

**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
December 15, 2015**

CALL TO ORDER

The regular meeting was called to order at 7:05 p.m. by Chairperson Glas who led the Pledge of Allegiance. The meeting was held at Town Hall located at 247 Edwards Lane, Palm Beach Shores, FL 33404.

Town Clerk Browning called the roll and those present were, Chairperson Dodi Glas, Vice Chairman Jason Prince, Members Janet Kortenhaus, Debi Culotta, and Grace Sterrett. Alternate Tony Lembo was not present.

APPROVAL OF MEETING AGENDA

MOTION AND VOTE: Member Culotta moved to approve the meeting agenda as printed. Vice Chair Prince seconded the motion, which passed unanimously.

CONSENT AGENDA

Planning and Zoning Regular Minutes of October 27, 2015.

MOTION AND VOTE: Member Kortenhaus moved to approve the Consent Agenda as presented. Member Culotta seconded the motion, which passed unanimously.

MISCELLANEOUS BUSINESS

- a. **SPR 15-10, AAR 15-10**, Sharon Bock, Owner & Applicant; 143 Linda Lane; Lot 52. Applicant requests approval to install new windows and garage doors; improve the front elevation; and construct an addition, which shall include a new bathroom, dining room, and guest bedroom at the rear of the property.

THEREUPON, THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES FINDS AS FOLLOWS:

1. The property, which is the subject of said application, is located within Town Zoning District A in accordance with the Zoning Ordinance of the Town of Palm Beach Shores.
2. The Applicant submitted an application and all documents required by the Town Code of Ordinances (attached as *Exhibit A*) for site plan review, and the Applicant's request for site plan approval meets all standards as set forth in the Town Code of Ordinances.
3. Under the provisions of the Town Zoning Ordinance at Pf. 17.2, the Planning and Zoning Board has the right, power, and authority to act upon this application.
4. In the judgment of the Planning and Zoning Board, the public convenience and welfare will best be served by APPROVING the application.

WITH REGARDS TO SPR15-10, IT IS THEREUPON CONSIDERED, ORDERED, AND ADJUDGED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AS FOLLOWS:

The application for Site Plan Review with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:
installation of new windows and garage doors; improvements to the front elevation of an existing residence; and construction of an addition, which shall include a new bathroom, dining room, and guest bedroom at the rear of the Subject Property; as depicted and described on *Exhibit A*, which is attached and made a part of this order

SPR15-10 IS HEREBY APPROVED with the following conditions:

The Applicant will screen any proposed central air conditioning equipment, pool equipment, and emergency electrical generators as required by Pfs. 12.7, 12.3, and 12.9 of the Town Zoning Ordinance. The Town Code Enforcement Inspector will certify the screening requirements cited in the preceding sentence and minimum landscape requirements of Pf. 5.4.3, Town Zoning Ordinance, exist at the Subject Property before a certificate of occupancy is issued.

The Applicant shall provide site data (in tabular or hand-written form) on the Site Plan identifying the existing and proposed building footprint area, impervious area, grade and first-floor elevation, beam height, and building height, as well as delineate the nonconforming and conforming set-backs before a certificate of occupancy is issued.

Please note:

1. If a building permit application (including construction cost estimate) is not received by the Town within six (6) months of the date of this Order, the site plan approval shall be null and void. One (1) six (6) month extension may be granted by the Planning and Zoning Board if submitted in writing prior to expiration.
2. Any subsequent modifications to the approved plan, attached hereto as *Exhibit A*, shall be submitted to the Planning and Zoning Board for review and approval.
3. The pool depicted on the Applicant's Site Plan was outside the scope of this Board's review and not approved by this Board.

WITH REGARDS TO AAR-10, IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF PALM BEACH SHORES, FLORIDA, AS FOLLOWS:

The application for Architectural and Aesthetic Review with reference to the above-described property within the Town of Palm Beach Shores, Palm Beach County, Florida, to permit the following:

Installation of new windows and garage doors; improvements to front elevation of existing residence; and construction of an addition, which shall include a new bathroom, dining room, and guest bedroom at the rear of the Subject Property; as depicted and described on *Exhibit A* attached hereto and made a part hereof

MOTION AND SECOND: Member Kortenhaus moved to approve SPR-10 with the stated conditions and AAR-10 as submitted, and she finds it meets the requirements under the Town's code. Member Sterrett seconded the motion, which passed unanimously.

PUBLIC COMMENT

There was no public comment.

STAFF REPORTS

- a. Town Engineer Rob Rennebaum discussed the Town's code and how they should be implemented into the application process.

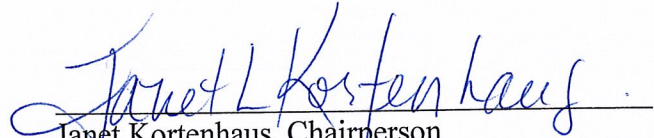
MOTION AND VOTE: Member Kortenhaus moved that the Town Attorney, Jack Rice, will come up with verbiage regarding the application and that he and the Town Engineer will create an application draft to be presented to the Board, which will include a plan, proposal, and budgets for consideration. Chairperson Glas seconded the motion, which passed unanimously.

- b. Town Zoning Official gave an update on all current Town projects.

ADJOURNMENT

MOTION AND VOTE: Member Kortenhaus moved to adjourn the meeting. Member Sterrett seconded the motion and the meeting was adjourned at 8:37 pm.

Approved this 28th day of June, 2016


Janet Kortenhaus, Chairperson

Attest:


Evyonne Browning, Town Clerk

(Seal)

