



**PLANNING AND ZONING BOARD
MEETING AGENDA**

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|--|---------------------------------|
| Janet Kortenhaus, Chairperson To be nominated and approved – Vice Chairperson | |
| Jerald Cohn, Member | Rob Rennebaum, Engineer |
| Melinda Blackburn, Member | Josh Nichols, Zoning Official |
| Tim Blash, Member | Mitty Barnard, Attorney |
| Nina Lammert, Member | Yehya Siddiqui, Marine Engineer |
| Jason Prince, Alternate | Laura Brown, Building Clerk |
| Jamiee Peirce Shea, Alternate | Evyonne Browning, Town Clerk |

1. CALL TO ORDER

- a. Roll call

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

3. CONSENT AGENDA

- a. June 26, 2019 P & Z Meeting Minutes
- b. July 24, 2019 LPA Meeting Minutes
- c. September 25, 2019 P & Z Meeting Minutes

4. INSTALLATIONS

- a. Swearing in of Nina Lammert as a Full Member to the P & Z Board
- b. Nomination of Vice Chairperson to the P & Z Board

5. ACTION ITEMS

- a. **SPR19-9/AAR19-9**, Great American Life Insurance Company, Owner of 144 Lake Drive, requests Site Plan Review and Architectural and Aesthetic Review to replace the existing docking facility for an existing single-family residence with a new private dock that includes a new boat lift.

6. PUBLIC COMMENT

7. STAFF REPORTS

- a. Building Department update on current projects (*Laura Brown, Building Clerk*)

8. ADJOURNMENT

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. FOR HEARING ASSISTANCE: If any person wishes to use a hearing device, please contact the Town Clerk.

**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
June 26, 2019**

CALL TO ORDER

The regular meeting was called to order at 6:30 p.m. by Chairman Janet Kortenhaus. The meeting was held in the commission chambers at Town Hall located at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Town Clerk Browning called the roll and those present were Chairman Janet Kortenhaus, Member Jerald Cohn, and Member Melinda Blackburn. Members Tim Blash, Vice Chairman Rick Ziegler, Alternates Nina Lammert and Jason Prince were not present. There was a quorum present.

APPROVAL OF MEETING AGENDA (Additions, substitutions, deletions)

MOTION: Member Melinda Blackburn moved to approve the meeting agenda as reordered.

SECOND AND VOTE: Member Jerald Cohn seconded the motion, which passed unanimously by those present.

INSTALLATIONS:

Town Clerk Browning administered the Oath of Office as an Alternate Member to Jamiee Peirce Shea.

CONSENT AGENDA:

- a. Approval of the May 22, 2019 P & Z Regular Meeting Minutes.

MOTION: Member Jerald Cohn moved to approve the consent agenda as prepared.

SECOND AND VOTE: Member Melinda Blackburn seconded the motion, which passed unanimously by those present.

ACTION ITEMS

- a. **SPM19-3/AAR19-6**, Douglas Owen, Registered Agent for 222 Edwards Lane, requests Site Plan Modification and Architectural and Aesthetic Review to modify a previously approved site plan to make changes to the façade (exterior door and windows) of the new house currently under construction. The property is located in Zoning District A.

MOTION: Member Jerald Cohn moved to approve SPM19-3/AAR19-6 with the requested modification to remove the generator from the approval.

SECOND AND VOTE: Member Melinda Blackburn seconded the motion, which passed unanimously by those present.

- b. **SE19-1**, Gentile, Glas, Holloway & O’Mahoney, as Agent for the Owner of 98 Lake Drive, 90 Lake Drive, 82 Lake Drive 1, 72 Lake Drive 1, and 66 Lake Drive, requests a Special Exception to establish a building site area that exceeds three (3) platted lots, pursuant to Section Pf. 7.4. Building site area. of the Town of Palm Beach Shores Zoning Code. The request is to establish a building site area that includes Lots 549-559, as recorded in Plat Book 23, at Pages 29-32, Plat of Palm Beach Shores. The properties are located in Zoning District C.

MOTION: Member Jerald Cohn moved to recommend the approval of SE19-1 to the Town Commission.

SECOND AND VOTE: Member Melinda Blackburn seconded the motion, which passed unanimously by those present.

- c. **SPM19-4/AAR19-7**, Gentile, Glas, Holloway & O’Mahoney, as Agent for the Owner of 98 Lake Drive, 90 Lake Drive, 82 Lake Drive 1, 72 Lake Drive 1, and 66 Lake Drive, requests Site Plan Modification and Architectural and Aesthetic Review to demolish two existing docks and construct a 6,644 square foot dock (“southernmost dock”) water ward on Lots 558 and 559, as recorded in Plat Book 23, at Pages 29-32, Plat of Palm Beach Shores. The properties are located in Zoning District C.

MOTION: Member Jerald Cohn moved to approve SPM19-4/AAR19-7 contingent one 1) Town Commission approval of Special Exception application SE19-1 and 2) Town Commission approval of replat application REPLAT-M-19-1 and recording of the replat in the Official Records of Palm Beach County, Florida.

SECOND AND VOTE: Member Melinda Blackburn seconded the motion, which passed unanimously by those present.

MISCELLANEOUS BUSINESS: None

PUBLIC COMMENT: None

STAFF REPORTS: None

ADJOURNMENT: Member Jerald Cohn moved to adjourn the meeting. Member Melinda Blackburn seconded the motion. The meeting was adjourned at 7:26 pm.

APPROVED THIS 23RD day of October 2019

ATTEST:

Janet Kortenhaus, Chairman
(Seal)

Evyonne Browning, Town Clerk

**PLANNING AND ZONING BOARD sitting as
LOCAL PLANNING AGENCY (LPA)
MEETING MINUTES
July 24, 2019**

CALL TO ORDER

The meeting of the Local Planning Agency (LPA) was called to order at 6:30 p.m. by Chairman Janet Kortenhaus. The meeting was held in the commission chambers at Town Hall located at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Town Clerk Browning called the roll and those present were Chairman Janet Kortenhaus, Vice Chairman Rick Ziegler, Member Jerald Cohn, and Member Melinda Blackburn. Member Tim Blash and Alternates Nina Lammert, Jaimee Peirce and Jason Prince were not present. There was a quorum present.

APPROVAL OF MEETING AGENDA (Additions, substitutions, deletions)

MOTION: Member Jerald Cohn moved to approve the meeting agenda as written.

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

MISCELLANEOUS BUSINESS

- a. Ordinance O-16-19: Lot coverage credit for enclosed garages. *(Presented by Town Attorney and Zoning Official)*

MOTION: Vice Chairman Rick Ziegler moved to approve Ordinance O-16-19 as written and recommend it be forwarded to the Commission.

SECOND AND VOTE: Member Melinda Blackburn seconded the motion, which passed unanimously by those present.

PUBLIC COMMENT: None

ADJOURNMENT: Vice Chairman Rick Ziegler moved to adjourn the meeting. Member Melinda Blackburn seconded the motion. The meeting was adjourned at 6:36 pm.

APPROVED this 23rd day of October 2019.

ATTEST:

Janet Kortenhaus, Chairman

Evyonne Browning, Town Clerk

(Seal)

**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
September 25, 2019**

CALL TO ORDER

The regular meeting was called to order at 6:30 p.m. by Chairman Janet Kortenhaus. The meeting was held in the commission chambers at Town Hall located at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Building Clerk Brown called the roll and those present were Chairman Janet Kortenhaus, Member Jerald Cohn, Member Melinda Blackburn, and Member Tim Blash. Alternates Nina Lammert, Jaimee Peirce and Jason Prince were not present. There was a quorum present.

APPROVAL OF MEETING AGENDA (Additions, substitutions, deletions)

MOTION: Member Tim Blash moved to approve the meeting agenda as prepared.

SECOND AND VOTE: Member Jerald Cohn seconded the motion, which passed unanimously by those present.

CONSENT AGENDA: None

ACTION ITEMS

a. **SPR19-2/AAR19-2**, Arnold and Bonnie Marcus, Owners of 48 Lake Drive, request a 6-month extension on their Site Plan approval originally approved by the Planning and Zoning Board (with conditions) at the March 26, 2019 Regular Meeting.

MOTION: Member Melinda Blackburn moved to approve a 6-month extension of SPR19-2 and AAR19-2 as submitted.

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

MISCELLANEOUS BUSINESS: None

PUBLIC COMMENT: None

STAFF REPORTS: None

ADJOURNMENT: Member Jerald Cohn moved to adjourn the meeting. Member Blackburn seconded the motion, which passed unanimously. The meeting was adjourned at 6:35 pm.

APPROVED this 23rd day of October 2019.

ATTEST:

Janet Kortenhaus, Chairman
(Seal)

Evyonne Browning, Town Clerk

- 1. 236 Cascade Lane Case**
 - a. Property sold
 - b. Interior demolition permit issued 08/22/19
- 2. 118 Cascade Lane Case # SPR 17-15 (18PBS-11873-BLDG) EXPIRED**
 - a. Found in violation.
 - b. Ordered to pay fines and come into compliance on June 19, 2019
 - c. Contracting for demolition of structure.
- 3. 125 Tacoma Lane Case # SPR 18-24 (19PBS-0075-BLDG)**
 - a. Exterior renovation. Roof, windows, stucco, paver driveway
 - b. In progress.
 - c. Inspections performed. Nearing finals.
- 4. 115 Linda Lane Case # SPR 18-26 (18PBS-12019-BLDG)**
 - a. New pool and travertine deck
 - b. In progress.
 - c. Inspections performed. Nearing finals.
- 5. 201 Sandal Lane Case # AAR 18-7 (18PBS-12033-BLDG)**
 - a. Enlarge guest house; add living space
 - b. Inspections performed. Nearing finals.
- 6. 212 Sandal Lane Case # SPR 18-17 (19PBS-0003-BLDG)(19PBS-0015-BLDG)**
 - a. Demo existing residence and build new home, driveway and pool
 - b. In progress on new home and pool.
 - c. Inspections performed.
- 7. 118 Blossom Lane Case # SPR 18-15 (19PBS-0049-BLDG)**
 - a. Master bedroom with living room addition, new kitchen and entry porch.
 - b. In progress.
 - c. Inspections performed.
- 8. 118 Blossom Lane Case # AAR 18-15/SPM 18-15 (19PBS-0049-BLDG)R)**
 - a. Modify approved site plan to new trusses and a modern hip roof and increased ceiling height to 9'8" and finished floor height 6".
 - b. In progress.
 - c. Inspections performed.

9. 142 Lake Drive Case # SPR 18-23 (19PBS-0128-BLDG)

- a. New observation deck
- b. In progress.
- c. Inspections performed.

10. 48 Lake Drive Case # AAR 19-2/SPR 19-2

- a. Construction of a new two-story single family residence, pool and associated pool deck;
- b. Demolition completed.
- c. No application for new construction submitted yet.
- d. Granted a 6 month extension at P&Z September 25, 2019.

11. 48 Lake Drive Case # AAR 19-5/SPM 19-2 (19PBS-0197-BLDG)

- a. Demolish existing docks and install a new dock for SFR
- b. In progress.
- c. Final inspection left.