



**VILLAGE OF NORTH PALM BEACH  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, DECEMBER 3, 2019**

Present:

Cory Cross, Chairman  
Thomas Hogarth, Member  
Jake Furlott, Member  
Kathryn DeWitt, Member  
Jonathan Haigh, Member

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

Not Present:

Donald Solodar, Vice Chair  
Lori Rainaldi, Member

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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 except Mr. Solodar and Ms. Rainaldi.

II. APPROVAL OF MINUTES

The Minutes of the November 5, 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

Gregory Keller, 2750 Omega Place, requested to address the Planning Commission regarding clarification of a statement he made at the November Planning Commission meeting related to his Special Exception application regarding the storing of his boat. The Staff Report indicated that the height of his wooden fence was less than six feet, but he asserted that it was six feet. He stated that after the meeting he went home and measured the fence and it was indeed less than six feet.

**A. CERTIFICATES OF APPROPRIATENESS**

- 1. COA 2019-1961: 115 Lakeshore Drive – OLD PORT COVE TOWER EAST CONDOMINIUM ASSOCIATION**

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Request: An application submitted by Michael Beck on behalf of OLD PORT COVE TOWER WEST CONDOMINIUM ASSOCIATION, requesting Certificate of Appropriateness (COA) approval for building paint colors.

Mr. Revis presented the Staff report and recommendation. The applicant is requesting approval of paint colors for the Old Port Cove Tower East condominium building. The proposed building colors are a white for the body and rails (Benjamin Moore 967/OC-149 and OC-152) and a light teal for the trim (Benjamin Moore 688). The proposed paint colors are generally harmonious with the architecture of the buildings and the character of Old Port Cove. The painting has been completed, therefore retroactive approval is needed.

The Planning Commissions had no questions or comments for discussion.

Motion: Mr. Hogarth moved to approve the application. Mr. Furlott seconded the motion, which passed 5-0.

**2. COA 2019-1962: 123 Lakeshore Drive – OLD PORT COVE TOWER WEST CONDOMINIUM ASSOCIATION**

Request: An application submitted by Michael Beck on behalf of OLD PORT COVE TOWER WEST CONDOMINIUM ASSOCIATION, requesting Certificate of Appropriateness (COA) approval for building paint colors.

Chairman Cross advised that application is identical to the previous item (COA 2019-1961) and asked for a Motion to approve.

The Planning Commissions had no questions or comments for discussion.

Motion: Mr. Haigh moved to approve the application. Mrs. DeWitt seconded the motion, which passed 5-0.

**3. COA 2019-1827: 135 Shore CT– ONE THIRTY FIVE SHORE COURT CONDOMINIUM ASSOCIATION, INC.**

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.

Mrs. West presented the Staff report and recommendation. The application has not changed substantially from the previous one submitted in November. The Planning Commission expressed concerns that changing the cedar shake to a vinyl siding would alter the building design and requested the Applicant return with a rendering to clarify the relationship between the proposed building colors and materials. The Applicant has supplemented the submittal package to include a hand colored elevation of the existing building to show what the proposed color scheme will look like. The colored elevation shows that the building color will remain a rose peach color; however, the building shutters and doors will be painted to match the siding's Pebblestone Clay color. However, the colored elevation does not show what the proposed vinyl siding material will look like on the building. The Applicant has provided several photographs of previous projects that have utilized similar vinyl siding material. Staff does not consider what was submitted a rendering as it does not show the material, but it does clean up what the colors are to look like. At the November presentation, Staff requested that the building have good architectural character and be harmonious with the surrounding buildings. Staff does not feel they meet this criteria.

The Planning Commissions discussion included: Whether a new rendering was submitted; whether the building color was going to be a peach color; discussion on whether what was submitted actually provides the

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information requested; suggestion that as the original cedar shake has held up for over 40 years, it has proven durability over the vinyl siding and should be kept; suggestion that other products be considered that would mimic the cedar shake; suggestion that a more comprehensive rendering and/or samples be submitted to show the actual colors of the siding, shutters and building.

Charles Moore, 7957 South Lake Dr., West Palm Beach, was present to represent the applicant.

Mr. Don Clemmons, Vice President of the Shore Court Condominium Association, 237 Castlewood Dr., was also present to represent the applicant.

Motion: Mr. Haigh moved to table the application to the January meeting. Mrs. DeWitt seconded the motion, which passed 5-0.

**4. COA 2019-1618: 541 Northlake Boulevard – BFS RETAIL & COMMERCIAL OPERATIONS**

Request: An application submitted by John F. Hose on behalf of BFS RETAIL & COMMERCIAL OPERATIONS requesting Certificate of Appropriateness (COA) approval for signage.

Mrs. West presented the Staff report and recommendation. The applicant is proposing to replace an existing wall sign and resurface an existing ground/monument sign for the property. The existing monument sign is currently located close to the west side of the property, set back 10 feet from the side property line along Northlake Boulevard, and only the sign face is to be changed. The existing continuous variegated arboricola hedge at the base of the sign will remain. The existing wall sign is currently mounted to the front facade of the structure, set back 48.6 feet from the property line. The proposed wall sign will be in the same location as the current wall sign, but will be smaller than it is currently. The area for the wall sign does slightly exceed the 5% maximum area by 1.72 square feet and Staff has placed a condition to reduce the sign area accordingly.

It is Staff's analysis that this application is consistent with the Appearance criteria provided herein. Should the planning Commission determine that the Applicant has met the necessary prerequisites for the granting a Certificate of Appropriateness, Staff requests the following conditions be included as part of the Commission's approval:

1. Applicant shall obtain all necessary governmental permits and approvals for the sign.
2. Hedge must be installed a minimum of 30 inches high and not more than 18 inches apart.
3. Building sign must be reduced in sign area to a maximum of 48.28 sq. ft (5% of building facade).

The Planning Commissions discussion included: suggestion to maintain the monument sign hedge so the street address is visible; suggestion to paint the sign frame the same blue as the sign lettering; where the location of the Bridgestone sign is installed; suggestion to remove the racetrack mounting on the wall sign and to pin mount it and lit internally; and

Motion: Mr. Hogarth moved to approve the application with the conditions:

1. Applicant shall obtain all necessary governmental permits and approvals for the sign.
2. Hedge must be installed a minimum of 30 inches high and not more than 18 inches apart. Hedge must be trimmed where the street numbers are located to allow for numbers to be visible.
3. Window sign is subject to applicable codes.
4. Building sign must be reduced in sign area to a maximum of 48.28 sq. ft. (5% of building façade). Building sign must include letters individually attached to the building and not include the raceway as proposed.

5. Ground sign frame must be painted to match the blue Pantone color that is proposed.

Mrs. DeWitt seconded the motion, which passed 5-0.

**5. COA 2019-1914: 808, 812, 816, 824, & 828 Lighthouse Drive – PINEAPPLE GROVE CONDOMINIUM OF NORTH PALM BEACH**

Request: An application submitted by Elizabeth O’Hara on behalf of PINEAPPLE GROVE CONDOMINIUM OF NORTH PALM BEACH requesting Certificate of Appropriateness (COA) approval for fencing material and color.

Mr. Revis presented the Staff report and recommendation. The Applicant is proposing to remove an existing wooden privacy fence that is located along the western half of the property’s border with Osborne Park. A new vinyl privacy fence will be constructed along the entirety of the property’s border with Osborne Park. The proposed fence will be six feet tall and will be supported by concrete columns spaced every sixteen feet. The Village’s Parks Department has reviewed the proposed fencing and is supportive of the Applicant’s request.

It is Staff’s analysis that this application is consistent with the Appearance criteria provided herein. Should the Planning Commission determine that the Applicant has met the necessary prerequisites for the granting a COA, Staff requests the Commission include the following condition(s) as a part of their order:

1. Obtain a building permit for the proposed project as approved herein.

Byron Garcia, Remnant Construction, 201 S. 2<sup>nd</sup> St., Fort Pierce, FL, was present to represent the project.

The Planning Commissions discussion included: how will the fence attach to support panel; whether the Code allow for decorative features above fences; and whether the fence stops at the dumpster enclosure.

Motion: Mr. Furlott moved to approve the application with the conditions that the top rail of the fence be lowered to just below the stucco band to match the height of the column pillars, the column pillars be painted to match the building and the fence panels to be white. Mr. Hogarth seconded the motion, which passed 5-0.

**B. ZONING/VARIANCE APPLICATIONS**

No Items

**V. ADMINISTRATION MATTERS**

**A. North Palm Beach Country Club/Farmer’s Table Sign:**

Mr. Hubsch refreshed the Planning Commission on Staff’s presentation of the North Palm Beach Country Club / Farmer’s Table Sign brought before the Board over the summer. The matter went before the Village Council and then back and forth with several reiterations. It was Staff’s suggestion to add the pergola elements to match the Country Club building.

Council is comfortable with current sign design and asked for Planning Commission’s recommendation before final approval.

Michael Suvella, Art Sign Company, 835 N.W. 6<sup>th</sup> Avenue, Ft. Lauderdale, was present to represent the project.

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Mr. Suvella explained that the mini cupolas were an idea from Village staff, and mimic the Country Club cupolas. They are internally illuminated and are translucent or transparent, whichever the Village prefers. Each side has four smaller windows instead of one larger window. The fabrication is heavy gauge aluminum and welded, all designed to meet the stringent wind load requirements. The text is aluminum computer routed graphics with matching computer routed ¾ inch acrylic protruding through it. The colors are achieved with vinyl graphic films. The illumination will have a halo effect.

The Planning Commissions discussion included whether the sign meets the Village's sign codes.

Mr. Hubsch advised it is a little under 10 feet in height. The sign is being looked at as an architectural structure, not a sign. Code allows larger architectural structures. The size of the property also allows for larger structures. The sign will be completely illuminated.

Mr. Furlott - Much more conservative sign – too jazzy – lights shining at the sign instead of illuminating from it. Cupolas are interesting and appear out of scale with the column size.

Mr. Hogarth – Will the column be square and the cupolas be centered on them? Mr. Suvella advised they are square and will be 30 inches on the side.

Mrs. DeWitt – Prefers internally lit letters. Feels the blue is too difficult to see at night. Mr. Suvella stated that the blue is fabricated to not have that effect on the eyes by the way it is bent. She feels white light looks much nicer. The Cupolas make it appear as a “princess castle”, and a single cupola would be best. Color differentiation between the side and the sign.

Mr. Suvella suggested to make the cupolas wider. Mrs. DeWitt felt that would be better.

Mr. Haigh – Asked whether the cupolas were octagon shaped. Mr. Suvella advised they are octagons. The scale of the cupola in the drawing may be misrepresenting the actual design.

Planning Commission's recommendation to Village Council is there be no cupolas, or at a minimum, one cupola on the inside, and change the scale of the cupola to be more line with the building (more squat); increase the size of the top panel and raise the wording (North Palm Beach Country Club) up to provide more separation between the logo and Jack Nicklaus' signature; and add the street address on the street side.

**B. Commercial Code Rewrite Discussion**

- A workshop is being planned for the January Planning Commission. The draft will be sent out to the Planning Commission to review prior to the January meeting. The consultant was behind schedule in getting the draft to the Village.

**C. Staff Updates**

- Status of Staff Parking Lot – Mr. Huff reports that the project is still in the planning and discussion stages. Staff parking will be needed due to the increased number of seating spaces in the restaurant and banquet room(s), and the number of events planned concurrently.

**D. Commission Member Comments:**

Is the sidewalk replacement project going on throughout the Village being completed by a contractor? The quality of the work is not like the current sidewalks in that the finish is rough and there are no concrete joint buffers in between the panels.

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VI. ADJOURNMENT

With there being no further business to come before the Board, the meeting adjourned at 8:01 P.M.

Minutes typed by Jane Lerner