APPROVED

TOWN OF LAUDERDALE-BY-THE SEA

PLANNING AND ZONING BOARD MEETING MINUTES

LIVE STREAMED FROM JARVIS HALL

Thursday, February 16, 2023

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Piersante called the in-person Planning and Zoning (P&Z) Board meeting for the Town of Lauderdale-By-The-Sea (L-B-T-S) to order at approximately 6:01PM.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

ROLL CALL & WELCOME

Board Clerk Megan Small called the roll and board members present in-person were Chair Ron Piersante, Patricia Omana, 1st Alternate Denise Lambert and 2nd Alternate Karen Sylvester. The absentee board members were Wayne Dillistin, Vice Chair Howard Goldberg, and Brandy Whitford. Also present in person were Town Attorney James White, Development Services Director Jhanelle Campbell, Town Planner Susan Leven, and Board Clerk Megan Small.

3. APPROVAL OF MINUTES
   a. Planning & Zoning (P&Z) Meeting Minutes – August 22, 2022

Board Member Sylvester made a motion to approve the minutes of the P&Z Meeting of August 22, 2022 as written. The motion was seconded by Board Member Omana. The motion to approve the August 22, 2022 minutes as written carried 4-0.

4. PUBLIC COMMENTS

Chair Piersante opened the meeting to the public for any comments on items not on the agenda. When an agenda item was presented, public comments regarding that item would be heard at that time. As there were no public comments for items not on the agenda, the Chair closed this portion of Public Comments.

Please note that due to technical difficulties, the video of this meeting did not capture any of the audio.

5. TOWN PLANNER REPORT

6. NEW BUSINESS

   Case Numbers 2022-CU-01 (Conditional Use), 2022-L2-SPM-02 (Site Plan Modification), 2022-FXU-01 (Flex Unit Allocation): IMCO BY C., LLC (The Applicant) Conditional Use Request to permit a Mixed-Use Development in the B-1 Zoning District, Site Plan Modification and a Flex Unit Allocation to create two second-floor dwelling units.

Susan Leven, Town Planner, presented this item. She gave a PowerPoint presentation. Among the various information in the Board packet, the 233 Commercial Boulevard Staff Report reflected that Staff recommended that the Board vote to recommend to the Town Commission approval of the request for Site Plan Modification, Conditional Use, and Flex Unit

Allocation. The Chair called for public comment but no one from the public wished to speak on this matter and this portion of public comment was closed. There was a brief discussion/questions among the board members, Town Attorney James White, Planner Susan Leven, and the applicant Maria Karachalia (property owner IMCO BY C., LLC - Charles Weidner's daughter). Mr. Weidner was present but did not speak. As no one else requested to speak, the Chair called for a motion.

Board Member Sylvester made a motion to recommend approval to the Town Commission of Case Numbers 2022-CU-01 (Conditional Use), 2022-L2-SPM-02 (Site Plan Modification), 2022-FXU-01 (Flex Unit Allocation) subject to conditions. The motion was seconded by Board Member Lambert. The motion to recommend approval with conditions to the Town Commission carried 4-0.

7. OLD BUSINESS

8. UPDATES/BOARD MEMBER COMMENTS

9. ADJOURNMENT

Board Member Lambert made a motion to adjourn at approximately 6:17PM. The motion was seconded by Board Member Sylvester. The motion to adjourn carried 4-0.

Ron Piersante

Chair Ron Piersante

ATTEST:

Date Accepted: May 3, 2023