



**VILLAGE OF NORTH PALM BEACH  
DEVELOPMENT REVIEW COMMITTEE  
REGULAR MEETING MINUTES  
THURSDAY, SEPTEMBER 21, 2023 at 2:00 PM**

**Present:** Caryn Gardner-Young, Community Development Director  
Jamie Mount, Assistant Public Works Director  
Detective George Lopez, NPB Police  
Alice Everard, Planner  
Wayne Cameron, Building Official  
Kimberly Cawley, Senior Fire Inspector  
Adam Swaney, Engineering Consultant

**I. CALL TO ORDER**

Community Development Director Caryn Gardner-Young called the meeting to order at 2:00 p.m.

**II. DELETIONS, ADDITIONS, OR MODIFICATIONS TO THE AGENDA**

There were no modifications to the agenda.

**III. NEW BUSINESS**

**A. VILLAGE PLACE PUD MASTER PLAN APPROVAL**

The applicant presented a Master Plan or “Bubble Plan,” for a 13.155-acre development project at the former Twin City Mall site.

George Gentile, Principal of 2GHO presented on behalf of the applicant and introduced the team:

- Nader Salour, Principal, Cypress Realty, Project Developer
- Erik Cooper, Senior Project Engineer, Simmons & White
- Bryan Kelley, Senior Traffic Engineer, Simmons & White
- Alec Dickerson, Senior Planner, 2GHO

Mr. Gentile presented an overview of the application that is currently under development. The project falls under the provisions of the C3 Regional Business District, specifically PUD requirements adopted by the Council in early 2023. He explained that the project will be developed in two phases, the first being a Master Plan, followed by individual site plan approvals for each of the four parcels.

The Master Plan includes retail, commercial, and non-residential areas, apartments, condominiums, senior living, and a hotel. the plan is aimed to establish overall uses based on floor area ratio. In addition to that, the plan sets up project infrastructure to support adopted levels of service, locates pedestrian and vehicular circulation, and identifies open and civic spaces.

Mr. Gentile explained that the site is divided into four parcels, and each parcel will undergo a separate site plan approval process. He reviewed the maximum heights, acreage, and design themes of the mixed-use project and then shared images and renderings to help illustrate the project.

**DRC MEMBERS DISCUSSED THE FOLLOWING:**

1. Assistant Public Works Director Mount inquired about the plan that included both apartments and condominiums and asked if there would be a future transition of the apartments to condominiums. The applicant responded that there was no difference in the quality of the two products except for size. It could be transitioned, which was not part of the plan at the moment.
2. Detective Lopez stated he was looking at the plan from the perspective of preventing crime and had no questions. The applicant asked if he should provide space for law enforcement on site. Detective Lopez replied that he would share the question with Police Department's leadership and report back. Briefly discussed proactive safety measures.
3. Community Development Director Gardner-Young asked if there were any other community partnerships being considered, apart from the community park and potential Police substation. The applicant responded that they were open to discussion.
4. Fire Inspector Cawley inquired about the overall site plan and when it would be in. She expressed her need for information such as hydrant locations, connectivity, and AutoTURN, which was not included in the present step. The applicant clarified that they would install all the infrastructure in at once, rather than phasing it, and discussed access points and traffic patterns.
5. Community Development Director Gardner-Young informed that staff required the inclusion of utilities and access on the plan. The applicant mentioned that a study had been conducted to ensure the roads were appropriately size. He explained the plan calls for 20-foot setbacks, which would provide more room for utilities than usual. The staff and the applicant briefly reviewed the conceptual engineering plan.
6. Fire Inspector Cawley outlined the fire access lane requirements, including 20-foot width without median and distance to entry doors. Discussion with the applicant ensued as to appropriate locations. Consensus was to have Fire Inspector Cawley sit down with the designer to review fire requirements.
7. Engineering Consultant Swaney mentioned most of his comments would be addressed with more developed plans, including those regarding turning radiuses and ADA access. He enquired about coordination with Palm Beach

County, and the applicant confirmed that a meeting was scheduled next week to go over the Master Plan with the county.

8. Planner Everard pointed out there is a significant amount of bus usage along US-1, and the area is known for a large school hub. She inquired if there were any plans for dedicated bus stops. The applicant responded that they did not anticipate many children residing in the project. He noted the School Board usually initiates contact about developing a stop, and they had not yet been contacted.
9. Community Development Director Gardner-Young suggested that the applicant contact Palm Tran to obtain a concurrency letter. The applicant expressed concerns regarding pull-offs, stating that Palm Tran does not typically prefer them as it is difficult to get back on the road. However, they agreed to reach out to Palm Tran for guidance.
10. Planner Everard asked about the process for submitting waiver requests. The applicant replied that they were trying avoid waivers, but would submit them if required during the site plan process.
11. Planner Everard inquired about parking garages, and the applicant replied that each parcel would park its own uses with podium construction.
12. Community Development Director Gardner-Young asked whether the phasing plan had been determined. The applicant explained that they preferred to keep the option open regarding the order of development of the parcels, as the infrastructure was being developed together. The applicant agreed to submit a phasing plan, noting that it is subject to change due to the flexibility required.
13. Planner Everard enquired about the contents of each parcel. The applicant provided an overview of the tentative plan and discussed the hotel piece. The discussion shifted towards the phasing plan.
14. Community Development Director Gardner-Young stated she had previously requested tax information. In response, the applicant stated it was almost complete.
15. Community Development Director Gardner-Young asked whether the plan was to fence off each parcel to manage construction aesthetics and security. The applicant clarified that construction fences would only be installed on the individual parcels, while the undeveloped parcels would be left as open grass.
16. Detective Lopez highlighted that due to the size of the project, numerous tradespeople would be working on the site. He emphasized the importance of incorporating security measures into the plan. The applicant confirmed this would be addressed.

17. Community Development Director Gardner-Young inquired about the timeline for the stop light from the county. The applicant advised it was yet to be determined.
18. The applicant requested clarification on the process for connecting to a fire hydrant and running hoses. Fire Inspector Cawley explained the process and assured the Operations Chief would be available to meet with the applicant's team.
19. Community Development Director Gardner-Young stated that addresses for the property were required before submitting for building permits. The applicant agreed to work on an address plan.

**B. OUTDOOR SEATING PERMIT ZONING TEXT AMENDMENT**

Item not addressed.

**IV. DISCUSSION ITEMS**

None.

**V. CONCLUDING REMARKS**

None.

**VI. ADJOURNMENT**

Community Development Director adjourned the meeting at 2:56 p.m.