NON APPROVED
TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD
MEETING MINUTES
Jarvis Hall - 4505 Ocean Drive
Wednesday, November 6, 2019

1. CALL TO ORDER

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 7:08 PM.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

ROLL CALL

Members present were Jeffrey Whyte, Alan Bluestein, William Ferrante, and 2nd Alternate Wayne Dillistin. Members absent were 1st Alternate Emeline Savidge, Bernard Petreccia and Howard Goldberg. Also present were Town Attorney James White, Development Services Director Linda Connors, Planner Jhanelle Campbell and Planning Technician Sydney Ramirez.

3. APPROVAL OF MINUTES
    a. Previous Meeting Minutes – September 11, 2019

Mr. Bluestein made a motion to approve the minutes of September 11, 2019 as presented. The motion was seconded by Mr. Whyte. The motion carried 4-0.

4. PUBLIC COMMENTS

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

5. NEW BUSINESS
    a. 2019-L2-SPM-03 Site Plan Modification 4208 N Ocean Drive (Blue Strawberry)

Development Services Manager Linda Connors said that this was the request for site plan modification to allow six additional units at a structure/hotel located at 4208 N Ocean Drive. As a review, Ms. Connors spoke about the earlier Board of Adjustment (BOA) meeting tonight where she explained that the owner, Blue Strawberry by the Sea, Inc, thought a thirty-six unit hotel was purchased but was later found out that only thirty hotel units were legal. The applicant was requesting a modification from the approved site plan to add six hotel units to the existing building for a total of thirty-six hotel units. They were not changing setbacks or the exterior of the structure. They were providing additional required parking spaces with a combination of bicycle racks and bikes and an Administrative Adjustment. She explained that this was in RM-25 which allowed twenty-five units per acre with kitchens and fifty units per acre without kitchens. They would remove some of the kitchens on the site and end up with twenty-one kitchen units and fifteen non-kitchen units. They have worked with thirty-six units previously but now it would be with an adjusted amount of kitchens. They were also working on an ADA parking space on the site.

Ms. Connors read into the record the conditions for approval of the site plan modification which included but were not limited to the approval of the site plan being contingent on the approval of the Administrative Adjustment for three parking spaces being approved by the Town Manager, until the construction was complete, no more than thirty units may be rented at a time, the applicant shall provide eight bicycles to be placed in eight of the sixteen spaces in the bicycle rack, the applicant shall secure a building permit within twelve months from the date of the development order and a certificate of completion for all structures within eighteen months of obtaining the building permit, all construction shall be in accordance with the plans incorporated into this document and the Town Clerk would certify that there were no outstanding fines, moneys, fees, taxes or other charges owed to the Town by the current or past owners before the permit would be issued. Staff recommended approval of the application subject to conditions. The applicant was here to answer any questions and Ms. Connors was here to answer any staff questions.

As there were questions for the applicant, the public hearing was opened. Mr. Whyte asked the applicant how long they owned the property. The architect answered about three years. She verified that they did rent out all thirty-six units since the beginning because that was what they thought they legally owned. The architect said that they were correcting an ADA situation for parking and two ADA units as well. She answered Mr. Bluestein what they were going to do to get things up to standards. Dulce Conde is the architect. Chair Ferrante wanted to know if above the ceiling there was a firewall between units. She said that the firewalls between the units have to go all the way up to the roof structure. Mr. Whyte was answered that the ADA accessible rooms would only be on the first floor. Public comments were called for by the Chair but there were no further questions for anyone, and the public hearing was closed.

> Mr. Whyte made a motion to recommend approval of this agenda item to the Town Commission as presented with Staff's recommendations. The motion was seconded by Mr. Bluestein. The motion carried 4-0.

b. Case Number 2019-L2-SPM-02: Level 2 Site Plan Modification 4433 Poinciana Street (Bonnan by the Sea) to add (1) residential unit to the eight (8) unit building.

Development Services Director Linda Connors said that the property was an existing vacant parcel at 4433 Poinciana Street. A site plan was recently approved for the construction of an eight-unit property. They have received their building permit. They were ready to develop the property but wanted to increase it by one unit to a nine unit building. That unit would take the place of an activity unit they have on the site. There would be no changes to the footprint of the building. The board members already reviewed the Administrative Adjustment on the parking as they sat as the Board of Adjustment. The density would allow an additional unit. There were no other impacts to the property which would require changing the site plan and Town staff recommended approval of the site plan with the condition that the Site Plan Modification would not take effect unless the Town Manager approved the Administrative Adjustment application to reduce the parking requirement by two parking spaces. She said that the applicant was available for questions and she was available for staff questions. She answered Chair Ferrante that staff recommended approval because it met the requirements of the code. As there were no public comments and no other questions, the public hearing was opened and closed.

> Mr. Dillistin made a motion to recommend approval to the Town Commission of this agenda item as presented with staff's recommendation of a condition of approval. The motion was seconded by Mr. Bluestein. The motion carried 4-0.

6. OLD BUSINESS

7. UPDATES/BOARD MEMBER COMMENTS

8. ADJOURNMENT

Mr. Bluestein made a motion to adjourn at 7:22 PM. The motion was seconded by Mr. Dillistin. The motion carried 4-0.

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Chair William Ferrante

ATTEST: Date Accepted: ____________________

Development Services Director Linda Connors

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