

**TOWN OF LAUDERDALE-BY-THE-SEA**  
**PLANNING AND ZONING**  
**REGULAR MEETING AGENDA**  
*Town Commission Meeting Room*  
*Wednesday, September 15, 2010*  
*6:30 P.M.*

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. APPROVAL OF MINUTES

Regular Meeting of the Planning and Zoning Board – July 21, 2010

IV. NEW BUSINESS

**Request:** The Planning and Zoning Board to provide recommendations to the Town Commission to the proposed amendments to the Towns' Code of Ordinances.

**Item #1:** Permitted uses in the B-1 and B-1A Zoning District

At the July 14, 2010 Commission Roundtable meeting, direction was given to staff to broaden the code to become more business friendly. Consultant Walter Keller reviewed the existing business uses and commonly accepted business uses in the B1 and B1-A zoning districts. Walter has provided a suggested listing of uses for your review and recommendations. ( Walter Keller, Consultant)

**Item #2:** Amendments to Section 30-313 (31) Accessory Buildings and Structures.

At the June 9, 2010 Commission Roundtable meeting, direction was given to staff to move forward with drafting an ordinance amending the code to address sheds and storage containers that do not require a permit. ( Jeff Bowman, Director of Development Services )

**Item #3:** Amendments to Chapter 30-22 Adopting Zoning Relief Procedures ( Town Attorney Susan Trevarthen )

At the Town Commission meeting of July 27, 2010, the Commission authorized moving forward with amending Chapter 30 "Unified Land Development Regulations" of the Town Code of Ordinances by creating Section 30-22 "Zoning Relief Procedures" to provide for a zoning relief procedure to address possible unintended violations of federal and state laws in the application of the Code or its related rules, policies, and procedures. This proposed amendment provides a preventative procedure to protect the Town from legal challenges, and facilitates the resolution of disputes.

**Item #4:** Amendments to Chapter 30-501 Adopting Severability Provisions to the Sign Code. ( Town Attorney Susan Trevarthen )

At its meeting of July 27, 2010, the Commission approved the Notice of Intent to move forward with amending Chapter 30, Article VIII, Sign Regulations, of the Town's Code of Ordinances. These revisions to the sign code enhance severability provisions, resolve internal conflicts, and enhance defensibility in light of recent case law. Several minor changes have also been made to address inconsistencies and implementation issues identified by Town staff.

V. OLD BUSINESS

NONE

VI. UPDATES/BOARD MEMBER COMMENTS

VII. ADJOURNMENT

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AIDS AND SERVICES NECESSARY TO AFFORD AN INDIVIDUAL AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE PLANNING AND ZONING BOARD. IN DETERMINING WHAT TYPE OF AUXILIARY AID AND SERVICE IS NECESSARY, THE TOWN OF LAUDERDALE-BY-THE-SEA, WILL GIVE PRIMARY CONSIDERATION TO THE REQUESTS OF THE INDIVIDUAL WITH DISABILITIES. PLEASE CONTACT THE TOWN CLERK AT LEAST 48 HOURS PRIOR TO THE MEETING TO MAKE ARRANGEMENTS FOR APPROPRIATE AUXILIARY AIDS. (AUXILIARY AIDS AND SERVICES, 56 FED. REG. 35721, SECTION 36.160(B)).

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING AND ZONING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO INSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.