



Town of Surfside
Joint Town Commission and Planning and Zoning Workshop
MINUTES
August 26, 2019
6:15 p.m.
Town Hall Commission Chambers - 9293 Harding Ave, 2nd Floor
Surfside, FL 33154

1. Opening

A. Call to Order

Chair Lecour called the meeting to order at 6:41 p.m.

B. Roll Call of Members

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

Town Clerk Novoa called the roll with the following members present: Chair Lecour, Vice Chair Frankel, Board Member Glynn, Board Member Garcia, Board Member Kramer, Board Member Gershanovich. Board Member Roller was absent.

C. Pledge of Allegiance

Captain Bambis led the Pledge of Allegiance

2. Adapting Structures to Potential Flooding – Guillermo Olmedillo, Town Manager

Town Manager Olmedillo introduced the item.

George Kousoulas, gave a presentation on where the area west of Harding is in relationship to the height and what FEMA uses as their benchmark and the data where everything else is measured for Base Flood Elevation along with freeboard and what it means.

Mayor Dietch stated that the FEMA standard for the Town of Surfside is FEMA plus 2.

George Kousoulas continued his presentation.

Commissioner Karukin asked if this is only for new construction and George Kousoulas stated yes that it is for new constructions only.

Board Member Glynn asked regarding if this meant that the hotels would be emptied and barriers would be erected on the outside of the doors.

George Kousoulas answered Board Member Glynn question and stated that in a commercial setting they would evacuate the hotel and would not seal them in due to Fire reasons.

Chair Lecour thanked George Kousoulas and spoke regarding a chronology from the Planning & Zoning Board and spoke regarding sea level rise, storm surge and how it could be addressed. It is their opinion to go any higher than FEMA plus 1 it would mean bringing the height of the house higher. She gave different options and the use of floor panels.

Board Member Glynn stated that another issue they are concerned with is that after the flood happens there will be a lot of rebuilding taking place and how they would allow people to build the extra feet after they get destroyed.

Mayor Dietch addressed the issue of sea level rise, storm surge and the challenges. Surfside is mostly built out and how to navigate through this transition phase. He also stated that some flexibility can be found with more homes with flat roofs.

Commissioner Paul commented on the memorandum received which she read into the record and her question is if the Board is encouraging redevelopment of properties over renovations and would encourage the Town to do the same as other municipalities which encourage renovations as well to preserve the home.

Chair Lecour addressed Commissioner Paul's question and is interested in seeing something like that as well.

George Kousoulas addressed Commissioner Paul's question and explained how that could be done.

Commissioner Paul stated that older buildings would need to be considered and have a plan for the entire town.

Chair Lecour stated that they would like more input from the public and unlocking the code.

Commissioner Paul commented that they should have the Town Planner Sinatra to look into this and find a plan that would work.

Mayor Dietch opened the floor to the public speakers.

The following speakers spoke on the item:
Walter Javier

Chair Lecour asked Mr. Javier when he speaks about electricity if he is talking about undergrounding.

Walter Javier stated yes that undergrounding would be beneficial.

Commissioner Karukin addressed the undergrounding and that those cables would perpetually be under water and he stated that the Public Utility Research Center at UF stated that undergrounding power lines protects you from wind events but not necessarily from flooding events and their issue is flooding.

The following speakers spoke on the item:

Clara Diaz-Leal
Eliana Salzhauer

A motion was made by Commissioner Karukin, seconded by Commissioner Paul to give Ms. Salzhauer an additional minute to speak. Motion carried by consensus.

Commissioner Karukin asked speaker Salzhauer regarding an item on the budget to develop a master stormwater drainage and spending \$150,000 out of the special fund and would she be in favor of moving forward with that drainage program.

Ms. Salzhauer stated she would be in agreement if that would make a significant and substantial impact.

Commissioner Karukin continued speaking about the master stormwater drainage plan.

Ms. Salzhauer commented on reducing the carbon footprint of the Town.

The following speakers spoke on the item:

Jeff Rose

Commissioner Paul asked Mr. Rose if what he is suggesting is to raise the existing homes. Commissioner Paul also addressed Mr. Rose's comments and repurposing of homes.

Mr. Rose stated that yes to raise the existing homes.

Chair Lecour clarified the measuring of crown of road and Mr. Rose's comments on that.

Commissioner Karukin commented on Section 4 of the Charter and explained what the section stated to Mr. Rose.

The following speakers spoke on the item:

Michael Dranoff

Karla Maguire
Marc Levenson
Patricia Fernandez
Mandyf Davidspor
Oliver Sanchez

Mayor Dietch spoke regarding flood insurance subsidy.

Town Manager Olmedillo stated that it does assist with insurance rates especially in barrier islands and it does affect it.

Mayor Dietch spoke regarding his concern in changing the regulations but he does not want to encourage more flat roofs. He spoke about encouraging pitched roofs and lower ceiling heights and whether that is enough.

Vice Chair Frankel addressed Mayor Dietch's comments and regulating design styles and regulating more the massing of the building.

Discussion continued among the Commission and the Board Members of the Planning & Zoning Board regarding the regulating of set backs and looking at ways of providing design creativity and more harmonious as well as freeboard.

Commissioner Cohen left at 8:00 p.m.

George Kousoulas answered questions by the public, the Commission and the Planning & Zoning Board members regarding his presentation.

The following speaker spoke on the item:
Eliana Salzhauer

A motion was made by Commissioner Karukin, seconded by Commissioner Paul to give Ms. Salzhauer three (3) minutes to speak. Motion carried by consensus.

Mayor Dietch clarified the item at hand and the specifics of this item being focused on wanting flexibility in the event of a devastating event hitting Surfside and destroying the Town.

Commissioner Paul commented on the speaker's requests including undergrounding and other things to be considered to rebuild.

Chair Lecour spoke regarding what is under the jurisdiction of the Planning & Zoning Board.

Mayor Dietch spoke regarding the movement that has been going on in the last ten (10) years and possibly longer. He mentioned a report that is being drafted that is a communication device that explains to the community of what has been done over the last ten (10) years within Surfside with our immediate neighbors, within the region, within the State and then within the Federal Government.

Commissioner Karukin spoke regarding the undergrounding the power line project.

Mayor Dietch asked the Planning & Zoning Board members if they would be in agreement of increasing the freeboard requirements regardless of it going to referendum or not.

Board Member Glynn addressed Mayor Dietch's question regarding freeboard and he would prefer there to be no flat roofs, instead having pitched roofs and unlocking the code.

The following speaker spoke on the item:
Patricia Fernandez

Commissioner Paul addressed Board Member Glynn's comments on raising the height of homes and the idea is not to encourage tear downs but in the event a home is destroyed they would not build the same home, but instead try to save the existing home. She also stated if the homes are destroyed, they should think of how to rebuild not only the homes but the Town as whole.

Further discussion continued among the Commission regarding rebuilding and FEMA requirements.

Town Attorney Arango stated that the Town could have more restrictive charter regulations than what FEMA requires.

Chair Lecour spoke regarding the presentation and other options and she feels that given those circumstances there are sufficient options in the code to address the issues and does not feel that there is a strong enough concern or threat to motivate the kind of support needed at this time and this code gets us through the next 30 years and maybe in 15 years there are different circumstances to revisit it. She would rather focus the effort on other pressing concerns.

Board Member Glynn spoke regarding the comments made by Chair Lecour.

The following speaker spoke regarding the item:
Pamela O'Hagan

A motion was made by Commissioner Karukin, seconded by Commissioner Paul to allow Ms. O'Hagan to speak for three (3) minutes. Motion carried by consensus.

George Kousoulas asked Board Member Glynn if a 9-foot ceiling a good enough height. He also explained what the current code with FEMA plus 2 added to it.

Board Member Glynn stated that yes it would be sufficient.

Commissioner Paul commented on the flooding and the drainage study and improvements that was performed. She stated that the residents would like better drainage.

Mayor Dietch suggested FEMA plus 4 deal with the flat roofs and with the massing on 2nd floor which are manageable activities.

Chair Lecour stated that means a single-story home.

George Kousoulas stated that FEMA plus 2 gives you 2 10-foot 6-inch floors so if you go to FEMA plus 4, you take away a foot off of each floor and you are down to 9 foot 6 inches. FEMA plus 4 is a 2-story house.

Commissioner Karukin requested to take another look at the Master Stormwater Drainage Plan and the undergrounding of power lines and the debt associated with that.

Vice Mayor Gielchinsky entered at 8:51 p.m.

Board Member Glynn asked if they were going to talk about unlocking this and that the only way to unlock it is to follow FEMA recommendations.

Mayor Dietch asked Town Manager Olmedillo to place sketches on the Town Website of the presentation that Mr. George Kousoulas gave tonight.

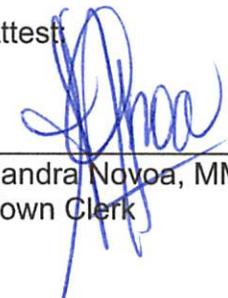
3. Adjournment

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 8:59 p.m.

Respectfully submitted,

Accepted this 10th day of October, 2019.

Attest:



Sandra Novoa, MMC
Town Clerk



Daniel Dietch, Mayor