

**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
March 27, 2018**

CALL TO ORDER

The regular meeting was called to order at 6:32 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 Member Joan Bancroft-Grody, and Alternate Member John Maffett.

APPROVAL OF MEETING AGENDA (Additions, substitutions, deletions)

MOTION: Member Mary Stanton moved to approve the meeting agenda with the following additions:

Under Miscellaneous Business, add item G. Discussion on Marine Engineer, and item H. Discussion on Pools and Pool Decks.

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

3. **CONSENT AGENDA**

- a. Approval of the February 27, 2018 Meeting Minutes.

MOTION: Vice Chairman Rick Ziegler moved to approve the Consent Agenda as printed.

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

4. **MISCELLANEOUS BUSINESS**

- a. **SPR17-5/AAR17-2**, Guy Bartels, as representative for Kimberly Waugh, Owner of 236 Cascade Lane, requests a 6-month extension.

MOTION: Vice Chairman Rick Ziegler moved to approve a six month extension for the applicant to Demolish the existing house and build a new 2-story home; as depicted and described on *Exhibit A* of the Order Granting Site Plan Approval (with conditions), dated August 1, 2017

SECOND AND VOTE: Member Mary Stanton seconded the motion which passed unanimously with the following:

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. **SPR17-13/AAR17-13**, Keith Ragon, Owner of 318 Blossom Lane, desires to install an emergency generator.

MOTION: Member Jerald Cohn moved to approve SPR17-13 and AAR17-13, with the following conditions:

1. The Applicant shall install landscaping to ensure that the emergency generator is adequately screened visually and to minimize noise pursuant to Sections Pf. 12.8 and 78-77.1(c) of the Town Code.
2. The Applicant is permitted to relocate the emergency generator to the side yard as approved by this Board in accordance with Section Pf. 12.8 of the Town Code.

SECOND AND VOTE: Vice Chairman Rick Ziegler seconded the motion which passed unanimously.

- c. **SPR18-4/AAR18-4**, Rick Snyder, Agent for the Sand Dunes Shores Condominium property located at 165 Ocean Avenue, desires to remove part of the existing fence and install 340 LF of 6' high T & G PVC white fence with one gate located at the west side.

MOTION: Vice Chairman Rick Ziegler moved to approve SPR18-4 and AAR18-4 for the removal of the existing partial fence and installation of 340 linear feet of 6' high tongue in groove PVC white fence with one gate located at the west side; as depicted and described on *Exhibit A* attached hereto and made a part hereof

SECOND AND VOTE: Member Mary Stanton seconded the motion which passed unanimously.

- d. **SPR18-3/AAR18-3**, Frank and Kendra Zizzamia, Owners of 224 Bravado Lane, requests to enclose the open area between the back two (2) wings of the house, reroof entire house, install gable over front entrance, and widen front porch.

MOTION: Member Mary Stanton moved to approve SPR18-3 and AAR18-3 to enclose the open area between the back two (2) wings of the house, reroof the entire house, install a gable cover over the front entrance, and widen the front porch; as depicted and described on *Exhibit A* attached hereto and made a part hereof

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

- e. **SPR18-6/AAR18-6**, Bryan Cheney, Applicant for the Sailfish Marina located at 98 Lake Drive, desires to add a 28 seat Tiki Bar area on the southern portion of the property that previously had a motel with 11 rooms.

MOTION: Member Nina Lammert moved to approve SPR18-6 and AAR18-6 to add a 28 seat Tiki Bar on the southern portion of the property that previously had a motel with eleven (11) rooms; as depicted and described on *Exhibit A* attached hereto and made a part hereof with the following conditions: The Applicant shall install landscaping to ensure proper screening along Lake Drive pursuant to Sections 78-72 and 78-73 of the Town Code.

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

unanimously.

- f. **SPR18-5/AAR18-5/VAR18-1**, Carey and Matthew Krebs, Owners of 212 Sandal Lane, desire to demolish the existing residence and construct a new residence to include a new driveway, pool, and landscaping. Owners also request a variance and relief from Appendix A. Zoning Ordinance., Section V. District A Regulations., Pf. 5.2. Building height. in order to construct a portion of the roof with a roof pitch of 1.5/12 where the code requires a minimum roof pitch of 4/12.

MOTION: Vice Chairman Rick Ziegler moved to deny SPR18-5 and AAR18-5 to Demolish the existing residence and construct a new residence to include a driveway, pool and landscaping.

SECOND AND VOTE: Member Mary Stanton seconded the vote which passed unanimously.

MOTION: Vice Chairman Rick Ziegler moved to recommend denial to the Commission for VAR18-1, a variance request and relief from Appendix A. Zoning Ordinance., Section V. District A Regulations., Pf. 5.2. Building height. in order to construct a portion of the roof with a roof pitch of 1.5/12 where the code requires a minimum roof pitch of 4/12; as depicted and described on *Exhibit A* attached hereto and made a part hereof.

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

NOTE: In recommending denial, the Planning and Zoning Board determined that the applicant failed to demonstrate the undue hardship required to grant a variance. Because the Planning and Zoning Board recommended denial on the applicant's variance request, this application is not code compliant and is therefore denied.

- g. Marine Engineer *(added by motion and vote)*

The Board discussed how to codify requirements for commercial boats.

Chairman Kortenhaus suggested we obtain a marine engineer who can look at our Town's codes and make recommendations to this Board. Once these recommendations are received, the Board will hold a workshop to discuss these recommendations. All members were in agreement.

- h. Pools and Pool Decks *(added by motion and vote)*

Town Attorney Mitty Barnard explained that currently the installation of pools and pool decks fall under the permitting process only and does not go under site plan review. Therefore, it does not require the Town officials to look at impervious areas which can affect surrounding properties for water run-off before they are built. She suggested we look at how we can handle these in our code.

MOTION: Member Mary Stanton moved to revise the Town's existing code regarding site plan review to include pools and pool decks. Member Jerry Cohn seconded the motion, which passed unanimously.

PUBLIC COMMENT: None

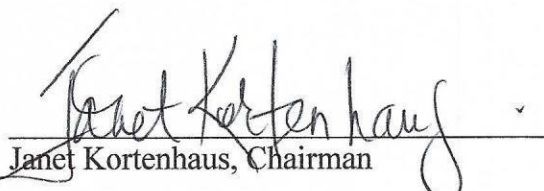
STAFF REPORTS: None

ADJOURNMENT: Vice Chairman Rick Ziegler moved to adjourn the meeting. Member Nina Lammert Seconded the motion and the meeting was adjourned at 8:17 pm

APPROVED this 24th day of April, 2018.

ATTEST:

Evyonne Browning, Town Clerk



Janet Kortenhaus, Chairman