

**VILLAGE OF NORTH PALM BEACH  
PLANNING COMMISSION AGENDA  
TUESDAY, FEBRUARY 6, 2018  
COUNCIL CHAMBERS 6:30 P.M.**

Cory Cross, Chair  
Donald Solodar, Vice Chair  
Benjamin Schreier, Member  
Thomas Hogarth, Member  
Jake Furlott, Member  
Jeffrey Holst, 1<sup>st</sup> Alternate  
Jonathan Haigh, 2<sup>nd</sup> Alternate

Denise Malone, MPA, AICP, Community Development Director  
Erin Fitzhugh Sita, AICP, Village Planner  
Len Rubin, Village Attorney

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Meeting backup available for the current Planning Commission meeting at:  
<http://fl-northpalmbeach.civicplus.com/DocumentCenter/Index/195>

**I. ROLL CALL**

**II. APPROVAL OF MINUTES**

A. Regular Meeting Minutes, January 9, 2018

**III. DELARATION OF EX PARTE COMMUNICATIONS**

**IV. QUASI JUDICIAL MATTERS / PUBLIC HEARING**

**Village Attorney to swear in all persons speaking.**

**A. CERTIFICATES OF APPROPRIATENESS**

- 1. COA PROJECT 2017-1835 – 667 US HIGHWAY 1 (SunTrust Bank) -  
Continued from 12/5/2017 Planning Commission meeting**  
Request: An application filed by Elaine & Jon Investments, LLC, requesting a Certificate of Appropriateness for a master landscape/hardscape plan and approval of a beige concrete block material for a new retaining wall
- 2. PROJECT 2017-1891 – ALTERNATE A1A (Mercedes Benz)**  
Request: An application filed by Ferrin Signs on behalf of New Country Motor Cars of Palm Beach, LLC (Mercedes Benz) requesting a Certificate of Appropriateness (COA) for face change to the existing monument sign and replacement of 4 existing wall signs; and to modify the building wall paint color from a medium blue to Matthews paint – SVOC 923 Black Satin finish.
- 3. PROJECT 2018-0118 – 717 PROSPERITY FARMS ROAD (First Presbyterian)**  
Request: An application filed by First Presbyterian Church requesting a Certificate of Appropriateness for the addition of an interior waiting area/lobby (approx. 1, 333 sf), two bathrooms and an expanded porte cochere.

4. **PROJECT 2017-0937 – 900 US HIGHWAY 1**

Request: An application filed by Jeffery Haas, Director of Franchise Development for Team Blue Franchise System, requesting a Certificate of Appropriateness for site modifications to allow for a hand car wash within the existing car wash building on the Sunoco property. The request is to modify the exterior of the car wash, landscaping and signage on property in the vicinity of the proposed car wash to allow for the operation of an independent car wash business from the gas station.

**B. ZONING APPLICATIONS**

1. **PROJECT 2018-0007 NORTH PALM BEACH COMMONS MEMORY CARE BOUNDARY PLAT REVIEW**

Request: A request on behalf of the Property Owners, NPB Senior Development Company, Inc., for approval of a boundary plat for the project commonly known as North Palm Beach Memory Care or Poet's Walk Memory Care.

2. **PROJECT 2017-2199 CRYSTAL COVE COMMON CPUD MINOR AMENDMENT**

Request: A request by Joni Brinkman, of Urban Design Kilday Studios, on behalf of Pearland RJR, LLC and 1201 US Highway 1, LLC to amend the previously approved master sign plan to allow for an increase in tenant signage. **This item requires Planning Commission Approval only.**

**V. REVIEW & COMMENT**

**A. CRYSTAL COVE COMMON MINOR CPUD AMENDMENT (2017-2199)**

Request: A request by Joni Brinkman, of Urban Design Kilday Studios, on behalf of Pearland RJR, LLC and 1201 US Highway 1, LLC to remove a tower architectural element locate just south of the central fountain area. **This item requires Village Council Approval only.**

**B. WATER CLUB PUD – MINOR PUD AMENDMENT (2017-2194)**

Request: A request by John Grimaldi, on behalf of Domani Development, LLC for a minor modification to the Waterclub Planned Unit of Development (PUD, which is proposing to modify the approved site, civil, architectural and landscaping plans to reflect a proposed reduction in the footprint of Tower Three (3); and, the as-built landscape plans for Tower One (1) and Tower Two (2) landscape plans that reflect minor changes to the approved landscape plans based on field conditions and staff recommendations during installation. **This item requires Village Council Approval only.**

**VI. ADMINISTRATION MATTERS**

A. Staff Updates

B. Commission Member Comments

**VII. ADJOURNMENT**

*All members of the public are invited to appear at the public hearing, which may be continued from time to time, and be heard with respect to this matter.*

*If a person decides to appeal any decision made with respect to any matter considered at the subject meeting, he or she will need to ensure that a verbatim record of the proceedings is made, which shall include the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). In accordance with the Americans with Disabilities Act, any person who may require special accommodation to participate in this meeting should contact the Village Clerk's Office at 841-3355 at least 72 hours prior to the meeting date.*

*This agenda represents the tentative agenda for the scheduled meeting of the Planning Commission. Due to the nature of governmental duties and responsibilities, the Planning Commission reserves the right to make additions to, or deletions from, the items contained in this agenda.*