

# **TOWN OF LAUDERDALE-BY-THE-SEA**

## **TOWN COMMISSION**

### **WORKSHOP MEETING**

#### **MINUTES**

Town Commission Meeting Room

**4501 Ocean Drive**

**Tuesday, January 10, 2006**

**5:00 p.m.**

#### **1. CALL TO ORDER, MAYOR OLIVER PARKER**

The meeting was called to order by Mayor Parker at 5:26 p.m. Present were Mayor Parker, Vice Mayor Kennedy, Mayor Pro Tem Clark, Commissioner Wessels, and Commissioner Yanni. Also present were Town Manager Baldwin, Attorney James Cherof, and Town Clerk Medina.

#### **2. PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was recited.

#### **3. DISCUSSION ITEM**

- A. Discussion considering the adoption of an ordinance creating a hospitality district (*Michael Arker/Town Planner Walter Keller*) (*continued from November 8, 2006*)

Town Planner Keller suggested renaming the Beach Village Overlay Hospitality District to the Hospitality District at the suggestion of the Master Plan Committee. He noted that the proposed ordinance changed the way hotels and tourist type units were designated within the Block 15 area by allowing condo/hotels, kitchens within hotel units, and other methods of encouraging tourism to the area.

He added that anyone within the whole beach overlay district would benefit from the new definition of hotel / tourist accommodations. He emphasized that the extra density was only provided to the Block 15 area and the ability to incorporate mixed uses were only provided to the west half of Block 15.

The Commission discussed the addition of full kitchens verses efficiencies in hotel rooms and the prevention of permanent residence. Planner Keller explained the difference between condo and condo/hotel units, with a condo/hotel being for non-homesteading purposes. The Commission discussed the maximum length of stay at 180 days; the allocation of flexibility / flex units at 10 hotel rooms per acre; and the qualifications needed to declare homestead.

Town Commission Workshop Minutes  
January 10, 2006

Attorney Cherof explained the process for homesteading real property. Mayor Parker preferred the use of three separate documents to prevent the homesteading of hotel units; 1) the site plan to contain a condition; 2) the condominium association documents prohibiting homesteading; and, 3) a deed restriction for each of the condominium units, subject to the hotel use, that it not be homesteaded. Attorney Cherof suggested a restricted covenant that would be recorded and be inclusive in the condominium documents as well.

The Commission discussed the possibility of incorporating specific number of units to be used for the condo residence / condo hotel mix. Planner Keller said it was difficult to determine what the mix might be until a decision was made on the type of development.

The Commission discussed the possibility of placing pools on roof tops and the inclusion of restaurants. Planner Keller said that pools were not allowed on roof tops under the current Ordinance and the addition of restaurants could be permitted in some circumstances. He felt both options would be advantageous to have within a hospitality district.

The Commission agreed 5-0 to consider proposed Ordinance on 1st reading, January 24, 2006.

**4. ADJOURNMENT**

Commissioner Yanni made a motion to adjourn the meeting. As there was no further business to discuss, the meeting was adjourned at 6:18 p.m.

\_\_\_\_\_  
Oliver Parker  
Mayor

ATTEST:

\_\_\_\_\_  
Alina Medina  
Town Clerk

Date Accepted:\_\_\_\_\_