APPROVED
TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD
MEETING MINUTES
Jarvis Hall - 4505 Ocean Drive
Wednesday, January 18, 2017
6:00 P.M.

1. CALL TO ORDER

Chair John Lanata called the meeting to order at 6:00 P.M. Members present were Charles Clark, Roseann Minnet, John Lanata, John Graziano, and 1st Alternate Cari McCormack. The absent members were 2nd Alternate Paul LaCoursiere and David Chanon. Also present were Assistant Town Attorney Kathryn Mehaffey, Development Services Director Linda Connors, 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 – November 16, 2016

Ms. Minnet made a motion to approve the minutes of November 16, 2016. The motion was seconded by Mr. Clark. The motion carried 5-0.

b. Planning and Zoning Board Meeting Minutes – December 14, 2016

Ms. Minnet made a motion to approve the minutes of December 14, 2016. The motion was seconded by Mr. Clark. 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. He then asked Ms. Connors to present the first agenda item under new business.

5. NEW BUSINESS

a. Update regarding the Unification of Zoning Code Requirements for the Town's Annex Areas (Linda Connors, Development Services Director)

Ms. Connors explained that tonight is just an update for the board. She said that staff went to the Town Commission's last meeting to give them information on the progression and how we are going to continue to progress with incorporating the annexed areas into the Town's Zoning Code. She explained the two different ways to accomplish this: (1) Regulatory Changes Adopted by Ordinances (for general regulations such as setbacks, driveways, fences, docks, etc.) and (2) Regulatory Changes Which Must Be Approved by Referendum (if the Town Commission approves an ordinance requiring approval of the voters, the ordinance will call for, and set, a referendum of the voters on a designated date.)

She said that one of the Town's planning consultants, Michelle Melgren & Associates, would draft the ordinances that would integrate pool regulations and other basic county land development regulations into the Town's Land Development Regulations. Staff has to look at uses, talk to the community and the Planning and Zoning Board, and then to bring forward a recommendation to the Town Commission for them to review. As the board members did not have any questions, the board went on to the next order of business.

b. The Daniel Inn Site Plan Review – 4245 N. Ocean Drive

Ms. Connors said that this is an application for a site plan amendment for the Daniel Inn located at 4245 N Ocean Drive. She gave a PowerPoint presentation noting that this site is currently occupied by the Dolphin Harbor Inn with grandfathered back-out parking. She gave a brief review of the site plan review process. She pointed out to the board members a slide that shows the existing property and then a slide showing what is proposed. She explained everything that was provided by the applicant and reviewed by staff. Staff believes this is an improvement to the area, an investment in the Town, and it will be a nice addition. Staff recommends approval of the site plan with conditions. She said that both the owner and the architect are here for any questions.

Mr. Graziano asked to see the thirty parking spaces and Ms. Connors pointed them out. Michael Daniels, owner, said that he is excited to move forward with this project. Juan Justiniano, Cartaya and Associates, is delighted to work with Michael on this project. Mr. Clark was answered that the setback to the new building would be conforming. Mr. Justiniano answered that they are adding nine new rooms which meets the density requirements. There are counters and sinks but no kitchens in the rooms. He further answered that the existing rooms would be upgraded and the existing buildings would get new windows, maybe re-roofing and better air conditioning capability. Both Ms. McCormack and Ms. Minnett wanted to know the main use of the Daniel Inn. Mr. Justiniano testified that the existing will be maintained as a hotel/motel along with the Daniel Inn. Ms. Minnet said she would like no back-out parking onto A1A but is glad at least some of it has been eliminated. Mr. Justiniano answered Ms. Minnet that there would be landscaping and a fence around the pool. Ms. Minnet thanked them for being part of the Town's hospitality district. Mr. Clark commented that he liked the design. Mr. Justiniano answered that as an ADA requirement, they have to provide a lift for the pool. Ms. McCormack also said she like the architecture. Ms. Connors circulated the color palette. There were no further board comments/questions. The chair asked for public comments/questions but there were none.

Mr. Graziano made a motion to approve staff's recommendation. The motion was seconded by Ms. McCormack. The motion carried 5-0.

6. OLD BUSINESS

7. UPDATES/BOARD MEMBER COMMENTS

Ms. Connors said that the next meeting is February 15, 2017 and mentioned what would be on the agenda.

8. ADJOURNMENT

As there was no other business to discuss and without objection, the meeting was adjourned at 6:30PM.

J Lanata

Chair John Lanata

ATTEST:

Date Accepted: 2/15/17

Development Services Director Linda Connors

(Shanelle Campbell)