

TOWN OF LAUDERDALE-BY-THE SEA

BOARD OF ADJUSTMENT MINUTES

Jarvis Hall

Wednesday, May 6, 2015 at 6:00 P.M.

CALL TO ORDER

Acting Chair Sandra Booth called the Board of Adjustment (BOA) meeting for the Town of Lauderdale-By-The-Sea (L-B-T-S) to order at 6:04 PM. The Pledge of Allegiance was recited. Roll was called. Members present were Sandra Booth, Carolyn Zaumeyer, Carmen Miller, and Second Alternate Verence Rapaport-Yankwitt. Chair Helene Wetherington, First Alternate Gerri Ann Capotosto and Board Member Charles Baclet were absent. Also present were Town Attorney Kathy Mehaffey and Town Planner Linda Connors. Clerk Idalia Gutierrez was present to record the minutes of the meeting.

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was already recited.

APPROVAL OF MINUTES – Previous BOA Meeting Minutes dated April 15, 2015.

Carolyn Zaumeyer made a motion to approve the minutes of April 15, 2015 as written. The motion was seconded by Verence Rapaport-Yankwitt. The motion carried 4-0.

PUBLIC COMMENTS

The Acting Chair called for public comments. As no one wished to speak, the Chair closed this public comments session.

NEW BUSINESS

Case Number 2015-PR-01: Level 2 Administrative Adjustment for Parking Standards to Reduce the Required Parking from 26 to 15 on Property Generally Located at 218 Commercial Boulevard (Linda Connors, Town Planner / Asst. Development Services Director)

Town Planner Linda Connors said that Case #2015-PR-01 was a Level 2 Administrative Adjustment for parking standards to reduce the required parking from 26 to 15. The Town Code requires any request for a reduction of more than three spaces or 10% of the required parking be brought before the Board of Adjustment for recommendation and final approval for the Town Commission. The Code also requires that the property be posted and notices go out to the three hundred foot surrounding property owners which was done. She explained that 218 Commercial is where the Basilic Restaurant is located. Anthony Lomascolo filed an application for a parking reduction for 218 Commercial Boulevard, which has 17,980 square feet of retail, office and restaurant space. The owner is interested in dividing a previous 3,800 square foot office area into a 2,875 square foot restaurant, Giovanni's, and 925 square foot retail space. Since retail and office space have a higher requirement for parking than restaurant does, the increase between

what is existing and what they are proposing is eleven parking spaces. Since those parking spaces cannot be provided on the site, they are asking for a parking reduction.

Ms. Connors explained that in 1995, the Town passed a new parking code for establishing parking standards for commercial usage allowed in Town. At that time, the Town realized that existing buildings would not be able to meet these requirements. Any building that existed at that time in 1995, their parking requirements would be considered met. However, if they changed the use or increased the size of the building which required additional parking spaces, those spaces would have to be required. Ms. Connors said that is why they are asking for eleven spaces. Ms. Connors said it is important to note that they are already 75 spaces deficient from what the current code requires. Therefore, if the eleven spaces were granted, they would be 86 spaces short of what the current code requires. The management of the 218 building, Basilic, is the same corporation that owns and manages the 222 building where Pronto Café is located. These two buildings work together. Both of these buildings together, by today's standards, are deficient by 147 spaces. Ms. Connors said that any Level 2 request for parking must go before the Town Commission. Desman Associates performed a parking analysis study for the Town. They believe the site is too constrained to supply any additional parking spaces. The renovation has made the site more successful than it was in the past. Desman recommends denial of the parking reduction request. They recommend that the Town continue to proactively identify additional parking solutions to accommodate future development. Staff is requesting that the Board review the request and make a recommendation which will be brought in front of the Town Commission at their May 12, 2015 meeting. Ms. Connors said the applicant's representative is here for questions. Kimberly Munger introduced herself as the COO for Seagrape Commons and was representing the owners.

Ms. Munger asked Ms. Connors what the Town was doing regarding parking. Ms. Connors said that the Town just completed a parking study and was looking at alternative parking solutions. She said that parking is being added to where the bathrooms are being built and also parking is being added on the vacant lot across from Walgreen's as a temporary site. The Town will continue to add more parking as they look for a permanent solution. Carmen Miller asked about the parking at SunTrust and Ms. Connors said that it was private parking. She further stated that Desman Associates did look at that and the parking on A-1-A to see if it could be utilized. They were not considered because there must be a safe route from the parking to the site. Ms. Munger pointed out that there were crosswalks. She said that they are trying to enhance the Town. She said that the owner and his son are here this evening. They relocated from Italy and have a home in Town. They are conducting all their businesses in L-B-T-S. Carmen Miller asked Ms. Munger to describe the restaurant. Ms. Munger explained that it is an Italian market similar to Doris Market. It would sell fresh meats and homemade products. It would serve breakfast, lunch and dinner open 7:00AM to 10:00PM. Carolyn Zaumeyer inquired about valet parking. Ms. Munger said they are currently in the process of purchasing the building to the west, 224 Commercial, which has parking underneath the building. Currently that parking is rented in the evening to Aruba's Valet. As there were no further questions from the Board at this time, the Acting Chair opened this up to public comments.

Pietro DiCostanzo, son of the restaurant owner, said it was going to be a full-service restaurant with a market area. There were no questions for Mr. DiCostanzo. Acting Chair Booth asked if anyone else wished to speak. As there were no questions or comments from the public, the public hearing was closed for a Board discussion. There was no Board discussion.

Carolyn Zaumeyer made a motion to recommend approval to the Town Commission of the parking reduction as written for Case Number 2015-PR-01. The motion was seconded by Verenice Rapaport-Yankwitt. The motion carried 3-1 with Sandra Booth voting against.

OLD BUSINESS

There was no old business to discuss.

UPDATES/BOARD MEMBER COMMENTS

There were no updates or comments.

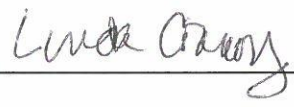
ADJOURNMENT

Carolyn Zaumeyer made a motion adjourn at 6:22pm. The motion was seconded by Carmen Miller. The motion carried 4-0.


Acting Chair Sandra Booth

ATTEST:

Date Accepted: 8/5/2015


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