



**VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, AUGUST 6, 2019**

Present:

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

Jeremy Hubsch, Community Development Director
Len Rubin, Village Attorney
Paola West, Principal Planner

Not Present:

Cory Cross, Chairman

I. CALL TO ORDER

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

IA. ROLL CALL

All members of the Planning Commission were present except Mr. Cross, who was absent.

II. APPROVAL OF MINUTES

The Minutes of the July 2, 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

Attorney Len Rubin swears in all persons speaking.

A. ZONING/SITE PLAN/VARIANCE APPLICATIONS

1. PROJECT 2019-0894: 631 Northlake Boulevard– George H. Lott, Jr. and John R. Lott VARIANCE

Request: An application submitted by Gary Brandenburg on behalf of property owners George H. Lott, Jr. and John R. Lott, requesting a VARIANCE from Section 5-84(6) of the Village Code of Ordinances, which requires that a pier be no wider than 6 feet and no closer to the side property line extended than half its extension waterside of the bulkhead, and Section 5-84(11) of the Village Code of Ordinances, which requires that dolphins and mooring posts be located inside the side property line extended, to allow for an existing pier 10 feet in width, the reconstruction of a pier beyond the side property line extended, and the installation of mooring piles 17.5 feet beyond the side property line extended.

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Mrs. West presented the staff report and recommendations. She gave a brief overview of the history and current condition of the docks and the lot configuration. The applicant is requesting approval for an existing pier 10 feet in width, the reconstruction of a pier beyond the side property line extended, and the installation of mooring piles 17.5 feet beyond the side property line extended. The site currently has a floating dock and pier that extends 82 feet into the waterway. The applicant is demolishing those structures and rebuilding them 40 feet into the waterway, thereby reducing the nonconformity. The property is not a simple square shape; since it was originally purchased in 1973, the property line actually bends to an angle at the northwest corner. This angle in the property line is part of a triangular portion of lot 15, to the west of the subject lot. Including this triangular portion into the property allows the building to sit wholly within the property line today; without the triangular shape, the building would sit partly on the neighbor's property. Prior to the property including this triangle, the property line was straight and thus the extended property line would have made the setbacks easier to meet. The current property line bend extends so that the setbacks are now near impossible to meet.

It is Staff's analysis that this application is consistent with the six (6) variance criteria provided herein. She explained that should the Planning Commission determine that the Applicant has met the necessary prerequisites for the granting a Variance, Staff requests the Commission include the following condition(s) as a part of their order:

1. Provide a survey for building permit approval to ensure the dimensions provided on the dock plan are accurate;
2. Approval is subject to substantial compliance to the dock plan submitted with staff dimensions; and
3. Obtain all necessary permits and governmental approvals for the proposed dock, pier, and dolphin/mooring piles.

Gary Brandenburg, Attorney, was present to represent the project.

The Board's comments and discussion included whether the neighboring property to the west is in agreement with the request; if the floating docks and the 10 foot dock permitted and are now existing conditions; if a new survey now include the triangular piece of property; if the old docks will be replaced with new docks; if the unscreened dumpsters and barbed wire fencing was previously approved; and why the lifts are located so far to the north.

The owner of Florida Free Divers (Johnathon Dickinson) stated that he has no objections to the proposed Variance.

Mr. George Lott, III, Lott Brothers, addressed the Planning Commission.

The Vice Chairman opened the floor to comments from the public. There were no comments from the public.

Motion: Ms. DeWitt moved to approve the application as presented, including Staff's recommendations and that any previously approved landscape plan be met. Mr. Haigh seconded the motion, which passed 7-0.

2. PROJECT 2019-0462: 10401-10431 Prosperity Farms Road— Prosperity Farms Road, LLC (Prosperity Village) FLUMA & PUD Rezoning

Applicant has requested a Deferral of this application (Prosperity Village)

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Request: An application submitted by New Urban Communities on behalf of property owner Prosperity Farms Road, LLC, requesting FUTURE LAND USE MAP AMENDMENT from Low Density Residential to Medium Density Residential and REZONING from R-1 Single Family Dwelling District to PUD Planned Unit Development District of four parcels. The applicant intends to construct a development consisting of 8 townhomes and 12 single-family dwellings.

Motion: Mr. Hogarth moved to continue this item to the September 10, 2019 meeting. Ms. DeWitt seconded the motion, which passed 7-0.

V. ADMINISTRATION MATTERS

A. Staff Updates:

- Draft of the Code rewrite coming soon. Staff is recommending a special Workshop to discuss the changes with the Planning Commission.

B. Commission Member Comments:

- Trees being removed from the median on U.S. 1 and moved to Anchorage Park.
- Did FDOT approve the landscaping on U.S. 1?

VI. ADJOURNMENT

With there being no further business to come before the Board, the meeting adjourned at 7:16 P.M.

Minutes typed by Jane Lerner