



AGENDA ITEM MEMORADUM

Development Services

Linda Connors

Department

Town Planner

COMMISSION MEETING DATE (*) - 7:00 PM	Deadline to Town Clerk
<input checked="" type="checkbox"/> May 8, 2012	April 27th

***Subject to Change**

- Presentation Reports Consent **Ordinance**
- Resolution Quasi-Judicial Old Business New Business

FY2011 DESIGNATED HIGH PRIORITY ITEM - PRIORITY TOPIC

SUBJECT TITLE: Resolution Adopting a Notice of Intent to Revise the Town Land Development Code, Chapter 30, Zoning, Supplemental Regulations.

EXPLANATION: The Town Commission approved amendments to the Town's sign regulations at their February 28, 2012 meeting. While the amendments were being discussed, Commissioner Vincent suggested that the Town develop standards requiring screening of windows that show vacant interior space. The addition of these standards to the code would first require the Town to adopt a notice of intent.

Section 30-531 of the Town's Code requires the Town to adopt a notice of intent (NOI) to inform the public of any proposed changes to our Land Development Code. Resolution 2012-23 (**Exhibit 1**) gives notice of Town's intent to adopt supplemental regulations regarding the screening of vacant commercial storefronts, including hotels and motels. This NOI describes the proposed amendments, sets a projected time frame for adoption and sets the time when the pending changes related to this notice of intent will become effective and applicable.

Commissioner Dodd asked at the last meeting why we had not included additional regulations regarding commercial windows in the proposed amendments. Drafting regulations for window coverings for vacant buildings was a simple assignment and did not require a lot of staff time. More expansive regulations would require significant staff time to research, write, and educate the commercial property owners about. Doing more expansive work on window regulations would interfere with our ability to complete the planning priorities that the Commission set for completion this fiscal year.

RECOMMENDATION: We recommend the adoption of Resolution 2012-23 (Exhibit 1), which establishes a Notice of Intent to amend the Code's Supplemental Regulations related to the screening of vacant windows prior to September 2012.

EXHIBITS: Exhibit 1 – Resolution 2012-23

Resolution Reviewed by Town Attorney
 Yes No

Town Manager Initials LC

27 **NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF**
28 **THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA:**

29 **SECTION 1. Authorization.** Pursuant to Section 30-531 of the Code of Ordinances,
30 the Town Commission authorizes the investigation, study, development, drafting, and
31 consideration of the proposed zoning and land development code amendments, as described in
32 the Notice of Intent of Pending Land Development Regulations attached hereto as Exhibit "A."

33 **SECTION 2. Effective date of notice.** The Town Commission hereby finds that the
34 effective date of the Notice of Intent of Pending Land Development Regulations shall be May 8,
35 2012 and that the proposed regulations shall become applicable to development within the Town
36 immediately following second reading and adoption of ordinance(s) related to this Notice of
37 Intent.

38 **SECTION 3. Effective date of resolution.** This Resolution shall become effective
39 immediately upon passage and adoption.

40 **PASSED AND ADOPTED** this _____ of _____, 2012.

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MAYOR ROSEANN MINNET

ATTEST:

June White, Town Clerk, CMC

Approved as to form:

Susan L. Trevarthen, Town Attorney

Exhibit "A"
Notice of Intent of Pending Land Development Regulations
Effective May 8, 2012 (Resolution 2012-23)

1. Statement of Purpose:

In accordance with Section 30-531 of the Code of Ordinances, the Town hereby issues this **Notice of Intent** to notify the public of proposed changes to the land development regulations of Chapter 30 of the Code of Ordinances ("Code"). Upon Town Commission approval of the further processing of the proposed regulations, the amendments will be scheduled for hearing and adoption by ordinance.

2. Description of Proposed Amendments to Chapter 30 "Unified Land Development Regulations" of the Code of Ordinances:

Providing for revisions related to window screening for commercial uses including hotels and motels, to address the Town's vision and achieve consistency between the Town's Master Plan and Land Development Regulations, which may address regulations in the following Code sections:

Chapter 30, Article V, "Zoning", Division 2, "Districts", Subdivision L, "Supplemental Regulations."

3. Projected Time Frame for Adoption of Regulations and Plan Amendments:

- | | |
|---|-------------------------------------|
| a. Public hearing and Town Commission approval
to proceed with proposed amendments | <u>May 8, 2012</u> |
| b. Planning and Zoning Board Hearing on Ordinance(s): | <u>May, 2012 - June, 2012</u> |
| c. Adoption of Ordinance(s) By Town Commission: | <u>June, 2012 – September, 2012</u> |

4. Application of Pending Regulations:

The proposed regulations shall become applicable to development within the Town on the immediately following second reading and adoption of ordinance(s) related to this Notice of Intent.