

**VILLAGE OF NORTH PALM BEACH  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 7, 2017**

Present: Cory Cross, Chair  
Donald Solodar, Vice Chair  
Benjamin Schreier, Member  
Jake Furlott, Member  
Jeffrey Holst, 1<sup>st</sup> Alternate  
Donna Wagner, 2<sup>nd</sup> Alternate

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

Not Present: Thomas Hogarth, Member

Council Member: Robert Gebbia, Councilmember

.....

I. CALL TO ORDER

Chair Cross called the meeting to order at 6:30 P.M.

IA. ROLL CALL

All members of the Planning Commission were present, except Mr. Hogarth.

II. APPROVAL OF MINUTES

The Minutes of the January 10, 2017 Regular Meeting were approved as written.

III. DELARATION OF EX PARTE COMMUNICATIONS

Mr. Cross recused himself from Item A2.

IV.A. CERTIFICATE OF APPROPRIATENESS

**1. PROJECT 2017-0172 - 617 NORTHLAKE BOULEVARD**

Request: An application filed by Ed Stebbins requesting a Certificate of Appropriateness for a commercial façade modification on behalf of Sun State Insurance Agency of South East Florida, Inc. The proposed façade of textured stucco was installed to replace the previous painted brick façade, which was damaged by a truck collision.

Mr. Ed Stebbins, 400 Northlake Ct., spoke on behalf of the project.

Chair Cross asked what changes are proposed for this building. Mr. Stebbins advised that the remaining brick façade was previously removed and replaced with stucco. The building will be painted yellow to match the rest of building. The current coach lights will remain the same.

The Commission briefly discussed the application.

## **Minutes of Village Planning Commission Regular Meeting held on February 7, 2017**

*Motion:* Mr. Solodar moved to approve the application as submitted. Mr. Furlott seconded the motion, which passed unanimously.

### **2. PROJECT 2017-0186 – 741 US HIGHWAY 1**

Request: An application filed by NT Signs, Inc. requesting a Certificate of Appropriateness for monument sign face change approval for Reliance Treatment Centers.

Chair Cross recused himself from participation on this item and passed the gavel to Vice Chair Solodar.

Ms. Lisa Mardar, Signarama, Northlake Blvd., spoke on behalf of the project.

Vice Chair Solodar stated that changes look similar to the current sign. Ms. Mardar advised that the sign will be of the same materials, almost the same colors, and the cabinet will remain the same.

The Commission asked about the lighting, which Ms. Mardar says the bulbs will be changed, but it is currently a lighted sign and the cabinet will not be changed. It will be substantially the same sign as the one across the street for Reliance Treatment Centers, and Mrs. Sita advised that as part of the building permit application, the address will be required to be part of the sign. The Commission also recommends that the stucco cabinet be painted.

*Motion:* Mr. Schreier moved to approve the application with the conditions that the stucco cabinet be cleaned and Staff would determine whether the base of sign needed painting in addition to cleaning. Mr. Furlott seconded the motion, which passed unanimously.

Vice Chair Solodar returned the gavel to the Chairman.

### **3. PROJECT 2017-0171 – 860 US HIGHWAY 1**

Request: An application filed by Anthony Chiappone requesting a Certificate of Appropriateness for a commercial façade modification on behalf of South Florida Property Ventures II, LLC. Proposed façade modification would replace the existing Chattahoochee Stone with a Centurion Stone #270 by Cutface.

Mr. Anthony Chippone, 3509 Dashee, Boynton Beach, spoke on behalf of the project.

Chair Cross asked what changes are being made to this building. Mr. Chippone advised that the current Chattahoochee stone, which is old, faded, stained and is coming loose, and the building is due for an upgrade. Chair Cross asked whether the Chattahoochee stone will be removed and Mr. Chippone advised that only the loose stone will be removed; the new dry stack cut stone will be applied over the Chattahoochee.

The Commission discussed with the applicant the need to repair the stucco that is or may be damaged during the project, that the building will need to be painted. The Commission advised they would like to have seen the application include the total package of new stone and paint finish. The building will be painted white, and will remain known as The Gentry Building.

*Motion:* Mr. Solodar moved to approve the application as submitted. Mr. Schreier seconded the motion, which passed 4 -1, with Mr. Furlott voting nay.

### **4. PROJECT 2017-0173 – 501 NORTHALKE BOULEVARD**

Request: An application filed by Barton Roofing requesting a Certificate of Appropriateness for a commercial roof replacement on behalf of TAZ, Inc. for the business, Adult Video Warehouse. The proposed roof is a

## **Minutes of Village Planning Commission Regular Meeting held on February 7, 2017**

standing seam metal roof with 24 gauge copper colored panels.

Ms. Abigail Frazier, 501 Northlake Blvd., spoke on behalf of the project.

Chair Cross stated that the building currently has a mansard roof and asked what changes are to be made. Ms. Frazier advised that they are replacing the wooden shake roof with a 24 gauge copper colored, standing seam, interlocking metal roof.

The Commission discussed with the applicant the condition of the roof underneath the wood shakes, the red color of the sign against the roof's copper color, and whether the roof material was actually copper or painted metal.

*Motion:* Mr. Solodar moved to approve the application as submitted. Mr. Holst seconded the motion, which passed 4 -1, with Mr. Schreier voting nay.

### **B. ZONING APPLICATIONS**

#### **1. PROJECT 2016-0425 NORTH PALM BEACH COMMONS MEMORY CARE**

Request: Rezoning from C-A to C1-A, Planned Unit Development, Waivers & Site Plan Review to allow a one (1) story 37,404 square foot Mixed-Use Assisted Living Facility with 60 rooms/72 beds and a one (1) story 6,000-square foot commercial building (restaurant/retail/office).

Attorney Len Rubin swore in the participants speaking on the project.

Planner Erin Sita presented the Staff Report and recommendations.

Joni Brinkman, Urban Design Kilday Studios was present to represent the applicant. Ms. Brinkman presented an updated site plan of the proposed project, based on the comments of the DRC.

Chairman Cross opened the floor for comments from the public.

Ed Bradley, Country Club Dr., on behalf of the Atrium Office Condo Association – spoke against the Memory Care project. He feels it is not in keeping with the direction the Village wants to go and not a good use of the space.

Jeff Azis, Atrium Building Owner, 631 U.S. Highway 1 – spoke against the Memory Care project. He is concerned with parking issues, location of the dumpsters, smells from a potential restaurant and storm drainage.

Joni Brinkman addressed the issues raised during the comments from the public. She pointed out the areas where the dumpster locations will be placed in Phases One and Two. A restaurant or other non-residential use would be placed in front near U.S.1, explained the justification for the reduction in parking, and also explained that drainage will be handled by an exfiltration trench system (a description of which was provided). The architecture was further described, highlighting the recommendations of the DRC.

Doug Desantis, 407 Privateer Rd. – Spoke in favor of the proposed project. Feels local residents want to stay local should they have a need for such a facility.

Bill Reinholt, Steeplechase, Palm Beach Gardens – Spoke in favor of the proposed project. Has worked with the

## **Minutes of Village Planning Commission Regular Meeting held on February 7, 2017**

developer and extolled the praises of the work the company has done across the nation with these type facilities.

Pat Friedman, Old Port Cove – Spoke in favor of the project. She feels it is a needed facility in the Village.

Tim Hullihan, 840 Country Club Dr. – Spoke against the proposed project. Feels the building design is too reminiscent of designs of the 1970's and will only be hidden by a proposed liner building; does not feel the project is the best use of the space when the Master Plan proposes the site as a potential City Center.

Marty Perry, Principal / Owner of larger parcel – Spoke in favor of the project, stating that they have addressed and made significant changes to the design to accommodate every concern. Feels the Village has not promoted the U.S. 1 corridor to help businesses fill their vacancies, and states that the reason his property has been identified as the proposed Village Center is because it is vacant land.

The Commission members discussed their concerns with the applicant. Mr. Holst expressed concerns with the number of parking spaces, especially with the addition of a second building, and the proposed reduction of traffic lanes along U.S. #1. Mr. Furlott questioned the drainage plan, location of pipe, and feels, overall, that what is being proposed is the same memory care building as previously presented with a second proposed building added to hide the first building. Mr. Schreier asked whether there was a legal obligation to move on to the next phase to which Mrs. Sita advised that there could be a commencement requirement for the second phase recommended, or that details, such as the trellis improvements of the second phase be added to the first phase requirements. Failure to meet the deadline could result in revocation of the project by the Village. Mr. Solodar expressed his concern that too much focus has been placed on the memory care site as a primary location of the Village Center concept. He is in favor of seeing the memory care project move forward. Mr. Holst says he would rather see a project on the site that residents could walk or ride bikes to. Mrs. Wagner would like to have seen a two story building with retail businesses on the ground floor.

*Motion:* Mr. Solodar moved to approve the zoning application. The Motion died for lack of a Second.

*Motion:* Mr. Furlott moved to deny the request for rezoning. Mr. Schreier seconded the motion, which passed 3 - 2, with Mr. Cross and Mr. Solodar voting nay.

*Motion:* Mr. Furlott moved to deny the site plan and CPUD request. Mr. Holst seconded the motion, which passed 3 - 2, with Mr. Cross and Mr. Solodar voting nay.

### **V. WORKSHOP - Crystal Cove Plaza (aka Crystal Tree Plaza) Workshop on Proposed Plaza Update**

Staff introduced the representative of the Crystal Cove Plaza project.

Burton Hersh, Architect, 130 Miracle Mile, Miami, represented the applicant on the proposed project.

Mr. Hersh provided a presentation of the conceptual design improvements for Crystal Tree Plaza. They are wanting to update it, make it modern and a fun place to go. They want to make the center area more attractive and will be replacing the fountain with additional seating, and bring in additional restaurants. Some of the materials they will be using are stone and metal, and installing bi-folding doors to make the entry more interesting. They also feel there is currently too much parking due to the office building, which is occupied during the day then empty at night. They will be requesting to add some additional square footage and for additional FAR under the PUD.

Mrs. Sita provided background information on the two typical ways to limit development with regulations. First is the lot / building coverage, and the second is FAR (Floor Area Ratio). Typically, only lot and building coverages are regulated in the Code of Ordinances in most jurisdictions. In the Village, building and lot

## **Minutes of Village Planning Commission Regular Meeting held on February 7, 2017**

coverage, as well as FAR, are regulated in the Comp Plan, as well as in every commercial zoning district by the Code of Ordinances. As FAR and building coverage are part of the Comprehensive Plan, that applicant is not eligible to request a waiver because only code provisions may be waived. As building coverage and FAR are part of the Village Comprehensive Plan and any modification to the Comprehensive Plan is subject to a process governed by State law. Therefore, the applicant would be capped at the current maximum they were originally approved at for the site. To move forward with increase in FAR, the Village would need to proceed with modifying the lot and building coverage in the Comp Plan as part of the Master Plan implementation process.

Mr. Tony D'Angelo, Owner's Representative, provided the Commission with additional illustrations of the proposed redevelopment plan of Crystal Tree Plaza.

Mrs. Sita added that the plaza is currently a standard zoning district and the applicant is proposing to move forward with some directional signage and improvement, which would require the development to become a Planned Unit Development.

Urban Design Kilday Studios presented their landscaped design, describing the use of color with plant types year round. Palms will be used to hide the FPL transmission lines, and tress will define entries and other spaces. Trees will be placed specifically to not impede lighting or signage, as seen in other plazas.

The Commission discussed with the applicant their suggestions on the project. Overall the comments were in favor of the project.

### **VI. ADMINISTRSTIVE MATTERS**

#### **A. Staff Updates:**

Denise Malone advised the Commission members that the Advisory Board Appreciation Dinner will be held on March 4<sup>th</sup> at the Country Club. Invitations will be sent out by the Village Clerk's office.

Len Rubin updated the Commission on the Village Manager selection process. He announced that while nothing is final, the Council has recommended hiring Andrew Lukasik, the Town Manager at Jupiter.

#### **B. Commission Member Comments:**

Mr. Solodar commented on the volume of back up materials provided for the meeting and requested that in lieu of electronic delivery, the old procedure of hand delivering hard copies be reinstated, and that they be delivered sooner. Mrs. Malone explained that Staff has been working with applicants to get their materials submitted sooner in order to get the materials out to the Commission more timely and sending them electronically expedites the process.

Mr. Schreier commented on drainage (comments were inaudible).

### **VII. ADJOURNMENT**

With there being no further business to come before the Board, the meeting adjourned at 9:38 P.M.