



**VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY MARCH 2, 2021**

Present:

Cory Cross, Chairman
Donald Solodar, Vice Chair
Jake Furlott, Member
Jonathan Haigh, Member
Lori Rainaldi, Member
Kathryn DeWitt, Member

Len Rubin, Village Attorney
Jeremy Hubsch, Community Development Director
Alex Ahrenholz, Principal Planner

Not Present:

Thomas Hogarth, Member

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I. CALL TO ORDER

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

A. ROLL CALL

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

II. APPROVAL OF MINUTES

The Minutes of the February 5, 2021 Regular Meeting 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. SITE PLAN AND APPEARANCE REVIEW

1. 2019-1934- 92657 Prosperity Farms

Request: Application by Fazlul & Zarna Investment LLC for the amendment of the parking lot, landscaping, fencing and paint colors to the existing commercial building.

Motion: Mr. Solodar moved to remove the application from the table. Mr. Furlott seconded the motion, which passed 6-0.

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Mr. Ahrenholz presented the Staff report and recommendation. This item came before the Planning Commission in August 2020, as the applicant wanted to present updated paint colors and other site elements, including fencing and landscaping, resulting from Code Compliance violations. The Planning Commission had concerns with the application as proposed and requested it be tabled in order for the applicant to bring back a modified plan. Specifically, the Planning Commission requested:

1. A landscape plan to show the proposed plant material;
2. New paint colors, as the proposed shades of red paint were considered too bright and not appropriate for the area; and
3. More information on the fence being installed around the dumpster enclosure.

Since the August meeting, the property owner has decided to expand the parking lot to make it accessible to two-way traffic and also bring the site more into compliance with the Village Master Plan by adding room for outdoor seating. The updated site plan was designed to be compliant with Village codes and also includes revised landscaping. The Village engineer has reviewed the proposed updates and is requesting additional information related to drainage prior to issuance of a building permit. The Applicant was previously requesting to install a 6-foot tall white vinyl fence on the north side of the property to screen the dumpster area and side of the property from Honey Road. Currently a 6-foot high chain link fence encloses the area, setback 3 feet from the property line. The existing fence provides almost no screening and is in disrepair. However, the applicant is now seeking to provide a 5-foot-tall concrete wall that will tie in to the existing concrete wall. A 5-foot-tall concrete block dumpster enclosure with stucco exterior will be provided as well. Additionally, the applicant is seeking approval for 6-inch black metal address numbers for the monument sign along Prosperity Farms Rd. in order to come into compliance with the Village Code.

The applicant's landscaping is not currently in compliance with the Village Code. There is minimal landscaping along the street sides of the property and the site is lacking shade trees. The applicant is proposing to install a Dwarf Yaupon Holly hedge along the Prosperity Farms Road and Honey Road sides of the property. The applicant is also seeking to install five Gumbo Limbo trees and 13 Foxtail Palm Trees.

As the Applicant has had a difficult time determining what paint options to use, staff created a few possible options.

Staff is recommending approval and requests the Commission include the following conditions as a part of their order:

1. Obtain a paint permit for the scope of work as approved herein.
2. Any existing or new signage on the building shall be painted a different color than the roof.
3. Prior to issuance of building permit for site work, submit a revised site plan showing a twenty-four (24) foot wide drive aisle and sidewalk extension of six (6) feet, so that the total sidewalk width is nine (9) feet adjacent to the building.
4. Prior to issuance of building permit for site work, provide storm water calculations or drainage statement that ensures that the storm water system will meet the water quality/quantity requirements for this site.
5. The proposed Dwarf Yaupon Holly hedge shall be a minimum of twenty-four (24) inches in height, spaced at a maximum of thirty-six inches on center at installation.
6. Provide a stop sign and stop bar at the exit onto Honey Road.

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7. Reduce the window signs on the southern end of the building to be compliant with 6-117 (h) within 180 days of approval of this application.
8. Complete and receive final inspection on paint permit within 120 days of approval of this application and all approved site work within 180 days of approval of this application.

Fazlul & Zarna Ahmed, Village Grocer, 9267 Prosperity Farms Rd., were present to represent the project.

Deanna Foriere, EDC Engineers & Surveyors, 10250 SW Village Pkwy, Port St Lucie, FL was present via Zoom.

Robin Beattie, Fit 2 Go, 9267 Prosperity Farms Rd., spoke against the requirement to reduce the window signs on the southern end of the building (recommendation #7).

The Planning Commissions members discussed whether the dumpster enclosure will be chain link or vinyl; whether a restaurant vendor is going to occupy part of the space; whether the property owner is responsible for installing the stop sign and stop bar; what is the proposed thickness of the sidewalk and concrete pad under the dumpster; recommendation that the area between the dumpster enclosure and the sidewalk be paved and the sidewalk, if cracked, be replaced; whether the gumbo limbo trees could be aligned at the entrance; whether the hurricane shutters will also be painted; whether a sign on a mansard roof is required to be lit; and recommended that a 12" high water table mark be painted in Smokey Azurite, measured from the ground.

Motion: Ms. Rainaldi moved to approve the project as presented including Staff's recommendations, but excluding item #5 (hedge requirement); the fence around the dumpster enclosure be white; align the gumbo limbo trees at the entrance; the area between the dumpster enclosure and the sidewalk be paved and cracked sidewalks be replaced; and the paint colors shall be Roof – Reflection; Door/Window/Trim (including the 12 inch "watermark") – Smokey Azurite; and Walls – Balmy. Mr. Solodar seconded the motion, which passed 6-0.

V. ADMINISTRATION MATTERS

A. Staff Updates:

- Residential Code rewrite discussion could be ready for Planning Commission workshop by April.
- Camelot Motel has been red tagged as unsafe and unsanitary, and is currently closed. It will be going to a Special Magistrate hearing at the end of March to recommend demolition. A developer has been in talks with the Camelot's owner about redevelopment of the site.

B. Commission Member Comments:

- Request for an update on activities at the Twin City Mall site that have been brought to Village Council but not the Planning Commission.
- Recent increase in the number of people that are parking in their yards has been observed.

VI. ADJOURNMENT

With there being no further business to come before the Board, the meeting adjourned at 7:31 PM.

Minutes typed by Jane Lerner