

APPROVED
TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD
MEETING MINUTES
Jarvis Hall - 4505 Ocean Drive
Wednesday, October 3, 2018

1. **CALL TO ORDER**

Chair Lanata called the Planning and Zoning Board (P&Z) meeting for the Town of Lauderdale-By-The-Sea (L-B-T-S) to order at 6:19 PM.

2. **PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was recited.

ROLL CALL

Members present were John Lanata, William Ferrante, Jeffrey Whyte, Bernard Petreccia, Alan Bluestein, and 2nd Alternate Emeline Savidge. The absent member was 1st Alternate Howard Goldberg. 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 – September 20, 2018**

Mr. Petreccia made a motion to approve the minutes of September 20, 2018 as presented. The motion was seconded by Mr. Ferrante. The motion carried unanimously 5-0.

4. **PUBLIC COMMENTS**

The Chair called for general public comments not specific to the agenda items now but no one came forward. He closed public comments at this time. Without objection, the second agenda item was heard first and the meeting was turned over to Planner Jhanelle Campbell to present Hyppo Gourmet Ice Pops Sign Conditional Use. .

5. **NEW BUSINESS**

b. **2018-CUS-03-Hyppo Gourmet Ice Pops Sign Conditional Use. (Linda Connors, Development Services Director)**

Planner Jhanelle Campbell gave a PowerPoint presentation stating that tonight's application is a request for a conditional use approval of a Mid-Century Modern sign for Hyppo Gourmet Ice Pops located at 107A Commercial Boulevard. It is in the B-1 zoning district with a land use designation of commercial. Their wall sign has a total sign area of 20.42 square feet which meets Town Code but the letter height and the symbol height and width exceed the Town's Code. The largest letters of the wall sign are 14 inches high and 12 inches wide which is 2 inches larger in height. Letters and symbols are restricted to a maximum height and width of 12 inches for properties east of (but not including) Ocean Boulevard. Additionally, the applicant is requesting to include the Hyppo and ribbon symbol at 17 inches high and 42 inches wide. At the proposed size, the Hyppo symbol exceeds code requirements by 5 inches (height) and 30 inches (width).

The Town Commission established Mid-Century Modern as the Town's preferred architectural style in 2011. To support the Mid-Century Modern style, the Commission also established a process in Sec. 30-510 of the Town's code to provide a conditional use mechanism for review of new Mid-Century Modern style signs that exceed the code requirements. Staff sent the proposed sign plan to the Town's architect who provided his opinion stating that the sign meets the Mid-Century Modern Architectural Design Standard because of the fonts being used on the sign. Staff recommendation is to approve the sign with conditions that Ms. Campbell read into the record. She asked for Board Questions and stated that the applicant was here to also answer questions. This agenda item would be presented to the Town Commission on October 23, 2018. It was stated that the sign is already up. As there were no Board questions to be answered, the meeting was opened for public comments but there were none. Chair Lanata asked for any other Board Questions but there were none. As no one else wished to speak or ask questions, Chair Lanata closed the public hearing.

Mr. Whyte made a motion to approve consistent with Staff's conditions, a recommendation to the Town Commission of the proposed Hyppo Gourmet Ice Pops Sign Conditional Use. The motion was seconded by Mr. Bluestein. The motion carried unanimously 5-0.

- a. 2018-L2-SPM-01 Site Plan Modification 241 Commercial Blvd. (Linda Connors, Development Services Director)

Planner Susan Leven gave a PowerPoint presentation stating that this is a level 2 site plan modification. The applicant is requesting site plan approval for an elevator addition, parking lot improvements, and a new covered entryway for a mixed-use building located at 241 Commercial Boulevard. The property is zoned B-1 and the mixed-use building contains a professional office on the ground floor and a residence on the upper floor. The elevator will access the roof and there is a roof deck proposed. There is a code amendment that would allow the roof deck and it had its first reading before the Town Commission. This will go before the Town Commission again on October 23, 2018. Ms. Leven explained that if the code amendment passes, the roof deck will happen but if the code amendment does not pass, the elevator would still go to the roof and will be used to access the mechanical equipment.

Ms. Leven pointed out to the Board where the elevator and storage would be located as well as where the covered entryway would be. The parking lot improvements and the agreement for maintenance of Town-owned property were previously discussed during the Board of Adjustment meeting. She then explained about the use of pervious pavers. Staff recommends approval of the site plan modifications subject to conditions that she discussed with the Board. Ms. Leven asked for questions and Chair Lanata asked about a rendering for the new entrance and she directed the Board to where it is located on the plans. Development Services Director Linda Connors reminded everyone that the plans went through architectural review and were approved by the Town's architect. Ms. Connors also answered a Board question about simplifying the façade of the building making it a little more Mid Century Modern. The addition has a balcony area.

The Chair opened the hearing to public comments but there were none. There were a few more Board questions. Mr. Ferrante asked about rooftop usage for this building. Ms. Connors said that the Town Commission would have a second reading on the ordinance regarding rooftop uses on October 23, 2018. She spoke about how this ordinance would affect this property if it passes or if it does not pass. Mr. Whyte was answered that the doors to the elevator are in the inside so no one can access the roof. The Board was told that Staff recommended approval of this agenda item. There were no further questions/comments by the Board.

Mr. Whyte made a motion to approve consistent with Staff's conditions, a recommendation to the Town Commission of the proposed site plan modification for 241 Commercial Boulevard. The motion was seconded by Mr. Bluestein. The motion carried unanimously 5-0.

6. OLD BUSINESS

7. UPDATES/BOARD MEMBER COMMENTS

Development Services Director Linda Connors said that there would be a meeting on October 17, 2018 for both Board of Adjustment and Planning and Zoning and spoke about the agenda items to be presented. .

8. ADJOURNMENT

Mr. Petreccia made a motion to adjourn at 6:36PM. The motion was seconded by Mr. Bluestein. The motion carried unanimously 5-0.


Chair John Lanata
Date Accepted: 10/17/18

ATTEST:

Development Services Director Linda Connors

Linda Connors