APPROVED

TOWN OF LAUDERDALE-BY-THE SEA

PLANNING AND ZONING BOARD

MEETING MINUTES

Jarvis Hall - 4505 Ocean Drive

Thursday, April 18, 2019

1. CALL TO ORDER

Chair Lanata called the Planning and Zoning (P&Z) Board meeting for the Town of Lauderdale-By-The-Sea (L-B-T-S) to order at 6:02 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, 1st Alternate Howard Goldberg and 2nd Alternate Emeline Savidge. Alan Bluestein was the only absent member. Ms. Connors informed 2nd Alternate Emeline Savidge that she could participate in discussions but could not vote this evening and that as Howard Goldberg was the 1st Alternate, he could both participate in discussions and vote. Also present were Town Attorney James White, Development Services Director Linda Connors, Planner Susan Leven, and Clerk Kaliah Lewis.

3. APPROVAL OF MINUTES
   a. Previous Meeting Minutes – February 20, 2019

Mr. Ferrante made a motion to approve the minutes of February 20, 2019 as presented. The motion was seconded by Mr. Petreccia. The motion carried 5-0.

4. PUBLIC COMMENTS

Chair Lanata called for general public comments not specific to the agenda items now and no one wished to speak. The Chair closed public comments at this time.

5. NEW BUSINESS
   a. 2018-VAC-04: Vacation of a ten (10) foot portion of a Utility Easement for Silver Shores located at 236-238 Garden Court/Folio No. 494318270200 and 494318270210. (Development Services Director Linda Connors)

Development Services Director Linda Connors gave a PowerPoint presentation stating that this is a request for vacation of a ten foot portion of a Utility Easement for Silver Shores located at 236-238 Garden Court for the Sky230 Project. She explained that there is a Utility Easement that runs in between two existing parcels and it would be underneath one of the buildings. They need to vacate the Utility Easement to allow for a clean title on the property. They already acquired the necessary letters of support from the utilities that are able to utilize that easement and they need to get approval from the Town to move forward with the process. They are asking for the Board's recommendation of approval and then it would be brought to the Town Commission for further review. Chair Lanata asked if this was previously before the Board and Ms. Connors answered that there was a similar one for the property located on Shore Court and this is located on Garden Court. The Chair opened up the hearing for Board questions/comments. Mr. Ferrante said that

Staff has approved this and the applicant obtained all the letters they need. He does not see any problem with this. There were no other Board questions and the public hearing was open but no one from the public wished to speak. The Chair closed the public hearing and called for a motion.

Mr. Whyte made a motion to recommend approval to the Town Commission of 2018-VAC-04 as presented. The motion was seconded by Mr. Petreccia. The motion carried 5-0.

a. 2019-SP-01: Site Plan Review. 4433 Poinciana Street (Bonnan by the Sea) (Susan Leven, Planner)

Planner Sue Leven answered Chair Lanata that this was before the Board in 2017. She explained that the code requires the Building Permit is to be acquired within twelve months from the approval date and it did not happen. The site plan approval expired. They needed to start over. She gave a PowerPoint presentation stating that this development is made up of two lots which were joined together as 4433 Poinciana Street. It is a vacant parcel. The proposed plan is for an eight-unit building with three stories in a Mid-Century design painted in a light gray color. It went through architectural review and was approved. She showed the Board Members a slide of what it would look like. The site has fourteen parking spaces and six are covered. The eight uncovered are at the front of the street. The make-up of the parking spaces is nine standard, one handicap and four compact. There is a pool in the back and quite a bit of proposed landscaping. There is a proposal for a 6' precast concrete fence which would run along three sides of the property. This agenda item would go to the Town Commission on the 23rd.

Ms. Leven asked for questions. Chair Lanata wanted to know if this was the same plan that they had before. Ms. Leven said that for the most part, the answer to this question is yes. Ms. Connors said that the previous comments from the Town Commission and the Planning and Zoning Board were incorporated into the document; otherwise it is exactly the same. Mr. Goldberg asked if these properties are up for sale. Ms. Leven assumes they are being marketed because there is advertising in front of the property. Chair Lanata asked for Staff's recommendation and Ms. Connors said that Staff approved it with conditions (most of which are standard conditions). She read into the record and explained the conditions to the Board Members. Mr. Goldberg said that it is consistent with the Town Code and Ms. Connors agreed. He felt that this should come to a vote and be moved along.

Mr. Petreccia made a motion to recommend approval to the Town Commission of 2019-SP-01 as recommended by Staff. The motion was seconded by Mr. Ferrante.

Chair Lanata called for public comments but as no one from the public wished to speak, the public hearing was closed.

The motion carried 5-0.

Ms. Connors said that Ms. Leven had a presentation on comprehensive planning and with the Board's permission and without objection, Ms. Leven gave her PowerPoint presentation, "Comprehensive Plan 101". Ms. Connors then spoke about things that would be coming up to be worked on for he Comp Plan such as Peril of Flood. We have to include opportunities and policies for the Town to adopt based on changes in weather patterns and how it would be dealt with. The County is in the process or has finalized some changes to their Comprehensive Plan which will trickle down to the Town and our Comprehensive Plan would need to be updated. The last time the Town updated its Comprehensive Plan was 2011 and we have to update the data, how it is written, and the history. We would be working on that throughout the next year or so. Ms. Savidge asked if we would be updating the old Comprehensive Plan and Ms. Connors answered that we would be updating the old Comprehensive Plan to include the County and State requirements and updating the language so it reflects the community today. We would also be deleting some of the outdated or completed policies that are currently in the plan. Mr. Petreccia asked about new construction meeting new flood plans and Ms. Connors said that there are no specifics now but it would be looked into. Mr. Whyte inquired about maximum capacity of units and Ms. Connors said that we are approximately 99% built out and, for example, the eight units from today's meeting won't really impact the Town for planning purposes. Mr. Goldberg asked how many properties (houses, condos, etc.) are in Lauderdale-By-The-Sea and Ms. Connors said that she could get him those numbers. Then Mr. Goldberg asked if traffic, number of people, etc. are included in the planning because as the Town gets more well known, it becomes tougher to drive A-1-A during season. Ms. Connors explained that even neighboring communities impact traffic. There were no other Board questions.

Ms. Connors stated that there would be no May meeting and the next meeting would be June 5th. She asked the Board Members to please e-mail their summer travel dates so that Staff can try to coordinate/amend dates, if necessary, to ensure a meeting quorum.

6. OLD BUSINESS

7. UPDATES/BOARD MEMBER COMMENTS

Mr. Petreccia asked for an informational presentation regarding El Mar Drive. Ms. Connors would speak with the Town Manager about a presentation to the P&Z Board or when this subject would be presented to the Town Commission or to the community.

8. ADJOURNMENT

Mr. Ferrante made a motion to adjourn at 6:30PM. The motion was seconded by Mr. Whyte. The motion carried 5-0.

Chair John Lanata

ATTEST:

Date Accepted: 6/5/19

Development Services Director Linda Connors

Linda Connors

7