

PLANNING AND ZONING BOARD

REGULAR MEETING MINUTES June 28, 2023

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chairman Jerald Cohn. The meeting was held in the Commission Chambers of Town Hall located at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Town Clerk Jude M. Goudreau called the roll, and those present were Chairman Jerald Cohn, Vice Chairman Kevin Banks, Member Steve Smith, Member Tony Lembo and Alternate Member Weston Gracida. Also present were the Town Attorney Mitty Barnard, Town Engineer Rob Rennebaum, and Zoning Official Matt Wojciechowski.

APPROVAL OF MEETING AGENDA: (Additions, substitutions, deletions)

MOTION: Vice Chairman Kevin Banks made a motion to approve the meeting agenda as written.

SECOND AND VOTE: Member Tony Lembo seconded the motion, which passed unanimously by those present.

CONSENT AGENDA:

Approve the Planning & Zoning Board Meeting Minute of May 24, 2023.

Approve the Local Planning Agency Meeting Minutes of May 24, 2023.

MOTION: Vice Chairman Kevin Banks made a motion to approve the consent agenda.

SECOND AND VOTE: Member Tony Lembo seconded the motion, which passed unanimously by those present.

ACTION ITEMS:

- a. **SPR23-08/AAR23-08:** Sailfish Holding Company LLC, Owner of 98 Lake Drive, requests Site Plan Review and Architectural & Aesthetic Review Approval to replace a section of existing seawall by constructing 205± of new seawall forward of the existing seawall which will have a concrete cap that is nine (9) inches higher than the existing seawall cap.

Bryan Cheney and Sid Hobbs were present for the applicant. Attorney Barnard swore the applicant and staff in and asked for Ex parte disclosures from the board members. Public comment was solicited.

MOTION: Vice Chairman Kevin Banks made a motion to approve SPR23-08/AAR23-08 as submitted.

SECOND AND VOTE: Member Steve Smith seconded the motion, which passed unanimously by those present.

- b. **SPR23-02/AAR23-02:** RP Trust, Owner of 300 Bravado Lane, requests Site Plan and Architectural & Aesthetic Review Approval to install paver walkways in the rear of the property.

Attorney Barnard swore staff in and asked for Ex parte disclosures from the board members. Public comment was solicited.

MOTION: Vice Chairman Kevin Banks made a motion to approve SPR23-02/AAR23-02 with the following conditions:

1. The addition of 108 additional square feet of impervious walkway is considered negligible. No additional drainage storage is required. If any further improvements are proposed in the future, the additional 108 SF of impervious area must be considered/included.

2. Contractor to ensure that runoff from the additional impervious area will not be directed to adjacent properties.
3. Applicant's Contractor shall be responsible for ensuring the drainage improvements are completed in substantial accordance with the approved plan.

SECOND AND VOTE: Member Tony Lembo seconded the motion, which passed unanimously by those present.

- c. **SPR23-09/AAR23-09:** Dave and Cindy Stevens, Owners of 337 Bravado Lane, request Site Plan Review and Architectural & Aesthetic Review Approval to replace the current blacktop driveway with a semi-pervious paver driveway and install a pool and associated pool equipment in the rear of the property.

Dave and Cindy Stevens were present via Webex. Attorney Barnard swore the applicants and staff in, and asked for Ex parte disclosures from the board members. Public comment was solicited.

MOTION: Vice Chairman Kevin Banks made a motion to approve SPR23-09/AAR23-09 with the following conditions:

1. No discharge from pool dewatering will be permitted to leave the site unless directed by hose to an existing catch basin. Contractor to ensure no water from dewatering operations is allowed to stand on Town Roads.
2. A swale or 20' of 2' x 2' exfiltration trench must be constructed to ensure a minimum of 43 CF of storage is provided.
3. Yard areas/site to be graded to ensure that no stormwater runoff flows to adjacent properties.
4. Upon rough-grading of swale or installation of trench, and prior to installation of landscaping, Town Engineer to be notified to inspect grading prior to placement of sod.
5. Owner and Contractor shall be responsible for ensuring the drainage improvements are completed in substantial accordance with the approved plan.
6. Upon completion of construction, Town Engineer to visit site and insure conformance of Town requirements prior to issuance of final C.O.
7. Applicant shall revise plans as necessary to add a notation labelling the 3-foot white PVC fence to be installed to screen the pool equipment.
8. Applicant shall revise Exhibit G to indicate that the landscaping around the a/c and pool equipment shall be installed and is not optional.

SECOND AND VOTE: Member Tony Lembo seconded the motion, which passed unanimously by those present.

PUBLIC COMMENT: None


DISCUSSION ITEMS: None

ADJOURNMENT:

MOTION, SECOND AND VOTE: Vice Chairman Kevin Banks moved to adjourn the meeting with Member Steve Smith seconding the motion, which passed unanimously. The meeting was adjourned at 7:00 p.m.

APPROVED this 26th day of July, 2023.

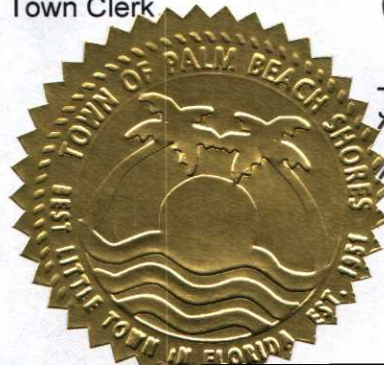
ATTEST:



Jude Marie Goudreau, Town Clerk



Jerald Cohn, Chairman



(Seal)