



**Town of Surfside
Zoning Code Workshop
AGENDA
June 3, 2020
7 p.m.**

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

1. Opening

A. Call to Order

Mayor Burkett called the meeting to order at 7:05 p.m.

B. Roll Call of Members

Town Clerk McCreedy called the roll with the following members present:

Present: Mayor Charles Burkett, Commissioner Nelly Velasquez and Commissioner Salzhauer.

Absent: Commissioner Charles Kesl, and Vice Mayor Tina Paul.

Also present were Town Manager Guillermo Olmedillo, Town Attorney Lillian Arango and Town Planning Attorney Edward Martos.

2. Discussion Items

A. Discussion on Adoption of a New Zoning Code

Mayor Burkett introduced Wes Blackman and asked Mr. Blackman to assist in reworking the zoning code and for him to share his preservation experience.

Mayor Burkett read his comments into the record.

Wes Blackman, AICP and Senior Urban Planner, spoke about his past experience with other municipalities.

Commissioner Salzhauer asked Mr. Blackman regarding a proposal he submitted and asked if he was hired by the Town.

Mayor Burkett stated that Mr. Blackman was not hired by the Town.

Commissioner Salzhauer stated that this meeting should not have taken place and the focus should be having a Town Planner and a Planning and Zoning Board.

Mr. Blackman stated that he currently lives in Lake Worth and ran for Commission seat twice but was unsuccessful. He stated that he loves the community he lives in and Lake Worth is a middle-class municipality with the lowest income.

Commissioner Salzhauer asked Mr. Blackman how he would see himself interacting with the Town in reference to the 2006 and 2008 zoning code. She stated that there is a need for a solution and this is needed quickly in order for the residents to continue with their construction projects.

Mr. Blackman responded to Commissioner Salzhauer's comments and stated that he was distressed with the May 14, 2020 Meeting and that there is a lack of trust with the consultants. He stated that it is not a good position to be in and they are searching for an objective point of view with a fresh view of things.

Mayor Burkett stated that the intention was not to sell Mr. Blackman as a consultant but to introduce Mr. Blackman and have him provide the support he is able to and then the decision on how to proceed will become clearer.

Mayor Burkett provided his opening remarks on the recount of this meeting, zoning history and guidelines.

Mayor Burkett gave suggestions on how to rectify the zoning code.

Commissioner Salzhauer addressed the comments made by Mayor Burkett and spoke regarding the zoning code being discussed. She commented regarding the side setbacks. She stated that it is necessary to rely on individuals with the expertise needed.

Commissioner Velasquez stated that she agrees with changing the code and going back to the old code. She stated that there are things in the old code that are better than what the Town currently has and they need to do away with over development as well as working on correcting the code.

Commissioner Salzhauer commented on statements made by Commissioner Velasquez regarding the difference in the zoning codes.

Commissioner Velasquez stated that they need a new code that they can trust.

Mayor Burkett provided a presentation discussing the charter amendments that took place.

Commissioner Salzhauer asked what was the difference between units per acre.

Mayor Burkett stated that he will be bringing back all suggested changes.

Town Planner John Hickey addressed questions and comments made by the Commission regarding units per acre.

Commissioner Salzhauer spoke regarding the issue with gross unit per acre.

Mayor Burkett addressed the comments made by Commissioner Salzhauer.

Commissioner Velasquez spoke regarding comments made by the public and the changes discussed regarding the zoning code and the units per acre.

Further discussion took place among the Commission regarding the difference in zoning codes, units per acre and the definition of the acre.

Mr. Blackman clarified the gross acre and units per acre and how the residential areas are measured and answered comments and questions made by the Commission.

Further discussion took place among the Town Commission regarding possible changes to the zoning code and placing it on the November 2020 ballot.

George Kousoulas stated that covered patios do not count towards the area ratio and he explained how to close this loop hole that allows massive construction.

Commissioner Salzhauer spoke regarding the patio area and how it can be addressed.

Discussion took place among the Town Commission regarding the code and what is allowable.

George Kousoulas spoke regarding both codes and the setbacks on the lots.

The Town Commission addressed comments made by speaker George Kousoulas.

Speaker Jeff Rose spoke regarding the covered terraces and additions.

Commissioner Velasquez asked regarding covered patios and the 40% issue.

George Kousoulas spoke regarding the home in question and said restrictions.

Mayor Burkett believes that they should go back to the 2006 Code and take some of George Kousoulas' recommendations and make them part of the old code and discuss item by item within the code and any changes that need to be made.

Speaker Victor Andreu spoke on size and setbacks.

Commissioner Velasquez addressed Mr. Andreu's comments and spoke regarding the beach chairs.

Wes Blackman spoke regarding the municipal zoning codes and the conversation taking place regarding covered patios and asked if there are rules to prevent splitting the lots.

Commissioner Salzhauer would like to explore the other problem areas in the Town and how to address those issues.

Town Planner James Hickey answered the comments made by Commissioner Salzhauer and provided clarification regarding the setbacks in relationship to the Code.

Town Attorney Edwardo Martos commented on the procedures and the criteria being satisfied.

Mayor Burkett commented on the difference between the codes. He stated that he would like to have for the next meeting answers regarding setbacks.

Commissioner Velasquez asked regarding the 10% of frontage.

Town Planner James Hickey answered Commissioner Velasquez' question.

Mayor Burkett closed the meeting to public comments and gave his closing remarks.

Further discussion took place among the Town Commission.

Mayor Burkett requested to obtain what is pertinent and relevant from the old code and add it to the new code by making sure it removes undesirable projects.

Town Planner James Hickey responded to comments made by the Town Commission.

Mayor Burkett commented on having the new code in order and how they want to address the Town Planner situation and possibly bring a temporary Planner in-house.

Commissioner Salzhauer would like to have a process and look at it and see how it occurred and conduct an analysis.

Commissioner Salzhauer thanked the public for submitting applications for the different Committees and Boards.

Mayor Burkett asked what day the next workshop would take place.

Commissioner Salzhauer suggested July 2nd for the next workshop.

Further discussion took place regarding the next Zoning workshop to be July 1, 2020. The Town Commission asked the Town Clerk to have the next workshop scheduled for July 1, 2020.

3. Public Comments

The following members from the public spoke:

George Kousoulas spoke regarding Mr. Blackman and believes that there are improvements that can be done with the zoning code and characterization of the charter amendment and spoke regarding the two codes.

Jeff Rose stated that these types of meetings should take place once we have a Planning and Zoning Board in place and they should keep Mr. Hickey as the Town Planner. He stated that they need to decide on the code and care about the future of the Town of Surfside.

Diana Gonzalez stated that one should be respectful and have knowledge of the code and to do away with what was approved by the previous commission.

Mayor Burkett addressed the comments made by speaker George Kousoulas regarding the charter position.

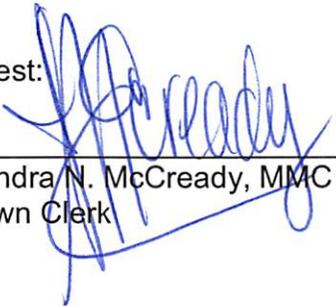
Commissioner Velasquez addressed the comments made by public speaker Diana Gonzalez and that any changes that are done are in the best interest of the residents of Surfside in order to go back to something that they would trust.

Deputy Town Clerk Herbello read public speaker Jeffrey Platt's email into the record

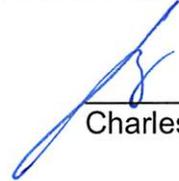
4. Adjournment

There being no more business to be discussed at the workshop, the meeting adjourned without objection at 10:07 pm.

Accepted this 17th day of August, 2020.

Attest: 

Sandra N. McCreedy, MMC
Town Clerk



Charles W. Burkett, Mayor