



**VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, JANUARY 7, 2020**

Present:

Cory Cross, Chairman
Donald Solodar, Vice Chair
Thomas Hogarth, Member
Jake Furlott, Member
Kathryn DeWitt, Member
Jonathan Haigh, Member
Lori Rainaldi, Member

Len Rubin, Village Attorney
Jeremy Hubsch, Community Development Director
Justin Revis, Planner
Andrew Lukasik, Village Manager

Not Present:

Paola West, Principal Planner

Council Member:

David Norris, President Pro Tem

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I. CALL TO ORDER

Chairman Cross called the meeting to order at 6:30 PM.

IA. ROLL CALL

All members of the Planning Commission were present. Mr. Haigh arrived at 6:32 PM.

II. APPROVAL OF MINUTES

The Minutes of the December 3, 2019 Regular Meetings were approved as written.

III. DELARATION OF EX PARTE COMMUNICATIONS

There were no Ex Parte Communications declared by the Board.

IV. QUASI JUDICIAL MATTERS / PUBLIC HEARING

A. CERTIFICATES OF APPROPRIATENESS

1. COA 2019-2120: LANDINGS EAST CONDOMINIUM Awning

Location: 52 Yacht Club Drive

Request: An application submitted by Mitch Lewis on behalf of the Landings East Condominium association Inc., requesting Certificate of Appropriateness (COA) approval in order to construct an awning.

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Mr. Revis presented the Staff report and recommendation. The applicant is requesting approval to change the color and structure of existing awnings for the Landings East condominium building. The existing awnings are white, A-frame type structures, all proposed to be replaced (total of 3). Two awnings being replaced are attached to the building entrances, and one awning is being replaced adjacent to the pool. The proposed awning design is a shed style, dark forest-green in color. Staff requests the Commission include the following condition(s) as a part of their order:

1. Obtain a permit for the proposed awning as approved herein.

The Planning Commissions discussion included whether the awning will keep the existing frill across the bottom or be straight edged; whether the supporting structures were also being replaced.

Mitch Lewis, 4657 Juniper Lane, Palm Beach Gardens, was present to represent the project.

Motion: Mr. Solodar moved to approve the application with Staff's recommendation that a permit be obtained for the project. Mr. Haigh seconded the motion, which passed 7-0.

2. COA 2019-2161: 844 PROSPERITY FARMS CORP Fence

Location: 844 Prosperity Farms Road

Request: An application submitted by Leib Ezagui on behalf of the 844 Prosperity Farms Corporation, requesting Certificate of Appropriateness (COA) approval in order to build a fence.

Mr. Hubsch advised that this application has been continued to the February meeting.

3. COA 2019-1827: ONE THIRTY FIVE SHORE COURT CONDOMINIUM Siding

Location: 135 Shore Court

Request: An application resubmitted by Charles Moore on behalf of ONE THIRTY FIVE SHORE COURT CONDOMINIUM ASSOCIATION, INC. requesting Certificate of Appropriateness (COA) approval for siding material.

Motion: Mr. Solodar moved to remove the application from the table. Mrs. DeWitt seconded the motion, which passed 7-0.

Mr. Hubsch advised the Board that the applicant has provided four (4) different renderings of the desired design. Mr. Hubsch turned the presentation over to Mr. Clemmons to discuss the new renderings.

Mr. Don Clemmons, Vice President of the Shore Court Condominium Association, 237 Castlewood Dr., was present to represent the applicant. He presented the four renderings, comprising of different color combinations of the siding and the shutters.

The Planning Commission's discussion included the overall consensus of approval of the darker vinyl siding color (Sandstone) and the lighter shutter color (Iced Mocha); and a suggestion to save the renderings for use when the need to paint the walls comes before the Board in the future.

Motion: Mr. Solodar moved to approve the application with the siding to be Sandstone and the shutters to be Iced Mocha. Ms. Rainaldi seconded the motion, which passed 7-0.

B. ZONING/VARIANCE APPLICATIONS

No Items

V. ADMINISTRATION MATTERS

A. Commercial Code Rewrite Discussion:

Mr. Hubsch explained the plan for the upcoming process for the Code Rewrite workshop with the Consultants, proposed for February. He introduced Village Manager Andy Lukasik, who discussed high level issues such as the Twin City Mall site.

Mr. Hubsch provided the Planning Commission additional examples of items being updated in the Code, such as:

1. US Highway 1 – Create a mixed use district, set a 4 story height allowance with specific setbacks per floor from residential neighborhoods, and eliminate some of the surface parking.
2. Creating Architectural Guidelines – Angelo Caribbean, Florida Vernacular and Masonry Modern are examples of architectural styles.
3. Parking Code – Relaxing and simplifying parking requirements for parcels seeking redevelopment along US 1.
4. Landscape Code – Instituting initiatives such as Florida friendly landscape, Right Tree/Right Place, and use of sustainably harvested mulch and prohibit the use of cypress mulch.
5. Increase residential density – Currently at 12 units per acre; proposed to go to 24 units per acre within mixed use, and up to 36 units within C3 (Northlake Blvd. Area).

The Planning Commission recommended a Master Use Table be incorporated similar to Palm Beach Gardens, and incorporate ways for developments to give back to the community.

Mr. Rubin explained the updated Procedural Changes:

1. Certificate of Appropriateness – will become Site Plan Appearance Review. Planning Commission will have the final say, except for Special Exception Uses – Planning Commission will make recommendation to the Village Council, but Council will have final approval.
2. Waivers will be allowed without a PUD. No waivers for density, uses or height.
3. Minor Modifications – will allow Administrative changes, minor in nature, to be made by Community Development Director without Planning Commission approval.

B. Preliminary copies of the FIRM and FIS report available now at <https://www.fema.gov/preliminaryfloodhazarddata>

- a) 1st Public Open House meeting tentatively scheduled for Tuesday February 4, 2020 at the Mary V. McDonald-Wilson Center (1505 N. Australian Avenue, West Palm Beach, FL 33401) from 4-7pm.
- b) 2nd Public Open House tentatively scheduled for Wednesday February 5, 2020 at Mary V. McDonald-Wilson Center (1505 N. Australian Avenue, West Palm Beach, FL 33401) from 9am-12pm.

The Village CRS Audit (State and Federal Flood Insurance rating) is complete, and the Village's rating improved from a 7 to a 5 or 6, resulting in a greater discount of flood insurance premiums for Village residents.

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FEMA is again updating the Flood Maps. The 40 year old coastal flood risk study has been completed and new recommendations will be issued. Properties that were previously in the no flood zone may now be in a zone that requires mandatory flood insurance.

C. 11/3/2020 Planning Commission Meeting reschedule due to General Election.

D. Staff Updates - None

E. Commission Member Comments:

- Sign Holder Code – will be part of the upcoming Code Rewrite
- How did two of the tallest buildings in the Village get painted without a permit or anyone noticing
- Status of the Country Club signage
- Status of neighborhood sidewalk repairs

VI. ADJOURNMENT

With there being no further business to come before the Board, the meeting adjourned at 7:30 P.M.

Minutes typed by Jane Lerner