

APPROVED

**TOWN OF LAUDERDALE-BY-THE SEA
BOARD OF ADJUSTMENT MINUTES**

Jarvis Hall

Tuesday, March 19, 2019 at 6:00 P.M.

CALL TO ORDER

Chair Lanata called the Board of Adjustment (BOA) meeting for the Town of Lauderdale-By-The-Sea (L-B-T-S) to order at 6:00PM.

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

ROLL CALL

Members present were John Lanata, Alan Bluestein, William Ferrante, Jeffrey Whyte, Bernard Petreccia, 1st Alternate Howard Goldberg and 2nd Alternate Emeline Savidge. There were no absent members. Also present were Town Attorney James White, Development Services Director Linda Connors, Planner Jhanelle Campbell and Clerk Kaliah Lewis.

APPROVAL OF MINUTES

- i. Previous BOA Meeting Minutes – October 17, 2018

William Ferrante made a motion to approve the minutes of October 17, 2018. The motion was seconded by Bernard Petreccia. The motion carried unanimously 5-0.

PUBLIC COMMENTS

The Chair opened the meeting up to the public for comments not specific to the agenda item but there were no members of the public present. The Chair closed this public comments portion of the meeting at this time

NEW BUSINESS

- i. 2019-V-02: 4433 Bougainvillea Dr. (Applicant) is requesting a variance to Section 30-507 (g)(3) of the Town's Code of Ordinances, to allow a legally permitted, existing monument sign to have a setback of 6 feet from a right-of-way where 10 feet is required (Susan Leven, Planner)

The Chair introduced Development Services Director Linda Connors who would present this agenda item. She gave a PowerPoint presentation explaining that the Community Church of Lauderdale-By-The-Sea was requesting a variance from Town Code Section 30-507 (g)(3) to permit a six-foot setback from the right-of-way for a legally-permitted existing monument sign where ten feet are required from the right-of-way for monument signs. They are requesting a variance because the Town is in the process of designing upgrades and revisions to the intersection where Bougainvillea Drive is so that they can add additional parking spaces. She explained that the Town just purchased Majestic Apartments and demolished it which added to our A-1-A parking lot. This is the second phase of this project in which the area would be configured to add additional parking and would be able to widen the sidewalk for the commercial building in the corner of Commercial Boulevard and Bougainvillea Drive. In order to reconfigure the property, the Town is looking to acquire about 300 square feet of land. In doing so, the Town would be able to redesign the connection from Bougainvillea to Poinciana and make that a

little safer than what exists now. If the Town buys that property from the church, then the church's existing monument sign would be at less than the ten foot setback that is required by today's Code. To protect that sign in case there is a need for it in the future, Staff is recommending that they receive a variance on that property. Therefore, the applicant is requesting that the monument sign have a six-foot setback to the property line where ten feet are required. This would give the church the assurance that they could replace that sign if they would need to do so.

Ms. Connors explained that there are seven criteria for each variance application and this is an excellent example of a property that certainly meets the criteria requirements. She went over each of the seven criteria for the Board. Staff is asking the Board for their review and consideration of the variance and then they would forward the Board's recommendation to the Town Commission for their April 9th meeting. She called for Board questions and Howard Goldberg asked about making the street larger but moving the sign closer to the intersection. Ms. Connors explained that the street is getting reconfigured so the turn would not be as sharp. He agrees with the reconfiguration but feels the sign may be too close to the street. Chair Lanata said he went there and looked at the stakes in the ground. The reconfiguration that the Town will come up with will not be the same as we see there now. Ms. Connors said that the redesign will contain curbing and right now there is no curbing in the area. Curbing should prevent anyone from meandering off the street into the sign. Bernard Petreccia said that he too took a ride around the area and he agrees with granting the variance. He thanks the Community Church for allowing the Town to purchase the property.

Bernard Petreccia made a motion to recommend approval of the variance to the Town Commission. The motion to recommend approval was seconded by Alan Bluestein. The motion to recommend approval for 2019-V-02 to the Town Commission carried 5-0.

OLD BUSINESS

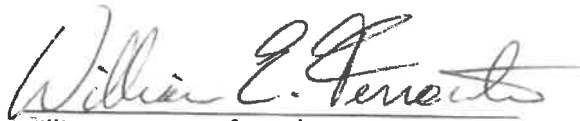
There was no old business to discuss.

UPDATES/BOARD MEMBER COMMENTS

Ms. Connors introduced James White as the new Town Attorney. She explained that Kathy Mehaffey has resigned from Weiss Serota and James White would be covering the Planning and Zoning Board and Board of Adjustment. He actually preceded Kathy Mehaffey as Town Attorney for L-B-T-S and is very familiar with our community. The Board Members welcomed James White.

ADJOURNMENT

Jeffrey Whyte made a motion to adjourn at 6:11 PM. The motion to adjourn was seconded by William Ferrante. The motion to adjourn carried unanimously 5-0.



William Ferrante for John Lanata

ATTEST:

Date Accepted: 4/3/19



LC