

**PLANNING AND ZONING BOARD  
REGULAR MEETING  
MINUTES  
August 24, 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, Member Kevin Banks and Member Tony Lembo. 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:** Kevin Banks made a motion to approve the meeting agenda.

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

**3. CONSENT AGENDA:**

Approval of the July 27, 2022, Planning and Zoning Board Meeting Minutes.

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

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

**4. ACTION ITEMS:**

- a. **SPR22-08/AAR22-08**, Paul Brown, Owner of 200 Linda Lane, requests Site Plan Review and Architectural & Aesthetic Review to remove 132 sq. ft. from the back corner of the house, add a small roof over the entry door and construct a pool with pool deck and associated pool equipment on the property.

**MOTION:** Member Tony Lembo made a motion to approve **SPR22-08/AAR22-08** with the following conditions:

1. Applicant shall revise application documents to reflect correct flat roof percentage to show reduction;
2. Applicant shall revise plans to depict setback to front entry at building permit application;
3. No discharge from pool dewatering will be permitted to leave the site unless directed by hose to an adjacent inlet. Contractor to insure no water from dewatering operations is allowed to stand on Town roads. Coordinate with Town Engineer regarding proposed discharge location.
4. Yard areas/site to be graded to ensure that no stormwater runoff flows to adjacent properties.
5. Engineer shall be responsible for insuring the drainage improvements are completed in substantial accordance with the approved plan.
6. 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.
7. 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

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


**5. PUBLIC COMMENT: None**

5. ADJOURNMENT:

**MOTION, SECOND AND VOTE:** Member Tony Lembo moved to adjourn the meeting with Member Kevin Banks seconding the motion which passed unanimously. The meeting was adjourned at 7:17 p.m.

APPROVED this 26 day of October, 2022.

ATTEST:

  
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Jude Marie Goudreau, Town Clerk

  
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Jerald Cohn, Chairman

