

ITEM 1



Town of Lauderdale-By-The-Sea

Development Services
4501 Ocean Drive
Lauderdale-by-the-Sea, FL 33308

To: Planning and Zoning Board
Thru: Bud Bentley, Assistant Town Manager *BB*
From: Linda Connors, Town Planner
Date: May 9, 2012
Meeting Date: May 16, 2012

Town Planner Report: Proposed amendments to Chapter 30 to require window screening for vacant storefronts.

The purpose of this agenda item is to review the proposed amendments (**Exhibits I**) to Chapter 30 of the Town Code to require window screening for vacant storefronts.

Background

When the Commission approved amendments to the Town's sign code on February 28, 2012, Commissioner Vincent suggested the Town develop standards requiring screening of windows that show vacant interior space. The proposed language for these standards is attached as **Exhibit 1**.

Justification

Our review of the land development regulation codes resulted in the recommendation that the Town should amend the Code and include standards related to window screening as they are consistent with the Goals, Objectives and Policies (GOP's) and overall guiding principles as expressed in the Town's adopted Comprehensive Plan. Those GOPs supporting these amendments are as follows:

Economic / Redevelopment

Goal 10.0

To promote the continued economic vitality of the Town's seasonal residential and business areas in a manner sensitive to the overall best interests of existing Town residents.

Objective 10.2

Cultivate an overall local resort image by undertaking/promoting related public and private property improvements.

Objective 10.3.

To broaden the tourist market base by encouraging innovation and modernization in the type, character and appearance of local tourist residential and business uses.

Objective 10.6

Provide for the perpetuation of the overall low-rise, pedestrian oriented atmosphere of the southern portion of the Town consistent with the Charter.

Policy 10.6.1 Maintain Plan land use designations and current building height limitation consistent with the Charter.

Policy 10.6.2 With regard to the above, consider amendments to the Plan with a clear emphasis towards maintaining an open, pedestrian friendly building character.

Proposed Amendments

One current planning principal is to ensure that there is visual interest in windows so as not to create a void along the street. Interesting windows will encourage pedestrian activity within our commercial areas. This principal was emphasized by David Sucher, the author of *City Comforts*, when he spoke during the Town's Urban Design Lecture Series last year and his input was well-received by our citizenry.

We are therefore proposing language that requires window screening that includes artwork or photography for vacant storefronts, including hotels and motels, and we list examples of what might be appropriate. We also provide that they can post pre-printed materials that are provided by the Town, as other cities have found that to be a way to provide a measure of control over what is posted and to present a certain look or theme in the coverings. We do not anticipate that the cost of the Town providing such coverings would be material.

Procedure

We presented the proposed language to the Town Commission in report format at their May 8th meeting. The Commission supported the language and asked us to move forward. We are prepared to bring the Ordinance adopting this language (including your suggested revisions) to the Commission at their June 12th meeting for first reading and set second reading for July 10th.

Exhibit: 1 – Draft of Screening Standards

Exhibit 1

Section 30-313 (33) Window Screening for Vacant Storefronts

(a) Definitions. The following words, terms and phrases, when used in this Section, shall have the following meanings ascribed to them, except where the context clearly indicates a different meaning:

(1) **Door** means a swinging or sliding panel that closes an opening in a wall and provides passage through it.

(2) **Transparent** means easily seen through, so that bodies, objects and materials situated beyond or behind the glass can be clearly seen.

(3) **Vacant** means buildings or individual storefronts that are:

- a. not open to the public, or to clientele, for a period of more than fourteen (14) consecutive days due to lack of business operation, repair or renovation; and
- b. not being used for the display or merchandising of any product

(4) **Window** means an opening in an exterior wall to admit light and air, typically with glazing in a frame that may or may not be operable.

(b) Required Screening Specifications. All transparent windows and doors in commercial uses, including hotels and motels, that are vacant, which are visible from the right-of-way, regardless of floor elevation, are required to be screened to prevent the interior of the building from being viewed from the public right-of-way. Decorative window treatments that were in place during the business occupancy, such as shutters (excluding hurricane shutters), shades, curtains, Venetian or vertical blinds may be used if they prevent viewing of the interior of the building from the public right-of-way. Decorative window treatments must have a clean and neat appearance, and be kept in good repair.

(1) Screening material shall:

- a. If paper is used, paper shall be no less than 60 lb. weight;
- b. Have a width no less than 36" and a length sufficient to completely screen the opening from its lowest point to a level no less than the height of the window or door opening or a level six (6) feet above the finished floor;
- c. Be maintained in a clean and neat appearance; and
- d. Be affixed to the interior side of the window or door glass. If utilizing tape, tape must have a continuous edging.

Exhibit 1

- (2) Screening material shall include artwork/photography but not text except as allowed on specifically identified sign types, including, but not limited to:
- a. Historical pictures of the Town of Lauderdale-By-The-Sea;
 - b. Historical post cards of the Town of Lauderdale-By-The-Sea;
 - c. Art work of a professional nature;
 - d. Designs or drawings provided by the Town of Town projects;
 - e. Announcing or contractor signs as described in Section 30-508(3)(h)(1) and 30-508(3)(h)(3) of the code; and
 - f. Seasonal window treatments as described in and subject to the regulations of Section 30-502(16).

Pictures and artwork must be a minimum of 16" x 20".

- (3) As an alternative, and if available, windows and doors may be covered by pre-printed materials provided by the Town.
- (c) Timing. All window screening is required to be installed within five (5) business days of vacancy. A time extension of up to five (5) business days may be given by the Development Services Director if the property owner submits a written request for an extension to the Development Services Department.