

**PLANNING AND ZONING BOARD  
REGULAR MEETING MINUTES  
April 28, 2021**

**1. CALL TO ORDER**

The regular meeting was called to order at 6:44 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 Browning called the roll and those present were Chairman Jerald Cohn, Vice Chairman Timothy Blash, Member Kevin Banks, Member Jason Prince, Member Steven Smith, Alternate Tony Lembo, and Alternate Tom Martin. Town Clerk Browning stated there was a quorum present. Also present were Town Attorney Mitty Barnard, Zoning Official Josh Nichols, and Engineer Rob Rennebaum.

**2. APPROVAL OF MEETING AGENDA (Additions, substitutions, deletions)**

**MOTION:** Member Kevin Banks moved to approve the meeting agenda as written.

**SECOND AND VOTE:** Vice Chairman Tim Blash seconded the motion, which passed unanimously.

**3. CONSENT AGENDA**

- a. Approval of the March 24, 2021 Planning and Zoning Board Meeting Minutes.

**MOTION:** Vice Chairman Tim Blash moved to approve the consent agenda as written.

**SECOND AND VOTE:** Member Jason Prince seconded the motion, which passed unanimously.

**4. ACTION ITEMS**

- a. **SPR20-14/AAR20-18**, F & A of Singer Island LLC, Owner of 125 Inlet Way 1, requests Site Plan and Architectural and Aesthetic Review to install an aluminum entry gate in the front of the property.

**MOTION:** Vice Chairman Tim Blash moved to approve SPR20-14/AAR20-18 as submitted.

**SECOND AND VOTE:** Member Jason Prince seconded the motion, which passed unanimously.

- b. **SPR21-03/AAR21-03**, Nicholis Heine, Owner 300 Linda Lane, requests Site Plan and Architectural and Aesthetic Review to demolish the existing home and build a new 1-story single-family home with pool and pool deck.

**MOTION:** Member Kevin Banks moved to approve SPR21-03/AAR21-03 as submitted.

**SECOND AND VOTE:** Vice Chairman Tim Blash seconded the motion, which passed unanimously.

- c. **SPR21-07/AAR21-08**, Icon Development Holdings I, LLC, Owner of 200 Inlet Way, requests Site Plan and Architectural and Aesthetic Review to allow for demolition of the existing improvements and construction of a three-story multi-family residential building with surface level parking, pool and pool deck and associated landscaping.

**MOTION:** Member Kevin Banks moved to approve SPR21-07/AAR21-08 with the following conditions:

1. The Applicant is permitted to locate the central air conditioning equipment in the side yard as approved by this Board in accordance with Section Pf. 12.7 of the Town Code.
2. The Applicant shall submit a cross access easement for the shared ADA pathway to the Town Attorney for approval and recording in the public record prior to issuance of a Certificate of Occupancy.
3. The Applicant shall provide a drainage plan for review and approval by the Town Engineer.
4. The Applicant shall depict a 4' fence on the Site Plan around the property not in conflict with approved landscaping on the property; and
5. The Applicant shall submit a construction schedule reflecting completion of the project in within twenty-four (24) months.

**SECOND AND VOTE:** Member Steven Smith seconded the motion, which passed unanimously.

- d. **SPR21-08/AAR21-09**, Icon Development Holdings I, LLC, Owner of 150 Inlet Way, requests Site Plan and Architectural and Aesthetic Review to allow for demolition of the existing improvements and construction of a three-story multi-family residential building with surface level parking, pool and pool deck and associated landscaping.

**MOTION:** Member Kevin Banks moved to approve SPR21-08/AAR21-09 with the following conditions:

1. The Applicant is permitted to locate the central air conditioning equipment in the side yard as approved by this Board in accordance with Section Pf. 12.7 of the Town Code.
2. The Applicant shall provide a drainage plan for review and approval by the Town Engineer.
3. The Applicant shall depict a 4' fence on the Site Plan around the property not in conflict with approved landscaping on the property; and
4. The Applicant shall submit a construction schedule reflecting completion of the project in within twenty-four (24) months.

**SECOND AND VOTE:** Member Steven Smith seconded the motion, which passed unanimously.

- e. **SPR21-09/AAR21-10**, Icon Development Holdings I, LLC, Owner of 206 Inlet Way, requests Site Plan and Architectural and Aesthetic Review to allow for demolition of the existing improvements and construction of a three-story multi-family residential building with surface level parking, pool and pool deck and associated landscaping.

**MOTION:** Member Kevin Banks moved to approve SPR21-09/AAR21-10 with the following conditions:

1. The Applicant is permitted to locate the central air conditioning equipment in the side yard as approved by this Board in accordance with Section Pf. 12.7 of the Town Code.
2. The Applicant shall submit a cross access easement for the shared ADA pathway to the Town Attorney for approval and recording in the public record prior to issuance of a Certificate of Occupancy.
3. The Applicant shall provide a drainage plan for review and approval by the Town Engineer.
4. The Applicant shall depict a 4' fence on the Site Plan around the property not in conflict with approved landscaping on the property; and
5. The Applicant shall submit a construction schedule reflecting completion of the project in within twenty-four (24) months.

**SECOND AND VOTE:** Member Steven Smith seconded the motion, which passed unanimously.

5. **PUBLIC COMMENT**

There were no public comments.

6. **ADJOURNMENT**

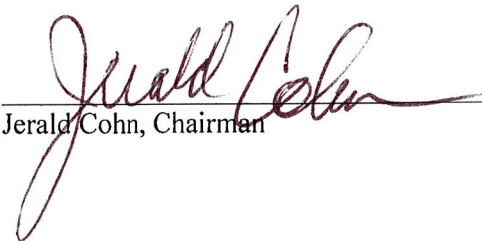
**MOTION:** Member Kevin Banks moved to adjourn the meeting

**SECOND AND VOTE:** Member Tim Blash seconded the motion which passed unanimously, and the meeting was adjourned at 7:51 pm.

**APPROVED** this 26<sup>th</sup> day of May 2021.

ATTEST:

  
Evyonne Browning, Town Clerk

  
Jerald Cohn, Chairman

(Seal)

**ORDER OF THE PLANNING & ZONING BOARD  
TOWN OF PALM BEACH SHORES  
ARCHITECTURAL AND AESTHETIC REVIEW**

**CASE NO.   AAR 20-18**

**IN RE:       *F & A of Singer Island LLC, as Applicant***

**PROPERTY ADDRESS:   125 Inlet Way 1, Palm Beach Shores, Florida 33404**

**LEGAL DESCRIPTION:   PALM BEACH SHORES LTS 5 & 6**

**ORDER APPROVING ARCHITECTURAL AND AESTHETIC REVIEW**

This cause was heard by the Planning and Zoning Board of the Town of Palm Beach Shores acting under its authority to conduct Architectural and Aesthetic Review on April 28, 2021. Having considered the evidence presented by the Applicant and other interested persons at a hearing called and properly noticed and the Town Planning and Zoning Board being otherwise duly advised,

**THEREUPON, THE PLANNING AND ZONING BOARD OF THE TOWN OF  
PALM BEACH SHORES FINDS AS FOLLOWS:**

1. The property which is the subject of said application is located within Town Zoning District B in accordance with the Zoning Ordinance of the Town of Palm Beach Shores.
2. The Applicant submitted all documents required by Section 14-86 of the Code of Ordinances of the Town of Palm Beach Shores, and the Applicant's request for Architectural and Aesthetic Review meets all standards as set forth in Sections 14-87 and 78-77.1 of the Town Code of Ordinances.
3. Under the provisions of Chapter 14. Buildings and Building Regulations. at Article II. Division 5. Architectural and Aesthetic Review of the Code of Ordinances of the Town of Palm Beach Shores, and Pf. 17.2. of the Town Zoning Code, the Planning and Zoning Board has the right, power and authority to act upon the application herein made.
4. In the judgment of the Planning and Zoning Board, the public convenience and welfare will best be served by APPROVING the application.

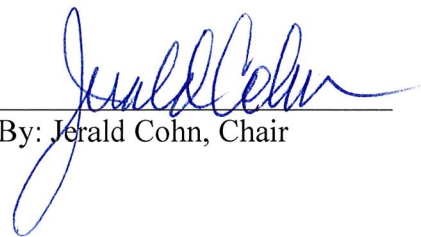
**IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED BY THE  
PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES,  
FLORIDA, AS FOLLOWS:**

The application for Architectural and Aesthetic Review with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:

Install an aluminum entry gate in front of the property; as depicted and described on *Exhibit A* attached hereto and made a part hereof

**IS HEREBY APPROVED.**

**DONE AND ORDERED** on April 28, 2021.

  
By: Jerald Cohn, Chair

ATTEST:

  
Evyonne Browning, Town Clerk

(SEAL)



**ORDER OF THE PLANNING & ZONING BOARD  
TOWN OF PALM BEACH SHORES  
SITE PLAN REVIEW**

**CASE NO. SPR 20-14**

**IN RE:** *F & A of Singer Island LLC, as Applicant*

**PROPERTY ADDRESS:** 125 Inlet Way 1, Palm Beach Shores, Florida 33404

**LEGAL DESCRIPTION:** PALM BEACH SHORES LTS 5 & 6

**ORDER APPROVING SITE PLAN REVIEW**

This cause was heard by the Planning and Zoning Board of the Town of Palm Beach Shores acting under its authority to conduct Site Plan Review on April 28, 2021. Having considered the evidence presented by the Applicant and other interested persons at a hearing called and properly noticed and the Town Planning and Zoning Board being otherwise duly advised,

**THEREUPON, THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES FINDS AS FOLLOWS:**

1. The property which is the subject of said application is located within Town Zoning District B in accordance with the Zoning Ordinance of the Town of Palm Beach Shores.
2. The Applicant submitted all documents required by the Town Code of Ordinances for site plan review, and the Applicant's request for site plan approval meets all standards as set forth in the Town Code of Ordinances.
3. Under the provisions of the Town Zoning Ordinance at Pf. 17.2, the Planning and Zoning Board has the right, power and authority to act upon this application.
4. In the judgment of the Planning and Zoning Board, the public convenience and welfare will best be served by APPROVING the application for site plan approval.

**IT IS THEREUPON CONSIDERED, ORDERED, AND ADJUDGED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AS FOLLOWS:**

The application for Site Plan Review with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:

Install an aluminum entry gate in front of the property; as depicted and described on *Exhibit A* attached hereto and made a part hereof

**IS HEREBY APPROVED.**

Please note:

1. If a building permit application (including construction cost estimate) is not received by the Town within six (6) months of the date of this Order, the site plan approval shall be null and void. One (1) six (6) month extension may be granted by the Planning and Zoning Board if submitted in writing prior to expiration.
2. Any subsequent modifications to the approved plan, attached hereto as *Exhibit A*, shall be submitted to the Planning and Zoning Board for review and approval.

**DONE AND ORDERED** on April 22, 2021.

  
By: Jerald Cohn, Chair

ATTEST:

  
Evyonne Browning, Town Clerk

(SEAL)



**ORDER OF THE PLANNING & ZONING BOARD  
TOWN OF PALM BEACH SHORES  
ARCHITECTURAL AND AESTHETIC REVIEW**

**CASE NO.    AAR 21-03**

**IN RE:**            *Nicholis Heine, as Owner*

**PROPERTY ADDRESS:**    300 Linda Lane, Palm Beach Shores, Florida 33404

**LEGAL DESCRIPTION:**    **PALM BEACH SHORES LT 29**

**ORDER APPROVING ARCHITECTURAL AND AESTHETIC REVIEW**

This cause was heard by the Planning and Zoning Board of the Town of Palm Beach Shores acting under its authority to conduct Architectural and Aesthetic Review on April 28, 2021. Having considered the evidence presented by the Applicant and other interested persons at a hearing called and properly noticed and the Town Planning and Zoning Board being otherwise duly advised,

**THEREUPON, THE PLANNING AND ZONING BOARD OF THE TOWN OF  
PALM BEACH SHORES FINDS AS FOLLOWS:**

1. The property which is the subject of said application is located within Town Zoning District A in accordance with the Zoning Ordinance of the Town of Palm Beach Shores.
2. The Applicant submitted all documents required by Section 14-86 of the Code of Ordinances of the Town of Palm Beach Shores, and the Applicant's request for Architectural and Aesthetic Review meets all standards as set forth in Sections 14-87 and 78-77.1 of the Town Code of Ordinances.
3. Under the provisions of Chapter 14. Buildings and Building Regulations. at Article II. Division 5. Architectural and Aesthetic Review of the Code of Ordinances of the Town of Palm Beach Shores, and Pf. 17.2. of the Town Zoning Code, the Planning and Zoning Board has the right, power and authority to act upon the application herein made.
4. In the judgment of the Planning and Zoning Board, the public convenience and welfare will best be served by APPROVING the application.



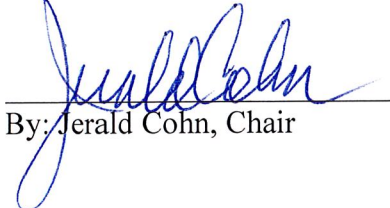
**IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED BY THE  
PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES,  
FLORIDA, AS FOLLOWS:**

The application for Architectural and Aesthetic Review with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:


Demolish the existing home and build a new 1-story single-family home with a pool and pool deck; as depicted and described on *Exhibit A* attached hereto and made a part hereof –

**IS HEREBY APPROVED.**

**DONE AND ORDERED** on April 27, 2021.

  
By: Gerald Cohn, Chair

ATTEST:

  
Evyonne Browning, Town Clerk

(SEAL)



**ORDER OF THE PLANNING & ZONING BOARD  
TOWN OF PALM BEACH SHORES  
SITE PLAN REVIEW**

**CASE NO.**    **SPR 21-03**

**IN RE:**        *Nicholis Heine, as Owner*

**PROPERTY ADDRESS:**    300 Linda Lane, Palm Beach Shores, Florida 33404

**LEGAL DESCRIPTION:**    **PALM BEACH SHORES LT 29**

**ORDER APPROVING SITE PLAN REVIEW**

This cause was heard by the Planning and Zoning Board of the Town of Palm Beach Shores acting under its authority to conduct Site Plan Review on April 28, 2021. Having considered the evidence presented by the Applicant and other interested persons at a hearing called and properly noticed and the Town Planning and Zoning Board being otherwise duly advised,

**THEREUPON, THE PLANNING AND ZONING BOARD OF THE TOWN OF  
PALM BEACH SHORES FINDS AS FOLLOWS:**

1. The property which is the subject of said application is located within Town Zoning District A in accordance with the Zoning Ordinance of the Town of Palm Beach Shores.
2. The Applicant submitted all documents required by the Town Code of Ordinances for site plan review, and the Applicant's request for site plan approval meets all standards as set forth in the Town Code of Ordinances.
3. Under the provisions of the Town Zoning Ordinance at Pf. 17.2, the Planning and Zoning Board has the right, power and authority to act upon this application.
4. In the judgment of the Planning and Zoning Board, the public convenience and welfare will best be served by APPROVING the application for site plan approval.

**IT IS THEREUPON CONSIDERED, ORDERED, AND ADJUDGED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AS FOLLOWS:**

The application for Site Plan Review with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:

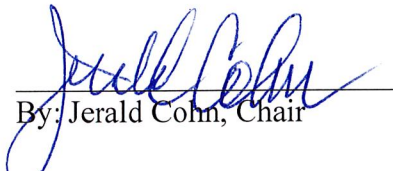
Demolish the existing home and build a new 1-story single-family home with a pool and pool deck; as depicted and described on *Exhibit A* attached hereto and made a part hereof

**IS HEREBY APPROVED.**

Please note:

1. If a building permit application (including construction cost estimate) is not received by the Town within six (6) months of the date of this Order, the site plan approval shall be null and void. One (1) six (6) month extension may be granted by the Planning and Zoning Board if submitted in writing prior to expiration.
2. Any subsequent modifications to the approved plan, attached hereto as *Exhibit A*, shall be submitted to the Planning and Zoning Board for review and approval.

**DONE AND ORDERED** on April 28, 2021.

  
By: Jerald Cohn, Chair

ATTEST:

  
Evyonne Browning, Town Clerk

(SEAL)



**ORDER OF THE PLANNING & ZONING BOARD  
TOWN OF PALM BEACH SHORES  
ARCHITECTURAL AND AESTHETIC REVIEW**

**CASE NO.**    AAR 21-08

**IN RE:**            *Icon Development Holdings I, LLC, as Owner*

**PROPERTY ADDRESS:**    200 Inlet Way, Palm Beach Shores, Florida 33404

**LEGAL DESCRIPTION:**    **PALM BEACH SHORES LT 582**

**ORDER APPROVING ARCHITECTURAL AND AESTHETIC REVIEW**

This cause was heard by the Planning and Zoning Board of the Town of Palm Beach Shores acting under its authority to conduct Architectural and Aesthetic Review on April 28, 2021. Having considered the evidence presented by the Applicant and other interested persons at a hearing called and properly noticed and the Town Planning and Zoning Board being otherwise duly advised,

**THEREUPON, THE PLANNING AND ZONING BOARD OF THE TOWN OF  
PALM BEACH SHORES FINDS AS FOLLOWS:**

1. The property which is the subject of said application is located within Town Zoning District C in accordance with the Zoning Ordinance of the Town of Palm Beach Shores.
2. The Applicant submitted all documents required by Section 14-86 of the Code of Ordinances of the Town of Palm Beach Shores, and the Applicant's request for Architectural and Aesthetic Review meets all standards as set forth in Sections 14-87 and 78-77.1 of the Town Code of Ordinances.
3. Under the provisions of Chapter 14. Buildings and Building Regulations. at Article II. Division 5. Architectural and Aesthetic Review of the Code of Ordinances of the Town of Palm Beach Shores, and Pf. 17.2. of the Town Zoning Code, the Planning and Zoning Board has the right, power and authority to act upon the application herein made.
4. In the judgment of the Planning and Zoning Board, the public convenience and welfare will best be served by APPROVING the application.

**IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AS FOLLOWS:**

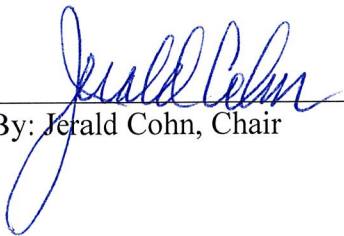
The application for Architectural and Aesthetic Review with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:

Demolish the existing improvements and construct a 3-story multi-family residential building with surface-level parking, pool and pool deck and associated landscaping; as depicted and described on *Exhibit A* attached hereto and made a part hereof

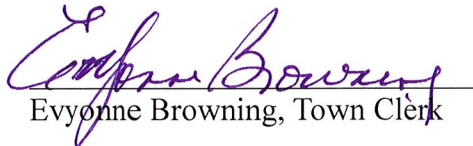
**IS HEREBY APPROVED** with the following conditions:

1. The Applicant is permitted to locate the central air conditioning equipment in the side yard as approved by this Board in accordance with Section Pf. 12.7 of the Town Code;
2. The Applicant shall submit a cross access easement for the shared ADA pathway to the Town Attorney for approval and recording in the public record prior to issuance of a Certificate of Occupancy;
3. The Applicant shall provide a drainage plan for review and approval by the Town Engineer;
4. The Applicant shall depict a 4' fence on the Site Plan around the property not in conflict with approved landscaping on the property; and
5. The Applicant shall submit a construction schedule reflecting completion of the project in within twenty-four (24) months.

**DONE AND ORDERED** on April 28, 2021.

  
By: Jerald Cohn, Chair

ATTEST:

  
Evyonne Browning, Town Clerk

(SEAL)



**ORDER OF THE PLANNING & ZONING BOARD  
TOWN OF PALM BEACH SHORES  
SITE PLAN REVIEW**

**CASE NO. SPR 21-07**

**IN RE:** *Icon Development Holdings I, LLC, as Owner*

**PROPERTY ADDRESS:** 200 Inlet Way, Palm Beach Shores, Florida 33404

**LEGAL DESCRIPTION:** PALM BEACH SHORES LT 582

**ORDER APPROVING SITE PLAN REVIEW**

This cause was heard by the Planning and Zoning Board of the Town of Palm Beach Shores acting under its authority to conduct Site Plan Review on April 28, 2021. Having considered the evidence presented by the Applicant and other interested persons at a hearing called and properly noticed and the Town Planning and Zoning Board being otherwise duly advised,

**THEREUPON, THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES FINDS AS FOLLOWS:**

1. The property which is the subject of said application is located within Town Zoning District C in accordance with the Zoning Ordinance of the Town of Palm Beach Shores.
2. The Applicant submitted all documents required by the Town Code of Ordinances for site plan review, and the Applicant's request for site plan approval meets all standards as set forth in the Town Code of Ordinances.
3. Under the provisions of the Town Zoning Ordinance at Pf. 17.2, the Planning and Zoning Board has the right, power and authority to act upon this application.
4. In the judgment of the Planning and Zoning Board, the public convenience and welfare will best be served by APPROVING the application for site plan approval.



**IT IS THEREUPON CONSIDERED, ORDERED, AND ADJUDGED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AS FOLLOWS:**

The application for Site Plan Review with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:

Demolish the existing improvements and construct a 3-story multi-family residential building with surface-level parking, pool and pool deck and associated landscaping; as depicted and described on *Exhibit A* attached hereto and made a part hereof

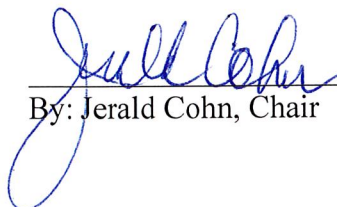
**IS HEREBY APPROVED** with the following conditions:

1. The Applicant is permitted to locate the central air conditioning equipment in the side yard as approved by this Board in accordance with Section Pf. 12.7 of the Town Code;
2. The Applicant shall submit a cross access easement for the shared ADA pathway to the Town Attorney for approval and recording in the public record prior to issuance of a Certificate of Occupancy;
3. The Applicant shall provide a drainage plan for review and approval by the Town Engineer;
4. The Applicant shall depict a 4' fence on the Site Plan around the property not in conflict with approved landscaping on the property; and
5. The Applicant shall submit a construction schedule reflecting completion of the project in within twenty-four (24) months.

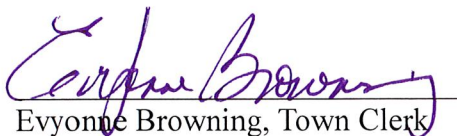
Please note:

1. If a building permit application (including construction cost estimate) is not received by the Town within six (6) months of the date of this Order, the site plan approval shall be null and void. One (1) six (6) month extension may be granted by the Planning and Zoning Board if submitted in writing prior to expiration.
2. Any subsequent modifications to the approved plan, attached hereto as *Exhibit A*, shall be submitted to the Planning and Zoning Board for review and approval.

**DONE AND ORDERED** on April 28, 2021.

  
By: Jerald Cohn, Chair

ATTEST:

  
Evyonne Browning, Town Clerk

(SEAL)



**ORDER OF THE PLANNING & ZONING BOARD  
TOWN OF PALM BEACH SHORES  
ARCHITECTURAL AND AESTHETIC REVIEW**

**CASE NO.**    AAR 21-09

**IN RE:**            *Icon Development Holdings I, LLC, as Owner*

**PROPERTY ADDRESS:**    150 Inlet Way, Palm Beach Shores, Florida 33404

**LEGAL DESCRIPTION:**    **PALM BEACH SHORES LOT 583**

**ORDER APPROVING ARCHITECTURAL AND AESTHETIC REVIEW**

This cause was heard by the Planning and Zoning Board of the Town of Palm Beach Shores acting under its authority to conduct Architectural and Aesthetic Review on April 28, 2021. Having considered the evidence presented by the Applicant and other interested persons at a hearing called and properly noticed and the Town Planning and Zoning Board being otherwise duly advised,

**THEREUPON, THE PLANNING AND ZONING BOARD OF THE TOWN OF  
PALM BEACH SHORES FINDS AS FOLLOWS:**

1. The property which is the subject of said application is located within Town Zoning District C in accordance with the Zoning Ordinance of the Town of Palm Beach Shores.
2. The Applicant submitted all documents required by Section 14-86 of the Code of Ordinances of the Town of Palm Beach Shores, and the Applicant's request for Architectural and Aesthetic Review meets all standards as set forth in Sections 14-87 and 78-77.1 of the Town Code of Ordinances.
3. Under the provisions of Chapter 14. Buildings and Building Regulations. at Article II. Division 5. Architectural and Aesthetic Review of the Code of Ordinances of the Town of Palm Beach Shores, and Pf. 17.2. of the Town Zoning Code, the Planning and Zoning Board has the right, power and authority to act upon the application herein made.
4. In the judgment of the Planning and Zoning Board, the public convenience and welfare will best be served by APPROVING the application.



**IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AS FOLLOWS:**

The application for Architectural and Aesthetic Review with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:

Demolish the existing improvements and construct a 3-story multi-family residential building with surface-level parking, pool and pool deck and associated landscaping; as depicted and described on *Exhibit A* attached hereto and made a part hereof


**IS HEREBY APPROVED** with the following conditions:

1. The Applicant is permitted to locate the central air conditioning equipment in the side yard as approved by this Board in accordance with Section Pf. 12.7 of the Town Code;
2. The Applicant shall provide a drainage plan for review and approval by the Town Engineer;
3. The Applicant shall depict a 4' fence on the Site Plan around the property not in conflict with approved landscaping on the property; and
4. The Applicant shall submit a construction schedule reflecting completion of the project in within twenty-four (24) months.

**DONE AND ORDERED** on April 28, 2021.

By: Jerald Cohn, Chair

ATTEST:

  
Evyonne Browning, Town Clerk

(SEAL)



**ORDER OF THE PLANNING & ZONING BOARD  
TOWN OF PALM BEACH SHORES  
SITE PLAN REVIEW**

**CASE NO. SPR 21-08**

**IN RE:** *Icon Development Holdings I, LLC, as Owner*

**PROPERTY ADDRESS:** 150 Inlet Way, Palm Beach Shores, Florida 33404

**LEGAL DESCRIPTION:** PALM BEACH SHORES LOT 583

**ORDER APPROVING SITE PLAN REVIEW**

This cause was heard by the Planning and Zoning Board of the Town of Palm Beach Shores acting under its authority to conduct Site Plan Review on April 28, 2021. Having considered the evidence presented by the Applicant and other interested persons at a hearing called and properly noticed and the Town Planning and Zoning Board being otherwise duly advised,

**THEREUPON, THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES FINDS AS FOLLOWS:**

1. The property which is the subject of said application is located within Town Zoning District C in accordance with the Zoning Ordinance of the Town of Palm Beach Shores.
2. The Applicant submitted all documents required by the Town Code of Ordinances for site plan review, and the Applicant's request for site plan approval meets all standards as set forth in the Town Code of Ordinances.
3. Under the provisions of the Town Zoning Ordinance at Pf. 17.2, the Planning and Zoning Board has the right, power and authority to act upon this application.
4. In the judgment of the Planning and Zoning Board, the public convenience and welfare will best be served by APPROVING the application for site plan approval.

**IT IS THEREUPON CONSIDERED, ORDERED, AND ADJUDGED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AS FOLLOWS:**

The application for Site Plan Review with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:

Demolish the existing improvements and construct a 3-story multi-family residential building with surface-level parking, pool and pool deck and associated landscaping; as depicted and described on *Exhibit A* attached hereto and made a part hereof

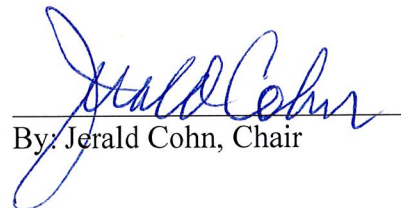
**IS HEREBY APPROVED** with the following conditions:

1. The Applicant is permitted to locate the central air conditioning equipment in the side yard as approved by this Board in accordance with Section Pf. 12.7 of the Town Code;
2. The Applicant shall provide a drainage plan for review and approval by the Town Engineer;
3. The Applicant shall depict a 4' fence on the Site Plan around the property not in conflict with approved landscaping on the property; and
4. The Applicant shall submit a construction schedule reflecting completion of the project in within twenty-four (24) months.

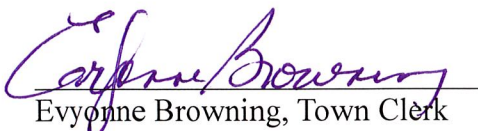
Please note:

1. If a building permit application (including construction cost estimate) is not received by the Town within six (6) months of the date of this Order, the site plan approval shall be null and void. One (1) six (6) month extension may be granted by the Planning and Zoning Board if submitted in writing prior to expiration.
2. Any subsequent modifications to the approved plan, attached hereto as *Exhibit A*, shall be submitted to the Planning and Zoning Board for review and approval.

**DONE AND ORDERED** on April 28, 2021.

  
By: Jerald Cohn, Chair

ATTEST:

  
Evyonne Browning, Town Clerk

(SEAL)



**ORDER OF THE PLANNING & ZONING BOARD  
TOWN OF PALM BEACH SHORES  
ARCHITECTURAL AND AESTHETIC REVIEW**

**CASE NO.**    AAR 21-10

**IN RE:**            *Icon Development Holdings I, LLC, as Owner*

**PROPERTY ADDRESS:**    206 Inlet Way, Palm Beach Shores, Florida 33404

**LEGAL DESCRIPTION:**    **PALM BEACH SHORES LT 581**

**ORDER APPROVING ARCHITECTURAL AND AESTHETIC REVIEW**

This cause was heard by the Planning and Zoning Board of the Town of Palm Beach Shores acting under its authority to conduct Architectural and Aesthetic Review on April 28, 2021. Having considered the evidence presented by the Applicant and other interested persons at a hearing called and properly noticed and the Town Planning and Zoning Board being otherwise duly advised,

**THEREUPON, THE PLANNING AND ZONING BOARD OF THE TOWN OF  
PALM BEACH SHORES FINDS AS FOLLOWS:**

1. The property which is the subject of said application is located within Town Zoning District C in accordance with the Zoning Ordinance of the Town of Palm Beach Shores.
2. The Applicant submitted all documents required by Section 14-86 of the Code of Ordinances of the Town of Palm Beach Shores, and the Applicant's request for Architectural and Aesthetic Review meets all standards as set forth in Sections 14-87 and 78-77.1 of the Town Code of Ordinances.
3. Under the provisions of Chapter 14. Buildings and Building Regulations. at Article II. Division 5. Architectural and Aesthetic Review of the Code of Ordinances of the Town of Palm Beach Shores, and Pf. 17.2. of the Town Zoning Code, the Planning and Zoning Board has the right, power and authority to act upon the application herein made.
4. In the judgment of the Planning and Zoning Board, the public convenience and welfare will best be served by APPROVING the application.



**IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AS FOLLOWS:**

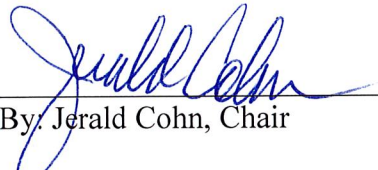
The application for Architectural and Aesthetic Review with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:

Demolish the existing improvements and construct a 3-story multi-family residential building with surface-level parking, pool and pool deck and associated landscaping; as depicted and described on *Exhibit A* attached hereto and made a part hereof


**IS HEREBY APPROVED** with the following conditions:

1. The Applicant is permitted to locate the central air conditioning equipment in the side yard as approved by this Board in accordance with Section Pf. 12.7 of the Town Code;
2. The Applicant shall submit a cross access easement for the shared ADA pathway to the Town Attorney for approval and recording in the public record prior to issuance of a Certificate of Occupancy;
3. The Applicant shall provide a drainage plan for review and approval by the Town Engineer;
4. The Applicant shall depict a 4' fence on the Site Plan around the property not in conflict with approved landscaping on the property; and
5. The Applicant shall submit a construction schedule reflecting completion of the project in within twenty-four (24) months.

**DONE AND ORDERED** on April 28, 2021.

  
By: Jerald Cohn, Chair

ATTEST:

  
Evyonne Browning, Town Clerk

(SEAL)



**ORDER OF THE PLANNING & ZONING BOARD  
TOWN OF PALM BEACH SHORES  
SITE PLAN REVIEW**

**CASE NO. SPR 21-09**

**IN RE:** *Icon Development Holdings I, LLC, as Owner*

**PROPERTY ADDRESS:** 206 Inlet Way, Palm Beach Shores, Florida 33404

**LEGAL DESCRIPTION: PALM BEACH SHORES LT 581**

**ORDER APPROVING SITE PLAN REVIEW**

This cause was heard by the Planning and Zoning Board of the Town of Palm Beach Shores acting under its authority to conduct Site Plan Review on April 28, 2021. Having considered the evidence presented by the Applicant and other interested persons at a hearing called and properly noticed and the Town Planning and Zoning Board being otherwise duly advised,

**THEREUPON, THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES FINDS AS FOLLOWS:**

1. The property which is the subject of said application is located within Town Zoning District C in accordance with the Zoning Ordinance of the Town of Palm Beach Shores.
2. The Applicant submitted all documents required by the Town Code of Ordinances for site plan review, and the Applicant's request for site plan approval meets all standards as set forth in the Town Code of Ordinances.
3. Under the provisions of the Town Zoning Ordinance at Pf. 17.2, the Planning and Zoning Board has the right, power and authority to act upon this application.
4. In the judgment of the Planning and Zoning Board, the public convenience and welfare will best be served by APPROVING the application for site plan approval.

**IT IS THEREUPON CONSIDERED, ORDERED, AND ADJUDGED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AS FOLLOWS:**

The application for Site Plan Review with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:

Demolish the existing improvements and construct a 3-story multi-family residential building with surface-level parking, pool and pool deck and associated landscaping; as depicted and described on *Exhibit A* attached hereto and made a part hereof

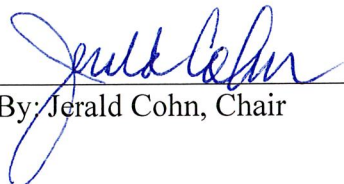
**IS HEREBY APPROVED** with the following conditions:

1. The Applicant is permitted to locate the central air conditioning equipment in the side yard as approved by this Board in accordance with Section Pf. 12.7 of the Town Code;
2. The Applicant shall submit a cross access easement for the shared ADA pathway to the Town Attorney for approval and recording in the public record prior to issuance of a Certificate of Occupancy;
3. The Applicant shall provide a drainage plan for review and approval by the Town Engineer;
4. The Applicant shall depict a 4' fence on the Site Plan around the property not in conflict with approved landscaping on the property; and
5. The Applicant shall submit a construction schedule reflecting completion of the project in within twenty-four (24) months.

Please note:

1. If a building permit application (including construction cost estimate) is not received by the Town within six (6) months of the date of this Order, the site plan approval shall be null and void. One (1) six (6) month extension may be granted by the Planning and Zoning Board if submitted in writing prior to expiration.
2. Any subsequent modifications to the approved plan, attached hereto as *Exhibit A*, shall be submitted to the Planning and Zoning Board for review and approval.

**DONE AND ORDERED** on April 28, 2021.

  
By: Jerald Cohn, Chair

ATTEST:

  
Evyonne Browning, Town Clerk

(SEAL)

