

**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
June 23, 2021**

1. CALL TO ORDER

The regular meeting was called to order at 6:30 p.m. by Chairman Jerald Cohn. The meeting was held in the commission chambers of Town Hall located at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Town Clerk Browning called the roll and present were Chairman Jerald Cohn, Vice Chairman Timothy Blash, Member Steven Smith, and Alternate Tony Lembo. Town Clerk Browning stated there was a quorum present. Also, present were Town Attorney Mitty Barnard, Zoning Official Josh Nichols, and Engineer Rob Rennebaum.

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

MOTION: Member Tim Blash moved to approve the meeting agenda as written.

SECOND AND VOTE: Alternate Member Tony Lembo seconded the motion, which passed unanimously by those present.

1. CONSENT AGENDA:

- a. Approval of the May 26, 2021, Planning and Zoning Board Meeting Minutes.

MOTION: Vice Chairman Tim Blash moved to approve the consent agenda as written.

SECOND AND VOTE: Member Steven Smith seconded the motion which passed unanimously by those present.

2. MISCELLANEOUS BUSINESS:

- a. **SPR21-13/AAR21-14**, Cara Hromada, Owner of 312 Edwards Lane, requests Site Plan Review and Architectural & Aesthetic Review to install an inground swimming pool with spa and deck.

MOTION: Member Steven Smith moved to approve the item with the following conditions:

1. The Applicant shall install landscape screening around the pool equipment as required by Pf. 12.3 of the Town Code.
2. Landscaping (existing and proposed) shall not conflict with proposed drainage swales.
3. No runoff may be directed to adjacent properties and all storm flows and runoff must be retained on-site prior to discharge into the adjacent roadway right-of-way following retention of required stormwater volume.
4. Project Engineer or Architect shall be responsible for ensuring the drainage improvements are completed in substantial accordance with the approved plans.
5. Prior to C.O., Project Engineer or Architect to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan; and
6. Upon receipt of final Certification from Project Engineer or Architect, Town Engineer to visit site and insure conformance of Town requirements prior to issuance of final C.O.

SECOND AND VOTE: Member Tim Blash seconded the motion which passed unanimously by those present.

- b. **VAR21-02 (R)**, Robert Winfield, Owner of 318 Inlet Way, requests Variance review for: 1) a variance from Sec. Pf. 7.8. to construct two proposed single-story detached garages with reduced side yard setbacks of 6.95 feet where Town Code requires 10 feet, in order to be consistent with the existing (non-conforming) principal residential building setback.

MOTION: Vice Chairman Steven Smith moved to VAR21-02, as stated by the Applicant.

SECOND AND VOTE: Member Steven Smith seconded the motion which passed unanimously.

3. **PUBLIC COMMENT:** Attorney Mitty Barnard stated that there will be a standing item on future agendas to discuss District "B" properties. At some point there will be a dual workshop with the P & Z Board and Town Commission.

4. **ADJOURNMENT:**

MOTION AND SECOND: Vice Chairman Tim Blash moved to adjourn the meeting with Alternate member Tony Lembo seconding the motion. The meeting was adjourned at 7:21 pm.

APPROVED this ____ day of _____, 2021.

ATTEST:

Evyonne Browning, Town Clerk

Jerald Cohn, Chairman

(Seal)