



**VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY SEPTEMBER 14, 2021**

Present:

Cory Cross, Chairman
Donald Solodar, Vice Chair
Thomas Hogarth, Member
Jonathan Haigh, Member
Kathryn DeWitt, Member
Scott Hicks, Member
Nathan Kennedy, Member

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

Council Member:

David Norris

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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.

II. APPROVAL OF MINUTES

The Minutes of the July 13, 2021 and August 3, 2021 Regular Meetings were approved as written.

III. DECLARATION 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. 2021-1481 La Bamba Awning

Application by Hoover Canvas Products on behalf of M Aguablanca, LLC requesting the addition of an awning to the existing outdoor seating area.

Ms. West presented the Staff report and recommendation. The applicant is requesting approval of a new awning. The new awning will entirely cover the existing outside seating area, so seating will be available during rainstorms. The awning color being requested for approval is a "Reef Blue" which will be partially visible from

Minutes of Village Planning Commission Regular Meeting held on September 14, 2021

the street. The building currently has 891 SF of outdoor seating which is covered by beige and red shade sails not visible from the street. There is no proposed increase to the restaurant seating area.

As the current shade sails are affixed behind the concrete block courtyard walls, they are not visible, but the new awning is proposed on top of the walls. The awning will be generally visible from the street as there will be a one-foot fascia piece at the top of the west and north walls, sloping up to 3 ft. 4 in. higher than the existing wall and attached to the building. Staff feels the proposed reef blue color is too bright and brilliant for compatibility with the building. It is a stark contrast to the six other colors used on the building currently. The building's current color is beige and sage green with brown, white, and hunter green accents and a red barrel-tile roof. The Patio 500 color samples provided by the applicant have a few colors that may be more harmonious with the existing building colors, such as champagne, white, emerald, terra cotta, and buff. Staff recommends a change in the awning color, and the following conditions for approval:

- 1) Applicant shall submit a revision to the building permit with the awning color, if changed.
- 2) Obtain a building permit for the scope of the work.

Michael Hess, Hoover Canvas Products, 5107 Australian Ave., West Palm Beach, was present to represent the project. He stated it is the applicant's desire to have the blue, as it looks very nice from the interior and is festive. The awning being on the north side, is blocked by trees and will only be partially seen from the street.

The Planning Commissions members discussed support of the new awning; whether the blue color would provide too much contrast to the building facade; whether the green would be better suited to the exterior colors; and consideration given to the applicant's color choice.

Motion: Mr. Solodar moved to approve the application as submitted with the color blue and Staff's recommendations. Mr. Kennedy seconded the motion, which passed 5-2, with Ms. DeWitt and Mr. Haigh voting nay.

2. 2021-1657 Landings South Paint Color

Application by Landings South Condominium Association, Inc. requesting new paint colors for the existing multifamily building

Ms. West presented an updated Staff report and recommendation. The applicant is requesting approval of paint colors for the Landings South Condominium building at 60 Yacht Club Drive. The 5-story condominium building was constructed in 1969, and is currently a light beige. The building colors being requested for approval are Blue Pearl for the body and Delicate White for the building accents and the railings. In Staff's analysis, the proposed application is consistent with the Appearance Code and other zoning requirements. Should the Planning Commission determine that the Applicant has met the necessary prerequisites for the granting of a site plan and appearance approval, staff proposes the following conditions:

1. Obtain a building permit within 30 days of this approval for the proposed building colors and obtain final inspection upon completion.

Minutes of Village Planning Commission Regular Meeting held on September 14, 2021

The Planning Commission members discussed whether each condo is an individual HOA. Consensus of the Planning Commission was support of the project.

Motion: Ms. DeWitt moved to approve the application as presented. Mr. Hogarth seconded the motion, which passed 7-0.

V. ADMINISTRATION MATTERS

A. Staff Updates:

- Open House for 200 Yacht Club project will be on 9/16/2021 at the Farmer's Table 4:00 – 7:00 PM.
- First meeting of Ad Hoc Committee will be on Monday 9/20/2021.

B. Commission Member Comments:

- Updates regarding Prosperity Village status.

VI. ADJOURNMENT

With there being no further business to come before the Board, the meeting adjourned at 7:05 PM.

Minutes typed by Jane Lerner