

**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
June 26, 2018**

1. CALL TO ORDER

The regular meeting was called to order at 6:30 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, Vice Chairman Rick Ziegler, Member Nina Lammert, Member Mary Stanton, Member Jerald Cohn. Alternate Members Joan Bancroft-Grody and John Maffett were not present.

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

MOTION: Vice Chairman Rick Ziegler moved to approve the meeting agenda.

SECOND AND VOTE: Member Nina Lammert seconded the motion, which passed unanimously.

3. CONSENT AGENDA

- a. Approval of the May 22, 2018 Meeting Minutes.

MOTION: Member Lammert moved to approve the Consent Agenda as printed.

SECOND AND VOTE: Member Cohn seconded the motion, which passed unanimously.

4. PUBLIC HEARING

- a. **SPR18-16/AAR18-16**, Mark and Donna Ward, Owners of 143 Linda Lane, request Site Plan Review and Architectural and Aesthetic Review to demolish part of the existing home, install a new roof, renovate the interior, and install new windows and garage doors.

MOTION: Vice Chairman Ziegler made a motion to approve the Site Plan Review, **SPR18-16** and Architectural and Aesthetic Review, **AAR18-16**.

SECOND: Member Jerald Cohn seconded the motion.

VOTE:	Chairman Kortenhaus	YES
	Vice Chair Ziegler	YES
	Member Stanton	YES
	Member Cohn	YES
	Member Lammert	YES

The motion passed unanimously.

- b. **SPR18-17/AAR18-17**, Carey and Matthew Krebs, Owners of 212 Sandal Lane, request Site Plan Review and Architectural and Aesthetic Review to demolish the existing residence and construct a new residence to include a new driveway, pool, and landscaping.

MOTION: Member Stanton made a motion to approve the Site Plan Review, **SPR18-17** and Architectural and Aesthetic Review, **AAR18-17**.

SECOND: Member Nina Lammert seconded the motion.

VOTE:	Chairman Kortenhaus	YES
	Vice Chair Ziegler	YES
	Member Stanton	YES
	Member Cohn	YES
	Member Lammert	YES

The motion passed unanimously.

- c. **SPM18-11/AAR18-11**, Tammy Gomes, Owner of 118 Cascade Lane, requests Site Plan Modification and Architectural and Aesthetic Review to modify the two-story addition and renovation of the existing single-family residence, with modifications to the kitchen, great room, dining room, cabana bath and relocated laundry room on the second floor, as well as changes to the second floor to remove open space to below and convert to a new bedroom and bath.

MOTION: Vice Chair Ziegler made a motion to approve Site Plan Modification, **SPM18-11** and Architectural and Aesthetic Review, **AAR18-11** with the condition the applicant shall ensure that the second-floor balcony is sufficiently screened with landscaping to meet the privacy screening requirements of Section 78-77.1 of the Town Code.

SECOND: Member Mary Stanton seconded the motion.

VOTE:	Chairman Kortenhaus	YES
	Vice Chair Ziegler	YES
	Member Stanton	YES
	Member Cohn	YES
	Member Lammert	YES

The motion passed unanimously.

- d. **SPR18-14/AAR18-14**, Brian Kennedy, Singer Island Developments, Inc., as Applicant, requests Site Plan Review and Architectural and Aesthetic Review to install a new roof and driveway, renovate and expand the existing garage, add two (2) bedrooms, two (2) bathrooms, a linen closet, laundry, and pool at 214 Bravado Lane.

MOTION: Vice Chair Ziegler made a motion to approve the Site Plan Review, **SPR18-14** and Architectural and Aesthetic Review, **AAR18-14** with the conditions the applicant shall correct all landscaping plan, site plan and other drawing/elevation, and development application deficiencies, errors and inconsistencies to the satisfaction of the Zoning Official.

SECOND: Member Nina Lammert seconded the motion.

VOTE:	Chairman Kortenhaus	YES
	Vice Chair Ziegler	YES
	Member Stanton	YES
	Member Cohn	YES
	Member Lammert	YES

The motion passed unanimously.

- e. **VAR18-4**, Miller Land Planning, Inc., Agent for the owner of 224 Inlet Way, requests two variances related to building height and modification to the building elevations. First, the applicant seeks a variance and relief from Appendix A. Zoning Ordinance., Section IV. Basic Restrictions for All Districts., Pf. 4.6. Grade Elevations. in order to allow a first-floor elevation of 16.42' (where the code allows a maximum of 15.25'). Second, the applicant seeks a variance and relief from Appendix A. Zoning Ordinance., Section VII. District C Regulations., Pf. 7.3. Building Height. in order to allow a total building height of 54.21' (where the code allows a maximum of 53.25') and a top of beam height of 49.81' (where the code allows a maximum of 48.25'). The address of the property is 224 Inlet Way, Palm Beach Shores, Florida 33404. The legal descriptions for the property are ADDISON AT SINGER ISLAND CONDO UNIT 1A, ADDISON AT SINGER ISLAND CONDO UNIT 1B, ADDISON AT SINGER ISLAND CONDO UNIT 2A, ADDISON AT SINGER ISLAND CONDO UNIT 2B, and ADDISON AT SINGER ISLAND CONDO UNIT 3. The property is located in Zoning District C.

MOTION: Member Stanton made a motion to recommend approval of Variance **VAR18-4** to the Town Commission.

SECOND: Member Jerald Cohn seconded the motion.

VOTE:	Chairman Kortenhaus	YES
	Vice Chair Ziegler	YES
	Member Stanton	YES
	Member Cohn	YES
	Member Lammert	YES

The motion passed unanimously.

- f. **AAR18-18**, Miller Land Planning, Inc., Agent for the owner of 224 Inlet Way, requests Architectural and Aesthetic Review to modify and enhance the balcony railings and change the faux coquina stone to a landscape vine on the side of the structure. The landscape plans have also been modified to increase the planting beds for additional landscape material in both the front and rear yards of the property.

MOTION: Vice Chair Ziegler made a motion to approve Architectural and Aesthetic Review, **AAR18-18**.

SECOND: Member Mary Stanton seconded the motion.

VOTE:	Chairman Kortenhaus	YES
	Vice Chair Ziegler	YES
	Member Stanton	YES
	Member Cohn	YES
	Member Lammert	YES

The motion passed unanimously.

- g. **VAR18-3**, Kimberly Waugh, Owner of 236 Cascade Lane, requests a variance and relief from Appendix A. Zoning Ordinance., Section V. District A Regulations., Pf. 5.2. Building Height in order to allow a total building height of 30.16' (where the code allows a maximum of 29.0') and a top of beam height of 23.50' (where the code allows a maximum of 22.0'). The address of the property is 236 Cascade Lane, Palm Beach

Shores, Florida 33404. The legal description for the property is PALM BEACH SHORES LT 241. The property is located in Zoning District A.

MOTION: Member Cohn made a motion to recommend denial of Variance **VAR18-3** to the Town Commission based on items 1 thru 6 do not address the need for a height variance.

SECOND: Vice Chair Ziegler seconded the motion.

VOTE:	Chairman Kortenhaus	YES
	Vice Chair Ziegler	YES
	Member Stanton	YES
	Member Cohn	YES
	Member Lammert	YES

The motion passed unanimously.

- h. **SPM18-10/AAR18-10**, Kimberly Waugh, Owner of 236 Cascade Lane, requests a Site Plan Modification and Architectural and Aesthetic review to demolish the existing house and build a new 2-story house, raising the finish floor elevation two (2) feet.

MOTION: Vice Chair Ziegler made a motion to approve the Site Plan Review, SPR18-10 and Architectural and Aesthetic Review, AAR18-10 on the condition the total roof height and beam height comply with current Town Code.

SECOND: Member Stanton seconded the motion.

VOTE:	Chairman Kortenhaus	YES
	Vice Chair Ziegler	YES
	Member Stanton	YES
	Member Cohn	YES
	Member Lammert	YES

The motion passed unanimously.

5. **MISCELLANEOUS BUSINESS**

- a. Ordinance O-3-18: Swimming Pools, Pool Decks, Screened Enclosures (*Presented by Town Attorney*)

MOTION: Vice Chair Ziegler made a motion to send Ordinance O-3-18 to the Town Commission as it is currently written for their review.

SECOND: Member Lammert seconded the motion.

VOTE:	Chairman Kortenhaus	YES
	Vice Chair Ziegler	YES
	Member Stanton	YES
	Member Cohn	YES
	Member Lammert	YES

The motion passed unanimously.

b. Ordinance O-2-18: Walls/Fences/Hedges Definitions *(Presented by Town Attorney)*

MOTION: Vice Chair Ziegler made a motion to send Ordinance O-2-18 to the Town Commission as it is currently written for their review.

SECOND: Member Lammert seconded the motion.

VOTE:	Chairman Kortenhaus	YES
	Vice Chair Ziegler	YES
	Member Stanton	YES
	Member Cohn	YES
	Member Lammert	YES

The motion passed unanimously.

6. **PUBLIC COMMENT:** There was none

7. **STAFF REPORTS**

- a. Project Timeline update: Building Official Jim Parker provided copies of the current project to the members of the board. There was no discussion.

8. **ADJOURNMENT**

MOTION: Member Cohn moved to adjourn and Chairman Kortenhaus adjourned the meeting at 9:03 pm.

Approved this 24th day of July 2018.

ATTEST:

Evyonne Browning, Town Clerk

Janet Kortenhaus

(Seal)