

**PLANNING AND ZONING BOARD**  
**Regular Meeting**  
**October 26, 2022**  
**6:30 pm**  
**247 Edwards Lane / Palm Beach Shores, FL 33404**

Jerald Cohn, Chairman  
Tim Blash, Vice Chairman  
Kevin Banks, Member  
Steven Smith, Member  
Tony Lembo, Member  
Tom Martin, Alternate  
Weston Gracida, Alternate

Mitty Barnard, Attorney  
Josh Nichols, Zoning Official  
Rob Rennebaum, Engineer  
Jude Goudreau, Town Clerk

**PLEASE NOTE: PUBLIC PARTICIPATION MAY OCCUR REMOTELY**

<https://townofpalmbeachshores.my.webex.com/townofpalmbeachshores.my/j.php?MTID=m0104af99ae4ba1c7e167de730c780d1d> Meeting number: 2632 511 7264 Password: 1026

Join by phone +1-408-418-9388 United States Toll Access code: 2632 511 7264

**1. CALL TO ORDER:**

- a. Pledge of Allegiance
- b. Roll call

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

**3. CONSENT AGENDA:**

Approval of the October 13, 2022, Planning and Zoning Board Meeting Minutes.

**4. ACTION ITEMS:**

**SPM22-10/AAR-10**, Benjamin Sharfi 2002 Trust, Owner of 142 Lake Drive A, requests Site Plan Modification and Architectural and Aesthetic Review to combine two existing condominium units, add a new 186 sq. ft. single story addition to the existing dockmaster facility, replace existing covered entry and drop-off roof canopies and other modifications to existing railings and canopies on the property.

**SPM22-11/AAR-11**, Kannega Glades LLC, Owner of 123 Ocean Avenue 101, requests Site Plan Modification and Architectural and Aesthetic Review to demolish the existing building and construct an 88,841 square foot, 6-story building with twenty-four (24) upscale residential units with associated depressed/underground parking, pool and pool deck, and associated landscaping on the property.

**VAR22-02**, Kannega Glades LLC, Owner of 123 Ocean Avenue 101, requests Variance Review to allow for 1) a variance from Pf. 8.7 to allow for 29.4 foot front yard setback where Town Code requires 40 feet, a variance of 10.6 feet; 2) a variance from Pf. 8.9 to allow for 21.8 foot rear yard setback where Town Code requires 70 feet, a variance of 48.2 feet; 3) a variance from Pf. 8.8 to allow for 15 foot side yard setbacks where Town Code requires 18 feet for each story over two stories, a variance of 3 feet; and 4) a variance from Pf. 8.5 to allow for 39.1% lot coverage where the maximum allowed by Code is 24% for a six-story building, a variance of 15.1%.

**5. PUBLIC COMMENT:**

**6. DISCUSSION ITEMS:**

**7. ADJOURNMENT:**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Town Commission with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. FOR HEARING ASSISTANCE: If any person wishes to use a hearing device, please contact the Town Clerk.