

**PLANNING AND ZONING BOARD  
REGULAR MEETING MINUTES  
May 22, 2018**

**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, Member Nina Lammert, Member Mary Stanton, and Member Jerald Cohn. Vice Chairman Rick Ziegler, Alternate Members Joan Bancroft-Grody and John Maffett were not present.

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

**MOTION:** Member Mary Stanton moved to approve the meeting agenda.

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

**CONSENT AGENDA**

- a. Approval of the April 24, 2018 Regular Meeting Minutes.

**MOTION:** Member Mary Stanton moved to approve the Consent Agenda as printed.

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

**PUBLIC HEARING**

- a. **VAR 18-7**, Robert Gonzales, Owner of 201 Sandal Lane, requests a variance and relief from Appendix A. Zoning Ordinance., Section V. District A Regulations., Pf. 5.6. Rear Yard. in order to enlarge the existing non-conforming guest house, providing a rear yard setback of 9 feet 8 inches (9'-8") (where the code requires a rear setback of fifteen feet (15') for a maximum of twenty-five lineal feet (25') of the building and twenty-five feet (25') for the remaining lineal feet of the building for any single-story building). The applicant is Robert Gonzales, Owner. The address of the property is 201 Sandal Lane, Palm Beach Shores, Florida 33404. The legal description is PALM BEACH SHORES LT 344 IN DB889P233. The property is located in Zoning District A.

**MOTION No. 1:** Member Mary Stanton made a motion to recommend approval of Variance 18-7.

**SECOND:** The motion died for lack of a second.

**MOTION No. 2:** After additional discussion, Member Mary Stanton made a motion to recommend approval of Variance 18-7.

**SECOND:** There was no second and Member Stanton withdrew the motion.

**MOTION No. 3:** After further discussion, Member Jerry Cohn made a motion to recommend approval of Variance 18-7.

**SECOND:** Member Mary Stanton seconded the motion.

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| <b>VOTE:</b> | Member Lammert      | YES |
|              | Chairman Kortenhaus | NO  |
|              | Member Stanton      | YES |
|              | Member Cohn         | YES |

The motion passed 3 to 1 by those present.

- b. **SPR18-7/AAR18-7**, Robert Gonzales, Owner of 201 Sandal Lane, requests to enlarge the existing guest house by doubling the existing square footage to add a living space, laundry facilities, and enlarging the existing bathroom.

**MOTION:** Member Mary Stanton made a motion to approve the Site Plan Review, **SPR18-7** contingent upon the Town Commission granting the applicant's Variance Application VAR18-7.

**SECOND:** Member Nina Lammert seconded the motion.

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| <b>VOTE:</b> | Member Lammert      | YES |
|              | Chairman Kortenhaus | YES |
|              | Member Stanton      | YES |
|              | Member Cohn         | NO  |

The motion passed 3 to 1 by those present.

**MOTION:** Member Jerry Cohn made a motion to approve the Architectural and Aesthetic Review, **AAR18-7**, as depicted and described on Exhibit A.

**SECOND:** Member Nina Lammert seconded the motion.

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| <b>VOTE:</b> | Member Lammert      | YES |
|              | Chairman Kortenhaus | YES |
|              | Member Stanton      | YES |
|              | Member Cohn         | YES |

The motion passed unanimously by those present.

- c. **SPM18-9/AAR18-9**, Ilia and Diana Iliev, Owners of 120 Edwards Lane, request a site plan modification to a previously approved site plan on November 28, 2017 (SPR17-10/AAR17-10) to revise the roof plans.

**MOTION:** Member Jerry Cohn made a motion to approve **SPM18-9 and AAR18-9**.

**SECOND:** Member Nina Lammert seconded the motion.

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| <b>VOTE:</b> | Member Lammert      | YES |
|              | Chairman Kortenhaus | YES |
|              | Member Stanton      | YES |
|              | Member Cohn         | YES |

The motion passed unanimously by those present.

- d. **SPM18-11/AAR18-11**, Robert Scullin, Owner, and Stephen Yeckes, Applicant, 309 Tacoma Lane, request a site plan modification to a previously approved site plan on August 1, 2017 (SPR17-6/AAR17-3) to add a new bedroom and bath, an extension to the living area to the rear of the existing residence, plus an extension of the existing garage to the front of the home.

**MOTION:** Member Nina Lammert made a motion to approve **SPM18-11 and AAR18-11**.

**SECOND:** Member Jerry Cohn seconded the motion.

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| <b>VOTE:</b> | Member Lammert      | YES |
|              | Chairman Kortenhaus | YES |
|              | Member Stanton      | YES |
|              | Member Cohn         | YES |

The motion passed unanimously by those present.

### **MISCELLANEOUS BUSINESS**

- a. Ordinance O-3-18: Swimming Pools, Pool Decks, Screened Enclosures

**MOTION:** Member Mary Stanton made a motion that Ordinance O-3-18 regarding swimming pools, be forward to the Town Commission for consideration.

**SECOND:** Member Jerry Cohn seconded the motion.

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| <b>VOTE:</b> | Member Lammert      | YES |
|              | Chairman Kortenhaus | YES |
|              | Member Stanton      | YES |
|              | Member Cohn         | YES |



b. Ordinance O-2-18: Walls/Fences/Hedges Definitions

**MOTION:** Member Nina Lammert made a motion that Ordinance O-2-18 regarding fences be forward to the Town Commission for consideration.

**SECOND:** Member Mary Stanton seconded the motion.

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| <b>VOTE:</b> | Member Lammert      | YES |
|              | Chairman Kortenhaus | YES |
|              | Member Stanton      | YES |
|              | Member Cohn         | YES |

**PUBLIC COMMENT**

There were none

**STAFF REPORTS**


Building Official Jim Parker gave an overview on the status of the current building projects in the Town.

**ADJOURNMENT**

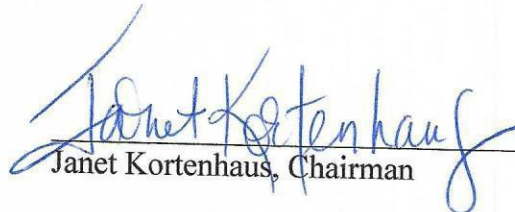
Member Nina Lammert made a motion and the meeting was adjourned at 8:08 pm.

Approved this 26<sup>th</sup> day of June 2018

ATTEST:

  
Evyonne Browning, Town Clerk

(Seal)

  
Janet Kortenhaus, Chairman