



Town of Surfside
Special Joint Town Commission and Planning and Zoning Meeting
MINUTES
September 19, 2019
6:00 p.m.
Town Hall Commission Chambers - 9293 Harding Ave, 2nd Floor
Surfside, FL 33154

1. Opening

A. Call to Order

Mayor Dietch called the meeting to order at 6:04 p.m.

B. Roll Call of Members

Town Clerk Novoa called the roll for the Town Commission with the following members present: Mayor Dietch, Commissioner Karukin, Commissioner Paul, Commissioner Cohen and *Vice Mayor Gielchinsky.

*Vice Mayor Gielchinsky arrived at 6:15 p.m.

Deputy Clerk Herbello called the roll for the Planning & Zoning Board with the following members present: Board Member Glynn, Board Member Roller and Vice Chair Frankel. *Chair Lecour, Board Member Garcia, Board Member Kramer and Board Member Gershanovich were absent.

*Board Member Gershanovich arrived at 6:10 p.m.

Also present were Town Attorney Arango, Town Manager Olmedillo and Town Planner Sinatra.

C. Pledge of Allegiance

Captain Bambis led the pledge of allegiance.

2. Hotels in the H40 District South of 93rd Street – Guillermo Olmedillo, Town Manager

A. Comprehensive Plan and Zoning District

B. Hotels and Accessory Uses

1. Principal and Accessory Uses

2. Public Comment

The following members of the public spoke on the items:

Rick Superstein spoke regarding the restrictions on historic properties as well as parking issues due to the hotels.

Alex Tachmes, representing Fort Partners

Matthew Barnes, representing Residence Inn by Marriott

Eliana Salzhauer

Jeffrey Platt

Esther Superstein

Jennifer Fine, on behalf of 9025 Harding Avenue, LLC

Kristofer Machado, representing the owners of 9016-9018 Collins Avenue

George Kousoulas

Sonia Coltrane

Elizabeth Cimadevilla

3. Discussion and Direction

The below discussion entails items 2, 2A, 2B, 2B1, 2B2 above.

Mayor Dietch stated the items that will be heard in tonight's meeting. He stated that there are a number of pieces of pending legislation that have been heard before the Planning and Zoning Board as well as the Town Commission. Those items will not be decided tonight and they will be addressed at due time and course. He also stated that there are a number of topics presented on the agenda where direction was given from the Commission to the administration to meet jointly and be informed of the public's view.

Town Manager Olmedillo provided a PowerPoint presentation to the members of the Town Commission and the Planning & Zoning Board regarding the item.

Commissioner Karukin commented regarding some options for the size and scale of hotels and reduction in density proposal, continuous maximum wall frontage and boutique hotels.

Commissioner Karukin commented on the term lodging facility instead of hotel term.

Town Planner Sinatra explained the parking use and the accessory use.

Commissioner Paul commented on the past meeting and reducing the size of the hotel, limiting aggregation, boutique hotel district and why it is not being presented.

Town Manager Olmedillo and Town Planner Sinatra answered Commissioner Paul's question regarding the uses issue and they are looking for direction to prepare the proper ordinance.

Commissioner Karukin commented to the Planning & Zoning Board regarding the hotel use and the improved Eden Project.

Vice Chair Frankel asked Commissioner Karukin what specifics he is not in agreement with the Eden Project.

Commissioner Karukin stated his concerns include the number of rooms and the impact on the beach traffic will have.

Vice Chair Frankel spoke regarding the limits for meeting spaces and banquet spaces.

Commissioner Karukin stated he was fine with the grandfathering, not interfering with a previously approved order. He stated that he agrees with Planning and Zoning Vice Chair Frankel's idea about limitations on the number of people in meeting spaces

Vice Mayor Gielchinsky spoke regarding the impact on traffic.

Town Planner Sinatra commented that it is not so much meeting spaces as much as they are ballroom spaces.

Town Manager Olmedillo stated that it was mainly public assembly spaces.

Mayor Dietch spoke regarding accessory uses and the outdated language and consider striking some of that outdated language.

Commissioner Karukin commented on the portions of accessory use he is in agreement with.

Vice Mayor Gielchinsky is inclined to leave accessory uses that are viable the way they are.

Commissioner Paul would like to explore the nonconforming issues topic and is in support of that. The Marriott conference room is small. She also stated that beach furniture is not an accessory use and should not be thought of as one. She also stated that the historic district should have special consideration.

Discussion among the Commission and Planning and Zoning Board members on the definition of condominium uses and meeting spaces. They also discussed that there should be a cap on the size of those meeting spaces.

Board Member Roller spoke regarding the benefits of larger scale development.

Board Member Glynn spoke regarding the boutique hotels and have a definition of it in the code.

Town Planner Sinatra gave the possible definition of boutique hotels but that currently there is no definition in the code.

Discussion took place among the Town Commission and the Planning and Zoning Board members of what the impact would be on the traffic and what they are trying to get in banning all hotels outright and does not seem to be the right move to address.

Commissioner Paul stated it is a way of regulating the size of the building.

Commissioner Karukin addressed the density issue and reducing the number of units to 79 units per acre.

Mayor Dietch gave a summary of the presentation and the items that were discussed.

C. Physical Scale

- 1. Density**
- 2. Intensity**
- 3. Building Envelope**
 - a) Height**
 - b) Set Backs**
 - c) Light Plains**
 - d) Building Lengths**
- 4. Lot Aggregation**
- 5. Public Comment**

The following member(s) of the public spoke on the above items:

Michael Dranoff

Alex Tachmes, Fort Partners

Silvia Coltrane

Matthew Barnes, Residence Inn by Marriott

Rick Superstein, Esther-Merrick

Kristofer Machado, 9040 LLC & 90th Street International Investment Corp.
George Kousoulas
Eliana Salzhauer

6. Discussion and Direction

The below discussion entails items 2C, 2C1, 2C2, 2C3, 2C3(a)-2C3(d) and 2C4 above.

Town Manager Olmedillo provided a PowerPoint presentation to the members of the Town Commission and the Planning & Zoning Board Members.

Commissioner Karukin spoke regarding the property aggregation and what the 1989 Comprehensive Plan stated about lot aggregation.

Commissioner Paul commented on the Eden Project and the aggregation of properties. She stated it is not a good look for the Town.

Planning and Zoning Board Vice Chair Frankel spoke about the aggregation of lots and avoid building parking garages where it removes the walkability for the residents and to have those lots developed where they are good for the public.

Planning and Zoning Board member Glynn agreed with Planning and Zoning Vice Chair Frankel. He also spoke about the massing taking place in the Town and the issues with parking garages.

Planning and Zoning Board member Roller commented on the fear that hotels might bring and the pressures placed on the owners of properties based on the Code.

Commissioner Paul commented on parking garages and stated the code needs to be addressed and spoke regarding the Comprehensive Plan and the aggregation of lots.

Commissioner Cohen commented on the work the Town has done on allowing responsible development to occur.

Mayor Dietch stated that the general consensus is on the lot length being 150 feet maximum, not what is allowed North of 93rd Street, no stand-alone parking structure in the H40 and no aggregation, and potential issue of operation of multiple sites by a single entity.

Town Attorney Arango clarified the multiple sites and how to regulate them and clarify lots.

Further discussion continued among the Planning and Zoning Board members and the Town Commission regarding lots, lot usage, parking garages and clarification of the language that would be best.

Town Manager Olmedillo and Town Planner Sinatra clarified the setbacks on multiple lots.

Staff advised the Planning and Zoning Board members and the Town Commission that they will work on a no stand-alone garages preemption and put an item and have the language regarding how not to treat two 150-foot-wide buildings as one development as a separate ordinance.

D. Short-term Rentals

1. Public Comment

The following member(s) of the public spoke on the item:
Kristofer Machado, 9040 LLC & 90th Street International Investment Corp.
Jeff Platt
Eliana Salzhauer
Maggie McMonagle
George Kousoulas
Diana Gonzalez
Silvia Caltrane

2. Discussion and Direction

The below discussion entails item 2D above.

Town Manager Olmedillo provided a PowerPoint presentation to the members of the Town Commission and the Planning & Zoning Board and discussed the code enforcement issues they encounter when they visit short-term rental homes and the Airbnb report the Town receives.

After a lengthy discussion among the Town Commission members and the Planning and Zoning Board members, the agreement was to not make any changes to short-term rentals.

E. Other Items: Affordable Housing

1. Public Comments

The following member(s) of the public spoke on the item:

Jeff Platt
Eliana Salzhauer
Maggie McMonagle
George Kousoulas

2. Discussion and Direction

The below discussion entails item 2E(2) above.

Town Manager Olmedillo provided a PowerPoint presentation to the members of the Town Commission and the Planning & Zoning Board on affordable housing and what constitutes the price of housing. It is very difficult to do it particularly in smaller communities. The County has better policies and subsidies for affordable housing and workforce housing.

Commissioner Paul stated that the issue is affordable housing. She mentioned development projects that were going to be residential but then they found that, could not do it and they decided to do hotels. She also stated that the problem was that they were doing luxury housing and not affordable housing.

3. Summary

Town Manager Olmedillo provided a summary to the members of the Town Commission and the Planning & Zoning Board.

Mayor Dietch stated that there was consensus on several items and he gave a recap.

The Commission agreed by consensus on the following:

1. Capping a maximum of size of meeting space with an access of number of rooms.
2. No ballrooms or spaces that will allow for similar events
3. Definition of accessory uses
4. Definition of boutique hotel
5. Investigate distance or frequency limits as an option to do that with hotel uses
6. Prohibit separation of multiple sites to count as one
7. No stand-alone parking structures in H40
8. 150 feet max
9. Preserve Zoning in Progress

Commissioner Karukin moved with the Mayor's items to preserve zoning in progress, second by Commissioner Paul. All voted in favor 3-0 (Vice Mayor Gielchinsky and Commissioner Cohen absent)

Planning and Zoning Board Member Glynn made a motion, second by Planning and Zoning Vice Chair Frankel to go with the recommendation of the Town Commission. All voted in favor.

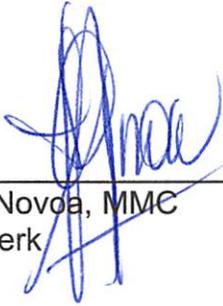
4. Adjournment

There being no further business to discuss before the Planning & Zoning Board and the Town Commission, Commissioner Karukin made a motion, seconded by Commissioner Paul to adjourn the meeting without objection at 9:37 p.m.

Respectfully submitted,

Accepted this 12th day of November, 2019.

Attest:



Sandra Novoa, MMC
Town Clerk



Daniel Dietch, Mayor