

**PLANNING AND ZONING BOARD
REGULAR MEETING
MINUTES
November 30, 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 Tony Lembo, and Member Kevin Banks. 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: Member Kevin Banks made a motion to approve the meeting agenda as written.

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

3. CONSENT AGENDA:

Approval of the October 26, 2022, Planning and Zoning Board Meeting Minutes.

Approval of the October 26, 2022, Local Planning Agency Meeting Minutes.

MOTION: Member Kevin Banks made a motion to approve the consent agenda as written.

SECOND AND VOTE: Vice Chairman Tim Blash seconded the motion, which passed unanimously by those present. 4-0

4. ACTION ITEMS:

- a. **SPM22-11/AAR22-11**, Kannega Glades LLC, Owner of 123 Ocean Avenue 101, requests Site Plan Modification and Architectural and Aesthetic Review to demolish the existing building and construct an 88,841 square foot, 6-story building with twenty-four (24) upscale residential units with associated depressed/underground parking, pool and pool deck, and associated landscaping on the property.

The Applicants were sworn in by Attorney Mitty Barnard. The Applicants provided a slide show and video of the proposed site. Kathleen McGrahan commented on the extermination of rodents prior to removing the existing building. Ray Woloszak questioned the maturity of the trees being planted. Mark Ward questioned the age of the trees at the time of the planting.

MOTION: Member Kevin Banks made a motion to approve SPM22-11/AAR22-11 with the following conditions seventeen (17) conditions;

1. Final engineering plans and calculations must be submitted with the Building Permit application package.
2. 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 as-builts and Engineer's Certification that the drainage improvements and grading have been completed in substantial accordance with the approved plan.
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.
6. Prior to issuance of a building permit, revise sheet A-101 to depict required handicapped spaces.
7. Prior to issuance of a building permit, revise Development Application pg. 7 and plans to reflect 51 spaces as shown (rather than 48 as noted).
8. Prior to issuance of a building permit, revise Development Application pg. 7 to reflect grade elevation of 11.25 (rather than 11.75 as noted).

9. Prior to issuance of a building permit, revise Site Plan and applicable support documents to indicate the location for dumpster and enclosure which is readily accessible to the Town's solid waste franchisee pursuant to Code Section 38-3.
10. Prior to issuance of building permit, revise all plans and elevations to reflect no more than 5% architectural features above roof height including safety railings.
11. Prior to issuance of a building permit, record approved Plat.
12. Prior to issuance of a building permit, record approved Memorandum of Understanding.
13. Prior to issuance of a building permit, record approved Drainage Easement and Maintenance Agreement.
14. Prior to issuance of a building permit, prepare and submit an Access and Use Easement Agreement for Private Road No. 1 to be approved in form by the Town Attorney prior to recording.
15. Prior to issuance of a building permit, provide Town with recorded condominium covenants and conditions as approved by the Town Attorney.
16. Prior to issuance of a building permit, provide the Town with the revised roof plan showing the revised railings/safety barriers.
17. Prior to issuance of a building permit, provide the Town with an updated landscape plan depicting revised landscaping to provide code compliant visibility triangles at the egress onto Private Road No. 1.

SECOND AND VOTE: Member Tony Lembo seconded the motion, which passed unanimously by those present.4-0.

5. **PUBLIC COMMENT:** None

6. **DISCUSSION ITEMS:**

- a. Discussion of code revision to address pool dewatering *(by Chairman Jerald Cohn)*.

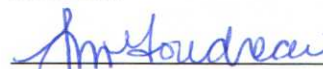
The Board discussed potential code revisions and directed staff to bring back samples and recommendations.


7. **ADJOURNMENT:**

MOTION, SECOND AND VOTE: Member Kevin Banks moved to adjourn the meeting with Vice Chair Tim Blash seconding the motion, which passed unanimously. The meeting was adjourned at 7:36 p.m.

APPROVED this 21 day of December, 2022.

ATTEST:


 Jude Marie Goudreau, Town Clerk


 Jerald Cohn, Chairman

