

**PLANNING AND ZONING BOARD  
REGULAR MEETING MINUTES  
(Summary Minutes)  
June 4, 2020**

**CALL TO ORDER**

The regular meeting was called to order at 6:46 p.m. by Chairman Janet Kortenhaus. The meeting was held in the commission chambers 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 Jerald Cohn, Member Tim Blash, Member Tracy Larcher, and Member Kevin Banks. Town Clerk Browning stated there was a quorum present.

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

**MOTION:** Vice Chairman Jerald Cohn moved to approve the amended meeting agenda with the addition of Board comments as a standing item on each agenda.

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

**CONSENT AGENDA**

None at this meeting.

**ACTION ITEMS**

a) **SPR20-2/AAR20-3**, Eric and Tammy Emerson, Owners of 215 Linda Lane, request Site Plan Review and Architectural and Aesthetic Review to construct a new 98 linear foot pool with travertine deck in the rear of the subject property.

**MOTION:** Vice Chairman Jerald Cohn moved to approve **SPR20-2/AAR20-3** with conditions: (1) the Applicants shall diligently obtain a building permit and submit a construction schedule reflecting completion of the project within six (6) months and (2) the Applicants shall provide a drainage plan for approval by the Town Engineer as part of the building permit application and review process.

**SECOND AND VOTE:** Member Kevin Banks seconded the motion, which passed unanimously.

b) **SPM19-11/AAR19-2**, Douglas Owen, Owner of 222 Edwards Lane, requests a Site Plan Modification and Architectural and Aesthetic Review to enlarge the pool deck, add rain gutters and downspouts to the roof eave, construct a retaining wall along the east and west property lines to control erosion and give support for the approved fence, and modify the previously approved landscaping for the site.

**MOTION:** Member Kevin Banks moved to approve **SPM19-11/AAR19-2** with conditions: (1) the Applicant shall select (check) the Site Plan Modification and Architectural & Aesthetic Review boxes on page 1 of the development application; (2) the Applicant shall update the landscape plan to correct the location of the a/c condenser(s) and pool equipment such that it is consistent with the site plan; (3) the Applicant shall add an unlocked gate in the rear of the property to allow access to the utility easement along the rear property line; and (4) the Applicant shall submit a construction schedule reflecting completion of the project within six (6) months.

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

- c) **SPM19-13/AAR19-14**, Joseph and Brenda Battaglia, Owners of 230 Blossom Lane, request Site Plan Modification and Architectural and Aesthetic Review to remove an existing concrete driveway and replace with porcelain pavers, install a new entry gate walkway, install a pergola and modify the previously approved landscaping onsite.

**MOTION:** Member Kevin Banks moved to approve **SPM19-13/AAR19-14** with conditions: (1) the Applicants shall correctly depict the 10' Town Strip on the Boundary Survey; (2) the Applicants shall submit a Landscape Plan reflecting landscaping currently shown on the civil plan with corresponding types and heights at installation; (3) the Applicants shall dimension the distance from the pergola to the rear setback and ensure that the pergola is not located within the fifteen foot (15') rear setback; (4) the Applicants shall submit a construction schedule reflecting completion of the project within six (6) months; and (5) the Applicants shall ensure that three (3) palm trees are planted in the 10' Town Strip in accordance with Section 78-77.1 of the Town Code.

**SECOND AND VOTE:** Vice Chairman Jerald Cohn seconded the motion, which passed unanimously.

- d) **SPM20-1/AAR20-1**, Great American Life Insurance Company, Owner of 98 Lake Drive, requests Site Plan Modification and Architectural and Aesthetic Review to install a new transitory marginal dock adjacent to the seawall, west of the existing tiki bar.

**MOTION:** Member Kevin Banks moved to approve **SPM20-1/AAR20-1** with the condition: (1) the Applicant shall provide a copy of the required Submerged Land Lease to the Town.

**SECOND AND VOTE:** Vice Chairman Jerald Cohn seconded the motion, which passed unanimously.

- e) **SPM20-3/AAR20-8**, Great American Life Insurance Company, Owner of 98 Lake Drive, requests Site Plan Modification and Architectural and Aesthetic Review to construct a 660 square foot restroom building and a 14 foot x 245 foot paver walkway adjacent and connecting to the Tiki Bar.

**MOTION:** Member Tracy Larcher moved to approve **SPM20-3/AAR20-8** with conditions: (1) the Applicant shall revise their application (justification statement) to address the 'service area' use depicted on the plans; and (2) the Applicant shall submit a construction schedule reflecting completion of the project within six (6) months.

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

- f) **SPM20-2/AAR20-2**, Benjamin Sharfi Trust, Owner of 142 Lake Drive, requests Site Plan Modification and Architectural and Aesthetic Review to enlarge a dining patio to provide access to and enclose with CMU knee wall similar to dining patio, install a 574 square-foot shallow pond water feature around the perimeter of dining patio, and replace the existing concrete sidewalks and gravel parking area with new pervious concrete pavement.

**MOTION:** Member Kevin Banks moved to approve **SPM20-2/AAR20-2** with the condition: (1) the Applicant shall submit a construction schedule reflecting completion of the project within six (6) months.

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

## **PUBLIC COMMENT**

## **STAFF REPORTS**

- a. Building Department update (*Laura Brown, Building Dept. Supervisor*)

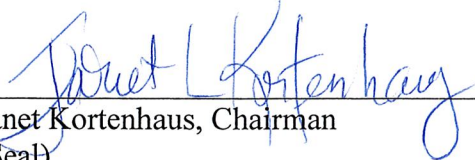
**ADJOURNMENT**

**MOTION:** Member Tim Blash moved to adjourn the meeting.

**SECOND:** Member Kevin Banks seconded the motion and the meeting was adjourned at 8:51 pm.

APPROVED this 24 day of Mar, 2021.

ATTEST:

  
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Janet Kortenhaus, Chairman  
(Seal)

  
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Evyonne Browning, Town Clerk

