

**PLANNING AND ZONING BOARD
REGULAR MEETING
MINUTES**

February 2, 2022

1. CALL TO ORDER

The special 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 present were; Chairman Jerald Cohn, Member Kevin Banks, Member Steven Smith and Alternate Member Tony Lembo. Town Clerk Goudreau stated there was a quorum present. Also present were Town Attorney Mitty Barnard, Zoning Official Josh Nichols and Engineer Rob Rennebaum.

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

MOTION: Member Kevin Banks moved to approve the meeting agenda as written.

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

3. CONSENT AGENDA:

a. Approval of the November 30, 2021, Planning and Zoning Board Meeting Minutes.

MOTION: Member Steven Smith moved to approve the consent agenda as read.

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

ACTION ITEMS:

- a. **SPR21-22/AAR21-23**, Morris Denkin, Owner of 306 Linda Lane, requests Site Plan Review and Architectural & Aesthetic Review to install a 24kw emergency generator on the west side of the exiting residence.

MOTION: Member Kevin Bank made a motion to approve SPR21-22/AAR21-23 with the following condition:

1. Applicant shall ensure that the noise attenuation provided for the generator complies with Pf. 12.8 of the Code of Ordinances of the Town of Palm Beach Shores.

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

- b. **SPR21-24/AAR21-25**, Ted Mann, Owner of 325 Sandal Lane, requests Site Plan Review and Architectural Review to install a new circular driveway and patio on the property.

MOTION: Member Kevin Banks made a motion to approve SPR21-24/AAR21-25 with the following conditions:

1. Applicant shall provide an updated drainage plan to accommodate the additional impervious area for review and approval by the Town Engineer; and
2. Applicant shall depict the required front yard trees and 10' Town Strip trees on the plans to ensure compliance with Sec. 78-77.1 of the Code of Ordinances of the Town of Palm Beach Shores.

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

- c. **VAR-21-03**, George Fox, Owner of 304 Claremont Lane, requests a Variance from Pf. 12.3(c)(2) to allow for installation of a new screen enclosure with a reduced rear setback of 10 feet where Town Code requires 15 feet, a variance of five (5) feet.

MOTION: Member Kevin Banks made a motion to recommend denial of VAR-21-03 because the Applicant fails 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: Member Steve Smith seconded the motion which passed unanimously by those present.

- d. **VAR-21-04**, Vincent Gambino, Owner of 214 Bravado Lane, requests a Variance from Pf. 4.6(d) to allow for a grade elevation of 8.38 feet where the Town Code requires 9.38 feet, a variance of one (1) foot, and a finished floor elevation of 9.06 where the Town Code requires 9.88 feet, a variance of 0.82 feet, so that the addition matches the existing grade elevation and finished floor elevation of the current structure.

MOTION: Alternate Tony Lembo made a motion to recommend approval of VAR-21-04.

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

- e. **SPR21-25/AAR21-26**, Vincent Gambino, Owner of 214 Bravado Lane, requests Site Plan Review and Architectural and Aesthetic Review to construct a 1,000 square foot addition to the existing single-family house, a new pool and pool deck, and circle driveway.

MOTION: Member Kevin Banks made a motion to approve SPR21-25/AAR21-26 with the following conditions:

1. The Planning and Zoning Board conditions approval of the proposed grade elevation and first floor elevation upon the granting of the Applicant's Variance Application VAR 21-04 by the Town Commission;
2. Applicant shall update page 8 of the Development Application and the tabular data on the Site Plan to correct the proposed grade elevation and finished floor elevation to reflect 8.38 and 9.06, respectively.
3. Applicant shall field adjust the front yard trees to ensure no conflicts between landscaping and onsite drainage.
4. Applicant shall revise Sheet A1 of the plans to provide the correct owner and address of the property.
5. Yard areas/site to be graded to ensure that no stormwater runoff flows to adjacent properties.
6. Engineer shall be responsible for ensuring the drainage improvements are completed in substantial accordance with the approved plan;
7. Prior to C.O., Engineer to provide letter/certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan; and
8. 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: Alternate Tony Lembo seconded the motion which passed unanimously by those present.

4. **DISCUSSION ITEMS:**

- a. Discussion regarding Zoning District B (presented by Chairman Jerald Cohn)
Chairman Jerald Cohn led a discussion regarding potential options for redevelopment in Zoning District B and suggested scheduling a Joint Workshop with the Town Commission in the future. Discussion ensued about options for depressed parking, drainage, height, and types of dwellings.

PUBLIC COMMENT: None.

5. **ADJOURNMENT:**

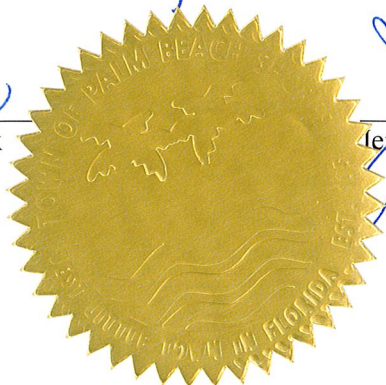
MOTION, SECOND AND VOTE: Alternate Tony Lembo moved to adjourn the meeting with Member Kevin Banks seconding the motion, which passed unanimously. The meeting was adjourned at 8:02p.m.

APPROVED this 23 day of February, 2022.

ATTEST:



Jude Marie Goudreau, Town Clerk





Jerald Cohn, Chairman

(Seal)