

**PLANNING AND ZONING BOARD
REGULAR MEETING
MINUTES**

July 27, 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 Kevin Banks, and Member Steve Smith. Town Clerk Goudreau stated there was a quorum present. 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: Vice Chairman Tim Blash made a motion to approve the meeting agenda.

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

3. CONSENT AGENDA:

Approval of the June 22, 2022, Planning and Zoning Board Meeting Minutes.

MOTION: Vice Chairman Tim Blash moved to approve the consent agenda as read.

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

4. ACTION ITEMS:

a. **SPR22-09/AAR22-09**, John Hubert, Owner of 333 Sandal Lane, requests Site Plan Review and Architectural and Aesthetic Review to build a 49 square foot addition on property and convert a portion of the existing garage to habitable space.

MOTION: Member Kevin Banks made a motion to approve SPR22-09/AAR22-09 with the following conditions:

1. Applicant shall provide a private appraisal prior to building permit issuance;
2. Application shall be reviewed for approval by the Town Floodplain Administrator to determine whether the substantial improvement threshold is triggered and whether raising the finished floor elevation is required to meet Code or FEMA requirements; and
3. Applicant shall update all plans to reflect no more than 10% flat roof.

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

b. **SPM22-12/AAR22-12**, Sailfish Holding Company, Owner of 98 Lake Drive, requests Site Plan Modification and Architectural and Aesthetic Review to replace 165' of new seawall with a 9-inch higher cap in front of the existing seawall on the property.

MOTION: Member Kevin Banks made a motion to approve the SPM22-12/AAR22-12 as submitted.

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

5. PUBLIC COMMENT: Public comment provided regarding status of stalled lot under construction.

6. DISCUSSION ITEMS:

- a. Discussion of revised draft Ordinance No. O-4-22 regarding revisions to the Town's landscape requirements (Josh Nichols, Zoning Official and Mitty Barnard, Assistant Town Attorney)

Board discussion ensued. Donna Ward and Kathy Arthur provided public comment on Ordinance O-4-22. Both submitted letters via email for distribution to the P&Z Board.

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 7:29 p.m.

APPROVED this 24th day of August, 2022.

ATTEST:

Jude Marie Goudreau
Jude Marie Goudreau, Town Clerk

Jerald Cohn
Jerald Cohn, Chairman

(Seal)

