

TOWN OF LAUDERDALE-BY-THE-SEA

TOWN COMMISSION

AGENDA CONFERENCE MINUTES

Town Commission Meeting Room

4501 Ocean Drive

Tuesday, February 28, 2006

6:00 P.M.

1. CALL TO ORDER, MAYOR OLIVER PARKER

The meeting was called to order by Mayor Parker at 6:09 p.m. Present were Mayor Parker, Vice Mayor Kennedy, Mayor Pro Tem Clark, Commissioner Wessels, and Commissioner Yanni. Also present were Town Manager Robert Baldwin, Town Attorney James Cherof, and Town Clerk Medina.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

3. REVIEW AGENDA FOR REGULAR MEETING OF FEBRUARY 28, 2006

There were no objections to the Presentations, the Reports, or the Minutes.

Commissioner Yanni requested more detail in future minutes. Clerk Medina explained that discussion at an Agenda Conference was limited, and therefore, so to are the minutes. She added, that the minutes for the Regular Meetings contain more detail.

ORDINANCES (2nd READING) "Public Hearings"

- **7A, Ordinance No. 2006-02:** An ordinance of the Town Commission of the Town of Lauderdale-By-The-Sea, Florida, amending Chapter 24 of the Code of Ordinances to provide a comprehensive revision to the Town's Land Development Regulations; providing for the renumbering and recodification of the Land Development Regulations as Chapter 30 of the Code of Ordinances; amending or adding provisions regarding final site plans, architectural standards for the RD-10, RM-25, RM-25A, and RM-50 zoning districts, procedures and requirements for rezoning including application process and requirements, vested rights determinations, quasi-judicial proceedings, general provisions including legislative intent, purpose, rules of interpretation effective staff decisions, enforcement, violations and penalties and computation of time, definitions, non-conforming uses and structures, including provisions for extensions, alteration, enlargement and reconstruction, zoning map, interpretation of district boundaries, purpose and intent of zoning districts, regulations for the RM-25A zoning district, planned unit development regulations, off-street parking requirements in the B-1A zoning district, off-street parking requirements in the B-1 zoning district, boats, boat lifts and boat houses,

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boat davits, height of fences, walls and hedges, swimming pool and deck setback requirements, accessory buildings and structures, off-street parking and loading requirements, telecommunication towers and antennas, window awnings and entrance canopies, signs and landscaping; providing for severability; providing for codification; providing for conflicts; and providing for an effective date.

Mayor Parker reviewed Ordinance 2006-02 as amended on first reading. He explained that changes made, resulting in subsections "a", "b" under Permitted accessory uses for hotels, motels and community residential facilities, page 24 of the Unified Land Development Regulation were made to avoid the allowance of stand alone bars and nightclubs. He also reviewed the change made to the Minimum floor area of dwelling units on page 24 of the Unified Land Development Regulation that changed the size of a hotel/motel room from 200 square feet to 300 square feet.

Mayor Parker discussed making an additional change to the Ordinance regarding the present 20 foot side set back requirement. He believed a 30 foot side set back would allow for adequate beach access for emergency vehicles and pedestrians. There were no objections.

Commissioner Yanni believed 300 square feet for a hotel/motel room would be too small and suggested increasing the square footage.

Mayor Parker suggested the following: 1300 square feet for 2 bedroom or more; 900 square feet for 1 bedroom; 700 square feet for a studio; and 400 square feet for a hotel/motel room.

It was the Consensus of the Commission to accept the change. Commissioner Wessels thought the numbers were arbitrary and disagreed with the suggestion.

Commissioner Yanni questioned why off street parking was scratched out. Assistant Planner Townsend said it was already addressed in Town Code Section 24-5.153.

There was no objection to passing Ordinance 2006-02 on second reading with the proposed changes regarding beach access and square footage for hotel/motel rooms.

- **7B, Ordinance No. 2006-01:** An ordinance of the Town of Lauderdale-By-The-Sea, Florida, amending the Code of Ordinances, Chapter 24, the Land Development Code, Article V, Zoning; amending subsection M to redesignate the District as "The Hospitality Zoning Overlay District"; providing a definition of a "Tourist Accommodation"; authorizing condominium hotels; providing boundaries, transition areas, eligibility criteria, requirements, overlay district modifications, increasing density for tourist accommodations; allowing for mixed use; and approval process; providing for codification, conflict, severability, and an effective date.

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The Commission talked about RM25 zoning and the confusion over an increase in density. Mayor Parker explained that 25 residential units were equal to 50 hotel units per acre and Assistant Planner Townsend assured that only the tourist units were being changed.

Town Planner Keller cleared up the confusion by explaining that Broward County allowed 2 hotel rooms for every residential room with a maximum of 50 hotel rooms per acre. He added that the overlay district provided incentive for tourist accommodations and was economically feasible.

Commissioner Yanni inquired of changes to height limitations, specific architectural features, and roof top recreational uses. Planner Keller assured him there were no changes to height limitations and believed the architectural features were consistent with the current overlay district. Planner Keller added that development projects where more than 50% of the units are tourist accommodations could have permanent fixtures such as pools, spas and other features as listed on page 9, Section 7 of Ordinance 2006-01.

Mayor Parker asked why there was no listing for a 2 bedroom hotel/motel room on page 3 of the Ordinance. Planner Keller said it could be added as 1200 square feet.

There were no objections to changing the Ordinance as presented with the inclusion of 1200 square feet for a 2 bedroom hotel/motel room.

4. ADJOURNMENT

Commissioner Wessels made a motion to adjourn the meeting. As there were no objections and no other business to discuss, the meeting was adjourned at 7:03 p.m.

Oliver Parker, Mayor

ATTEST:

Alina Medina, Town Clerk

Date Accepted: _____