

**TOWN OF PALM BEACH SHORES
PLANNING AND ZONING BOARD
Meeting Minutes: January 23, 2018**

1. **CALL TO ORDER**

The regular meeting of the Planning and Zoning board was called to order at 6:30 pm 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 Grace Sterrett, Member Mary Stanton, Member Joan Bancroft. Members absent were Nina Lammert and Alternate Rick Ziegler. Also present was Zoning Official John Schmidt, Engineer Rob Rennebaum, and Attorney Mitty Barnard.

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

Member Mary Stanton moved to approve the addition of adding the nomination of a new Vice Chairman due to the resignation of Jason Prince from the Board. Alternate Joan Bancroft seconded the motion which passed unanimously.

Alternate Mary Stanton nominated Grace Sterrett as Vice Chairman. Alternate Joan Bancroft seconded the motion which passed unanimously.

3. **CONSENT AGENDA**

Alternate Joan Bancroft moved to approve the consent agenda. Vice Chairman Grace Sterrett seconded the motion, which passed unanimously.

4. **MISCELLANEOUS BUSINESS**

- a. **Robert Scullin, owner of 309 Tacoma Lane** requests extension from the Planning and Zoning Board for the planned remodeling of their home.

NOTE: Mr. Scullin came in late and his item was deferred to the last item under Miscellaneous Business.

On August 1, 2017, this board entered an order granting approval of the Applicant's Site Plan (with conditions), as described in *Exhibit A* of the August 1, 2017 order.

1. Under Section 14-63(e) of the Town Code, if an Applicant does not apply for and acquire a building permit within six-months of site plan approval, the site plan is considered void unless this Board issues a six-month extension upon written request.
2. The Applicant has requested, in writing, a six-month extension and the Board finds the public convenience and welfare will best be served by GRANTING the Applicant's request for a six-month extension of site plan approval.

MOTION AND VOTE: Member Mary Stanton moved to approve the written application for a six-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:

Add a new bedroom and bath, an extension to the living area of the rear of the existing residence, plus an extension of the existing garage to the front of the home; as depicted and described on *Exhibit A* of the Order Granting Site Plan Approval (with conditions), dated August 1, 2017

Alternate Joan Bancroft seconded the motion, which passed unanimously with the following stipulations:

1. Approval of this request requires the Applicant to comply with all new amendments to federal, state, and Town regulations. (Town Code § 14-63(e)).
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.

- b. **SPR17-12/AAR17-12**, Nicholas Ihle desires to install an outside emergency generator on their property located at 133 Linda Lane.

The Owner submitted the application for Site Plan and Architectural 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 outside emergency generator on the property as depicted and described on *Exhibit A* attached hereto and made a part hereof.

MOTION AND VOTE: Member Mary Stanton moved to approve SPR17-12/AAR17-12 as presented and depicted in Exhibit A, which is herewith attached. Alternate Joan Bancroft seconded the motion, which passed unanimously.

- c. **SPR17-14/AAR17-14**, Timothy S. Marshall, PE with A.T. Designs, Inc. who is working with The Atrium located at 145 S. Ocean requests the removal of Planter Boxes on the 2nd and 8th floor due to structural design and construction issues which have resulted in water infiltration and structural slab deflection in various areas due to under designed slabs.

The Owner and applicant submitted the application for Site Plan and Architectural/Aesthetic review with reference to the above described property in the Town of Palm Beach Shores to permit the following:

The removal of planter boxes on the 2nd and 8th floors as depicted and described on Exhibit A attached hereto and made a part hereof.

MOTION AND VOTE: Member Mary Stanton moved to approve SPR 17-14/AAR17-14 as presented. Alternate Joan Bancroft seconded the motion which passed unanimously.

- d. **SPR17-15/AAR17-15**, Tammy L. Gomes, owner of 118 Cascade Lane desires to add a 2nd story addition and renovation of the existing single-family residence.

The Owner submitted the application for Site Plan and Architectural/Aesthetic review with reference to the above described property in the Town of Palm Beach Shores to add a 2nd story addition and renovation of existing residence as depicted and described on Exhibit A attached hereto and made a part hereof.

MOTION AND VOTE: Member Mary Stanton made the following motion for Site Plan Review:

1. The Applicant shall ensure that shrubs adequately screen the pool equipment to meet the requirements of Section 78-77.1 of the Town Code;
2. The Applicant shall ensure that the privacy screen landscaping along the west property line meets the 75% height requirement of Section 78-77.1 of the Town Code;
3. The Applicant shall ensure that roof height dimensions in the site plan review application match those provided on drawings;
4. Any permit application(s) submitted to the Town for remodeling or renovation of the 2nd story shall require the Applicant (current or future) to demonstrate that the privacy screening requirements in Section 78-77.1 of the Town Code remain satisfied; and
5. The Applicant is permitted to plant the proposed three (3) Montgomery Palms in the front yard as approved by this Board in accordance with Section 78-77.1 of the Town Code.

and the following for Architectural/Aesthetic Review:

The Owner/applicant is permitted to plant the proposed three (3) Montgomery Palms in the front yard as approved by this Board in accordance with Section 78-77.1 of the Town Code.

Alternate Joan Bancroft seconded the motion which passed unanimously.

5. **PUBLIC COMMENT:** None

6. **STAFF REPORTS:** None

7. **ADJOURNMENT**

Member Mary Stanton moved to adjourn the meeting at 7:39 pm.

APPROVED this 27th day of February, 2018.

ATTEST:

Evyonne Browning, Town Clerk


Janet Kortenhaus, Chairman

(Seal)