

TOWN OF LAUDERDALE-BY-THE-SEA

TOWN COMMISSION

AGENDA CONFERENCE MINUTES

Town Commission Meeting Room

4501 Ocean Drive

Tuesday, August 10, 2004

6:00 P.M.

1. CALL TO ORDER, MAYOR OLIVER PARKER

The meeting was called to order by Mayor Parker at 6:05 p.m. Present were Mayor Parker, Vice Mayor Kennedy, Mayor Pro Tem Clark, and Commissioner Wessels. Town Manager Baldwin, Town Attorney Cherof, and Town Clerk Medina were also in attendance. Commissioner Yanni was not present.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

3. REVIEW AGENDA FOR REGULAR MEETING OF AUGUST 10, 2004

- Code Compliance Quarterly Report

There were no objections to the report as submitted. Mayor Parker advised that he had been pleased to see that before and after photographs were included.

The Commission then briefly discussed the minutes to which they provided no changes, deletions, or additions.

- Ordinance, 2nd reading

The Commission had no objections to the proposed Scooter Ordinance.

- Ordinance, 1st reading

Mayor Parker advised that no increase was expected in the sewer rates. He indicated, however, that there was some change to the rates on the duplexes.

The Commission then discussed the Consent Agenda.

- Item 10A, Proclamation, Florida Water, Wastewater, and Systems Operators Week

The Commission had no objections to the proposed proclamation.

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- Item 10B, Development Extension for Pier Point a/k/a Oriana

Sue Delegal, representing the applicant, was present. Mayor Parker stated that the request for extension was for a period of six months. He indicated that when this site plan had been originally approved, one of the conditions of the approval was that the applicant would provide a 15 foot easement on the property. Mayor Parker asked if the documentation for the easement had been forwarded to Attorney Cherof for review. Ms. Delegal replied that the documentation had been provided to Attorney Cherof last Friday and hoped that it would be completed and recorded by the time the permits were obtained.

In response to the Mayor's inquiry, Ms. Delegal advised that the actual development order expired on September 23rd. She advised that it was apparent that the applicant would not have all the necessary permits to pursue the commencement of the project by that time. Attorney Cherof stated that the site plan had been approved subject to the easement and, therefore, the Commission could, at any time, rescind the development order if the easement were not provided. Some discussion followed, with the Commission agreeing that the extension request should be granted.

Manager Baldwin advised that Items 10C and 10D should be a request for the Commission's approval.

- Item 10C, Development Services Director

The Commission had no objections to the proposed job description for the Development Services Director.

- Item 10D, Resolution on Transportation Enhancement

Assistant Town Manager Ward provided a brief history on the proposed resolution. She indicated that the application had been sent through the Metropolitan Planning Organization, stating that the Town had been ranked fourth out of 22 applications for this particular grant. Assistant Manager Ward advised that the Department of Transportation (DOT) then reviewed the Town's application and had found the application insufficient in four or five different areas. She explained that DOT was not particularly pleased with the project as it was essentially to provide landscaping in the northern parts of Town. Assistant Manager Ward explained that the \$500,000 grant would assist the Town tremendously in this matter and DOT had requested that the Commission approve the proposed resolution before it moved forward with its approval.

The Commission had no objections to the approval of the proposed resolution.

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- Item 12C, Town Website

Commissioner Wessels recommended that this issue be discussed earlier in the meeting. There was full consensus to discuss this issue prior to the public hearing on the ordinance, 2nd reading.

- Item 13A, Fire Station

Manager Baldwin requested direction as to the Commission's wishes in the pursuit of a fire station. He indicated that since the Town had contracted with the Broward Sheriff's Office for these services, if the Commission concurred on the location of the fire station, plans could be prepared. Manager Baldwin provided some background on the purchase of property for this facility and, although Broward County had agreed to a specific amount of funds for this project, he indicated additional funds would probably be required. He reiterated that he was only looking for direction with the planning process at this point so that a recommendation could be prepared for the Commission's consideration.

Mayor Parker stated that Commissioner Yanni had, in the past, discussed having the Town Hall Complex moved to another location that was not oceanfront. He believed that perhaps the Master Plan Steering Committee should review the plan in order to provide Commissioner Yanni with an opportunity to address the Commission concerning this matter. Commissioner Wessels agreed that this issue should be reviewed by the Steering Committee in an effort to obtain recommendations on the planning aspects of the project.

Kevin Hart stated that a plan had already been developed, with a key element being to relocate the Public Works Department. He indicated that the public safety facility had to be designed before definite plans were pursued.

There was full consensus to refer this issue to the Steering Committee for further review and recommendations.

- Item 13B, Site Plan, Poinciana Point

Walter Keller advised that the petitioner had met all the requirements, with the exception of one that addressed the landscaping plan.

- Item 13C, Site Plan, Bougainvilla Drive Townhomes

Mayor Parker advised that staff was requesting that the public hearing be opened and continued to the meeting of September 13th. There were no objections to the continuation of this item.

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- Item 12A, Economic Feasibility Study

Chris Hamlin, of Goodkin Consulting, was present and provided a brief description of the report that would be presented to the Commission later in the evening. He expressed a firm belief that the Town was experiencing internal and external conditions that would cause dramatic changes to evolve within the future. Mr. Hamlin explained the method of review used to prepare the recommendations. And, he felt that the changes would create some challenges, as well as some great opportunities. Mr. Hamlin stated that a town that was looking towards these kinds of changes needed to keep in mind how to accomplish its goals during the planning process. He felt that the Town was currently in the position to better control development and that it had a variety of entities that could assist the Town in developing itself in the manner it wanted to pursue development. Mr. Hamlin stated that the County was looking to have an increase in population and, therefore, the County's ability would be taxed at some point.

Mr. Hamlin stated that it was important to note that redevelopment would occur in the eastern sections of the County as the west was fairly new. He added that the "higher end" development would take place along the eastern coastline.

Mr. Hamlin felt that the Town needed to pursue a development program that would govern where and how development would proceed within the Town. He indicated that if the Town did not create a development plan, it would be quite unhappy with the results. Mr. Hamlin stated that property within the Town had changed hands dramatically within the last four years.

Mr. Hamlin stated that five individual recommendations were listed in the report and briefly discussed each individual recommendation. He believed that the "hospitality" business within the Town would change in the future and the Town needed to ensure that this type of asset was maintained. Mr. Hamlin emphasized, however, that the Town needed to prepare for the fact that this market would diminish.

Mr. Hamlin stated that property values within the Town were increasing at a high rate and explained that this was actually working against the Town with its economic feasibility.

Mr. Hamlin suggested that the Town create an overlay district that covered the areas between Seagrape Drive and the ocean, and between Pine Avenue and Palm Avenue. He indicated that the second element of the overlay district would be that area between Seagrape Drive and the Intracoastal Waterway. Mr. Hamlin stated that incentive zoning was programmed into the recommendation, which included parking requirements, permitted land uses, density, and height regulations. He added that the ability to build up to five stories should be included in the incentive zoning. Mr. Hamlin felt that limiting development to four stories would, in his opinion, cost the Town the loss of very good development. He emphasized that he was not, in any way, recommending that five stories be permitted everywhere within the Town, but rather, that it had to be considered for specific developments.

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Mr. Hamlin stated that another recommendation was to create a parking authority wherein parking garages could be constructed, with spaces being sold. He explained that the lack of parking was an inhibiting factor to pursuing development.

Mr. Hamlin also suggested that a business improvement district be created. Mayor Parker asked if the report considered the expansion of the allowable area under the B1 zoning. Mr. Hamlin replied negatively, but advised that incentive zoning did not really have a zoning class, but permitted uses. He indicated that the report was, however, designed to have the first element of the planning area be the least restrictive area to ensure that mixed uses could be created within the district.

Commissioner Wessels asked how the study addressed condominium/hotels. Mr. Hamlin expressed concern that if a rental hotel unit did not have a successful outlook, condominium rentals would have less chance for success. He did not feel that this type of market would be economically feasible for the Town.

4. ADJOURNMENT

Vice Mayor Kennedy made a motion to adjourn the meeting. As there was no further business to discuss, the meeting adjourned at 6:58 p.m.

Oliver Parker
Mayor

ATTEST:

Alina Medina
Town Clerk

Date Accepted: _____