



**Town of Surfside**  
**Special Town Commission Meeting**  
**MINUTES**  
**November 14, 2023**  
**5:00 PM**  
Commission Chambers

**1. Opening**

**1A. Call to Order**

Mayor Danzinger called the meeting to order at 5:02 p.m.

**1B. Pledge of Allegiance**

Acting Chief Marciante provided the pledge of allegiance.

**1C. Roll Call of Members**

Town Clerk McCready called the roll with the following members present.

Present: Mayor Shlomo Danzinger, Vice Mayor Jeff Rose, Commissioner Fred Landsman and Commissioner Nelly Velasquez.

Absent: Commissioner Marianne Meischeid

Also Present: Town Manager Hector Gomez, Town Attorney Lillian Arango and Town Attorney Tony Recio.

**2. Quasi- Judicial Hearing**

Mayor Danzinger reminded everyone from the public and on the dais to abide by the rules of decorum.

Town Attorney Recio read his quasi-judicial statement into the record.

Town Clerk McCready swore in all the speakers.

Town Attorney Recio asked Town Clerk McCready to confirm compliance with the advertising and notice requirements for this hearing.

Town Clerk McCready confirmed noticing requirements were met.

Town Attorney Recio polled the members of the Commission.

Mayor Danzinger spoke with the counsel of the applicant, Vanessa Madrid.

No other commission member had any conversations with the applicants.

**2A. 8851-8873 Harding Avenue - New Multi Family Building with 8 Townhomes in H30C - Hector Gomez, Town Manager**

**Staff Recommendation:** Development review requirements for this type of project follow Sec 90-20(2)(a) of the Zoning Code which requires:

1. The development, as proposed, conforms to the Comprehensive Plan and the Zoning Code
2. The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any
3. The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside
4. The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area
5. The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets
6. The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation; and in the event of redevelopment, the Applicant shall also submit a detailed plan for demolition.

Staff development review response:

1. Staff finds the proposal complies with the Town's Comprehensive Plan in that the development of 8 townhouse dwelling units is less than the allowable density provided in the Comprehensive Plan. Staff also finds the proposal generally complies with the Zoning Code since the building is consistent with the Town's height requirements, complies with setback requirements and complies with the pervious area requirements.
2. The project has minimal impacts on the environment and natural resources.
3. The proposal will have a positive impact on the local economy by increasing

- the tax base with 8 new townhouses averaging approximately 2,400 SF of area. The redevelopment may also support other redevelopment in the area.
4. The significant reduction in dwelling units from the previously approved development (18 apartments to 8 townhouse units) will lessen the water, sewer, solid waste and public education impacts. The proposal is also only slightly more intense than the existing land uses (1 single family residence and 6 apartment units).
  5. Impacts to public roadway facilities and transportation impacts are also an improvement over the existing condition where the single-family residence has a circular driveway and the 6-unit apartment building has 6 backout parking spaces on Harding Avenue. The proposed development will have one driveway connection to Harding Avenue.
  6. The 2 story townhouse buildings with understory are compatible with the community character of the east side of Harding Avenue in this area where the majority of the existing uses are 2 story apartments. The developments to the east are at higher densities and generally 4 story buildings. The Applicant will comply with all applicable requirements of Ordinance No. 2022-1720, adopted March 8, 2022 (codified in Section 14-104 of the Town Code), regarding construction sites.

The Development Review Group (DRG) reviewed the Site Plan Application on September 15, 2023. The meeting was held via Zoom at 1:30 PM. After discussion, Town staff were in agreement that the Plan's impacts were considered, and the project should proceed to the Planning and Zoning Board for review. The Planning and Zoning Board approved forwarding the Applicant's Site Plan package to the Town Commission at their September 28<sup>th</sup>, 2023 Town Administration recommends approval of this application with the following conditions:

- Applicant must obtain unity of title for the two parcels.
- Secure tree permits for all trees removed or relocated.
- Coordinate with the Town's Public Works Department on water, sewer and solid waste facilities.
- Coordinate with the Town's Public Works and Building Department regarding on-site drainage.
- Coordinate with the Town's Public Works Department on utility access.
- Secure FDOT approval for the curb cut on Harding Avenue.

Town Clerk McCready read the title of the resolution into the record.

Town Manager Gomez introduced Consultant Town Planner Walter Keller.

Consultant Town Planner Keller provided an overview and background of the project.

Vanessa Madrid, attorney for the applicant provided a presentation of the project.

Mayor Danzinger opened the floor to public comments.

There were no public speakers.

Mayor Danzinger closed the floor to public comments.

A motion was made by Vice Mayor Rose to approve the resolution with staff recommendations, seconded by Commissioner Landsman.

Commissioner Landsman spoke regarding what took place at the Planning and Zoning Board Meeting and asked Consultant Town Planner Keller if all staff recommendations were corrected.

Consultant Town Planner Keller stated that the staff recommendations were addressed and met. He stated that there are also other conditions that they will have to follow.

Commissioner Landsman spoke regarding the curvature entry and asked if that entrance is for all units.

Ms. Madrid stated they do, and they will obtain all the required FDOT permits.

Commissioner Velasquez asked where the loading dock is as it pertains to the garbage.

Jose Gavarria, architect responded to the question and stated it is outside of the building and it shares the same curb cut as the vehicles.

Commissioner Velasquez asked if all 8 units will have a pool and asked if it is allowed in the code.

Mr. Gavarria stated that each unit has a plunge pool.

Consultant Town Planner Keller stated these are small pools and there is nothing in the code that prohibits that.

Commissioner Velasquez asked how many stories these units are. She asked regarding the understory and the requirements of understories.

Consultant Town Planner Keller stated this is a 2 story building with an understory and addressed the comments made by Commissioner Velasquez regarding the understory. He stated that this project meets code.

Ms. Madrid addressed the comments made by Commissioner Velasquez as it pertains to the understory. She stated this project has been designed as townhomes.

Vice Mayor Rose likes the building and design and spoke regarding the pervious area they have, and it could have added a guest parking space.

Mayor Danzinger asked if this plan meets Town code. He stated that for the record it meets town code and what is the total height of this building.

Consultant Town Planner Keller stated it is 30 feet and it does meet code.

Mayor Danzinger stated that the plan has a reduction in density and the building is wonderful.

Commissioner Velasquez asked how many parking spaces per unit. She also asked if the permit fees go to the Town or the Building Department.

Consultant Town Planner Keller stated that there are 2 parking spaces per unit and 1 extra space outside.

Town Attorney Recio made a correction to the resolution due to a typo in the resolution. The correction is on page 3 of 9, special condition a2(8) it makes reference to and it should state eastern instead of western.

Town Manager Gomez stated that the permit fees will be going to the Building Department.

The motion carried with a 4-0 vote.

[Attachment A: Location and Zoning Table](#)

[Attachment B: DRG Notes](#)

[8851 to 8873 Harding Avenue Agenda Packet.pdf](#)

[Resolution Site Plan.DOCX](#)

### 3. Resolutions

#### 3A. **RFP No. 2023-04 Design Services for Surfside Memorial** - Hector Gomez, Town Manager

The Town Administration is seeking Town Commission approval to negotiate with KEITH, short-listed firm of RFP No. 2023-04 Design Services for Surfside Memorial following CCNA Guidelines for design services pertaining to the Surfside Memorial Park project.

Town Clerk McCready read the title of the resolution into the record.

Town Manager Gomez provided an overview of the item.

Paul Weinberg, Keith & Associates Engineering provided a presentation and background of the project.

Mayor Danzinger opened the floor to public comments.

There were no public speakers.

Mayor Danzinger closed the floor to public comments.

Mayor Danzinger thanked the Town Manager and staff for all the hard work that went into this. He thanked Keith & Associates for their presentation and the thought put into this.

A motion was made by Commissioner Landsman to approve this resolution and direct the Town Manager to commence contract negotiations with Keith & Associates to move this project forward, seconded by Vice Mayor Rose.

Commissioner Landsman stated this is part of the process to move forward this project and he thanked Keith & Associates for their presentation.

Commissioner Velasquez thanked Keith & Associates for their presentation.

Vice Mayor Rose asked Town Manager Gomez to clarify that the family was invited.

Town Manager Gomez stated they sent an email to the families.

Vice Mayor Rose stated this is a public meeting and the families were invited.

Town Manager Gomez stated the families will be involved and Keith & Associates will work with the families to work with the artists. He continued providing an overview of the past meetings with the memorial committee.

Mr. Weinberger, Keith & Associates, stated that the families were invited to the presentations and there was a family member present. He stated that he does not anticipate them being part of a process that is not genuine. He clarified the questions regarding the design process of this project.

Vice Mayor Rose thanked them for engaging with the Town and this is very important.

The motion carried with a 4-0 vote.

[Attachment A - Scoring Sheets](#)

[Resolution Selecting Keith Associates for Design of Surfside Memorial and Authorize Negotiation.docx](#)

#### **4. Adjournment**

There being no further business to discuss before the Commission, a motion was made by Vice Mayor Rose to adjourn the meeting at 5:55 p.m., seconded by Commissioner Landsman. The motion carried with a 4-0 vote.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

---

Shlomo Danzinger, Mayor

Attest:

---

Sandra N. McCready, MPA, MMC  
Town Clerk