APPROVED

TOWN OF LAUDERDALE-BY-THE SEA

PLANNING AND ZONING BOARD
MEETING MINUTES

Jarvis Hall - 4505 Ocean Drive
Wednesday, February 20, 2019

1. CALL TO ORDER

Vice Chair Ferrante called the Planning and Zoning (P&Z) Board meeting for the Town of Lauderdale-By-The-Sea (L-B-T-S) to order at 6:01 PM.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

ROLL CALL

Members present were William Ferrante, Jeffrey Whyte, Bernard Petreccia, 1st Alternate Howard Goldberg and 2nd Alternate Emeline Savidge who arrived around 6:08PM. The absent members were John Lanata and Alan Bluestein. Also present were Assistant Town Attorney Kathy Mehaffey, Development Services Director Linda Connors, Planner Susan Leven, Planner Jhanelle Campbell and Clerk Kaliah Lewis.

3. APPROVAL OF MINUTES
   a. Previous Meeting Minutes – February 6, 2019

Mr. Petreccia made a motion to approve the minutes of February 6, 2019 as presented. The motion was seconded by Mr. Whyte. The motion carried 4-0.

4. PUBLIC COMMENTS

Vice Chair Ferrante called for general public comments not specific to the agenda items now and no one wished to speak. The Chair closed public comments at this time.

5. NEW BUSINESS
   a. 2018-L2-SPM-06: Tropicaire Resort Site Plan Modification – 4553 Bougainvilla Drive (Susan Leven, Planner)

Planner Susan Leven gave a PowerPoint presentation stating that this property has more units than were originally permitted which was discovered during the Building Tax Receipt (BTR) application review. Tropicaire was originally permitted for nine units over three phases (1953, 1963, and 1984). Over the course of time, without permits, this became fifteen units and she explained how it was accomplished. The proposal is to create twelve units (five in the northern one-story building, six in the southern one-story building, and the three bedroom apartment on the second floor would remain a three bedroom apartment). She explained that the proposed configuration with six units with a kitchen and six units without a kitchen is being allowed because the original nine units were all permitted and had kitchens for a total lot area of 15,678 sq. ft. and the Town would use that number.

Ms. Leven explained that one parking space is required for each hotel room. There are eleven existing parking spaces now with no handicap parking spaces or landscaping. With the addition of a handicap parking space and landscaping on the north and south ends of the parking area, reconfiguration of the existing parking spaces was required. There would now be a mix of standard, compact, and a handicap parking space plus bicycle parking. The parking spaces would be curbed and landscaping would be at the north and south ends of the parking area. There is a credit of one parking space for every four bicycle parking spaces and they are supplying eight. She said that the next step is for this agenda item to go before the Town Commission on February 26th.

Mr. Petreccia asked what the Town is recommending. Development Services Director Linda Connors clarified that they were originally approved at nine units. Legally, they can have twelve units which would be the same density as the original nine units because all nine had kitchens. These proposed twelve units would only have six kitchens. The Town was recommending that they are approved for the twelve units that they are requesting because it meets the requirements of the code. They cannot have fifteen units because fifteen unis would exceed the density of the code. She further explained that they are not changing the footprint of the building. The only thing they are doing is changing the interior density.

Ms. Connors further explained about the setbacks and said that they received a variance in the past to build things. What the Town is focusing on now is the amount of units allowed by code and in this case it is twelve units. She answered Vice Chair Ferrante's question by speaking about the Development Order requirement of using nine units until such time that they have approval for the twelve units. (For the record, 2nd Alternate Emeline Savidge is now in attendance.) Discussion ensued about needing to remove some of the kitchens (to reduce density and not exceed what was allowed when it was originally built) and the need for permits and inspections.

Mr. Petreccia inquired about the State's, County's, and Town's allowable number of units for hotels/motels. Ms. Connors explained that this is just about the Town's regulations. The P&Z Board is to review the Land Development Regulations and ensure that this project meets the requirements of the Town Code. This proposal works on density, parking and landscaping and brings it closer to code. She explained that they meet the density requirements, parking regulations, and they improved their landscaping. This is why Town Staff is recommending approval. As there was no further Board discussion, the public hearing was opened and the applicant was invited by Vice Chair Ferrante to speak or give a presentation but respectfully declined. As there were no other questions and no one from the public wished to speak, the Vice Chair closed the public hearing and called for a motion.
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> Mr. Whyte made a motion to recommend approval of the Tropicaire Resort site plan modification to the Town Commission. The motion was seconded by Mr. Goldberg. The motion carried 5-0.

6. OLD BUSINESS

7. UPDATES/BOARD MEMBER COMMENTS

8. ADJOURNMENT

Mr. Whyte made a motion to adjourn at 6:13PM. The motion was seconded by Mr. Goldberg. The motion carried 5-0.

Willi E. Ferrante

Vice Chair William Ferrante

ATTEST:

Date Accepted: 4/18/2019

Development Services Director Linda Connors

Linda Connors