

**PLANNING AND ZONING BOARD
REGULAR MEETING
MINUTES
December 21, 2022**

1. 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, Member Steven Smith, and Member Kevin Banks. Also present were the Town Attorney Mitty Barnard, Town Engineer Rob Rennebaum, and Zoning Official Josh Nichols.

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

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

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

3. ACTION ITEMS:

- a. **SPR22-17/AAR22-17**, NCJ Partners, LLC, as Owner of the vacant lot on Sandal Lane (131) with PCN 54-43-42-27-04-000-3430, requests Site Plan and Architectural & Aesthetic Approval to construct a new single-story residence with pool, pool deck and associated landscaping on the property.

MOTION: Member Kevin Banks made a motion to approve SPR22-17/AAR22-17 with the following eight (8) conditions;

1. Drainage and grading plan and drainage calculations shall be submitted to the Town Engineer for approval prior to building permit issuance;
2. Yard areas/site to be graded to ensure that no stormwater runoff flows to adjacent properties;
3. Engineer shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan;
4. Prior to C.O., Engineer to provide final signed and sealed certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan;
5. Upon receipt of final Certification from Engineer, Town Engineer to visit site and insure conformance of Town requirements prior to issuance of final C.O.;
6. No discharge from pool dewatering will be permitted to leave the site unless directed by hose to an existing catch basin. Contractor to insure no water from dewatering operations is allowed to stand on Town roads;
7. Applicant shall provide a complete set of revised application documents and plans in paper and electronic form prior to building permit issuance; and
8. Applicant shall revise the Landscape Plan and all applicable plans to depict the agreed to modifications to the onsite landscaping which include moving the fence along Atlantic Avenue further inside the property boundary to accommodate the proposed hedge on the outside of the fence but within the property boundary, the installation of three (3) Sabal palms within the 10' Town Strip along Atlantic Avenue and buffering of the FPL transformers with landscaping.

SECOND AND VOTE: Member Steven Smith seconded the motion, which passed unanimously by those present.4-0

4. PUBLIC COMMENT:

5. DISCUSSION:

- a. Discussion of code revision to address pool dewatering (*by Chairman Jerald Cohn*).

The Board discussed the proposed revisions and directed staff to bring back proposed revisions.

b. Discussion of Code Revision for Zoning District "D" beam height (by Chairman Jerald Cohn).

The Board discussed the proposed revisions and directed staff to bring back proposed revisions.

6. **ADJOURNMENT:**

MOTION, SECOND AND VOTE: Member Kevin Banks moved to adjourn the meeting with Vice Chair Tim Blash seconding the motion, which passed unanimously. The meeting was adjourned at 7:36 p.m.

APPROVED this 20th day of February, 2023, 2022.

ATTEST:

Jude Marie Goudreau
Jude Marie Goudreau, Town Clerk

Jerald Cohn
Jerald Cohn, Chairman

(Seal)

