



Town of Surfside
Planning and Zoning Board Meeting
MINUTES
August 31, 2023
6:00 PM
Town Commission Chambers

1. Call to Order/Roll Call

The meeting was called to order by Chair Baumel at 6:06 p.m.

Deputy Town Clerk Herbello called the roll with the following members present:

Present: Chair Carolyn Baumel, Vice Chair David Forbes, Board Member Ruben Bravo, Board Member Lindsay Lecour, Board Member Jonathan Edderai, Alternate Board Member Michael Szafranski and Alternate Board Member Andrew Bales.

Also Present: Town Attorney Tony Recio, Commission Liaison Commissioner Fred Landsman, Town Planner Judith Frankel, Consultant Town Planner Walter Keller, Building Official James McGuinness and Town Manager Hector Gomez.

2. Town Commission Liaison Report

Commissioner Landsman provided his Commission Liaison Report. He stated to stay true to the mandate and responsibilities they have as board members and use the resources available from staff and encouraged them to listen to the speakers and if they have questions to ask the Town staff for direction.

3. Approval of Minutes

3.A June 29, 2023 Planning and Zoning Board Meeting Minutes - Evelyn Herbello, Deputy Town Clerk

A motion was made by Vice Chair Forbes to approve the June 29, 2023 Planning and Zoning Board Meeting Minutes, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

[June 29, 2023 Planning and Zoning Board Meeting Minutes.pdf](#)

4. Applications

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

Town Attorney Recio asked Deputy Town Clerk Herbello to confirm notice requirements

were met.

Deputy Town Clerk Herbello confirmed that notice requirements were met.

Deputy Town Clerk Herbello swore in all applicants and individuals from the public that would like to speak.

Town Attorney Recio polled the Board Members.

Chair Baumel spoke with some of the individuals that are representing the applicant and providing a presentation on 8777 Collins Avenue.

Vice Chair Forbes spoke with Mr. George Kousoulas regarding 88th Street for 8777 Collins Avenue and with the individuals that are representing the applicant and providing a presentation on 8777 Collins Avenue.

Board Member Bravo spoke with Mr. George Kousoulas regarding 88th Street for 8777 Collins Avenue and with the individuals that are representing the applicant and providing a presentation on 8777 Collins Avenue.

Board Member Lecour spoke with Mr. George Kousoulas on 8777 Collins Avenue as a member of the public.

Board Member Edderai with Mr. George Kousoulas regarding 88th Street for 8777 Collins Avenue with the individuals that are representing the applicant and providing a presentation on 8777 Collins Avenue.

A motion was made by Vice Chair Forbes to move item 4D (8777 Collins Avenue) to be heard before item 4A (9132 Dickens Avenue), seconded by Board Member Edderai. The motion carried with a 5-0 vote.

4.A 9132 Dickens Avenue - New Two-story Single-Family House - Judith Frankel
AICP, Town Planner

Staff Recommendation: The application is found to generally comply with the Zoning Code. The Planning and Zoning Board should determine whether the new home's design is "consistent with and in conformance with the design guidelines set forth in the Town Code". If the design is determined to be in conformance, Staff recommends approval with the following conditions:

- **Per Sec. 90-2**, In no instance may the sum of the lot coverage and all exemptions listed exceed 50 percent of the lot area for one-story homes and 46 percent of the lot area for two-story homes. Exemptions include covered and uncovered terraces, steps and patios. The front recessed steps and the

rear covered patio together may not exceed 6% of the lot area.

- **Per Ord. No. 23-1749**, Pervious area is defined as any portion of the ground unobstructed by a non landscape planting surface which prevents or slows down the natural seepage of water into the ground. Synthetic Turf installed in accordance with the requirements of Section 90-87(15) may be counted towards minimum pervious area requirements.
 - The spaces between the concrete driveway and walkway strips may not qualify as pervious due to the compacted aggregate proposed under the entire driveway and walkway areas. The use of synthetic turf in these spaces would be allowed but would likely not be considered pervious due to the installation requirements for synthetic turf. Total calculation of the required 35% pervious area must be provided with the exclusion of the driveway and walkway areas.
 - Additionally, planters with concrete bases or those under cover may not be counted toward the pervious area. The composition of the planters must be verified at the time of permitting.
- The three proposed live oak trees in the right-of-way should be located on or at the property line.
- **Per Sec. 90-97**, a tree removed or relocated will require a tree removal permit from Miami-Dade County.

Town Planner Frankel introduced the item, provided staff recommendations and a site plan presentation.

Building Official McGuinness provided his staff recommendations.

Boutros Bounahra, representing the applicant provided a presentation of the project.

Chair Baumel asked if they have done homes in Surfside before.

Mr. Bounahra stated yes.

Chair Baumel stated that their plans are very detailed.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Board Member Bravo stated it is a beautiful project and appreciates the materials being used. He asked regarding the pool area and what point in time the permits will be pulled because it is not part of this project.

Mr. Bounahra addressed the comments made and stated that they will submit them together.

Alternate Board Member Bales asked where were they planning on using the Trex

product.

Mr. Bounahra stated it is not Trex product but explained the material it is.

Board Member Lecour spoke regarding the design guidelines and the main entrance and if there is something to do to bring it conceptionally forward and the front mass.

Chair Baumel agrees with the design and likes the back for how interesting it is and is being sensitive to the neighborhood. She prefers the entrance to be set back to give it more privacy.

A motion was made by Vice Chair Forbes to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 4-1 vote with Board Member Lecour voting in opposition.

[Attachment A: Existing Conditions Images and Design Tables
9132 Dickens Avenue Agenda Packet.pdf](#)

4.B 9156 Emerson Avenue - New Single-Family House - Walter Keller AICP, Consulting Town Planner

Staff Recommendation: Staff finds this application generally meets the zoning code. The Planning and Zoning Board should determine whether the new home's design is "consistent with and in conformance with the design guidelines set forth in the Town Code." The general design for the property in this application appears to be well formulated in consideration of the zoning code. If the Planning and Zoning Board determines the design to be appropriate, staff recommends approval with the following conditions:

- **Per 90-45**, the first floor is limited to a lot coverage of 40%. Revise the first-floor area (SF) to comply with this requirement.
- **Per Sec. 90-2**, In no instance may the sum of the lot coverage and all exemptions listed exceed 46% of the lot area for two-story homes. Exemptions include covered and uncovered terraces, steps and patios. The front porch, front steps and rear covered terrace may not exceed 6% of the lot size.
- **Per 90-49.5 (b)** the pervious area in the understory should be increased to provide a minimum of 1,125 SF.
- **Per Sec. 90-97**, a tree removed or relocated will require a tree removal permit from Miami-Dade County. Invasive and prohibited species as defined by Miami-Dade County Code should be removed from the site.
- Verify the pervious area calculation provided on Sheet A1.02, as a portion of the southern portion of the home seems to be included toward the pervious area.
- Per the Town's Building Official, remove the laundry room from the understory and provide flood vents where required.
- Provide information on the type of driveway material proposed.
- Provide information on any fencing proposed for the pool area.
- Provide information on what grades are proposed around the pool deck to provide drainage within the property.

- Provide information on how the understory level, at an elevation of 1.50 NGVD, will properly drain.

Additional comments may be provided at the Planning and Zoning Board meeting.

Town Planner Frankel introduced the item, provided staff recommendations and a site plan presentation.

Building Official McGuinness provided his staff recommendations.

Walmir Cunha, applicant provided an overview of his project.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:

Alinar Rigoberto provided her concerns on the building, drainage, lighting and landscaping.

Chair Baumel closed the floor to public comments.

Town Attorney Recio stated to the speaker that this is the time to make her concerns heard and this Board is here to listen to her.

Chair Baumel encouraged her to speak to the architect and communicate with the owners.

Town Planner Frankel stated that there is a construction ordinance that governs how construction sites are addressed. She addressed the speaker's concerns as it pertains to drainage as well.

Board Member Lecour likes the design and asked for them to figure out the drainage and asked regarding the underlighting will be tough on the neighbors.

Vice Chair Forbes stated it is great for the neighborhood just work on the drainage and the underlighting.

Chair Baumel stated she is fine with the lighting and does not think it belongs on residential section and they will get lots of complaints. She does not believe the lights should be on the second floor.

A motion was made by Board Member Lecour to approve the application with staff recommendations plus removing the lighting on the second floor, seconded by Vice Chair Forbes. The motion carried with a 5-0 vote.

[Attachment A: Images and Zoning Tables.pdf](#)

[9156 Emerson Avenue Agenda Packet](#)

[9156 Emerson - Elevation Certificate](#)

4.C 940 and 932 88th Street - New Two-Story Single-Family House - Judith Frankel

AICP, Town Planner

The application is found to generally comply with the Zoning Code. The Planning and Zoning Board should determine whether the new home's design is "consistent with and in conformance with the design guidelines set forth in the Town Code". If the design is determined to be in conformance, Staff recommends approval with the following conditions:

- Unity of title for the two subject properties must be established prior to application for a building permit for this project.
- **Per Sec. 90-2**, In no instance may the sum of the lot coverage and all exemptions listed exceed 46% of the lot area for two-story homes. Exemptions include covered and uncovered terraces, steps and patios. The interior courtyard may not exceed 6% of the lot area.
- **Per Sec. 90-50.1**, All elevations for new structures shall provide for a minimum of ten-percent wall openings.
- **Per Sec. 90-67.5**, Screening of the rooftop mechanical equipment must be provided along with a line of sight-diagram demonstrating that it is not visible from eye-level view from grade at a distance of 75 feet from any property line of the subject lot. The footprint area of the equipment, as defined by the perimeter of the decorative and acoustic screen enclosure, shall not exceed seven and one-half percent of the total area of the roof upon which it is placed.
- **Per Sec.90-60.2**, A permeant structure may be no closer than 20 feet from the rear property line. The deck and fire pit shown on the site plan should be removed or relocated.
- **Per Sec. 90-45**, Front yard and rear yard calculations must be correctly provided at the time of permitting.
- **Per Sec.90-45**, Second floor setback calculations must be provided to demonstrate that the minimum requirements for the setbacks have been met. It appears that the setbacks are present, but proper calculations must be provided to demonstrate that compliance. If the Town Commission approves the Average Setback ordinance at its September meeting, those new rules may be applied to this project.
- **Per Sec. 90-47**, Ordinary projections of sills, cornices, and ornamental features, exclusive of roof eaves, may project not more than eight inches into any required interior side yard or not more than 24 inches into any required front, secondary frontage, or rear yard; and roof eaves may project not more than 24 inches into any required yard. Measurements must be provided for ornamental features and eaves that extend into the front or side yards.
- **Per Sec. 90-97**, a tree removed or relocated will require a tree removal permit from Miami-Dade County.

Town Planner Frankel introduced the item, provided staff recommendations and a site plan presentation.

Building Official McGuinness provided his staff recommendations.

Cesar Molina, architect accepts the recommendations by the Town Planner and Building Official.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Board Member Lecour stated beautiful materials, articulation and landscape and believes it does not have the signature pedestrian main entry.

Mr. Molina addressed the comments made and advised the Board of the materials being used and the entry gate and explained their idea on the main entry.

Board Member Bravo likes the design of the house.

Vice Chair Forbes loves the design and would not change a thing and not change the garage doors.

Chair Baumel loves Mr. Molina's work and does not like the prominence of a big door. She likes the mystery of having that front entrance set away. She would change nothing but the staff recommendations.

A motion was made by Vice Chair Forbes to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

[Attachment A: Existing Conditions Images and Design Tables
940 88th Street Agenda Packet.pdf](#)

4.D 8777 Collins Avenue - New 12-story Multi-family Building - Walter Keller AICP, Consulting Town Planner and Judith Frankel AICP, Town Planner

Staff Recommendation: The applicant has applied for site plan review. Development review criteria for this type of project follow **Sec 90-20(2)(a)** of the Zoning Code as follows:

- The development, as proposed, conforms to the Comprehensive Plan and the Zoning Code;
- 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;
- The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside;
- 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;
- 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;

- 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 finds the project conforms to the Town's Comprehensive Plan in that the development of 52 dwelling units is less than the allowable density provided in the Comprehensive Plan, and is otherwise consistent with the allowable uses, development, policies, goals, and objectives of the Comprehensive Plan. Staff also finds the project generally complies with the Zoning Code since the buildings comply with the Town's height requirements, setback requirements, pervious area requirements, and other zoning regulations.

The project has minimal impacts on the environment and natural resources. The significant reduction in dwelling units from the former development (137 to 52 units) will lessen the water, sewer, solid waste and public education impacts. The developer is proposing to design the project to be LEED Silver certifiable and use best efforts to obtain LEED Silver or its equivalent certification within 12 months of issuance of the Certificate of Occupancy and maintain such certification thereafter.

Impacts to public roadway facilities and transportation are also decreased from the former development due to the decrease in units and the corresponding decrease in projected vehicles. Further, the proposed development divides passenger vehicle access and loading access. Passenger vehicle access is accommodated with the two proposed Collins Avenue driveway curb cuts, subject to FDOT approvals. The internal driveway provides for passenger and vehicle drop-off for valet parking. The internal driveway connects to 2 underground parking levels. An on-site loading zone connects to the western portion of 88th Street. The loading zone has been located to limit impact to the Memorial Park planned for 88th Street while still providing a safe distance from Collins Avenue, subject to FDOT approval.

The exterior architecture of the project, featuring the design of a world-renowned architect, is compatible with the community character of the beachside portions of Surfside. The use of Glass Fiber Reinforced Concrete will provide an innovative curved design on the balconies which will match Surfside's beach sand color. The separation of the north and south portions of the building provides for light and air flow, which allows for the incorporation of the natural elements with the proposed design.

The Development Review Group (DRG) reviewed the Site Plan Application on August 9, 2023 at Town Hall. 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.

Town staff recommends that the Planning and Zoning Board recommend approval of the Applicant's Site Plan package to the Town Commission subject to the resolution of the following comments prior to the Town Commission hearing:

- Provide a breakdown of residential dwelling unit floor area, balcony area and BOH area per floor;
- Clarify the landscape scheme in the 10-foot setback area on the south property line; and
- Clarify the water and sewer connection strategy. Sheet C-300 of the Civil Engineering Plans is based on the State and County records for water and sewer infrastructure within the right-of-way. The Town's Public Works Department will work with the Applicant to evaluate the existing infrastructure serving the site in order to determine if alternate connections or infrastructure modifications are warranted. The appropriate points of connection for water and sewer lines will be identified to avoid any potential infrastructure conflicts.

Additionally, due to the prominent location of the site adjacent to the future Memorial Park at 88th Street, and its location as a main entry point to the Town of Surfside, it is further recommended that the applicant:

- Coordinate the installation and final design of landscaping and hardscape along 88th Street with the Town Manager to best complement the installation and design of the Memorial Park; and
- Improve the landscape presentation along Collins Avenue to increase the visual impact.

Town of Surfside Building Official provided the following comments and/or requirements that must be addressed prior to submittal of a building permit application for the site:

- The (new) 8th version of the 2023 Florida Building Code(s) will become effective on January 1, 2024. All building permit applications accepted on or after that date will be constructed under the 2023 FBC.
- The project shall be constructed in strict compliance with the Town of Surfside Ordinance 2022-1720 (codified in Sec. 14-104 of the Town Code) (a/k/a

Minutes

Planning and Zoning Board Meeting
Thursday, August 31, 2023

Construction Sites Ordinance).

- Sheet B Z-003.00 of the submitted project plans shows the southwest corner of the structure (buildable area) encroaching into the AE Flood Zone (Special Flood Hazard Area). This encroachment would prohibit construction of the building as currently proposed including but not limited to the use of underground parking in a wholly residential building. However, FEMA'S preliminary maps show this area, and the entire proposed structure as entirely in the X Zone (Not in the Special Flood Hazard Area). The State of Florida Floodplain Management is unable to provide an effective date for the preliminary maps at this time. As a result, the applicant has filed a Letter of Map Revision (LOMR) with FEMA to amend the current map in accordance with the Preliminary Map. In order for the project to be constructed as proposed, the applicant shall demonstrate that one of the following has occurred, in form and substance acceptable to the Town: (a) FEMA approval of the Letter of Map Revision filed by applicant; or (b) FEMA'S Preliminary Flood Map becomes effective confirming that the proposed structure is entirely in the X Zone, thereby permitting the underground parking for the residential building. Sheet B Z-003.00 should therefore be updated consistent with FEMA's adopted maps prior to building permit.

Additional Recommended Conditions of Site Plan Approval:

- Secure FDOT approval of the curb cuts on Collins Avenue prior to building permit. The Town reserves the right to re-evaluate the site plan if the number, location, dimensions, or configuration of the curb cuts and driveway is altered based on FDOT review and approval. If any changes result in operational, traffic, infrastructure, or design impacts that are not considered in the site plan approval, the Town Manager may require the applicant seek a formal amendment of the site plan to be reviewed by the Town Commission after public hearing.
- Applicant to provide a hardpack and dune maintenance easement.
- Applicant to improve resiliency through modifications to dune system east of property in coordination with Town.
- Town reserves the right to provide for other conditions based upon further review.

Town Planner Frankel introduced the item, provided staff recommendations and a site plan presentation as well as option A and option B.

Consultant Town Planner Keller went over the design characteristics of the project and staff recommendations.

Building Official McGuinness provided his staff recommendations.

Graham Penn, attorney for applicant provided a presentation. He introduced the Damac Team, engineers, architects and designers.

Chris Lapine, architect for the project provided the presentation on the design of the

property.

Chair Baumel thanked the team for an amazing presentation and design of the project.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke:

Eliana Salzhauer
Rita Spector
Pablo Langesfeld
David Rodan
Vanessa Frank
Emmanuela Jean-Etienne
Charles Burkett

Chair Baumel closed the floor to public comments.

Vice Chair Forbes stated that they received an email from the former mayor, former commission members and one current commissioner and would the Town Attorney address the discrepancy and incorrect information they stated.

Town Attorney Recio provided an explanation and what the code says which is 10 feet for the first 30 feet and the code was adopted in November 2021 and it came from the zoning code rewrite from the 2006 code. He further reiterated the correct information which is not what was represented in the email.

Vice Chair Forbes read the following statement into the record:

"Thank you madam chair. For those who do not know me, my name is David Forbes. I am a Surfside resident and have been on the P&Z board for almost 2 years now. I asked the chair to take a couple minutes to clear up some lies that were written about ME, MADAME CHAIRWOMAN AND MR BRAVO along with 3 sitting commissioners last night by our former mayor, 2 former councilwoman and 2 current council woman, that they had the audacity to call the 3 of us sitting up here right now on this board, and our friends, UNETHICAL, CONSPIRATORS, AND LIARS. Growing up 25 miles north of Detroit, Michigan, i was taught by my parents to never fight or argue with bullies unless they defame your family or your family's name, so here we go, unfortunately. Most, if not all of you, have never been to one or more of our P&Z meetings since we started that includes the former mayor, 1 current councilwoman and 1 former councilwoman. So they and you all have NO IDEA that we rarely agree on issues that are brought to the board. We disagree on a lot of key issues facing and that are important to our town, we disagree on fences, grass, under storage, setbacks, etc. but after every meeting we shake hands, hug and go and eat together as friends do regardless on how the vote turned out nothing is ever personal. After the last council meeting Madam Chair, myself and MR bravo Invited our friends from the commission and others for Pizza and a drink. We met at the FOUR SEASONS bar a PUBLIC HOTEL AND BAR not a PRIVATE CLUB OR BAR and we did what friends do. We discussed our jobs, our children, our kids schools, family's and most important how amazing Lionel Messi is to the entire area and will

Minutes

Planning and Zoning Board Meeting
Thursday, August 31, 2023

Tua Tugavallo be able to stay upright for the Dolphins this year “ even though i am a Detroit lions fan”. It was a fun family and sports discussions. At NO TIME was any city, county or state business talked about.

Former Mayor Burkett, being a bully he is MADE IT ALL UP to either make himself feel good or to gain votes, IT is not only wrong but unethical for making statements that are out and out LIES. LET ME BE PERFECTLY CLEAR AGAIN AT NO TIME DID ANY OF US DISCUSS ANYTHING ON THIS AGENDA, PAST AGENDAS OR UPCOMING AGENDAS. WE ARE JUST FRIENDS CATCHING UP, LAUGHING, AND HAVING FUN AS FRIENDS DO. By the way, the 2 current councilwomen were also at this “Four Seasons private bar”. Just to be clear i went over and offered both of them to come and hang with us but they said no. Also all 3 of us sitting up here separately spent time with them talking about things people talk about and in the end i picked up round of their drinks for them. I have plenty of photos if anyone needs or wants or cares to see the truth, but that is not the issue. The issue is simple. Former mayor Burkett not only lied again he just made it all up to frighten everyone. There tactics ARE text book, they blame everyone else especially people you not only don't know and never heard of and say THATS THE REASON WE SOULD NOT BE DOING THIS OR THAT. NOTHING ABOUT THE TRUTH OR MOST IMPORTANTLY NOTHING ON WHAT OUR JOB ON THIS BOARD REALLY IS, WHICH IS TO APPROVE OR DENY BASED ON THE COHISEVNESS AND ESTHETICS OF WHAT IS IN OUR GUIDELINES GIVEN TOO US BY THE CITY OF SURFSIDE. THATS IT NOTHING ELSE. MR BURKETT and former and current commissioners you owe ME, MADEME CHAIR AND MR BRAVO and most importantly our families an apology for the ETHICAL ACCUSATIONS that NEVER occurred. Nobody has the right to lie and make up things about other people and print them as fact, EXCEPT FOR BULLIES. THANK YOU MADAM CHAIR."

Alternate Board Member Szafranski asked if it is true if the garbage trucks will be going through the memorial.

Town Planner Frankel stated that garbage is picked up once in the morning and explained where that would be.

Alternate Board Member Szafranski asked if they are requesting anything different from what others request.

Town Planner Frankel stated that FDOT prefers to have it done not on Collins Avenue due to safety concerns and traffic.

Alternate Board Member Szafranski asked regarding the total square footage of the apartments and are they 7,000 sq foot apartments.

James Galvin representing Damac stated that on average some are larger than others and some are smaller than others.

Alternate Board Member Szafranski spoke regarding that the Town came together in the midst of a tragedy and unfortunately the building was grossly underinsured. He stated only 1 entity came in and stepped up and paid \$120 million dollars for the property and the building is going to happen and it is unrealistic to have someone pay \$120 million dollars for a property and not build. That money went a long way to

help the victims and their families. He stated that there has also been another tragedy and some people have exploited this to create political ambition for their benefit and that is awful and they should be ashamed of themselves. They are using the victims as their pawns for their political ambitions. He hopes that the trash collection time can be worked out.

Alternate Board Member Bales asked Town Planner Frankel on BZ101.00 and asked if the loading dock is roughly 45 or 55 feet from the street from 88th into the building so it is deep into the building. He asked if there will be smell in the room.

Mr. Galvin stated the intent is that the trucks can pull completely into the property and not sticking out onto 88th street. They roll the door up they pull in and when they leave, they roll the door back down. He stated the dumpsters are sitting in an enclosed trash room which is pressured enclosed, and the smell is contained in that room. He explained how it will work.

Chair Baumel asked regarding the location of the entrance and position of the dumpster and is it the same as the previous building there.

Town Planner Frankel stated it was closer to the beach.

Chair Baumel stated that one of the comments made was that they were trying to be as mindful as possible of the entrance and exit of the trash area and it would be as far away as possible from view of the main street and sensitive to the space to the east of it.

Town Planner Frankel stated that the Town is aware of the resolution dedicating 88th Street and provided an overview.

Board Member Bravo asked regarding the possibility of mirroring and have they done any analysis in using 87th instead of 88th Street.

Mr. Galvin stated that 87th Street is closed and not accessible. He explained why they have to have the loading dock where they do, and it is in accordance with Miami Dade County Fire Department requirements.

Board Member Lecour stated that she is thrilled to have this design team in Surfside and their articulation. She does not think the loading dock is in compliance with code based on the ordinance passed. She stated that they can give access to the loading entry on the other street.

Board Member Edderai stated that there is a resolution and wanted clarification and it directs the manager to work with the County and FDOT and the Town does not have jurisdiction and the County and FDOT is in charge of that street.

Town Attorney Recio read the resolution closing 88th Street into the record.

Board Member Bravo asked if there is a way of modifying to grant entrance.

Mr. Galvin stated there are FDOT restrictions in backing in and out of Collins

Avenue. He stated that it also creates a blind spot into the traffic, and they need to maintain a clear traffic triangle without obstruction.

Board Member Lecour asked if they could use valet. She asked if they could move the building.

Mr. Galvin stated the truck will still have to back up into Collins.

Chair Baumel stated what they are having relayed to them they cannot load or unload any truck.

Board Member Bravo asked if they have had conversations with FDOT.

Alternate Board Member Bales asked how many times they do trash pickup.

Mr. Galvin stated a couple of times a week. He continued explaining how they do the trash pickup.

Town Manager Gomez provided explanation as to the regulations from FDOT and update as to the closure of 88th street.

Chair Baumel provided her input and what she understands you cannot load or unload anything on the face of Collins Avenue and that will not sit well with some. She stated that personally she is extremely grateful, and this is a great group of people that are willing to come in and construct on this property. She believes the proposed building is absolutely beautiful and it will bring a lot of light and love in that building and community.

Vice Chair Forbes asked if there is anything on the staff recommendations that they said no to on that list. He stated the building works, and it is sad what happened. He stated that he does not seem that there is an alternative for trash pickup other than on 88th Street.

Mr. Galvin stated they accepted and made adjustments and cured all staff recommendations and there are no open items.

Board Member Lecour asked that this merits more study and could this be deferred to one more meeting to see if they can detour the loading off of Collins Avenue.

Alternate Board Member Bales stated that it was in compliance.

Discussion continued among the Board, staff and the applicant regarding FDOT requirements and the loading and unloading docks.

Board Member Bravo asked what help and assistance are they giving for the memorial.

Mr. Galvin stated they are already discussing a resolution and engaging with the memorial Committee and the Town.

A motion was made by Vice Chair Forbes to take a recess at 8:28 p.m., seconded by Board Member Edderai. The motion carried with a 5-0 vote.

Meeting resumed at 8:40 p.m.

Deputy Town Clerk Herbello called the roll with all members present.

A motion was made by Board Member Edderai to approve the application with staff recommendations, seconded by Vice Chair Forbes. The motion carried with a 4-1 vote with Board Member Lecour voting in opposition.

[Attachment A: Figure 1 and Zoning Table 8777 Collins Avenue Agenda Packet.pdf](#)

5. Next Meeting Date

5.A Next Meeting: September 28, 2023 at 6:00 p.m. and combining October 26, 2023 meeting with November 30, 2023 due to the Upgrade of the Commission Chambers. - Evelyn Herbello, Deputy Town Clerk

Consensus was reached to hold the next meeting on September 28, 2023 at 6:00 p.m.

Deputy Town Clerk Herbello advised the Board Members that she will be attending a conference in October and will need to combine the October 26, 2023 meeting to November 30, 2023 at 6:00 p.m.

Consensus was reached to not hold the meeting on October 26, 2023 and combine it with the November 30, 2023 meeting and combine the December 2023 meeting with the January 2024 meeting.

6. Discussion Items

7. Board Member Comments

8. Adjournment

There being no further business to discuss before the Board, a motion was made by Vice Chair Forbes to adjourn the meeting at 9:46 p.m., seconded by Board Member Bravo. The motion carried with a 5-0 vote.

Accepted this ____ day of _____, 2023.

Carolyn Baumel, Chair

Attest:

Sandra N. McCready, MPA, MMC
Town Clerk