

**MINUTES OF THE WORKSHOP SESSION
VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA
MARCH 23, 2016**

Present: Darryl C. Aubrey, Sc.D., Mayor
Robert A. Gebbia, Vice Mayor
Mark Mullinix, President Pro Tem
David B. Norris, Councilmember
Susan Bickel, Councilmember
Samia Janjua, Interim Village Manager
Glen Torcivia, Village Attorney
Melissa Teal, Village Clerk

ROLL CALL

Mayor Aubrey called the meeting to order at 8:19 p.m. All members of Council were present. All members of staff were present.

NORTH PALM BEACH COMMONS MEMORY CARE

Discussion was held concerning the applications for rezoning, Commercial Planned Unit Development (CPUD) with waivers, and site plan for North Palm Beach Commons Memory Care on a 2.72 acre parcel of property located at 639 U.S. Highway One.

Village Planner Erin Sita gave a presentation on the proposed North Palm Beach Commons Memory Care project. Mrs. Sita discussed the background and history of the project, Village Master Plan as it relates to the site, revised project plans, Development Review Committee comments and conditions, Planning Commission comments, and staff analysis of the project.

Mrs. Sita stated the applicant has requested rezoning from CA Commercial Zoning Designation to C-1A Limited Commercial Zoning Designation; approval of a Commercial Planned Unit Development with four waivers; and site plan approval including landscape plan and master sign concept on two parcels totaling 2.72 acres. Mrs. Sita reported the applicant seeks to construct a one story 37,404 square foot mixed-use Assisted Living Facility with 60 rooms/72 beds and a one story 6,000-square foot commercial building (restaurant/retail/office). Mrs. Sita detailed the requested waivers regarding fence height, landscaping, front setback, and parking.

Mrs. Sita highlighted certain conditions of approval recommended by staff, should the Village Council determine to forward this item to first reading, and noted that page 13 of the Staff Report lists a total of 11 conditions recommended by staff, if the project moves forward.

Members of the public commented on the project.

Property owner Martin Perry submitted petitions in support of the project. Mr. Perry addressed the Council regarding the project.

Joni Brinkman, Urban Design Kilday Studios, addressed Council questions on behalf of the applicant.

Discussion ensued regarding the commercial component (Phase II) of the project. Mr. Perry responded to Council questions regarding a commitment to build the commercial building

By consensus, this item was forwarded to first reading on April 13, 2017, with the applicant to provide detailed elevations and a timeline for Phase II of the project.

ADJOURNMENT

With no further business to come before the Council, the meeting adjourned at 10:06 p.m.


Melissa Teal, MMC, Village Clerk