

**PLANNING AND ZONING BOARD  
REGULAR MEETING MINUTES**

**September 22, 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.

Deputy Town Clerk Jude Goudreau called the roll, and present were; Chairman Cohn, Member Steven Smith, and Alternate Member Tony Lembo. Deputy Town Clerk Goudreau stated there was a quorum present. Also present were Town Attorney Mitty Barnard and Zoning Official Josh Nichols.

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

**MOTION:** Member Steven Smith moved to approve the meeting agenda as written.

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

**3. CONSENT AGENDA:**

- a. Approval of the August 25, 2021, Planning and Zoning Board Meeting Minutes.

**MOTION:** Member Steven Smith moved to approve the consent agenda as read.

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

**4. MISCELLANEOUS BUSINESS:**

- a. **SPR21-15/AAR21-16**, Sole Homes, LLC, Owner of 118 Cascade Lane, requests Site Plan Review and Architectural and Aesthetic Review to construct a new 3,365 square foot single-family home with pool, pool deck and associated landscaping.

**MOTION:** Member Steven Smith made a motion to approve SPR21-15/AAR21-16 with the following conditions.

1. The Applicant shall install foundation plantings on the east side of the structure as required by Section 78-77.1(b) of the Town Code.
2. The Applicant shall preserve existing palm trees along the side and rear property lines and update landscaping plan to reflect same; and
3. The Applicant shall revise Development Application and plan sheets to reflect the correct finished floor and grade elevations.

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

**5. PUBLIC COMMENT:**

There were no Public Comments.

**6. ADJOURNMENT:**

**MOTION AND SECOND:** Alternate Member Tony Lembo moved to adjourn the meeting with Member Steven Smith seconding the motion. The meeting was adjourned at 6:44 p.m.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_  
Evyonne Browning, Town Clerk

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Jerald Cohn, Chairman

(Seal)