



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

Official Minutes for the October 25, 2022
Special Town Council Meeting called for 6:00 P.M.

Zoom Room Meeting ID: 849 1898 2824 Password: 049162

For Dial In Only: Call 929.205.6099 Meeting ID: 849 1898 2824

THE PUBLIC MAY PARTICIPATE AT GOOD AND WELFARE; PLEASE HOLD ALL QUESTIONS AND COMMENTS UNTIL THEN! THE PUBLIC IS ENCOURAGED TO SUBMIT ALL COMMENTS VIA EMAIL TO LPEREZ@GOLDENBEACH.US BY 2:00 P.M. TUESDAY, OCTOBER 25, 2022.

A. MEETING CALLED TO ORDER

Mayor Singer called the meeting to order at 6:12 p.m.

B. ROLL CALL

Councilmember's Present: Mayor Glenn Singer, Vice Mayor Jaime Mendal, Councilmember Judy Lusskin, Councilmember Einstein, Councilmember Bernstein

Staff Present: Town Manager Alexander Diaz, Town Attorney Steve Helfman, Assistant Town Manager Linda Epperson, Town Clerk Lissette Perez, CIP Director Lissett Rovira, Resident Services Director Michael Glidden, Office Assistant, Kaitlyn Dziedzic.

C. PLEDGE OF ALLEGIANCE

Chief Herbello led the Pledge of Allegiance

D. PRESENTATIONS / TOWN PROCLAMATIONS

MIAMI-DADE FIRE CHIEF RAIED "RAY" JADALLAH SERVICE DELIVERY REPORT FOR GOLDEN BEACH

E. MOTION TO SET THE AGENDA

ADDITIONS/ DELETIONS/ REMOVAL OF ITEMS FROM CONSENT AGENDA/ AND CHANGES TO AGENDA

F. GOOD AND WELFARE

Lord Levenfiche, 690 Massini Avenue spoke on the security in Town and how grateful he is for the great security provided to the Town by the police department.

G. MAYOR'S REPORT

Tonight we are going to accomplish 3 things: deciding the amenities we're going to put in the park, figure out the design of the park and where things are going to go and what

amenities are we going to offer in the Wellness Center. I want to thank everyone who came last week to the discussion meeting, we heard your voices and are going to implement a lot of what was said. Halloween Event is on Monday in North Park and I urge anyone who's going to drive through, especially in the evening to go slow to be careful of kids walking around in the dark.

H. COUNCIL COMMENTS

Vice Mayor Mendal

None

Councilwoman Lusskin

Spoke on the Veteran's Day event and how this year it lands on a Friday night at 5 p.m. and asked all of the residents to please attend.

Councilman Bernstein

Extended compliments to the Town Staff on the efforts and work towards the parks and Civic Center.

Councilman Einstein

Reserve his comments for the Wellness Center item.

I. TOWN MANAGER REPORT

Thanked Councilman Bernstein for his comments. Sometimes I get frustrated because I assume everyone knows what is going on and it is one of my shortcomings. Never been my goal to be difficult. We do this because we take pride in working in Golden Beach. So if I or staff members have become short it is because of the pride we have with working here.

Tonight we are going into this with a very open mind. Goal is we come up with something that we can work on.

Next Monday is Halloween. Halloween is for our residents and your invited guests. Your guests must be at your home by 5 p.m. if they are not at your home by that time, they will not be able to attend, as we will close the entrance. Only people who are expecting a delivery will be allowed into our community. The Strand will be closed and some roads at north park will be closed. The party is from 5 to 8 p.m. this year.

Are aware of the flooding on South Island Drive. Have seen the flooding alleviated. Are going to begin the milling and resurfacing of south island roadway, will have it resurfaced by the holidays. Have already started doing some of the major cleanup in the town and if you have not driven to the north side of town to see our new wall, you should go check it out.

Encourage all residents to read the magazine that is delivered to your homes. We communicate to you three ways – through email, the magazine, and our town website www.goldenbeach.us.

Over the course of the last week in a half, we have seen a few rings of juvenile car thieves that have stolen two cars from town. We were able to recover both cars thanks to our police department. Make sure to lock your cars and do not leave your key fobs in your cars. Do your part, and lock your cars.

Mayor Singer added that if a resident sees something that looks unusual please notify the guardhouse.

Councilwoman Lusskin added that everybody always lock the door leading from the garage to the main house.

J. TOWN ATTORNEY REPORT

None

K. ORDINANCES – SECOND READING

None

L. ORDINANCES - FIRST READING

None

M. QUASI JUDICIAL RESOLUTIONS

None

N. TOWN MAJOR PROJECTS REPORT/UPDATE

- G.O. BONDS, SERIES 2022 Official Statement
Town Manager stated that we do need more money, our projects are expected to cost more than \$7-million. However, what was important to the Mayor and Council that we not take on debt that will impact our millage rate as we already have one of the highest millage rates in the state. The bond packet is available online for our residents. We were able to successfully close on our bonds.
- Civic Center Construction Update
Well underway. Taking delivery of the windows this week. There are a couple of structural issues that we're working on. The goal is that by the first quarter of next year we will be in the new building. Did have a meeting last month with MDWS – forcemain scheduled to be replaced early next year. Golden Beach Drive will be disrupted from Singer Park to Terracina. We will be getting a new Golden Beach Drive at a higher elevation.
If you are a South Island resident and you do not have TECO gas and you wish to have TECO gas service in the future – this is the time to put in your utilities for future work. So as we redo golden beach drive and south island drive, this is the time to do this work.
Working on getting the new pedestrian gates installed on the north and south sides of town.

O. CONSENT AGENDA

- 1. Official Minutes of the August 30, 2022 Special Town Council Meeting**
- 2. A Resolution of the Town Council Approving the Donation of \$5,000 to the JAFCO Annual Chanukah Miracles Luncheon.**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE DONATION OF \$5,000.00 TO THE

JEWISH ADOPTION AND FAMILY CARE OPTIONS
(JAFCO) ANNUAL CHANUKAH MIRACLES LUNCHEON
EVENT; PROVIDING FOR IMPLEMENTATION; AND
PROVIDING AN EFFECTIVE DATE.

Exhibit: Agenda Report No. 2
Resolution No. 2845.22

Sponsor: Town Administration

Recommendation: Motion to Approve Resolution No. 2845.22

Consensus vote 5 Ayes, 0 Nays. Items O1-O2 pass.

P. TOWN RESOLUTIONS

None

Q. TOWN COUNCIL DISCUSSION ON RE-IMAGINED TWEDDLE PARK & WELLNESS CENTER

The Town Council will be discussing various aspects of the Project, such as:

- Site Planning
- Recreational Facility Selections
- What Amenities will be Offered
- What will be Included

** A straw vote will be taken on each of the items. **

Mayor Singer gave a brief introduction. Reminded the public of the space we are dedicating in order to fit everything is 2.1 acres including the new Town Center and the Wellness Center.

Vice Mayor Mendal stated that he wishes for 2 tennis courts, 2 pickleball courts, junior basketball court, tot lot and dog park. Open to idea of expanding in the future if the need presents itself.

Councilmember Einstein his wish list is 3 tennis courts, if we could have clay great, 3 pickle ball courts, basketball court, dog parks, trellises and seating areas around the tennis courts. The parking and the access points – creating enough access points to get to the wellness center and the tot lot from the main building.

In terms of the tot lot – heard from a number of people that they really want coverage on top of the tot lot. Green space still seems like there's a huge perimeter of green space there. Kind of would differ with the Vice Mayor as to the pickleball courts – as to whether we go with 2 or 3. Last thing, if the beach tennis can be incorporated somewhere – great. And the muscle beach station – did see somebody using it in Town and it's on his wish list too.

Councilmember Lusskin her wish list not very different from everyone else's. Thinks the shade is really important. Don't see anywhere where there's a real shaded area.

The clay courts – agree we need tennis courts and pickleball courts. Do know one thing, I am not convinced that if we had a clay court do not know that we can monitor it correctly. Did do some research online and saw that there are artificial clay courts. Would like to see swings.

Councilmember Bernstein stated that if money was not an issue, I would like to activate the park as much as possible while leaving enough green space. Based on one of the plans he saw thinks that there's enough space to accommodate 3 pickle ball courts, 3 tennis courts, basketball court, a tot lot with shade, space to accommodate kids parties with the Wellness Center and big space for the dog park. We need a lot of green space for drainage. If you are going to provide the space for it, we might as well build it now.

Additionally, we have an exclusive community. Just think that is something that we should do. Makes more sense to do the grass court than the clay.

If the gym has a second floor, we really start cutting into that space. If we are tight on money, it is something to think about. We can leave that second floor empty and build for the future, but the first floor is more efficient, especially if we are on a limited budget. Did have a major concern always with parking. Gyms usually require one space for every 300 square feet. Was trying to figure out a way to utilize all the parking that we have by the city hall. If we move everything over, just concerned about the parking.

Mayor Singer stated that it needs to be special. First wanted only 2 tennis courts, but now after speaking with everyone his wish list is 3 tennis courts and one being fake grass and to forget the clay. Thinks they should do 3 pickleball courts, tot lot needs to be special, needs to be accessible and usable by the little kids and the bigger ones. Dog park should have some shade, some seating area. Junior basketball court – think we all agree on that. Shade is important also. The tot lot and even a little shade where the dog park is very important.

Lord Levenfiche, 690 Massini Avenue – Why do we need a dog park?

Mayor Singer explained that it is an area where you can let your dog lose to socialize with other dogs. All the other parks in town require you to have your dog on a leash.

Tamy Berg, 126 Golden Beach Drive – if you overcrowd, thinks that it won't look as elegant or prestigious as we all want Golden Beach to be. Consideration for the houses around the park. Number of amenities, I know you will all figure them out. Thought the parking could be reduced and given more space to the dogs and shaded area.

Tania Murciano, 405 Center Island Drive – vote for 3 regular tennis courts, instead of 2 and 1 grass. Would also agree with less parking spots. Regarding the wellness center, would vote for a second floor.

Mrs. Batta, 625 Golden Beach Drive – is a tennis player and has played on a synthetic court and thinks its great to have it.

Town Manager spoke on the project and the process. Florida law prohibits the council members from speaking to each other. Throughout the course of this project, he has met and spoken to each of them individually. The way he has always worked is that if he has 3 votes he moves forward. Council allows the Administration to deal with the day-to-day details. If Council would get involved with the day-to-day this community

would never be able to build anything. We take a different approach. We bring to Council ideas that are fully flushed out. Sometimes it seems to you that we are trying to rush something through.

Tonight for your consideration, here is what the Administration is recommending to the Council.

We believe we have the budget and space to build 3 pickle ball courts, 2 hard surface courts, and an artificial turf grass court as an alternative to the clay courts. We truly believe that the dog park needs to be ample enough to provide enough green space to buffer the roadway and houses from the rest of the park. A junior basketball court is more than sufficient to meet the needs of our community. The tot lot needs to be bigger than the current tot lot and should have a water feature, but not to become a water park. We do believe and agree with you that the parking for our Wellness Center should be for our residents. 20 spaces is more than enough. We are going to have additional parking spaces behind the building. And we'll still have Terracina to provide for additional parking on the right of way. This site plan that you see on the screen right now, this gives you we believe the best alternative. It helps keep the noise away from the residents living on Golden Beach Drive and reduces the impact for these residents. We are going to put in a sound barrier wall so that the resident that lives on 137 Golden Beach Drive is not too affected by the noise on the basketball court. There is currently a wall on the East side of that lot, so we are going to mirror that. There is a lot of green space that buffers the roadway from recreational amenities. It also provides enough space for future planning if we wish to make the tot lot bigger.

This provides everything for everyone. It creates a beautiful gateway to the recreational complex of the civic center. Know that in terms of costs, the courts are between \$20,000 to \$35,000 – if we needed to dive into our current budget to find money for the courts and not buy a police car we will do that. The surface stuff is the least costly.

Councilmember Bernstein stated that the wow factor is very important to him. With regards to parking though, in his opinion these parking spaces are restricted to residents. Thinks it's short sighted to get rid of all of those parking spaces near the wellness center. Thinks these 15 parking spaces are sufficient for what we have now, but if we build up then these spaces will not be sufficient.

Mayor Singer stated that you say you want the wow factor but cannot have the wow factor and add more parking.

Councilwoman Lusskin asked that if by putting in a third tennis court and pickle ball court, what does this take away?

Town Manager said green space and parking.

Town Manager stated that because the Wellness Center is required to be at 9 NAVD and is elevated, the building will be the welcoming wow factor. While you drive up, the beacon of the street is the wellness center.

Councilmember Einstein congratulated the Staff and the Administration for getting the bond out in 9 months – truly amazing. Has experience with particularly Omni court, a type of grass court, which was a nightmare. Asked what was the difference between the 2 site plans.

Town Manager said that the different site plans are iterations for you to decide what is and is not important. This plan (SP 15) puts the basketball court further away from the houses and does not affect anyone but us. It also creates more space between the tot lot, the pump stations and the tennis courts.

Lissett Rovira said it creates a V towards the pump station and gives more area for our stormwater system that is currently running through there.

Town Manager said that in this Site Plan (SP 14), the basketball courts are further away and we know it will get less use than the tennis courts. Site Plan 14 is not our preferred selection because we want to limit the frequency of noise that we hear from tennis by moving the courts away from the neighbors. While SP 14 is an iteration of what can be done, it is not the best one because of where it places the courts. Pickle ball is not as loud and is not being played at the strange hours that tennis is being played. We have to put the noise somewhere, which is why we are asking to put a 12-foot wall at that property line to abate the noise.

Councilmember Einstein stated that if you are asking which site plan he's leaning towards is site plan 6.

Lydia Eskenazi, 660 Golden Beach Drive – stated that she likes study 6. Do we know how many feet that first pickleball court is from the road?

Annabella Garcia, Martin Architectural Group stated that there is 30 feet.

Mrs. Eskenazi asked about the lighting?

Mayor Singer stated that the pickleball and tennis courts will be lit.

Mrs. Eskenazi stated that she agrees with Councilmember Einstein. Stated that the clay courts are messy. Cannot maintain the hard courts now.

Mrs. Eskenazi asked how many parking spots do we have right now? We are forgetting that everyone is going to be parking on the other side, so I don't think we need that many parking spaces. Loves study 6.

Mrs. Berg, commented to provide a budget for landscaping.

Mayor Singer stated that landscape is key. One for the wow factor and two is for noise.

Mr. Alex Goldstein, 469 Golden Beach Drive – stated that nobody's mentioned the dog parks . Looks like a lot of the space of this plan is the dog parks. It's a massive amount of space. That's an area that you can probably cut that footprint in half. It's gigantic. That footprint is bigger than all three of the tennis courts combined.

Mayor Singer stated that they can start looking at study #6 as the layout and you have direction on the amenities.

Town Manager stated that although we have a \$7 million budget, each department has allocated \$600,000 for construction and maintenance for projects.

Straw Vote Roll call 5 Ayes, 0 Nays

Town Manager asked if they could state if there is anything missing? Because we would like to bring you for your November meeting an item for approval on the project.

Mayor Singer asked for the wish list now for the wellness center.

Councilmember Einstein stated that if they can he would like to deliver a two-story center incorporating a kid's room, multi-function room and a card room/multi-purpose room and a beverage station.

Councilmember Bernstein stated that his wish list is a gym, yoga/meditation room, a game room, a lounge area, small multi-purpose room. If just doing a first floor go with a luxury fitness room and a yoga room.

Councilmember Lusskin stated that she is good with it all.

Vice Mayor Mendal stated that this was the primary purpose for the bond. First and foremost this has to be a gym. Thinks we should have a second floor there and could put in some multi-purpose rooms, but this has to be a gym.

Mayor Singer stated that the wellness center will be a gym. Everyone wants the taj mahal, but we can't have it all.

Town Manager stated that the idea of the Wellness Center was born of the Administration. We have always planned to do a Wellness Center that will wow our residents. There is more to wellness than your physical well-being, your mental well-being is just as important. It is not just a gym, it is a gathering place for our residents to come together and socialize as their going through their emotional and physical struggles. We believe that the space that we build will achieve both of those objectives. If we cannot go vertical, we will go horizontal. Which means less green space. Give us a few months to work on this, and we will have something for you at the beginning of the year

Mayor Singer thanked everyone for their opinion in the conversation and that we're making tremendous progress.

Town Manager reminded council that the November meeting is scheduled for November 22nd, 2022 at 6 p.m.

R. DISCUSSION & DIRECTION TO TOWN MANAGER

Mayor Glenn Singer:
None Requested

Vice Mayor Jaime Mendal:
None Requested

Councilmember Bernard Einstein:
None Requested

Councilmember Judy Lusskin:
None Requested

Councilmember Kenneth Bernstein:
None Requested

Town Manager Alexander Diaz
None Requested

S. ADJOURNMENT:

A motion to adjourn the Council Meeting was made by Councilmember Lusskin seconded by Vice Mayor Mendal.

Consensus vote 5 Ayes 0 Nays. Motion passes.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Lissette Perez
Lissette Perez
Town Clerk