

APPROVED
TOWN OF LAUDERDALE-BY-THE SEA
PLANNING AND ZONING BOARD MEETING MINUTES
LIVE STREAMED FROM JARVIS HALL
Wednesday, June 7, 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 6:03PM.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was recited.

ROLL CALL & WELCOME

Board Clerk Megan Small called the roll and present in-person were Chair Ron Piersante, Vice Chair Howard Goldberg, and Board Members Patricia Omana, Denise Lambert and Karen Sylvester. For the record, Wayne Dillistin was absent. 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 – May 3, 2023

Vice Chair Goldberg made a motion to approve the minutes of the P&Z Meeting of May 3, 2023 as written. The motion was seconded by Board Member Omana. The motion to approve the May 3, 2023 minutes as written carried 5-0.

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.

5. TOWN PLANNER REPORT

There was no report for this evening.

6. NEW BUSINESS

6A Case Number 2023-L2-AA-01: Level 2 Administrative Adjustment Request to allow encroachments into the side setbacks for additions to an existing single-family dwelling.

Susan Leven, Town Planner, presented this item via a Slide Presentation for a Level 2 Administrative Adjustment Request for 234 Avalon Ave. This would allow for encroachment in the side setbacks for the two side additions to the existing single-family house in the rear by following the existing, legally non-conforming walls. A Level 2 Administrative Adjustment was permitted for setback encroachments of up to thirty percent (30%) or five (5) feet of the required setback, whichever was less. Town Code stated that an encroachment into the required setbacks shall be approved, if the requested relief was within the limits specified in the Administrative Adjustments Thresholds Table and required review by the Town Staff, the Planning & Zoning Board, and the Town Commission. She said that the applicant addressed

the findings and met the criteria. Town Staff recommended approval of the application. This agenda item would go before the Town Commission at their June 27, 2023 Meeting.

A representative of the applicant was in attendance tonight to answer any questions. The Chair called for board questions/comments. Vice Chair Goldberg commented that there was a similar house and situation in that area which was approved, so he would not have a problem with approving this one. Chair Piersante stated he heard the planner say that the additions would match the current building side setbacks even though it was non-conforming. The Chair invited the applicant to speak on this item. Mike Trifunovic, general contractor, said that the owners would live here after the remodel was finished. He thanked the board for their consideration. The Chair called for public comment but no one from the public wished to speak on this matter. A gentleman who lived next door spoke from the audience and said he just came tonight to see what this was all about. He did not wish to speak and was fine with what was being done. This portion of public comment was closed. As no one else requested to speak or comment, the Chair called for a motion and read into the record the conditions for approval.

Vice Chair Goldberg made a motion to approve with the conditions read into the record for Case Number 2023-L2-AA-01: Level 2 Administrative Adjustment. The motion was seconded by Board Member Sylvester. The motion to approve with conditions carried 5-0.

7. OLD BUSINESS

None.

8. UPDATES/BOARD MEMBER COMMENTS

Vice Chair Goldberg wished everyone a Healthy and Happy July 4th. He reminded about the parade and explained how to sign in, if you wanted to have an exhibit.

9. ADJOURNMENT

Vice Chair Goldberg made a motion to adjourn at approximately 6:14PM. The motion was seconded by Board Member Omana. The motion to adjourn at 6:14PM carried unanimously.



Chair Ron Piersante

ATTEST:

Date Accepted: 9/19/2023