

**PLANNING AND ZONING BOARD  
SPECIAL MEETING  
MINUTES  
November 16, 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, Member Steven Smith, Member Tony Lembo, Member Kevin Banks and Alternate 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 Kevin Banks made a motion to approve the meeting agenda as written.

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

**3. ACTION ITEMS:**

- a. **SPM22-11/AAR22-11**, Kannega Glades LLC, Owner of 123 Ocean Avenue 101, requests Site Plan Modification **VAR22-03**, Kannega Glades LLC, Owner of 123 Ocean Avenue 101, requests Variance Review to allow for a variance from Pf. 8.3 to allow for the top of beam to be at 68 feet where Town Code limits the beam height to 63 feet measured from the grade elevation, a variance of 5 feet.

Applicants were sworn in by Town Attorney Mitty Barnard.

**MOTION:** Member Tony Lembo made a motion to recommend approval of VAR22-03.

**SECOND AND VOTE:** Alternate Weston Gracida seconded the motion. Motion carried 4 - 1 with Member Kevin Banks dissenting.

**4. PUBLIC COMMENT: None**


**5. DISCUSSION ITEMS: None**

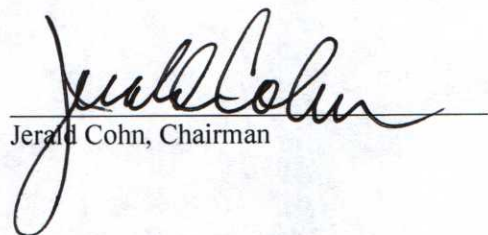
**6. ADJOURNMENT:**

**MOTION, SECOND AND VOTE:** Member Kevin Banks moved to adjourn the meeting with Member Steven Smith seconding the motion, which passed unanimously. The meeting was adjourned at 6:09 p.m.

**APPROVED** this 21 day of December, 2022.

ATTEST:

  
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Jude Marie Goudreau, Town Clerk

  
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Jerald Cohn, Chairman

