

APPROVED
TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD
MEETING MINUTES
Jarvis Hall - 4505 Ocean Drive
Wednesday, September 28, 2016
6:00 P.M.

1. CALL TO ORDER

Chair John Lanata called the meeting to order at 6:13 P.M. Members present were David Chanon, John Lanata, and John Graziano. The absent members were Roseann Minnet, Charles Clark, 1st Alternate William Brady and 2nd Alternate Paul LaCoursiere. Also present were Assistant Town Attorney Kathryn Mehaffey, Development Services Director Linda Connors, and Clerk Jhanelle Campbell.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

3. APPROVAL OF MINUTES

a. Previous Meeting Minutes – May 18, 2016

Mr. Graziano made a motion to approve the minutes of May 18, 2016. The motion was seconded by Mr. Chanon. The motion to approve the minutes of May 18, 2016 carried 3-0.

4. PUBLIC COMMENTS

No one from the public requested to speak.

5. NEW BUSINESS

a. Proposed Amendments to Chapter 30.

Chair John Lanata turned the meeting over to Development Services Director Linda Connors. She gave a PowerPoint presentation as she explained that this is a continuation of the cleanup being done over the years. She reminded the board that in 2014, Ordinance 2014-08 was approved for a total reorganization of Chapter 30, Unified Land Development Regulations of the Town's Code of Ordinances. Since then, review of several site plan amendment applications identified that more changes had to be made. These changes would enable a more complete application process and streamline review of development requests so a proposed ordinance was put together. The proposed amendments would remove outdated language and replace it with language more suited to the Town of Lauderdale-By-The-Sea or with updated and better standards. For some of the standards, there is language required by Broward County. In this instance, we just state to follow Broward County standards.

Ms. Connors went over the changes that were highlighted in the Staff Report for the different sections starting with: **Sec. 30-71** (Development review standards), then **Sec. 30-112** (Development application and requirements), **Sec. 30-113** (Development application review procedures), **Sec. 30-119** (Mandatory site plan approval), **Sec. 30-120** (Application for conceptual or preliminary site plan review), **Sec. 30-121** (Application for site plan approval), **Sec. 30-122** (Site plan requirements), **Sec. 30-128** (Administrative Adjustments), and **Division 5 – Platting and Subdivision Requirements Sec. 30-130** (General Provisions) and **Sec 30-131** (Mandatory Plat Review). She said that this is a lot of information but most of it is cleaning up bad language and updating it. This ensures that the applications received by the Town have enough information and the review can proceed in a professional way. Now the Town would not have to request additional information of the applicant in order to complete the review.

Ms. Connors answered board member questions. She spoke about onsite driveways in a parking area where there are not a lot of parking lots and the Town Engineer's thoughts. She spoke about reconfiguring El Mar Drive.

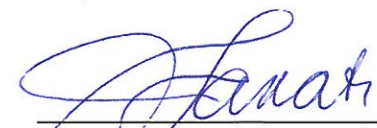
Mr. Channon made a motion to approve the Ordinance to amend Chapter 30, Articles I, II and IV. The motion was seconded by Mr. Graziano. The motion to recommend approval of the proposed ordinance carried 3 – 0.

Ms. Connors answered that the proposed ordinance was prepared to go before the Town Commission on October 25, 2016 for first reading and November 15, 2016 for second reading. She said there are examples for developers as to how their site plan should look and what to do in order to complete their review. She gave a brief glimpse into the future regarding what Staff will be working on, e.g., payment in lieu of parking, mixed use requirements, and Comprehensive Plan rewrites.

Ms. Connors further answered that right now the Town has certain parking standards that must be met. She explained about paying into a parking fund if a business does not have enough parking spaces. This would give a little more flexibility to business and property owners. The Town would use these funds for transportation improvements or enhancements. Ms. Connors then said that there would be an October Planning and Zoning Board Meeting.

6. OLD BUSINESS
7. UPDATES/BOARD MEMBER COMMENTS
8. ADJOURNMENT

Without objection, as there was no further business to discuss, the meeting was adjourned at 6:30PM.


Chair John Lanata

ATTEST:

Date Accepted: 2/21/18

Development Services Director Linda Connors

Linda Connors