

**PLANNING AND ZONING BOARD**  
**REGULAR MEETING**  
**MINUTES**  
**February 22, 2023**

**CALL TO ORDER**

The 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 Jude Goudreau called the roll, and those present were Chairman Jerald Cohn, Vice Chairman Tim Blash, Members Tony Lembo, Kevin Banks, and Steve Smith. Also present were the Town Attorney Mitty Barnard, Zoning Official Josh Nichols, and Engineer Rob Rennebaum.

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

**MOTION:** Member Tony Lembo made a motion to approve the meeting agenda as amended to include a discussion of setting time frames on construction projects.

**SECOND AND VOTE:** Vice Chairman Tim Blash seconded the motion, which passed unanimously by those present.

**CONSENT AGENDA:**

Approval of the December 21, 2022 Planning & Zoning Board Meeting Minutes.

Approval of the January 25, 2023 Planning & Zoning Board Meeting Minutes.

Approval of the January 25, 2023 LPA Board Meeting Minutes

Approval of the January 25, 2023 Oversight Meeting Minutes.

**MOTION:** Member Kevin Banks made a motion to approve the consent agenda.

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

**ACTION ITEMS:**

- a. VAR23-01: Buccaneer Condominium Assoc., Owner of 142 Lake Drive, requests Variances from 1) Pf. 7.13 to allow for a roof pitch of 2/12 over units 1/2, 18/19 and three entryways where Town Code requires a minimum pitch of 4/12 and 2) Pf. 4.6 to allow for a grade elevation of 3.30 feet NAVD and a finished floor elevation of 3.58 feet NAVD for the Dockmaster's Office Addition where Town Code requires 4.96 feet and 7.0 feet NAVD, respectively.

Josh Miron and Chris Hamilton, Counsel for the applicant were present and sworn in by Attorney Mitty Barnard. There were no ex parte communications between the board and applicant.

Josh Miron gave a presentation of the Variance request and answered the Boards questions.

**Motion:** Member Kevin Banks made a motion to deny VAR23-01 based on the Applicant's failure to meet all standards as set forth at Pf. 15.3 of the Town Zoning Ordinance, specifically standard/criteria #3 at Pf. 15.3(c).

**Second and vote:** Vice Chairman Tim Blash seconded the motion, which passed unanimously by those present.

**PUBLIC COMMENT:** None

**DISCUSSION ITEMS:**

- a. Discussion of Code revision regarding artificial turf (by *Chairman Cohn*).

The Board discussed potential code revision to address artificial turf and directed staff to begin preparing an ordinance.

b. Discussion: Imposing time limits on building permit projects.

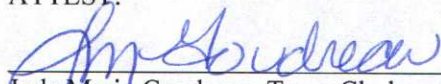
The Board discussed project completion timelines and past practice at the Planning & Zoning meetings to have an update on the status of development projects in Town.

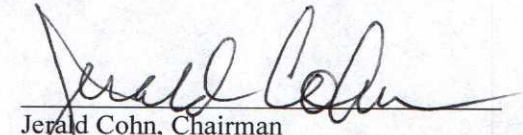
**ADJOURNMENT:**

**MOTION, SECOND AND VOTE:** Member Kevin Banks moved to adjourn the meeting with Vice Chairman Tim Blash seconding the motion, which passed unanimously. The meeting was adjourned at 7:38 p.m.

APPROVED this 22<sup>nd</sup> day of March, 2023.

ATTEST:

  
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Jude Marie Goudreau, Town Clerk

  
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Jerald Cohn, Chairman

