

APPROVED
TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD VIRTUAL MEETING MINUTES
LIVE STREAMED FROM JARVIS HALL
CONDUCTED USING COMMUNICATIONS MEDIA TECHNOLOGY
Wednesday, January 6, 2021

1. CALL TO ORDER

Acting as Chair, David Chanon called the Planning and Zoning (P&Z) Board meeting for the Town of Lauderdale-By-The-Sea (L-B-T-S), which was held through the software platform Zoom, to order at approximately 6:00PM.

ROLL CALL

Members present were David Chanon, Ron Piersante, Charles Wayne Dillistin, and Christina Buerosse. The absentee members were 1st Alternate Alan Bluestein and 2nd Alternate Patricia Omana. Chair Jeffrey Whyte logged on and joined the meeting after the meeting began and had technical/audio difficulties so he did not participate in the meeting or vote.

Also present were Town Attorney James White, Development Services Director Linda Connors, Planner Susan Leven, Assistant Development Services Director Jhanelle Campbell, and Planning Technician Sydney Ramirez.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

3. APPROVAL OF MINUTES

a. Previous Planning & Zoning (P&Z) Meeting Minutes – December 2, 2020

Mr. Piersante made a motion to approve the minutes of the Virtual P&Z regular meeting of December 2, 2020 as presented. The motion was seconded by Ms. Buerosse. The motion carried 4-0.

Chair Jeffrey Whyte logged on.

b. Previous Complete Count Committee (CCC) Meeting Minutes – October 7, 2020

Ms. Buerosse made a motion to approve the minutes of the Virtual CCC regular meeting of October 7, 2020 as presented. The motion was seconded by Mr. Dillistin. The motion carried 4-0.

4. PUBLIC COMMENTS

Acting as Chair, David Chanon inquired as to public comments at this time which were not specific to the items on the agenda but there were no members of the public that submitted any public comments or wished to speak. He closed this portion of public comments not specific to the agenda.

5. NEW BUSINESS

- a. Case Number 2020-L2-AA-02: Amalia Introini (applicant)
Level 2 Administrative Adjustment Request, pursuant to Section 30-211(c)(2) of the Town of Lauderdale-by-the-Sea Code of Ordinances, to permit an encroachment into a required front setback for a single-family dwelling unit.

Planner Sue Leven presented the agenda item via a PowerPoint presentation stating that the house was destroyed by a fire on September 21, 2019 and it was to be rebuilt on the existing foundation. She said that the applicant, Amalia Introini, was requesting an Administrative Adjustment to permit the construction of a new single-family dwelling unit with a new front entryway. Ms. Leven explained that Section 7.1(5)(a)(i) of the Town Charter allowed for a nonconforming dwelling destroyed by fire to be rebuilt in a nonconforming manner, even if it did not conform to the current Code requirements, as long as a building permit was filed within twelve months of the date of destruction. The applicant did not meet this deadline; therefore, the applicant was required to seek an Administrative Adjustment to encroach into the current required setbacks.

The applicant has submitted an application for a Level 2 Administrative Adjustment to permit the reconstruction of the single-family dwelling unit, with the same footprint plus a new front porch that also encroached into the setback area. The required front setback is 25 feet. The foundation of the home was built at 24 feet, 7 inches; therefore, an Administrative Adjustment was required to be able to utilize the original foundation. The applicant was also proposing a small front porch for the new structure, which would encroach into the setback 2 feet and 11.5 inches. Ms. Leven went over the criteria (Section 30-128) that needed to be met for this Administrative Adjustment and the applicant's responses. She said that the criteria to grant the request was met and that staff was recommending approval of this request with the condition that if the Administrative Adjustment was approved, it would expire concurrent with the expiration of the approved building permit for the property. She added that there were no comments from the public regarding this application which would go in front of the Town Commission at their January 26, 2021 meeting. She asked for board questions.

Acting as Chair, David Chanon asked if the front entryway existed on the property previously and Ms. Leven explained that the proposed entryway was new. Mr. Dillistin asked if the neighbors were notified. Development Services Director Linda Connors answered that notice was given to all property owners located within a 300 foot radius and the property was posted. The Administrative Adjustment application public hearing was advertised pursuant to Section 30-139 of the Town Code of Ordinance. Mr. Chanon opened the meeting for public comments but no one requested to speak. As there were no further questions/comments, the public hearing closed.

Mr. Dillistin made a motion to accept staff's recommendation of approval of this agenda item and to recommend approval to the Town Commission. The motion was seconded by Ms. Buerosse. The motion carried 4-0.

Development Services Director Linda Connors said that the next step was the January 26, 2021 Town Commission Meeting.

6. OLD BUSINESS

N/A

7. UPDATES/BOARD MEMBER COMMENT

Development Services Director Linda Connors said that the El Mar Drive Project was going in front of the Town Commission on Tuesday night. She told the board members that if they had any questions, they could contact her and she would discuss. If a board member wanted to participate during the Town Commission Meeting, she explained how it could be done. She answered Ms. Buerosse that it would not come before the Planning and Zoning Board. The next P&Z Meeting was scheduled for February 3, 2021 and there were already some agenda items.

8. ADJOURNMENT

Ms. Buerosse made a motion to adjourn at approximately 6:15PM. The motion was seconded by Mr. Dillistin. The motion carried 4-0.


Chair David Chanon

ATTEST:

Date Accepted: 3-15-21

Interim Development Services Director
Jhanelle Campbell


