

APPROVED
TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD
MEETING MINUTES
Jarvis Hall - 4505 Ocean Drive
Wednesday, February 15, 2017
6:00 P.M.

1. CALL TO ORDER

Chair John Lanata called the meeting to order at 6:02 P.M. Members present were Roseann Minnet, John Lanata, John Graziano, 1st Alternate Cari McCormack, 2nd Alternate Paul LaCoursiere and David Chanon arrived 6:10PM (but did not participate). The member not in attendance was Charles Clark. Also present were Assistant Town Attorney Kathryn Mehaffey, Planning Technician Juliana Cardona, and Clerk Jhanelle Campbell.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

3. APPROVAL OF MINUTES

a. Planning and Zoning Board Meeting Minutes – January 18, 2017

Ms. Minnet made a motion to approve the minutes of January 18, 2017. The motion was seconded by Mr. Lanata. The motion carried 5-0.

4. PUBLIC COMMENTS

The Chair invited public comments but there weren't any members of the public requesting to speak now.

5. NEW BUSINESS

a. Corporate Center By The Sea, Inc./Conditional Use Application for Paid Private Parking in the B-1 Zoning District. (Juliana Cardona, Planning Technician)

Planning Technician Juliana Cardona gave a PowerPoint presentation for this agenda item. She explained that the applicant, Corporate Center By The Sea, Inc. (224 Commercial Boulevard), was proposing to allow Aruba Beach Café (1 Commercial Boulevard) to use their parking lot for paid private parking during off-hours of the business offices plus weekends and holidays during the business hours of Aruba Beach Café. The paid-parking employees will take the cars to and from 224 Commercial Boulevard. The property is located in the B-1 Zoning District. She said that a conditional use for this site was previously approved in 2011 for paid private parking but it is not transferable. Any ownership changes require a new application with a P&Z recommendation and Town Commission approval. Staff has reviewed the application and supporting documents. They did not receive any reports that the conditional use affects any adjacent properties. They found that the conditional use complies with the applicable regulations of the Town's Unified Land Development Regulations and is consistent with the Town's Comprehensive Plan. Staff is recommending approval with twelve recommended conditions listed in the board packet. Ms. Cardona read recommended conditions 3, 4, 5, and 12 into the record. As there were no board questions, the Chair opened the request for public comments.

Guy Contrada, general manager of Aruba Beach Café, said that this is just a new ownership in the property with no other changes. It will be handled the same way to ensure that neighbors would not be affected. (For the record, Board Member David Chanon arrived.) Hamilton Souza, representing Hamilton Valet Services, said that they have been doing this building approximately eight years successfully. He distributed a map to the board members and said that they also maintain the lot seven days a week. As there was no other members of the public wishing to speak, that portion of the hearing was closed by the Chair. Chair Lanata remarked that they do a great job and he lives near this location. Ms. Minnet said that there were never any resident problems with this arrangement in the past.

Ms. Minnet made a motion to approve this conditional use application as presented by staff for paid private parking in the B-1 Zoning District. The motion was seconded by Mr. LaCoursiere. The motion carried 5-0.

6. OLD BUSINESS

7. UPDATES/BOARD MEMBER COMMENTS

Ms. Minnet requested to talk about overnight parking in some parking lots. She wanted to know if it is allowed. She would like Staff to look into overnight parking, especially in El Prado. She said that neighbors spoke about some overnight parking between the hours of midnight to 6:00AM or 7:00AM. She wants to know the facts about overnight parking in parking lots. Ms. Minnet would like this addressed for all parking lots because she feels overnight parking is something we should not have in the Town of Lauderdale-By-The-Sea. Ms. McCormack spoke about overnight parking all the time on Bougainvilla south of the Chamber of Commerce. A lot of the time, the overnight parking is done by commercial vehicles. Ms. Minnet also inquired about parking enforcement. Ms. Cardona said that Staff would review ordinances to see what we could enforce. For the next meeting, a summary report regarding overnight parking would be provided.

8. ADJOURNMENT

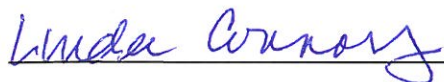
Ms. Minnet made a motion to adjourn at 6:16PM. The motion was seconded by Mr. LaCoursiere. The motion carried 5-0.


Chair John Lanata

ATTEST:

Date Accepted: 3/1/17

Development Services Director Linda Connors


Linda Connors