

TOWN OF LAUDERDALE-BY-THE-SEA

PLANNING AND ZONING REGULAR MEETING MINUTES

Town Commission Meeting Room

Wednesday, November 7, 2012

6:30 P.M.

I. CALL TO ORDER

Chairperson Alfred Oldaker called the meeting to order at 6:30 p.m. Members present were Chairperson Alfred Oldaker, William Brady, Avi Braverman, Patrice Murphy and first alternate Eric Yankwitt. Also present were Town Planner Linda Connors and Assistant Town Attorney Kathryn Mehaffey. Eleanor Norena, Board Clerk, was present to record the minutes of the meeting. Vice Chairperson David Channon was absent.

II. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

III. APPROVAL OF MINUTES - Planning and Zoning Meetings of September 9, 2012

a) Planning and Zoning Meeting of September 19, 2012

Mr. Yankwitt made a motion to approve the minutes of September 19, 2012, as presented. The motion was seconded by Mr. Brady. The motion carried 5-0.

IV. PUBLIC COMMENTS

There were no public comments.

V. TOWN PLANNER REPORT

Town Planner Connors mentioned a previous discussion with the Board about the Town sponsoring a Planning & Zoning Board member workshop, and it appeared this would take place on Friday, February 22nd, 2013, and was likely to be an all-day seminar. The plan was to bring in the American Planning Association to give an overview of planning. She asked Board members to mark their calendars and let her know if the date would be a conflict for them. Along with the Board members, the seminar would also be opened up to the Town Commission, and other nearby Broward municipalities, and this should help defray the cost to put on the workshop and possibly expand the Town's training budget throughout the year. She wished to use the Town's training budget to help Board members with planning issues and keep Town staff current with planning matters. Ms. Connors noted there would be a December meeting on the 19th, so if this could pose a conflict, Board members should notify her in advance, as there might be a conditional use item on the agenda. She mentioned there would be architectural guidelines that would be upcoming in the next few months, along with a revision of the Town's fee schedule to clarify and make it consistent.

VI. NEW BUSINESS

Item #1: Conditional Use Approval for 4209 Bougainvillea Drive (2012-CU-19) to allow duplex use

Item #2: Conditional Use Approval for 4213 Bougainvillea Drive (2012-CU-20) to allow duplex use

Town Planner Connors presented items 1 and 2 together, as they were adjacent properties, going over the details set forth in the backup. Staff recommended approval with staff conditions for each property as stated in the backup.

Chairman Oldaker stated, in looking at the site plan, in 4209 where the parking lot curved and the parking spaces ran north/south, he did not understand where the third space would be located.

Town Planner Connors responded there were two spaces in the front, and the aim was to help the drainage in the Town; the property owner agreed to use turf block, and it continued past where there was a drivable grass and paver system that went to the new accessory structure; the latter was a carport/garage, and this was where the third parking space would be. A car could also be parked behind the garage, as in a normal residential site.

Chairman Oldaker asked about parking alongside the house.

Town Planner Connors noted alongside the house was the driveway and, therefore, should not be considered parking spaces, as it could lead to difficulties at the existing site. If the property owners desired, the parking at the site could be redesigned to have four spaces across the front.

Chairman Oldaker commented this decision would be left up to the Town Manager.

Town Planner Connors stated she preferred to stay away from tandem parking, as it was not an allowable use in the Town's code.

Chairman Oldaker sought clarification on the removal of the awning.

Town Planner Connors remarked the subject building was streamlined modern architectural style, and one of the major architectural details was the new stucco band on top of the building; presently, the building was a garish, pink color. This was a main architectural feature, and Town staff believed the proposed awnings would detract from the architectural style of the building and were recommending the awnings not be added to the building.

Chairman Oldaker noted being comfortable with the subject project as is, but questioned why Town staff was approving a white roof, as it was not Mediterranean.

Town Planner Connors agreed the white roof was not Mediterranean. When Town staff revised the Town's Architectural Standards 30-9 in 2011, this section had a requirement that the Town encourage a Mediterranean Revival Style of architecture in the Town. However, after reviewing the Town's architecture as part of the University of Miami that was conducted, Town staff recognized that most of the Mediterranean Revival Style of architecture in the Town was new. She indicated there were only a few Mediterranean Style Architecture, what the Town had was a wonderful selection of Midcentury Modern style architecture, and this was the '40s and '50s, and white was a widely used color, the smooth stucco, and white roofs; thus, white was a major player for Midcentury Modern. When Town staff examined the subject building, the favorite architectural style was Mediterranean Revival, and this was what the owner came in with for approval. She said if a terra cotta roof was added to the subject building, a huge portion for what made the building Midcentury was lost, so this was a major factor in what needed to be kept on the building. Additionally, the building was presently white, but Town staff wanted to work with the applicant and let them pick a color that they would like, as it was their building, while retaining the Midcentury Modern, so the property owners selected a color that was close in the Town's paint palette.

Mr. Braverman noted, after researching what Midcentury Modern looked like, and although the subject building was very elegant and beautiful, it was still more Mediterranean than Midcentury Modern, but it was very attractive and would add a lot as is.

Town Planner Connors remarked she was not an architect and, as part of section 30-9, Town staff had the ability to utilize a consultant, which they did. They concluded the subject building was not a strong Midcentury Modern building to begin with, and tended bridge the gap between Mediterranean Revival and Midcentury Modern; it lacked such features as: beam poles, kidney and oval shapes, geometric patterns, acute angles, all characteristics of the Midcentury Modern architectural style. She commented, in looking at the subject building, it did have some Midcentury Modern features: the white roof, some of the railings, the smooth stucco finish, etc. It also had Mediterranean Revival style in the arches. This was a compromise, as Town staff got what they wanted, as if it went with the dark colors, the dark metal, the terra cotta roof, the golden paint, the stone instead of swamp brick, it would look more like the Minto building, which was significantly a Mediterranean revival style, which she believed the owner focused on in the redesign of her building. She would not consider the proposed design an upstanding,

Midcentury Modern renovation; she believed it was better and would be a beautiful project that did not scream Mediterranean Revival; it had Midcentury Modern elements and, as it was not one of the Town's pristine Midcentury Modern buildings, it was possible to be more flexible in the review of the project.

Mr. Murphy commented the design presented could not be the first iteration, as someone spent a lot of time on the design; he commended Town staff, the applicant and all others who worked on the design.

Town Planner Connors indicated the applicant worked very hard.

Mr. Murphy was unsure of the Midcentury Modern style, along with the other styles and wondered if any of the designs looked better than what was already there, and found the answer was yes, and this was the gist of what was to be done, a design that would improve the looks and quality of the Town.

Chairperson Oldaker noted when such applications were looked at, there were guidelines that were subject to interpretation; the new design was an improvement to the property, but they also followed the Town's architectural guidelines. The project was great and would be an improvement to the community.

Mr. Braverman thought, with regard to the ledger stone, in terms of the Midcentury Modern style, the stones would be a little thinner and longer, as the ones in the present design seemed thick.

Gerald Belgrave, the architect, remarked they started out with a larger, blockier stone, and they compromised and went with what was presently in the design, and there were many rectangular elements within the stone, which was hard to discern in the photograph, but there were many longer pieces that were 12 to 18 inches in length. The color had been dramatically toned down; the deeper, richer tones had been toned down to softer colors of whites, creams, etc. He affirmed it was a manufactured stone.

Chairperson Oldaker opened the discussion to the public and received no input.

Mr. Brady made a motion to approve items #1 and #2 as presented with staff conditions being sent to the Commission for consideration of approval. The motion was seconded by Mr. Yankwitt. The motion carried 5-0.

VII. OLD BUSINESS

Town Planner Connors mentioned the Town had a new paint palette that was also available for viewing on the Town's website. Businesses were being encouraged to utilize the new paint colors when improving their property, noting the town had two ongoing grant programs, one for commercial properties called a Paint Only Program, whereby the Town would assist up to \$5,000 in paying for painting of a building, and the colors from the paint palette would have to be utilized. Another Town program was the Hotel Improvement Program (HIP), whereby, the Town helped hotels improve their properties with paint, landscaping, etc., exterior improvements that would make an improvement to the community that had to be visible from the right of way. The latter program went up to \$20,000 per grantee. To participate in the latter program with regard to painting, the Town's color palette had to be used or get an approval to use something very close in relationship to the paint palette.

VIII. UPDATES/BOARD MEMBER COMMENTS

Mr. Yankwitt asked if white was one of the colors on the Town's color palette.

Town Planner Connors answered yes.

Chairperson Oldaker questioned how samples of the palette were provided.

Town Planner Connors responded the colors were standard Sherwin Williams colors, so interested persons had the ability to go to find out those colors.

Mr. Yankwitt mentioned the national elections that took place the previous day went smoothly for the most part, and it was a truly a fun activity for the Town, despite the wait in line, and participation in the elections was good. Sister Cities was an organization sponsored by the Town, and they would be hosting a violinist and Taste of Peru the coming Friday at seven o'clock at the Assumption Church, and anyone interested

