

**PLANNING AND ZONING BOARD  
REGULAR MEETING  
MINUTES  
October 13, 2022**

**1. CALL TO ORDER**

The meeting was called to order at 5:30 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, Member Tony Lembo, and Alternate Member Weston Gracida. Also present were the Town Attorney Mitty Barnard and Zoning Official Josh Nichols.

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

**MOTION:** Member Steven Smith made a motion to approve the meeting agenda as amended striking Item #3 Consent Agenda.

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

**3. ACTION ITEMS:**

- a. **SPR22-14/AAR22-14**, Captain's Walk Owner's Association, Inc., Owner of 220 Lake Drive, requests Site Plan Review and Architectural & Aesthetic Review to replace the existing seawall with a new 150 linear foot steel sheet seawall 18 inches waterward of the wet face of the existing seawall and pour a new concrete cap.

**MOTION:** Vice Chairman Tim Blash made a motion to approve the plans SPR22-14/AAR22-14 as submitted.

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

- b. **SPR22-15/AAR22-15**, Maurice and Sandra Thomas, Owners of 327 Blossom Lane, request Site Plan Review and Architectural and Aesthetic Review to install a 12' x 15' polycarbonate patio cover connected to the rear of the structure and install synthetic turf in the rear yard.

**MOTION:** Vice Chairman Tim Blash made a motion to approve SPR22-15/AAR22-15 with the following condition:

1. Applicants shall replace Sheet S01 and any other application documents to reflect the correct material.

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

- c. **SPR22-12/AAR22-12**, 231 Inlet Way LLC, Owner of 231 Inlet Way, requests Site Plan Review and Architectural and Aesthetic Review to construct a new two-story single-family home with pool, pool deck and associated pool equipment, landscaping and emergency generator on the property.

**MOTION:** Vice Chairman Tim Blash made a motion to approve SPR22-12/AAR22-12 with the following conditions:

1. 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 (Note: Public Works Department may have surplus fire hose for Contractor's use);
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; and

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.

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

4. **PUBLIC COMMENT:** Mark Ward commented on the Town's Landscaping Ordinance.

5. **DISCUSSION ITEMS:**

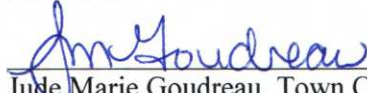
- a. Discussion of off-street parking in the 10' Town Strip in District B (Jerald Cohn, Chairman)  
After a brief discussion regarding PBSO enforcing parking, and Public Works painting the lines it was by consensus the Chairman will bring their recommendations to Town staff as necessary.

6. **ADJOURNMENT:**

**MOTION, SECOND AND VOTE:** Member Steven Smith moved to adjourn the meeting with Vice Chairman Tim Blash seconding the motion, which passed unanimously. The meeting was adjourned at 6:31 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

