



Town of Lauderdale-By-The-Sea
Development Services Department

To: Charter Review Board
Thru: Bud Bentley, Assistant Town Manager *BB*
From: Linda Connors, Town Planner *LC*
Date: July 5, 2012
Meeting Date: July 11, 2012
Topic: **Charter Case Study**

At their June meeting, the Charter Review Board asked staff to provide a case study related to the development of a vacant parcel of land fronting North Ocean Drive into a new hotel structure. The request was made so that the Charter Review Board could analyze the impacts of the charter restrictions on future development.

Staff developed two different scenarios for a 150' x 125' lot fronting North Ocean Drive. In the first scenario (which was the original request from the Charter Board), the review is based on the lot being vacant and the proposal is for new construction (Exhibit 1). The second scenario is for the same lot, but the construction is because a five (5) story hotel with back out parking was destroyed by a hurricane (Exhibit 2). In this scenario, Charter Section 7.1 (5) (a) would apply. Table One summarizes the Code and Charter requirements for each scenario.

Table One

Subject Property	Scenario #1	Scenario #2
Zoning: RM25 Land Use: Medium-High Lot: 125 x 150 (18,750 sq. ft./.43 acres.) Flood Zone X	New Construction; Vacant Lot	Replacement of 5 story hotel with 30 units, 20,500 sq. ft.; ground floor units and back out parking onto AIA
Height	33'	66'
Setback		
Front	25.00'	25'
Side	15.50'	32'
Rear	12.75'	21'
Density (No. of units)	Max 22 hotel rooms	Town Attorney is reviewing
Setback Area		
Required to be Open	2,092 sq. ft.	2,989 sq. ft.
Allowed for recreation, parking, etc....	6,275 sq. ft.	8,967 sq. ft.
Required Parking	22 cars or 17 cars and 20 bicycles	One per room (25% bicycles)

In scenario #1, the code would allow a three story building that does not exceed 33' in height. In the 2nd scenario, a six story building would be allowed to replace the five story building. This is because Charter Section 7.1 (5) (e) allows additional height necessary to meet the parking requirements (1st floor parking) and still provide the same number of habitable stories that was contained in the non-conforming structure.

Attachments: Exhibit 1 – Scenario 1 - New Construction
Exhibit 2 – Scenario 2 - Replacement Building

Exhibit 1

Example #1 – Vacant Lot fronting Ocean Drive

Lot Characteristics

Zoning	RM25
Land Use	Medium High 25 units/acre
Lot Size	150 x 125 or 18,750 square feet or .43 acres
Flood Zone	X

Development Characteristics

Vacant Lot
New Construction
Hotel
Height 33'

Code Requirements:

Height [Sec. 30-241 (d)]

Maximum Height 33'		
Ground floor elevation	Zone -1 and V-2	8'
	Zone A-1	6'

Setback [Sec. 30-241 (j)]

Front	25' but not more than 35'; can be equal to neighboring property)
Side	15.5' (10' + 1' for every 2' exceeding 22' in height)
Rear	12.75' (10' + 1' for every 4' exceeding 22' in height)
Total Setback Area	8,367.25 square feet
Max. Building Envelope	10,382.75 square feet (3 floors = 31,148 sq. ft)

Open Area – Total Setback Area [Sec. 30-241 (l)]

25% or 2,091.81 square feet Open and not occupied by any roof structure. Area shall be landscaped with shrubs, hedges and flower beds and grass.

75% or 6,275.44 square feet May be used for pools, aprons, recreation, parking and other open uses. Shall be suitably landscaped

Density [Sec. 30-241 (m)]

Required lot area shall be at least 871 square feet per hotel room. Net density cannot exceed 25 kitchen dwellings or 50 hotel rooms per acre of site
Maximum rooms per this site is 22 hotel rooms [(.43 acres x 50 hotel units) and (31,148/871) whichever is less]

Parking [Sec. 30-317 (h) and 30-318 (c)]

Backout parking is prohibited on AIA	
Hotel	One parking space for each rentable unit
Maximum # of units on lot	22
Minimum Parking Spaces	22 car spaces or 17 car parking spaces and 20 bicycle spaces

EXHIBIT 2

Example #2 – Redevelopment of 5 Story Building Fronting Ocean Drive

Lot Characteristics

Zoning	RM25
Lot Size	150 x 125 or 18,750 square feet or .43 acres
Flood Zone	X

Development Characteristics

Prior building (hotel) destroyed by hurricane
Height 56', 20,500 square feet and 30 hotel units (no kitchens)
Original building had backout parking and ground floor units
Height required that allows parking on first floor - 11'

Requirements:

Height [Charter 7.1]

Maximum Height	66' (original height plus additional height for parking @ 1 st floor)
Ground floor elevation	Flood Zone -1 and V-2 8'
	Flood Zone A-1 6'

Setback [Sec. 30-241 (j)]

Front	25' but not more than 35'; can be equal to neighboring property)
Side	32' (10' + 1' for every 2' exceeding 22' in height)
Rear	21' (10' + 1' for every 4' exceeding 22' in height)
Max. Building Envelope	6,794 square feet
Total Setback Area	11,956 square feet

Open Area – Total Setback Area [Sec. 30-241 (l)]

25% or 2,989 square feet Open and not occupied by any roof structure. Area shall be landscaped with shrubs, hedges and flower beds and grass.

75% or 8,967 square feet May be used for pools, aprons, recreation, parking and other open uses. Shall be suitably landscaped

Density [Sec. 30-241 (m)]

Required lot area shall be at least 871 square feet per hotel room. Net density cannot exceed 25 kitchen dwellings or 50 hotel rooms per acre of site. Town Attorney is reviewing.

Parking [Sec. 30-317 (h) and 30-318 (c)]

Backout parking is prohibited on AIA	
Hotel	One parking space for each rentable unit
Minimum Parking Spaces	22 car spaces or 17 car parking spaces and 20 bicycle spaces

T 4

1/2" IP,
Y CAP
34" S.

CORNER
0.3' W.

4.0'

10.18

0.5'

125.00' (CFT)(P)

288

0.5'

5' C.L.F. 372

373

CONCRETE

51.2'

8.1'

19.5'

TRASH

291

290

289

287

286

285

70.0'

282

5' C.L.F.

ASPHALT
OVERHEAD
SIGN

1 ASPHALT
PARKING
SPACE

90' (P)

25.00'

FOUND NIC,
NO DISC

50.00' (P)

CONCRETE SIDEWALK

4' ALUMINUM
RAIL

CONCRETE SIDEWALK

4' ORNAMENTAL
CONC. WALL

50.00' (P)

CONCRETE SIDEWALK

4' ALUMINUM
RAIL

CONCRETE SIDEWALK

4' ORNAMENTAL
CONC. WALL

50.00' (P)

CONCRETE SIDEWALK

9 ASPHALT PARKING SPACES

50.00' (P)

CONCRETE SIDEWALK

FOUND N/D "LB 3110"

CONCRETE GUTTER

50.00' R/W

ASPHALT

50.00' R/W

N.05'00"20"E. 50.00' R/W

ASPHALT

50.00' (P)

CONCRETE SIDEWALK

2 STORY HOTEL BUILDING
4513

F.F.E. 2nd FLOOR = 22.03'

STAIRS

21.0'

277

276

275

FAUCET

279

280

317

4' C.L.F.

LOT 28

COVERED CONCRETE

273

274

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BLOCK 24
LAUDERDALE BY THE SEA
P.B. 6, PG. 2, B.C.R.

STAIRS

STORAGE

CONCRETE POOL DECK

POOL

POOL HEATER

COVERED POOL PUMP EQUIPMENT

VALVE BOX

4' ORNAMENTAL CONC. WALL

CONCRETE SIDEWALK

4' ALUMINUM RAIL

CONCRETE SIDEWALK

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