



Town of Lauderdale-by-the-Sea

Development Services
4501 N. Ocean Drive
Lauderdale-by-the-Sea, FL 33308
Phone (954) 776-3611
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To: Planning & Zoning Board
From: Bud Bentley, Assistant Town Manager 
Date: August 10, 2011
Re: ***Planning Priority No. 1: Proposed Changes to Section 30.9 Architectural Standards***

STAFF REPORT

Planning Priority No. 1: *Proposed Changes to Section 30.9 Architectural Standards* is complete and Cecelia Ward has provided her report. The recommendations in the report have been incorporated in the attached draft Ordinance (**Exhibit 1**).

Background

At the April 20, 2011 meeting, the Planning and Zoning Board received a presentation from Cecelia Ward on her analysis of the Town's Planning & Land Development Regulations, and her recommendations for further action. A copy of the report, the minutes of the meeting and the video link are available at: <http://www.lauderdalebythesea-fl.gov/town/agendabackupminutesPZ.html>.

At the June 21st Budget Workshop, the Commission received a report concerning the Town's Planning Priorities & Cost to Address. A copy of the report and the video link for the meeting are available at: <http://www.lauderdalebythesea-fl.gov/town/agendabackupminutesNEW.htm>
Ms. Ward was authorized to proceed with Planning Priority No. 1.

In addition, at the July 12, 2011 Commission meeting, the Commission authorized Cecelia Ward to begin work on Planning Priority No. 2: *Encourage Investment in and Redevelopment of Existing Hotels*.

Recommendation:

Ms. Ward will present her report at the August 17th P&Z Board meeting.

Exhibits: 1. Draft Ordinance

ORDINANCE 2011-__

1 **AN ORDINANCE OF THE TOWN OF LAUDERDALE-BY-**
2 **THE SEA, AMENDING SECTION 30-9, OF THE CODE OF**
3 **ORDINANCES TO AMEND REQUIREMENTS RELATED**
4 **TO ARCHITECTURAL STANDARDS AND REVIEW**
5 **CRITERIA; PROVIDING FOR CODIFICATION,**
6 **SEVERABILITY, CONFLICTS AND AN EFFECTIVE**
7 **DATE**

8
9
10 **WHEREAS**, the Town Commission recognizes that changes to the adopted Code of
11 Ordinances (the “Code”) are periodically necessary in order to ensure that the Town’s land
12 development regulations are current and consistent with the Town’s planning and regulatory
13 needs; and

14 **WHEREAS**, Section 30-9 “Architectural standards”, of the Code, provides architectural
15 design elements and guidelines to facilitate harmonious and aesthetically compatible
16 development; and

17 **WHEREAS**, the Town has reviewed the Town Master Plan and completed several
18 visioning and inventorying programs to evaluate existing architectural development and future
19 Town goals; and

20 **WHEREAS**, the Town Commission desires to revise the architectural standards to foster
21 a sense of place and support compatible development which is efficient and architecturally and
22 visually appealing and preserves the essential character of the Town; and

23 **WHEREAS**, Section 30-531 of the Code requires issuance of a Notice of Intent prior to
24 the processing of any amendment to the land development regulations in Chapter 30 of the Code,
25 and such notice was given of this amendment on January 25, 2011; and

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26 **WHEREAS**, the Planning and Zoning Board, sitting as the Local Planning Agency, has
27 reviewed this Ordinance at a duly noticed hearing on August 17, 2011 and recommended its
28 adoption; and

29 **WHEREAS**, the Town Commission conducted a first and second reading of this Ordinance
30 at duly noticed public hearings, as required by law, and after having received input from and
31 participation by interested members of the public and staff, the Town Commission has determined
32 that this Ordinance is consistent with the Town's Comprehensive Plan and in the best interest of the
33 Town, its residents, and its visitors.

34 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF**
35 **THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, AS FOLLOWS:**

36
37 **SECTION 1. Recitals.** The foregoing "Whereas" clauses are ratified and confirmed as
38 being true, correct and reflective of the legislative intent underlying this Ordinance and are
39 hereby made a specific part of this Ordinance.

40 **SECTION 2. Amendment.** Section 30-9, Architectural Standards, of Chapter 30,
41 Unified Land Development Code, is hereby amended¹ as follows:

42 **Sec. 30.9 Architectural standards.**

43 ~~(a) *Samples of color in painting or awning work.* Each applicant for, or holder of, a~~
44 ~~permit authorizing exterior painting, coloring, awning work or erection of a~~
45 ~~canopy shall be required to submit to the Board for its approval, prior to the~~
46 ~~execution of such work, a sample of the color or colors to be used in such work;~~
47 ~~and the Board shall require the use of appropriate and harmonious colors therein.~~

¹ Words in ~~strike through~~-type are deletions; words in underlined type are additions.

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48 (b) ~~Architectural style. All buildings in business districts B-1, B-1-A and B-2 zoned~~
49 ~~properties hereinafter constructed, reconstructed, altered or added to shall be of~~
50 ~~classical style of Spanish, Venetian, Italian, or other Mediterranean or similar~~
51 ~~harmonious architecture.~~

52 1. Purpose and Intent.

53 The purpose of this section is to encourage the local adaptation of the Mid-Century
54 Modern architectural style, otherwise referred to as Miami Modern (MiMo), as the
55 preferred architectural style of the Town, in that such architectural style is compatible
56 with the essential character of the Town, supportive of efficient development, is
57 architecturally and visually appealing, and fosters a sense of place in the preservation of
58 the architectural and design characteristics of the Town's existing resort and residential
59 buildings.

60 2. Typical Architectural Design Features and Characteristics.

61 Typical architectural design features and characteristics to be utilized to reflect the Mid-
62 Century Modern (MiMo) Architectural Style shall include, but not be limited to:

- 63 (a) the use of geometric patterns
- 64 (b) emphasis on horizontal orientation
- 65 (c) kidney and oval shapes
- 66 (d) curves
- 67 (e) stylized sculpture
- 68 (f) cast concrete decorative panels and stonework particularly at the entrances

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- 69 (g) overhanging roof plates and projecting floor slabs with paired or clustered
- 70 supporting pipe columns
- 71 (h) round columns that taper to a smaller diameter as the column descends
- 72 (i) open-air verandas
- 73 (j) symmetrical staircases
- 74 (k) acute angles
- 75 (l) asymmetry in design
- 76 (m) awning windows
- 77 (n) built-in planters
- 78 (o) catwalks
- 79 (p) cutouts
- 80 (q) cantilevered beam and projections
- 81 (r) compressed arches
- 82 (s) concrete canopies
- 83 (t) curtain wall construction
- 84 (u) decorative railings
- 85 (v) egg crate facades
- 86 (w) eyebrow windows
- 87 (x) floating staircases
- 88 (y) intersecting planes
- 89 (z) louvers
- 90 (aa) large picture windows

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- 91 (bb) metal grilles
- 92 (cc) porte-cocheres
- 93 (dd) ribbon windows
- 94 (ee) rounded eaves
- 95 (ff) textured stucco

96 3. Typical Materials:

97 Typical materials to be utilized to reflect the Mid-Century Modern (MiMo) Architectural
98 Style, shall include, but not be limited to:

- 99 (a) aluminum
- 100 (b) textured stucco
- 101 (c) field stone
- 102 (d) keystone
- 103 (e) mosaics (glass or ceramic)
- 104 (f) oolithic limestone
- 105 (g) plate glass
- 106 (h) roman brick
- 107 (i) slump brick

108 4. Applicability.

109 (a) All development, including new construction, reconstruction, alterations and
110 additions within the B-1-A, B-1, R-5, RD-10, RM-25, and RM-50 districts of the
111 Town shall comply with the architectural standards and architectural review
112 requirements as provided by this section.

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113 (b) Alterations and additions to existing buildings with design elements that are not
114 associated with the Mid-Century Modern style of architecture shall conform to the
115 architectural style of the existing building.

116 5. Architectural styles.

117 (a) Mid-Century Modern.

118 The preferred architectural style of the Town shall be in accordance with the Mid-
119 Century Modern (MiMo) or similar harmonious architecture, except that buildings
120 the Town Commission has designated as a "historical landmark" shall conform to the
121 architecture of the existing building.

122 (b) Alternative Architectural Styles.

123 (i) While the Mid-Century Modern (MiMo) architectural style is the preferred
124 architectural style, it is not intended to be the exclusive architectural style of the
125 Town. Alternative architectural styles and design concepts may be considered
126 during the development review process. However, it shall be the applicant's
127 burden to show that the proposed alternative architectural style and design
128 concepts, to the maximum extent practicable, are compatible with the
129 architectural style of adjacent existing or approved development on the same or
130 abutting properties and street frontages, as further provided in this section.

131 (ii) Alternative architectural styles may be considered appropriate if it is found that:

132 (1) Such alternative styles are compatible with the architectural style of adjacent
133 existing or approved development on the same or abutting property; and

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134 (2) That the architectural style of new development incorporates a scale,
135 massing, and sufficient number of the same or similar design elements (e.g.,
136 horizontal or vertical building facade articulation, building facade
137 articulation elements, facade materials, roof design, use and design of
138 balconies, window design, door design, use and design of window or door
139 shading devices, railing design, etc.) to create a clear and affirmative
140 relationship or transition between the architectural styles of adjacent existing
141 buildings or of adjacent approved development.

142 6. Review of Architectural Design.

143 ~~It shall be the duty and responsibility of the Architectural Review Board to determine in~~
144 ~~each and every case whether or not the submitted plans comply with the type of~~
145 ~~architecture set forth herein above, and suggest to the designing architect such changes as~~
146 ~~would bring the plan into conformity.~~

147 ~~The Architectural Review Board shall recommend such changes in the design of the~~
148 ~~structure so as to preserve the traditional aesthetic treatment and an excellence of design~~
149 ~~of the community.~~

150 a. It shall be the duty and responsibility of the Development Review Official to ensure
151 that any application for a development permit, as required by Chapter 30, Article II.,
152 Development Review, of the Town Code of Ordinances and as required by this
153 section, includes a review of architectural design, as provided herein.

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154 b. The Town may retain the services of an outside consultant to conduct the
155 Architectural review and shall recover the costs for such services in accordance with
156 the provisions of Section 30-53(d).

157 c. The primary purpose of the architectural review shall be to determine whether or not
158 the submitted plans comply with the architectural design features and materials
159 typical of the Mid-Century Modern (MiMo) Architectural Style or if the submitted
160 plans are of an alternative architectural style that complies with the requirements of
161 Section 30.9, paragraph 5(b), as set forth herein above, and to suggest to the
162 designing architect such changes as may be necessary to bring the plan into
163 conformity with MiMo or alternative architectural style.

164 d. Elements to be Considered. The following elements shall be considered ~~In~~
165 ~~considering the design of the building, the Board shall consider and render a~~
166 ~~recommendation as to the feasibility of the following elements in the review of the~~
167 plans design concept:

- 168 (1) Trim
- 169 (2) Shutters
- 170 (3) Awnings and canopies
- 171 (4) Windows (Fenestration)
- 172 (5) Doors
- 173 (6) Texture of surface
- 174 (7) Colors

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- 175 (8) Roofs
176 a. Materials
177 b. Color
178 c. Slope
179 d. Overhang
180 (9) Planters
181 (10) Window boxes
182 (11) Walls, height, location, materials, and design
183 (12) Height of building
184 (13) Location of exposed piping, conduits and rain water leaders
185 (14) Horizontal or vertical building facade articulation
186 (15) Building facade articulation elements
187 (16) Facade materials
188 (17) Use and design of balconies
189 (18) Use and design of window or door shading devices
190 (19) Railing design

191 ~~The architectural type for a given location, unless specifically specified to the~~
192 ~~contrary, shall be in reasonable harmony with the architecture of the business district.~~

193 ~~Additions and alterations to buildings which have been designated by ordinance~~
194 ~~passed and adopted by the Town Commission as an "historical landmark" shall conform~~
195 ~~to the architecture of the existing building.~~

196 7. Compliance with Additional Design Standards.

197 All development subject to the requirements of this section shall also be required to
198 comply with the following additional design standards:

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199 ~~(c) — Compliance with standards required. All development, including new~~
200 ~~construction, reconstruction, alterations and additions within the B-1 A, B-1, R-5,~~
201 ~~RD-10, RM-25, and RM-50 districts of the Town shall comply with the following~~
202 ~~architectural standards.~~

203 ~~(1) The architectural type shall be in accordance with the classical style of the~~
204 ~~Spanish, Venetian, Italian or other Mediterranean or similar harmonious~~
205 ~~architecture, except that buildings the Town Commission has designated as a~~
206 ~~"historical landmark" shall conform to the architecture or the existing building.~~

207 ~~a. The use of mirrored glass shall not be permitted.~~

208 ~~(2) b. Marked stucco to simulate shutters flanking window openings, and indiscriminate~~
209 ~~use of stucco "scoring" or "cut lines," shall not be permitted, unless they perform~~
210 ~~a function in the design, shall not be permitted.~~

211 ~~(3) c. Where particular treatments such as scoring, slump brick or other architectural~~
212 ~~motifs are employed, these shall "return" on the abutting elevations.~~

213 ~~(4) d. Indiscriminate use of brick shall not be permitted.~~

214 ~~(5) e. Where wood or metal columns are used, the same shall be well-proportioned.~~

215 ~~(6) f. Shutters shall be architecturally designed to enhance the structure and all tracks~~
216 ~~and housing shall be concealed from view when not in use.~~

217 ~~(7) g. Rooftop equipment such as that used in air-conditioning and any other type of~~
218 ~~mechanical or service equipment shall be screened from view from the right-of-~~
219 ~~way.~~

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220 (8) h. Air cooled condensing and/or compressor equipment, water cooling towers and
221 other type of mechanical equipment or apparatus installed on or attached to a
222 premises shall be screened from view from the street, waterway, or adjoining
223 properties by a wall and/or landscaping.

224 (9) i. Exposed concrete or masonry block shall not be permitted. ~~With the exception of~~
225 ~~red or other brick, crab orchard or other stone, and architecturally formed and~~
226 ~~detailed concrete, all masonry surfaces shall be stuccoed.~~

227 (10) j. If metal garage doors are used, they shall be painted.

228 (11) k. No exposed air conditioning ductwork or exposed solar tanks shall be permitted.

229 (12) l. Buildings and structures shall not be of a design that is plainly of an
230 exhibitionistic character in form and coloring. By way of example, a milk bottle,
231 bean pot, articles of food, clothing, a windmill or the like would be in violation of
232 this provision.

233 (13) m. The materials, slope, construction, locations and design of awnings and canopies
234 shall be subject to approval by the Town.

235 (14) n. Any building extending from street to street on inside lots shall have two fronts.

236 (15) o. Facade. Any building constructed on any lot shall be designed in such a manner
237 as to present a facade of pleasing appearance facing all streets.

238 (16) p. The plans and specifications shall be in accordance with all other applicable code
239 provisions.

240 ~~(d)~~ 8. *Preparation, Approval and Revision of Architectural Drawings.*

241 ~~The following approval and revising preliminary and final working drawings:~~

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242 (1)(a) *Architectural drawings.* All architectural drawings shall be prepared by and bear
243 an impression seal of a registered architect ~~or registered engineer~~ qualified under
244 the laws of the State of Florida to prepare such drawings.

245 (2) ~~*Approval in principle.* Preliminary "approval in principle" shall be obtained from~~
246 ~~the Architectural Review Board before proceeding with the final working drawings. The~~
247 ~~drawings for "approval in principle" shall preferably be a single line plan or plans and~~
248 ~~shall have a plot plan, floor plan and shall show all affected elevations. Photographs of~~
249 ~~adjoining properties [and] plans for additions or exterior alterations of all facades of the~~
250 ~~building where the alterations occur or to which the addition is attached shall be~~
251 ~~presented with the preliminary plans. Whenever the estimated cost of construction of any~~
252 ~~addition, exterior alteration and/or new construction will exceed \$25,000.00 such~~
253 ~~preliminary plans shall be submitted in duplicate.~~

254 (3)(b) *Approval of Architectural Design. Board of architects.* It shall be the duty of the
255 Architectural Review Board The Development Review Official shall make the
256 determination as to whether the architectural design reflected in the final
257 architectural design drawings meets the intent of this Section in to preserve
258 preserving the traditional aesthetic treatment of the community-, and shall include
259 such findings in accordance with the documentation required for development
260 review and approval as set forth in Article II. Development Review.

261 (4) ~~*Revisions to preliminary plans.* When the designing architect and/or engineer~~
262 ~~revises preliminary plans in accordance with the suggestions of the Architectural Review~~

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263 Board, he shall return the original drawings showing the Board's suggestions with the
264 revised drawings.

265 (c) Revisions to Approved Architectural Design Drawings: final working
266 drawings. Modification to the After plans have been approved, no deviations from
267 the approved architectural design as reflected on the approved final architectural
268 design drawings shall be permitted without the approval of the Architectural
269 Review Board, subject to the provisions for modifications to development plans
270 as provided in Article II. Development Review.

271 **SECTION 3. Codification.** This Ordinance shall be codified in accordance with the
272 foregoing. It is the intention of the Town Commission that the provisions of this Ordinance shall
273 become and be made a part of the Town of Lauderdale-by-the-Sea Code of Ordinances; and that the
274 sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be
275 changed to "section", "article" or such other appropriate word or phrase in order to accomplish such
276 intentions.

277 **SECTION 4. Severability.** If any section, sentence, clause, or phrase of this Ordinance
278 is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding
279 shall in no way affect the validity of the remaining portions of this Ordinance.

280 **SECTION 5. Conflicting Ordinances.** All prior ordinances or resolutions or parts thereof
281 in conflict herewith are hereby repealed to the extent of such conflict.

282 **SECTION 6. Effective Date.** This Ordinance shall become effective immediately upon
283 passage on second reading.

284 Passed on the first reading, this ____ day of _____, 2011.

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285 Passed on the second reading, this ____ day of _____, 2011.

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Mayor Roseann Minnet

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First Reading

Second Reading

Mayor Minnet

Vice-Mayor Dodd

Commissioner Clotey

Commissioner Sasser

Commissioner Vincent

297 Attest:

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Town Clerk, June White, CMC

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(CORPORATE SEAL)

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Approved as to form:

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Town Attorney, Susan L. Trevarthen