



**Town of Surfside
Town Commission Workshop
MINUTES**

November 5, 2015

6:30 p.m.

Town Hall Commission Chambers - 9293 Harding Ave, 2nd Floor
Surfside, FL 33154

Opening

1.

A. Call to Order

Mayor Dietch called the meeting to order at 6:33 P.M.

B. Roll Call of Members

Town Clerk Sandra Novoa called the roll with the following members present: Mayor Dietch, Commissioner Karukin and Vice Mayor Tourgeman. Commissioner Olchyk was absent. Commissioner Cohen arrived at 6:42 p.m.

C. Pledge of Allegiance

Police Chief Allen led the Pledge of Allegiance

2. Request for Expression of Interest ("RFEI") for the Development of One or More Public Parking Structures with a Possible Mixed- Use Component- Guillermo

Olmedillo, Town Manager

Manager Olmedillo gave a slide presentation on the item. The Manager expressed that he felt that a combination of retail and parking should be considered.

He named all the respondents and said the presentation will show their suggestions for each lot. The lots presented were Abbott Lot, Post Office Lot, 94th Street Lot and 93/94th Street Lots, Town Hall Lot.

Various options for each of the properties being considered included square footage, number of parking spaces and estimated costs. Some of the Town Manager's recommendations were to look at private/public partnerships only and said there were many to choose from. He also recommends issuing an RFP on one or more locations. As Surfside is changing and has grown he also suggests considering a new Town Hall which would be more representative of the town. He is asking the Commission for direction so staff will know what to focus on and where to place their efforts. The Manager presented steps to be taken and timelines.

Mayor Dietch thanked Manager Olmedillo for the overview and also thanked the respondents who expressed an interest in working with Surfside. The Mayor explained that this being a workshop for presenting ideas no direction will be given this evening until the regular Commission Meeting on November 10, 2015.

The Mayor opened the workshop for public comments.

Public Speakers:

- Louis Cohen felt strongly that the option of an underground garage at Abbott Avenue was not considered.
- Daniel Gielchinsky asked if the Post Office lot owner was consulted on the option of a public/private project.
- Stanley Price said the firm he represents has presented a bid for a public/private partnership to the Town Manager and they are ready to go forward with it with no cash outlay to the town. He gave details on the design.
- Bradley Colmer said his firm is proposing to go forward with the Post Office lot and they feel it is the ideal place for a public/private partnership. They have a conceptual agreement with the owner on the lot but not a written one. They are open to the other lots as well. He also said the Post Office building should be upgraded as it is very old and outdated.
- Barbara Cohen believes the municipal center is the ideal place for the additional parking lot.
- Clara Diaz-Leal agrees with Barbara Cohen. She agrees with the Town Manager with going with the town lot and respects his professionalism.
- Pamela O'Hagan agrees with Ms. Diaz-Leal. She has concerns about the designs and will they fit with the town.
- George Kousolous speaking as a respondent agrees with the Manager that the Town Hall lot is the best choice.

No one else wishing to speak the Mayor closed the public comments.

Commissioner Karukin had questions as to how this would work at the civic center and the costs. Manager Olmedillo said there would be retail space on the Collins Avenue side and explained what the public/private partnership would entail. His view is to look into the most cost efficient way for the town to go. The deficit in condo space parking was also discussed as this site may also help with this deficit. Commissioner Karukin said the Marriott had offered up some of its unused parking spaces to be used by neighboring condo owners. Town Planner Sinatra said the Marriott did make the offer but nothing was put in writing. Commissioner Karukin presented a graph on the Occupancy Study Results and said the parking utilization depends on time of year and followed up with a parking inventory slide. He questions the need for additional parking lots and if we are to do anything the Town Hall lot would be best and we would have to go to a referendum. He is not in favor of expanding the business district south of 94th Street.

Vice Mayor Tourgeman had no further comments.

Commissioner Cohen feels we are looking at this in fragmented pieces and we really need more workshops and input before decisions are made. He said the town has first to deal with sea level rise as this will be a problem for the town in years to come. The town has to prepare by using its assets to address this issue. He spoke on the past formation of the town and for the future what we want to see. He is in favor of updating the town center and thinks this is the best location for additional parking. He believes some of the

ideas are very good especially the partnerships and multi uses of some of the homes on highly trafficked streets. He believes the post office area has the most need for additional parking. He also gave his views on the other sites proposed. He suggests a park with a fountain for all to enjoy on the Abbot lot. He invites anyone who wishes to speak on the item to contact him.

Mayor Dietch said the needs presented make the town hall lot more interesting to him. The Mayor asked what the strategy is for addressing the current parking problem before additional parking is developed. There are several issues regarding parking some in the business district and some for residential. As to problems on residential streets Ms. Diaz-Leal said FDOT has to be approached to solve some of the issues they have.

Commission Karukin asked the respondent about the Post Office lot and what their plans where. The respondent explained they would add retail space and restaurants and gave some more details as to their plan. Commissioner Cohen feels the Post Office lot would solve the immediate problem.

There was further discussion between Commissioner Karukin and Commissioner Cohen regarding having a park as Commissioner Cohen feels Surfside does not have enough green space. Mayor Dietch said before we take parking spaces out of the picture we have to deal with the problems we have first.

Mayor Dietch summarized by asking if they agree there are parking challenges that have to be met in the near future. He believes the two challenges are in the multi family district and the business district. He asked the Manager to identify opportunities to enhance our parking management program. He believes there are some measures that would give some relief. Manager Olmedillo said with the property the city owns and the assets in house they should be able to address some of the problem, perhaps even increasing the fees for on street parking with a time limit which may make people use the lots.

Commissioner Karukin asked the Town Attorney how a ballot question would work. Attorney Miller and Town Planner Sinatra explained what and how placing a question on a ballot would work and what would need a referendum. Manager Olmedillo further explained that the language has to be simple, such as do you want a parking structure and then another question where would it be. Mayor Dietch said when they are ready for a referendum they have to be precise in the language. There was further discussion regarding a ballot.

3. Adjournment

The meeting adjourned at 8:29 p.m.


Respectfully submitted,

Accepted this 8th day of December, 2015



Daniel Dietch, Mayor

Attest:



Sandra Novoa, MMC
Town Clerk