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**PLANNING AND ZONING BOARD sitting as  
LOCAL PLANNING AGENCY (LPA)  
MINUTES**

**April 27, 2022**

**1. CALL TO ORDER**

The meeting was called to order at 7:17 p.m., immediately following the Planning and Zoning Board meeting, 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, Member Kevin Banks, Member Steven Smith, Member Tony Lembo, Alternate Member Weston Gracida. Town Clerk Goudreau stated there was a quorum present. Also present were the Town Attorney Mitty Barnard, Zoning Official Josh Nichols, and Town Engineer Rob Rennebaum.

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

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

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

**3. MISCELLANEOUS BUISNESS:**

**a. ORDINANCE NO. O-2-22**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS. ARTICLE III BUILDING STANDARDS. SEC. 14-108 LOCAL AMENDMENTS TO CHAPTER 1 ADMINISTRATION OF THE FLORIDA BUILDING CODE ADOPTED. *SECTION 109 FEES.* BY REQUIRING ADJUSTMENTS TO PERMIT FEES PAID PRIOR TO ISSUANCE OF A CO OR EQUIVALENT IN ORDER TO ENSURE PAYMENT OF CORRECT FEES; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 14 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Town Attorney Barnard presented an overview of revisions in Ordinance No. O-2-22. Discussion ensued.

**MOTION:** Member Kevin Banks made a motion to approve Ordinance No. O-2-22 as drafted.

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

**b. ORDINANCE NO. O-3-22**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AMENDING APPENDIX A. ZONING AT SECTION IV. BASIC RESTRICTIONS FOR ALL DISTRICTS. AT PF.4.6. GRADE ELEVATIONS. TO ALLOW ADDITIONS TO SINGLE-FAMILY STRUCTURES IN ZONING DISTRICT A TO MATCH THE EXISTING GRADE AND FINISHED FIRST FLOOR ELEVATIONS SUBJECT TO CERTAIN RESTRICTIONS AND AT SECTION XIII. NONCONFORMING BUILDINGS AND USES. AT PF. 13.2. NONCONFORMING BUILDINGS. TO ADD AN ALLOWANCE FOR ADDITIONS TO SINGLE-FAMILY HOUSES IN ZONING DISTRICT A TO BE BUILT TO MATCH THE NONCONFORMING GRADE AND FINISHED FIRST FLOOR ELEVATION; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF APPENDIX A SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A



CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY;  
PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Zoning Official Nichols and Town Attorney Barnard presented an overview of revisions in Ordinance No. O-3-22.  
Discussion ensued.

**MOTION:** Vice Chairman Tim Blash made a motion to approve Ordinance No. O-3-22.

**SECOND AND VOTE:** Member Kevin Banks seconded the motion, which passed 4-1 with Member Tony Lembo dissenting.

4. **PUBLIC COMMENT:** None.

5. **ADJOURNMENT:**

**MOTION, SECOND AND VOTE:** Vice Chairman Tim Blash moved to adjourn the meeting with Member Kevin Banks seconding the motion which passed unanimously. The meeting was adjourned at 7:32 p.m.

APPROVED this 25<sup>th</sup> day of May, 2022.

ATTEST:

Jude Marie Goudreau  
Jude Marie Goudreau, Town Clerk

Jerald Cohn  
Jerald Cohn, Chairman

(Seal)





**PLANNING AND ZONING BOARD  
REGULAR MEETING  
MINUTES**

**April 27, 2022**

**1. CALL TO ORDER**

The meeting was called to order at 6:45 p.m., immediately following the P&Z Reorganization Meeting, 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, Member Kevin Banks, Member Steven Smith, Member Tony Lembo, and Alternate Member Weston Gracida. Town Clerk Goudreau stated there was a quorum present. Also present were the Town Attorney Mitty Barnard, Zoning Official Josh Nichols, and Town Engineer Rob Rennebaum.

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

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

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

**3. CONSENT AGENDA:**

Approval of the March 25, 2022, Planning and Zoning Board Special Meeting Minutes.

**MOTION:** Member Kevin Banks moved to approve the consent agenda as read.

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

**4. ACTION ITEMS: None**

**5. PUBLIC COMMENT: None.**

**6. DISCUSSION ITEMS:**

**a. Review On Street Parking: District B, and possible restrictions. *(presented by Jerry Cohn).***

Chairman Jerald Cohn said he has observed many cars backing out on to the street and parking on the 10-foot strips, and parked cars sticking out into the right-of-way. Chairman Cohn suggested that the board go out and observe the parking situation and come back to the next meeting with some ideas on resolving the situation. Perhaps when development applications come in it's a revision in the code to improve the parking at the property.

There was a discussion amongst the board: Rob Rennebaum stated that there is an ordinance in place that prohibits vehicles for backing on to a roadway, new applications would have to adhere to this ordinance. The board will bring this item back to the next meeting for further discussion. Attorney Barnard reminded the Board that ADA Compliance must be achieved with each property.

**b. Review Draft Ordinance: Require development applicants to provide renderings of proposed landscaping. *(Presented Josh Nichols, Zoning Official and Mitty Barnard, Attorney).***

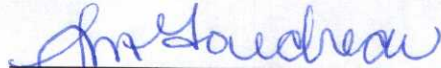
Zoning Official Nichols and Attorney Barnard presented an overview of the draft Ordinance. The Board directed staff to move the ordinance forward to the next Local Planning Agency hearing.

7. **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 7:17 p.m.

APPROVED this 25<sup>th</sup> day of May, 2022.

ATTEST:



Jude Marie Goudreau, Town Clerk

  
Jerald Cohn, Chairman





**PLANNING AND ZONING BOARD  
REORGANIZATION MEETING  
MINUTES  
April 27, 2022**

**1. CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by 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 Jerald Cohn, Tim Blash, Kevin Banks, Steven Smith, Tony Lembo and Weston Gracida. Town Clerk Goudreau stated there was a quorum present. Also present were Town Attorney Mitty Barnard and Zoning Official Josh Nichols, and Town Engineer Rob Rennebaum.

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

**MOTION:** Member Tim Blash made a motion to approve the agenda as drafted.

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

**3. INSTALLATION:**

**a. Swearing in of Planning & Zoning Members**

Town Clerk Jude Goudreau swore in the Members of the Planning and Zoning Board.

**b. Election of Chairman**

**MOTION:** Member Tim Blash made a motion to appoint Jerry Cohn as Chairman.

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

**c. Election of Vice Chairman**

**MOTION:** Member Tony Lembo made a motion to appoint Tim Blash as Vice Chairman.

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

**d. Selection of DRC Member**

**MOTION:** Member Kevin Banks made a motion to appoint Jerry Cohn as DRC Member.

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

**e. Selection of Landscape Approval Member.**

**MOTION:** Member Steven Smith made a motion to appoint Tim Blash as Landscape Approval Member.

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

**4. LEGAL UPDATE BY TOWN ATTORNEY:**

Town Attorney Mitty Barnard provide an annual legal update and answered questions from the Board.

**5. BOARD COMMENTS: None**

**6. PUBLIC COMMENTS: None**

**7. 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 6:45 p.m.

APPROVED this 25 day of May, 2022.

ATTEST:

Jude Marie Goudreau  
Jude Marie Goudreau, Town Clerk

Jerald Cohn  
Jerald Cohn, Chairman

(Seal)

