

**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
January 22, 2019**

1. CALL TO ORDER

The regular meeting was called to order at 6:33 p.m. by Chairman Janet Kortenhaus. The meeting was held at Town Hall located at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Town Clerk Browning called the roll and those present were Chairman Janet Kortenhaus, Member Nina Lammert, Member Jerald Cohn, Member Mary Stanton, and alternate Debi Culotta. Vice Chairman Rick Ziegler was not present. The Town Clerk stated there was a quorum present. Also present were Rob Rennebaum - Town Engineer, Josh Nichols - Zoning Official, Mitty Barnard - Town Attorney, and Sal Massaro - Building Official

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

MOTION: Member Nina Lammert moved to approve the meeting agenda.

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

3. CONSENT AGENDA

- a. Approval of the November 27, 2018 Regular Meeting Minutes.

MOTION: Member Nina Lammert moved to approve the consent agenda.

SECOND AND VOTE: Alternate Debi Culotta seconded the motion, which passed unanimously by those present.

4. ACTION ITEMS

- a. **SPR18-17**, Carey and Matthew Krebs, Owners of 212 Sandal Lane, request a 3-month extension on their Site Plan approval originally approved by the Planning and Zoning Board at the June 26, 2018 Regular Meeting.

SPR18-17 MOTION: Member Mary Stanton moved to approve the written application for a three-month extension of site plan approval, 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 residence and construct a new residence to include a new driveway, pool, and landscaping; as depicted and described on *Exhibit A* of the Order Granting Site Plan Approval, dated June 26, 2018.

SPR18-17 SECOND AND VOTE: Member Jerald Cohn seconded the motion, which passed unanimously by those present.

- b. **SPR18-26**, Andy Carson, Owner of 115 Linda Lane, requests Site Plan Review for the installation of a new pool, pool equipment and travertine pool deck.

SPR18-26 MOTION: Member Mary Stanton moved to approve the application for Site Plan Review, SPR18-26, with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following with conditions:

Installation of a new pool, pool equipment and travertine pool deck; as depicted and described on *Exhibit A* attached hereto and made a part hereof with the following conditions:

1. The Applicant shall provide a drainage plan for review and approval by the Town Engineer; and
2. The Applicant shall resubmit the Applicant Certification page of the application with corrected dates; and
3. The Applicant shall screen the pool equipment sufficient to meet the requirements of Sections Pf. 12.3 and 78-77.1 of the Town Code.

SPR18-26 SECOND AND VOTE: Chairman Janet Kortenhaus seconded the motion, which passed unanimously by those present.

- c. **SPR18-24/AAR18-24**, Chris and Karen Thielman, Applicants for the Fredrickson Family Limited Partnership, Owner of 125 Tacoma Lane, request Site Plan Review and Architectural and Aesthetic Review for an exterior renovation which includes extension of the roof, installation of new impact windows, structural framing for the roof and windows, new stucco and paint, new paver driveway, new or repaired soffits and new gutters.

SPR18-14 MOTION: Member Jerald Cohn moved to approve the application for Site Plan Review, SPR18-12, with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:

Exterior renovation which includes extension of the roof, installation of new impact windows, structural framing for the roof and window, new stucco and paint, new paver driveway, new or repaired soffits and new gutters; as depicted and described on *Exhibit A* attached hereto and made a part hereof.

SPR18-14 SECOND AND VOTE: Member Nina Lammert seconded the motion, which passed unanimously by those present.

AAR18-24 MOTION: Member Jerald Cohn moved to approve the application for Architectural and Aesthetic Review, AAR18-24-12, with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:

Exterior renovation which includes extension of the roof, installation of new impact windows, structural framing for the roof and window, new stucco and paint, new paver driveway, new or repaired soffits and new gutters; as depicted and described on *Exhibit A* attached hereto and made a part hereof.

AAR18-24 SECOND AND VOTE: Member Nina Lammert seconded the motion, which passed unanimously by those present.

- d. **SPR18-23/AAR18-23**, Benjamin Sharfi Trust, Owner of 142 Lake Drive, requests Site Plan Review and Architectural and Aesthetic Review to install a framed observation deck (and its supporting columns/footings) above a portion of an existing single-story structure with a flat roof deck & parapet. Framed roof deck to include S.S. cable railings, 2 aluminum stair units and exterior platform lift.

SPR18-23 MOTION: Member Mary Stanton moved to approve the application for Site Plan Review, SPR18-23, with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following with conditions:

Installation of a framed observation deck (and its supporting columns/footings) above a portion of an existing single-story structure with a flat roof deck & parapet. Framed roof deck to include S.S. cable railings, 2 aluminum stair units and exterior platform lift; as depicted and described on *Exhibit A* attached hereto and made a part hereof

Conditions:

1. The Applicant shall remove all references in the application and on the plans to “restaurant” and “commercial restaurant” and replace such references with “accessory dining room”; and
2. The Applicant shall state in the application narrative and on the Site Plan that no additional seating will be provided on the observation deck; and
3. The Applicant shall provide a drainage plan for review and approval by the Town Engineer; and
4. The Applicant shall reconcile discrepancies regarding the number of existing and required parking spaces provided on the Site Plan (tabular data and illustrated) and provide legally sufficient proof justifying use of the easement on the southeastermost portion of the property depicted on the Site Plan as additional parking spaces.

SPR18-23 SECOND AND VOTE: Member Nina Lammert seconded the motion, which passed unanimously by those present.

AAR18-23 MOTION: Member Mary Stanton moved to approve the application for Architectural and Aesthetic Review, AAR18-23, with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following with conditions:

Installation of a framed observation deck (and its supporting columns/footings) above a portion of an existing single-story structure with a flat roof deck & parapet. Framed roof deck to include S.S. cable railings, 2 aluminum stair units and exterior platform lift; as depicted and described on *Exhibit A* attached hereto and made a part hereof

Conditions:

1. The Applicant shall remove all references in the application and on the plans to “restaurant” and “commercial restaurant” and replace such references with “accessory dining room”; and
2. The Applicant shall state in the application narrative and on the Site Plan that no additional seating will be provided on the observation deck; and
3. The Applicant shall provide a drainage plan for review and approval by the Town Engineer; and
4. The Applicant shall reconcile discrepancies regarding the number of existing and required parking spaces provided on the Site Plan (tabular data and illustrated) and provide legally sufficient proof justifying use of the easement on the southeastermost portion of the property depicted on the Site Plan as additional parking spaces.

AAR18-23 SECOND AND VOTE: Member Nina Lammert seconded the motion, which passed unanimously by those present.

5. **MISCELLANEOUS BUSINESS** None at this time

6. **PUBLIC COMMENT**

1. Resident Linda Tyler, 306 Sandal Lane, asked the Board to please consider reopening discussions on height restrictions in those areas of the Town affected by the updated FEMA flood maps.

7. **STAFF REPORTS:** Sal Massaro, Building Official stated he will have an updated timetable report on current projects at the next meeting.

8. **ADJOURNMENT**

MOTION: Alternate Debi Culotta made a motion to adjourn the meeting.

SECOND AND VOTE: Member Nina Lammert seconded the motion, which passed unanimously by those present and Chairman Kortenhaus adjourned the meeting at 7:39 pm.

Approved this 26th day of February 2019

ATTEST:


Evyonne Browning, Town Clerk


Janet Kortenhaus, Chairman

(Seal)

