



**Village of North Palm Beach
Planning Commission
AGENDA**

**Tuesday, July 11, 2023 at 6:30 pm
Village Council Chambers-501 US Highway 1**

1) Roll Call

- a. Donald Solodar, Chair
- b. Cory Cross, Vice-Chair
- c. Thomas Hogarth, Member
- d. Jonathan Haigh, Member
- e. Kathryn DeWitt, Member
- f. Scott Hicks, Member
- g. Nathan Kennedy, Member
- h. Village Staff, Attorney and Council members

2) Deletions, Additions or Modifications to the Agenda

3) Public Comment for Non-Agenda Items

4) Approval of Minutes

- a. [May 2, 2023 Minutes](#)
- b. [June 6, 2023 Minutes](#)

5) Declaration of Ex-parte Communications

6) Quasi-judicial Matters / Public Hearing

Village Attorney to swear in all persons speaking

a. Site Plan and Appearance Review

- i. [628 Southwind Circle - Elevator](#)
Application by the property owner, Cutler's Cove LLC, to expand the exterior elevator room at 628 Southwind Circle.
- ii. [1200/1208 Marine Way \(Old Port Cove Condo 1\) – Exterior Building Colors](#)
Application by the property owner, Old Port Cove Condominium 1, to change the exterior building color scheme for the buildings located at 1200 and 1208 Marine Way.
- iii. [118 Yacht Club \(Marina View Condominium\) – Fence](#)
Application by the property owner, Marina View Condominium, to install a white PVC fence in the side and rear yards of 118 Yacht Club Drive.
- iv. [120 Lehane Terrace \(Sandpiper Condominium\) – Exterior Building Colors](#)
Application by the property owner, Sandpiper Condominium, to change the exterior building color scheme for the building located at 120 Lehane Terrace.

- 7) Commission Member Comments**
- 8) Staff Updates**
- 9) Adjournment**

All members of the public are invited to appear at the public hearing, which may be continued from time to time, and be heard with respect to this matter.

If a person decides to appeal any decision made with respect to any matter considered at the subject meeting, he or she will need to ensure that a verbatim record of the proceedings is made, which shall include the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). In accordance with the Americans with Disabilities Act, any person who may require special accommodation to participate in this meeting should contact the Village Clerk's Office at 841-3355 at least 72 hours prior to the meeting date.

This agenda represents the tentative agenda for the scheduled meeting of the Planning Commission. Due to the nature of governmental duties and responsibilities, the Planning Commission reserves the right to make additions to, or deletions from, the items contained in this agenda.

Meeting backup available for the current Planning Commission meeting at:
<http://fl-northpalmbeach.civicplus.com/DocumentCenter/Index/195>

Archived meeting backup can be found at:
<http://www.npbweblink.com/WebLink/Browse.aspx?startid=147916&dbid=0>



**VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY MAY 2, 2023**

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

Len Rubin, (Village Attorney)
Alex Ahrenholz, (Principle Planner)
Chuck Huff, (Village Manager)

Council Member: David Norris, (Mayor)

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. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Chris Ryder (118 Dory Road South)

He addressed the board members regarding changes to the C-MU zoning district which would require the Planning Commission to approve building over four (4) stories. He requested the Planning Commission reinstate the height restricts seen in the previous comprehensive plan to mitigate the amount of maximum density high rise buildings on US-1

III. APPROVAL OF MINUTES

March 7, 2023 minutes.

Motion to approve minutes by Jonathan Haigh, seconded by Scott Hicks. Motion passed unanimously (7-0).

IV. DECLARATION OF EX PARTE COMMUNICATIONS

There were no Ex Parte Communications declared by the Board.

V. QUASI-JUDICIAL MATTERS / PUBLIC HEARING

Attorney Len Rubin swore in all persons speaking.

A. SITE PLAN AND APPEARANCE REVIEW

1. 386 Golfview Road Building Paint Colors

Application submitted by the property owner to amend the existing building paint colors.

Petitioner presentation by the Community Development Project Manager, Corey O’Gorman, detailing the applicant’s request for exterior paint color approval. The request is for the exterior walls and trim, including the clubhouse, to be painted White Cloud, for the doors to be painted Buckland Blue, and for the metal roof and siding to be painted Duck Grey.

Motion made by Donald Solodar to approve the application, seconded by Nathan Kennedy. Motion passed unanimously (7-0).

Public Comment:

Royale Harbour Condo Association President (386 Golfview Rd) thanked the Planning Commission for their approval of the application.

B. RECOMMENDATIONS TO THE VILLAGE COUNCIL

1. Artificial Turf

Village-initiated zoning text amendment to adopt new section (45-29), codifying the residential ad-hoc committee recommendations to regulate artificial turf

Staff presentation made by Corey O’Gorman to continue the conversation from the previous Planning Commission meeting in March. It began with a review of the previously stated information from March 7, 2023. He explained the allowance of 25% artificial turf coverage on a lot and provided additional details on types of substrates for artificial turf as well as the environmental issues associated with the substrate composition used.

Public Comment:

Blaire Rodgers (824 Country Club Drive):

She addressed the staff regarding her dislike of the new zoning text amendment, which would require her to remove sections of artificial turf in her backyard. She also felt that the percentage allowance would create design issues, resulting in a less attractive landscape in her and other backyards. Mr. Cross questioned if the code requires a percentage of landscaping coverage in residential lots. Mr. Ahrenholz explained that there is code requiring maintenance but not requiring landscape coverage. Mr. Cross asked for clarification on the process chosen to select the turf used by Mrs. Rodgers. She stated it was a decision based on her children's ability to play and aesthetics. Mr. Cross thanked Mrs. Rodgers for her comments.

Mr. Haigh recommended regulating and adding limitations to the infill material in the code. He also recommended keeping the ten (10) year sunset date.

Mr. Hogarth raised concern over the ability to enforce these regulations if recommended by the Planning commission and stated he is a proponent of artificial turf for residential lots.

Mr. Solodar questioned the Council’s decision to allow a ten (10) year sunset date for artificial turf. Mr. Rubin explained this decision was made to protect Village residents’ investments, especially those who recently installed artificial turf on their lots. Mr. Solodar recommended removing the sunset date and limiting the coverage to the back and side yards.

Mrs. DeWitt recommended removing the sunset date and the coverage percentage.

The Planning Commission recommended Council to strike the limit on artificial turf, to only permit sand and organic infill, and to strike the sunset date.

Motion made by Thomas Hogarth to recommend approval as specified above, seconded by Kathryn DeWitt. Motion passed 6-1.

2. C-3 Regional Business District

Village-initiated zoning text amendment to the C-3 Regional Business District. A review of the comments from the Florida Department of Transportation (FDOT) was presented.

Staff presentation made by Alex Ahrenholz on the updates of approvals, which all outside organizations have now signed off on. FDOT commented that best practices would add a density cap, typically added to the comprehensive plan. Regarding 200 Yacht Club Drive, which still under review, a different approach was taken. Mr. Ahrenholz asked for input from the Planning Commission on the density cap in the C-3 district. Corey Cross questioned whether there would be a density cap recommendation for the village that neither the text amendment nor the 200 Yacht Club Drive project would influence.

Mr. Hicks questioned if a general cap can be put in place and if a traffic study still be done. Mr. Ahrenholz stated that this can be done, and the situation would be reevaluated when a master plan is submitted for 200 Yacht Club Drive.

Mr. Solodar questioned the council whether the decision has legal precedent or if it is just to subdue future issues that may be brought forward to the Planning Commission. Len Rubin stated that it is not a legal requirement and the FDOT did not formally reject the amendment.

Mr. Hogarth questioned if the amendment would prevent the lane reduction project on US-1. Mr. Ahrenholz commented it is hard to say.

Kathryn DeWitt questioned if the Village could request the traffic study be based upon the lane reduction and Mr. Ahrenholz confirmed they could request that.

Mr. Haigh questioned the timeframe for completing a traffic study and commented that it would be more efficient for the Village to do this when the actual project is presented, rather than based on a hypothetical scenario. Nathan Kennedy agreed with Mr. Haigh.

Public Comment:

Chris Ryder (118 Dory Road South)

He addressed the Board Members regarding concern of revisions made to the comprehensive plan, which now allows unlimited residential density. He noted that using Floor Area Ratio (FAR) to regulate residential density compared to a residential density maximum can lead to inconstant infill development. Cory Cross commented that the claims made require certain approvals that will not happen and thanked Mr. Ryder for his comments.

Deborah Cross (2560 Pepperwood Circle South)

Mrs. Cross agreed with the FDOT's suggestion of a traffic maximum. Nathan Kennedy asked for clarification on the negative FDOT comments. Mr. Ahrenolz confirmed they were outstanding and the comprehensive plan is being updated. Mr. Cross questioned the ability to involve a traffic engineer for a study. Mr. Ahrenholz explained that it is unnecessary to spend money on a traffic engineer when Robins NPB LLC must complete one as well. Mr. Solodar commented that he agrees with Mr. Ahrenholz.

No recommendation was made by the Planning Commission.

C. COMMISSION MATTERS

1. Appointment of Chair and Vice Chair

Mr. Solodar expressed interest in Chair position.

Motion made by Kathryn Dewitt to appoint Donald Solodar as Chair. Seconded by Jonathan Haigh. Motion passed unanimously (7-0).

Motion made by Mr. Solodar to appoint Cory Cross as Vice Chair. Seconded by Mr. Haigh. Motion passed unanimously (7-0).

VI. COMMISSION MEMBER COMMENTS

Kathryn DeWitt commented on the paint colors of Jupiter Donuts plaza signs.

Mr. Solodar requested an update on a new pizza business.

VII. STAFF UPDATES

Chuck Huff introduced the Village's new Community Development Director, Caryn Gardner-Young.

Mr. Huff provided an update to the damage incurred from the recent tornado.

Mr. Rubin updated staff on Florida Senate Bill 102, which has been passed by the Legislator and signed by the Governor. The Bill states that a municipality must authorize affordable housing in commercial and industrial zones. Mr. Rubin also explained the different strategies the council is working on to protect these newly affected zones.

VIII. ADJOURNMENT

The meeting adjourned at 8:20 PM.

Minutes typed by Christian Boylan



**VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY JUNE 6, 2023**

Present: Donald Solodar, (Chairman)
Cory Cross, (Vice Chair)
Thomas Hogarth, (Member)
Jonathan Haigh, (Member)

Len Rubin, (Village Attorney)
Caryn Gardner-Young, (Community Development Director)

Absent: Kathryn DeWitt, (Member)
Nathan Kennedy, (Member)
Scott Hicks, (Member)

Council Member: Susan Bickel, (Vice Mayor)

I. CALL TO ORDER

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

A. ROLL CALL

All members of the Planning Commission were present except Kathryn DeWitt, Nathan Kennedy and Scott Hicks.

II. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Chris Ryder (118 Dory Road South)

He addressed the Board Members regarding video and audio recordings that were not posted on the Village's website. He expressed concerns about the lack of transparency and the loss of the small-town feeling in the Village since 2020.

The Planning Commission thanked Mr. Ryder for his comments.

III. APPROVAL OF MINUTES

None

IV. DECLARATION OF EX PARTE COMMUNICATIONS

There were no Ex Parte Communications declared by the Board.

V. QUASI-JUDICIAL MATTERS / PUBLIC HEARING

Attorney Len Rubin swore in all persons speaking.

A. SITE PLAN AND APPEARANCE REVIEW

1. 2545 Northlake Blvd. Building Paint Colors and Sign Face Change

The property owner submitted an application to amend the existing building paint colors, change the existing monument sign face and existing building sign face for the property located on the north side of Northlake Blvd.

The applicant representative, David Keller, provided the petitioner's presentation. The applicant began painting their canopy an orange color but was asked to stop operations. Alex Ahrenholz helped the applicant create a more acceptable color scheme. The new color scheme was given to the Planning Commission for review. No comments were made.

Caryn Gardner-Young presented information on the project and recommendations. Village staff confirmed that the request is consistent with the appearance plan and meets the Village code requirements.

The Planning Commission requested confirmation of the color scheme of the main building. Both David Keller and Caryn Gardner-Young confirmed the request.

There were no comments from the public.

Motion: Thomas Hogarth moved to approve the application with staff's conditions. Seconded by Jonathan Haigh. Motion passed unanimously (4-0).

2. 701 Northlake Blvd. – Monument Sign Face Change

The property owner submitted an application to change the existing monument sign face.

The applicant's representative, Lisa Marder, presented her request for a monument sign face change.

The Planning Commission members discussed the existing sign's hedge heights and the need to see the address of the site. The applicant's representative stated that the hedges deflect irrigation systems, affecting the sign, and these issues have been ongoing for the past twelve (12) years. The Planning Commission and applicant reached an agreement to trim the hedges to enhance visibility of the street numbers on the building.

There were no comments from the public.

Motion: Cory Cross moved to approve the application with staff's conditions. Seconded by Jonathan Haigh. Motion passed unanimously (4-0).

3. 821 Prosperity Farms Rd (St Claire) – Modular Buildings

The property owner submitted an application to add two (2) modular buildings for additional classroom space.

Joe Colome, the applicant representative, provided the petitioner presentation. The applicant requested two temporary modular classroom buildings for a timeframe of two (2) to five (5) years. The buildings will accommodate the needed space for art rooms and other similar uses. The location will be on the north

Minutes of Village Planning Commission Regular Meeting held on June 6, 2023

side of the existing school, out of view of the public. The applicant agreed to all staff recommendations and conditions of approval.

The Community Development Project Manager, Corey O’Gorman, detailed the use of the modular buildings to expand the curriculum, not to increase the number of students. He explained that an added buffer zone, as well as landscaping around the modular buildings to the west, would be added to block impacts to the nearby single-family homes. In addition, the petitioner would add a pathway from the school to the modular buildings, along with lighting and drainage. No further improvements would be made. He commented that the absence of an increase in students does not warrant the need for additional parking spaces. Mr. Gorman also explained that the distance of the modular buildings from Prosperity Farms Rd. keeps them out of view.

Mr. Cross asked for confirmation of the modular buildings’ distance from the existing ball field structure. The applicant confirmed that the site plan indicating a one hundred twelve (112) foot distance was correct.

Mr. Cross asked for clarification on which walkway will be used to access the modular buildings. The applicant confirmed the path used as shown on the architectural drawings.

Mr. Cross questioned the addition of seven (7) new trees and one (1) hedge based on the current landscaping that exists. The applicant confirmed the existing landscaping and stated that the new landscaping is situated where no current landscaping exists. The applicant also noted that the buffer is not required by code, but the landscape buffer would address any adverse impacts from his request.

Mr. Cross questioned how the addition would affect parking. The applicant stated that the Village’s code does not require additional parking since there are no additional students.

Mr. Haigh asked for consideration of a tree to be removed. The applicant stated that they would confirm if the tree is within their property line and look into it.

Mr. Hogarth questioned if the modular buildings would be leased or owned. The applicant stated that they would be leased.

Mr. Hogarth questioned if the modular building colors will match the school. The applicant confirmed the colors will match.

Mr. Solodar proposed the structures be ready by August when classes begin. The applicant confirmed the buildings will be ready for classes to start in August.

There were no comments from the public.

Motion: Motion made by Thomas Hogarth to approve the application with staff’s conditions. Seconded by Cory Cross. Motion passed unanimously (4-0).

B. RECOMMENDATIONS TO VILLAGE COUNCIL

1. Accessory Structures

Minutes of Village Planning Commission Regular Meeting held on June 6, 2023

Village-initiated zoning text amendment to the C-MU US-1 mixed-use zoning district.

Ms. Gardner-Young presented to the Planning Commission the regulations and updates to the code based on the recommendations of the Residential Ad-Hoc Committee and the Village Attorney.

Village staff requested additional building setbacks for the C-MU Zoning District such as six (6) story buildings being set back seventy-five (75) feet from easements or from rear property lines when applicable. An additional ten (10) foot setback would be required for every story beyond six (6) stories. Examples were provided for buildings of different stories. Staff recommended approval of the proposed Ordinance.

Public Comments:

Chris Ryder (118 Dory Road South)

He addressed the Planning Commission regarding proper discussion of the comprehensive plan with the Village community. Mr. Ryder questioned the Planning Commission on the development of C-MU district.

Corey Cross questioned Village staff regarding Mr. Ryders's comments. Village Attorney, Len Rubin, responded that Senate Bill 250, which has not been enacted yet, prohibits certain land development regulations; thus, preventing Village staff from working with the other zoning districts mentioned. Mr. Rubin explained that the C-MU district is different, and the Village staff does have the capability to make progress on the C-MU district.

Corey Cross also questioned the size of lots and whether the setbacks for C-MU lots could be increased to mitigate potential future concerns. Mr. Cross questioned if seventy-five (75) foot setbacks are adequate and asked for setbacks to start at 100 feet. Mr. Rubin explained that the current situation allows for development without rendering it impossible.

Mr. Hogarth and Mr. Haigh agreed with the assessment by Village staff for C-MU lot setback distances.

Jonathan Haigh commented on buffering zone increases, which can be another tool to fix C-MU zones.

Motion: Cory Cross moved to accept staff proposed ordinance. Seconded by Thomas Hogarth. Motion passed unanimously (4-0).

VI. COMMISSION MEMBER COMMENTS

The Planning Commission asked if there was an update on the bridge replacement project. Len Rubin did not have an update to provide and commented that one would be provided in the future.

Donald Solodar expressed concern regarding the site plan petition for 200 Yacht Club Drive. Caryn Gardner-Young stated the petition would be brought to the Planning Commission.

VII. STAFF UPDATES

Minutes of Village Planning Commission Regular Meeting held on June 6, 2023

- The normal meeting for July 4th will be moved to July 11th, the following Tuesday, due to the July 4th holiday
- The Village provided the outgoing Chair and Vice Chair from the last Planning Commission meeting a Certificate of Appreciation for their time and service to the Village.

VIII. ADJOURNMENT

The meeting adjourned at 7:18 PM.

Minutes typed by Christian Boylan



Subject/Agenda Item:

SP-2023-0617 628 Southwind Circle

Consideration of Approval: A request from Marc Cutler, agent for the property owner, Cutler’s Cove LLC, for Site Plan and Appearance approval to expand the elevator room at 628 Southwind Circle.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

Originating Department: Planning & Zoning Project Manager _____ Caryn Gardner-Young, AICP	Reviewed By: Community Development Director _____ Caryn Gardner-Young, AICP
Attachments: Proposed Elevator Room Details Sheets 1 through 4	Public Notice: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Dates: Paper: Mailing <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance:

I. Executive Summary

The applicant is proposing to expand an outside elevator room at 628 Southwind Circle. The existing elevator is fifty (50) years old and obsolete. It consistently breaks down and is creating a hardship for residents who need the elevator due to medical conditions. The additional elevator room space is required since the existing elevator machine room is not big enough to install the new elevator equipment and the existing elevator machine room is connected and part of the electrical room which is not compliant with today’s building codes

II. Site Data

Existing Use: Apartment Building
Parcel Control Numbers: 68-43-42-16-04-038-0210
Legal Description: NORTH PALM BEACH VILLAGE OF PL 3 LT 21 BLK 38
Parcel Size: .45 acres
Existing Future Land Use Designation: High Density Residential
Existing Zoning District: Apartment Dwelling (R-3)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Apartment Building	High density Residential	Apartment Dwelling (R-3)
<i>South</i>	Apartment Building	High Density Residential	Apartment Dwelling (R-3)
<i>East</i>	Pros Nest Condo	High Density Residential	Apartment Dwelling (R-3)
<i>West</i>	Water	None	None

III. Annexation/Zoning History

The subject parcel site is located on the west side of the Southwind Circle cul-de-sac. The subject site has a Future Land Use designation of High Density Residential and a Zoning designation of Apartment Dwelling District (R-3).

IV. Applicable Code Provisions:

Section IV Criteria for Appearance D. Building Design

V. Summary of Proposed Site Plan and Appearance Details:

The petitioner's site plan and appearance documents consists of:

1. Proposed Elevator Room Details Sheets 1 through 4 prepared by MCR Professional Engineering, Inc. stamp-dated May 9, 2023

VI. Staff Analysis:

The petition is for Site Plan and Appearance approval for the expansion of an outside elevator.
Standards and Staff Findings:

1. Building Design: Building colors shall be harmonious, with bright or brilliant colors used only for accent. **The applicant will be using the same existing building colors (white) for the proposed work.**

2. Building Design: Materials shall be selected for suitability to the type of buildings and have the same materials, or those which are architecturally harmonious, used for all building walls and other exteriors building components wholly or partly visible from the public ways and adjoining properties. **The materials used will be suitable for their use since it will be the same existing building materials.**

3. Building Design: Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways, including waterways, service alleys, and adjoining properties. **The mechanical equipment shall be enclosed in a structure as it exists today so it is screened and not visible from any public ways.**

4. Building Design: Miscellaneous structures and street hardware located on private property shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive. **The elevator hardware will be located in a building in similar design to the primary building and shall be screened by four palms including an 8' foxtail palm along with a bed of lava rock.**

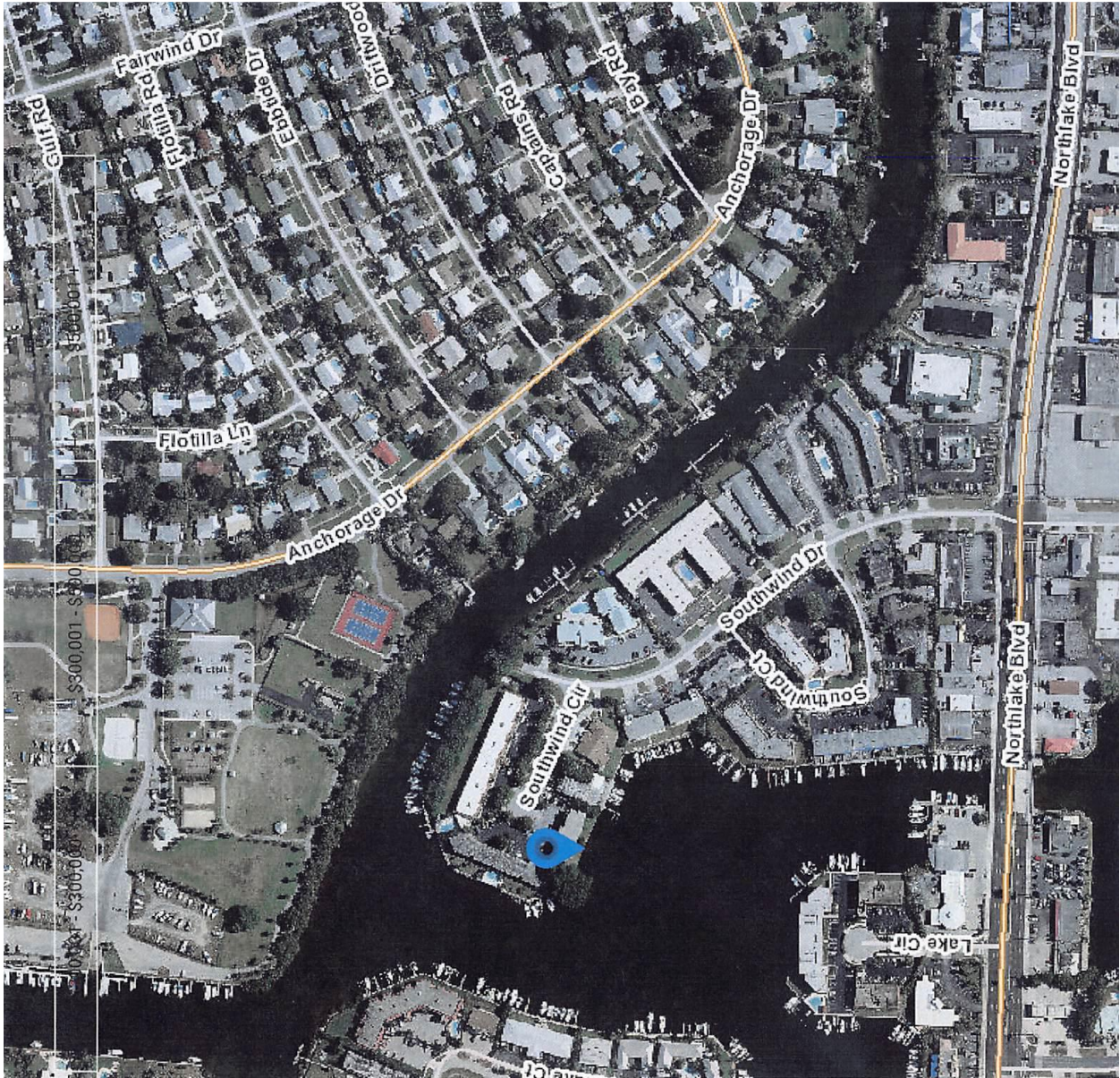
VII. Staff Recommendation:

Approval of SP-2023-0617 with the following conditions:

1. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated June 2, 2023, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
 - a. Proposed Elevator Room Details Sheets 1 through 4 prepared by MCR Professional Engineering, Inc. stamp-dated May 9, 2023
2. The applicant shall remove the approximately 8’ fishtail palm and replace it with a 8’ foxtail palm with 1 trunk and 3 additional palm trees along with a bed of lava rocks. (Planning and Zoning)
3. The site plan shall be revised as necessary to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (Planning and Zoning)
4. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy. (Planning and Building)
5. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the “Village of North Palm Beach”. (Planning and Zoning)

PLANNING COMMISSION ACTION– July 11, 2023

Exhibit B
Location Map





RE: Formal Permit for 628 Southwind Circle

ATTN: Caryn Gardner-Young Community Development Director and North Palm Beach Building Department

My name is Marc Cutler, owner of the above property. I have a 50-year-old functionally obsolete elevator, that has been breaking down constantly for over the last year, creating undo hardships for my tenants; 1 with COPD, 1 with cancer and 1 who just had a triple bypass. I have a contract for a new elevator, which needs to be installed asap. I have enclosed a letter from the elevator company, explaining why this room needs to be expanded to meet installation requirements.

We currently have an approved permit and as per our plan, we will need to expand the building into our existing bed, which will mandate the need to remove the existing approximately 8-foot fishtail palm, with an approximately 8-foot foxtail palm with 1 trunk and 3 palms. I will finish the remainder of the bed with lava rock. I have also enclosed a picture of the existing condition which will be the same color of the addition. I also have enclosed a picture of the new palm, that I will have planted.

Respectively,



Marc Cutler-Owner



June 5, 2023

Re: Cutler's Cove
628 Southwind Circle
North Palm Beach, Florida 33408

To Whom It May Concern:

The existing elevator machine room is not big enough to install the new elevator equipment. Also, the existing elevator room is connected and is part of the electrical room. That is not code compliant. Therefore, the room will need to be bigger to allow the new elevator equipment to be installed per code and to make sure the electrical and elevator rooms are kept separate.

Regards,

James DeLuca

James DeLuca
President

Proposed Fox Tail Palm



EXISTING
Fish Tail Palm





Subject/Agenda Item:

SP-2023-0890 Old Port Cove Condominium 1

Consideration of Approval: A request from Michael Perrine, agent for Old Port Cove Condominium 1, for Site Plan and Appearance approval to change the exterior building color scheme for the buildings located at 1200 and 1208 Marine Way.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

Originating Department: Planning & Zoning Project Manager _____ Caryn Gardner-Young, AICP	Reviewed By: Community Development Director _____ Caryn Gardner-Young, AICP
Approved By: Village Manager _____ Chuck Huff	Public Notice: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Dates: Paper: Mailing <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance:
Attachments: • Color Renderings	

I. Executive Summary

The applicant is proposing to change the exterior building color scheme for the two buildings which comprise the Old Port Cove Condominium 1.

II. Site Data

Existing Use: Old Port Cove Condominium 1
Parcel Control Numbers: 68-43-42-09-12-001-0000
Parcel Size: Approximately 4 acres
Existing Future Land Use Designation: High Density Residential
Existing Zoning District: Apartment Dwelling (R-3)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Water Club North Palm Beach Condominium Villa 7	High density Residential	Apartment Dwelling (R-3)
<i>South</i>	Old Port Cove Condo 2	High Density Residential	Apartment Dwelling (r-3)
<i>East</i>	Intercoastal Waterway	None	None
<i>West</i>	Shopping Centers	Commercial	Shopping Commercial (C-S)

III. Annexation/Zoning History

The subject parcel site is located on the north side of Marine Way, approximately 322 feet east of U.S. 1. The subject site has a future land use designation of High Density Residential and a zoning designation of Apartment Dwelling District (R-3).

IV. Applicable Code Provisions:

Section IV Criteria for Appearance D. Building Design

V. Summary of Proposed Site Plan and Appearance Details:

The petitioner's site plan and appearance documents consists of:

1. Building Exterior Scheme pages 1 and 2 stamp-dated May 17, 2023

VI. Staff Analysis:

Background:

The petition is for Site Plan and Appearance approval for the following:

1. New building colors for the following:
 - a. Doors - Blue Heather 1620
 - b. Trim – Night Horizon 2134-10
 - c. Body – White OC 151

Standards and Staff Findings:

1. Building Design:

Building colors shall be harmonious, with bright or brilliant colors used only for accent. **The color proposed for the body of the building is white. The door and trim accents are blue heather and night horizon which are brighter but can be used as accents. They are harmonious and reflect a clean look for the buildings.**

2. Building Design:

Materials shall be selected for suitability to the type of buildings and have the same materials, or those which are architecturally harmonious, used for all building walls and other exteriors building components wholly or partly visible from the public ways and adjoining properties. **The materials used are suitable for their use and all buildings will use the same materials which makes them architecturally harmonious.**

VII. Staff Recommendation:

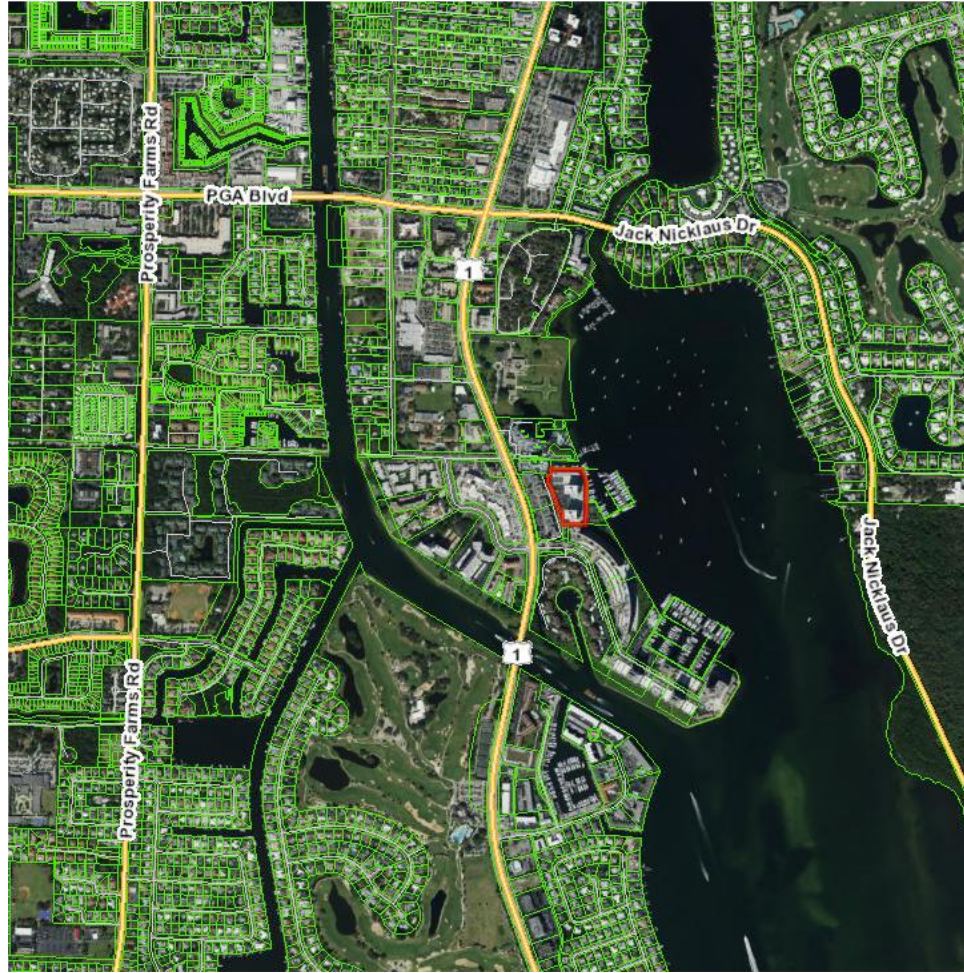
Approval of SP-2023-0890 with the following conditions:

1. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated June 1, 2023, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
 - a. Exterior Building Color Scheme page 1 and 2 stamp-dated May 17, 2023
2. The site plan shall be revised as necessary to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (Planning and Zoning)

3. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy. (Planning and Building)
4. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the “Village of North Palm Beach”. (Planning and Zoning)

PLANNING COMMISSION ACTION– July 11, 2023

Exhibit B
Location Map



OLD PORT COVE CONDO ASSOCIATION 1, PALM BEACH, FL

SCHEME 11A - OPTION 1

 Benjamin Moore®

COLOR
RENDERING



BODY
White OC 151



TRIM
Night Horizon 2134-10



ACCENT / DOORS
Blue Heather 1620

VILLAGE OF
NORTH PALM BEACH

MAY 17 2023

COMMUNITY DEVELOPMENT
RECEIVED

PERMIT NUMBER

20230890

Village of North Palm Beach
Building Department

OLD PORT COVE CONDO ASSOCIATION 1, PALM BEACH, FL

ORIGINAL IMAGE A

 Benjamin Moore®
COLOR
RENDERING



VILLAGE OF
NORTH PALM BEACH

MAY 17 2023

COMMUNITY DEVELOPMENT
RECEIVED

PERMIT NUMBER

20230890

Village of North Palm Beach
Building Department



Subject/Agenda Item:

SP-2023-0438 Marina View Condominium

Consideration of Approval: A request from Craig Beynon, Vice President for Marina View Condominium, for Site Plan and Appearance approval to install white PVC fence in the side and rear yards of 118 Yacht Club Drive.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

Originating Department: Planning & Zoning Project Manager _____ Caryn Gardner-Young, AICP	Reviewed By: Community Development Director _____ Caryn Gardner-Young, AICP
Attachments: Color Renderings	Public Notice: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Dates: Paper: Mailing <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance:

I. Executive Summary

The applicant is proposing to install a white PVC fence in the rear and side yard of 118 Yacht Club Drive.

II. Site Data

Existing Use: Marina View Condominium

Parcel Control Numbers: 68-43-42-09-18-000-0000

Parcel Size: Approximately .41 acres
Existing Future Land Use Designation: High Density Residential
Existing Zoning District: Apartment Dwelling (R-3)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Marina	High Density Residential	Shopping Commercial (C-S)
<i>South</i>	Single Family Home	Low Density Residential	Single Family Dwelling (R-1)
<i>East</i>	Yacht Club East Condo	High Density Residential	Apartment Dwelling (R-3)
<i>West</i>	Apartment Condos	High Density Residential	Apartment Dwelling (R-3)

III. Annexation/Zoning History

The subject parcel site is located on the south side of Yacht Club Drive, approximately 854 feet east of U.S. 1. The subject site has a future land use designation of High Density Residential and a zoning designation of Apartment Dwelling District (R-3).

IV. Applicable Code Provisions:

Section IV Criteria for Appearance D. Building Design

V. Summary of Proposed Site Plan and Appearance Details:

The petitioner's site plan and appearance documents consists of:

1. Survey showing proposed location of fence stamp-dated March 14, 2023
2. Elevation Section of the fence drafted by Merchants Metals and stamp-dated March 14, 2023

VI. Staff Analysis:

Background:

The petition is for Site Plan and Appearance approval for the following:

- a. Installation of white PVC fence in the side and rear yard of 118 Yacht Club Drive.

Standards and Staff Findings:

1. Miscellaneous Structures:

Miscellaneous structures and street hardware located on private property shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive. **The color proposed for the fence is white. The existing building is painted white. Thus, the fence materials are compatible with the building and the color is in harmony with the building.**

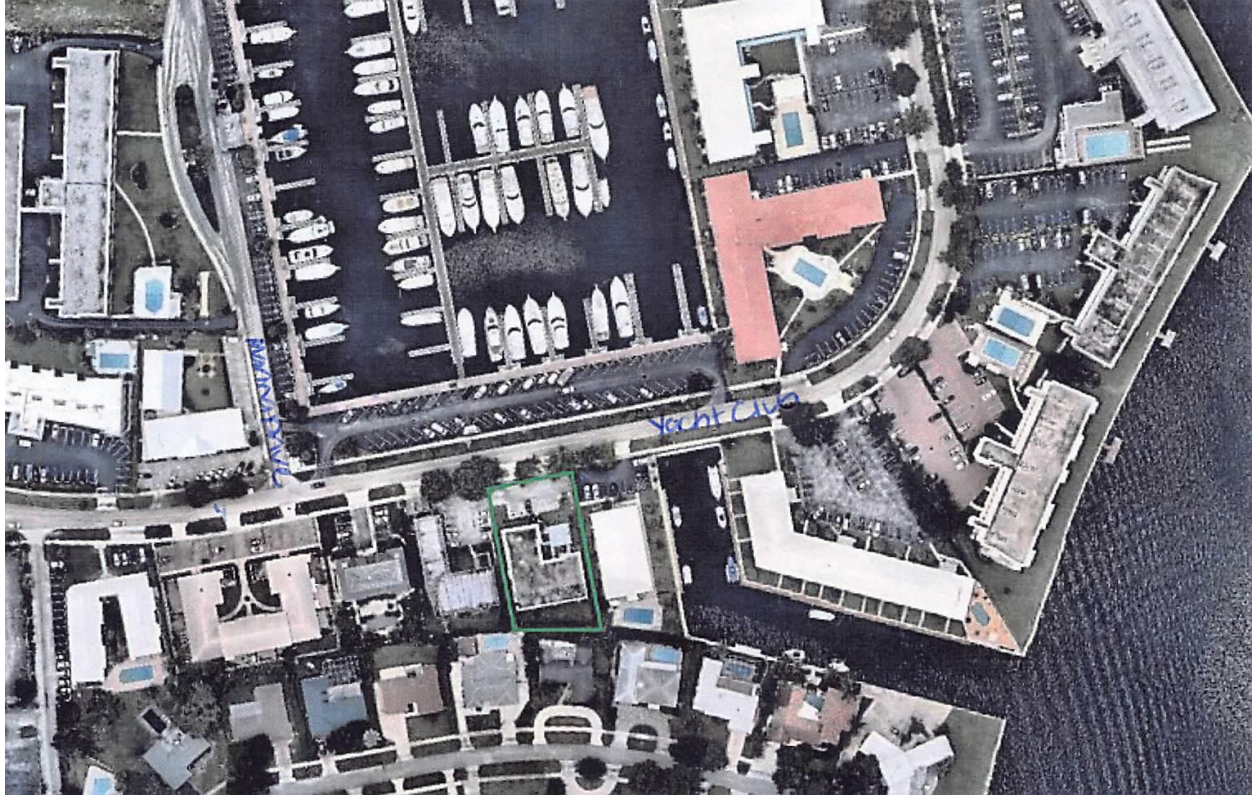
VII. Staff Recommendation:

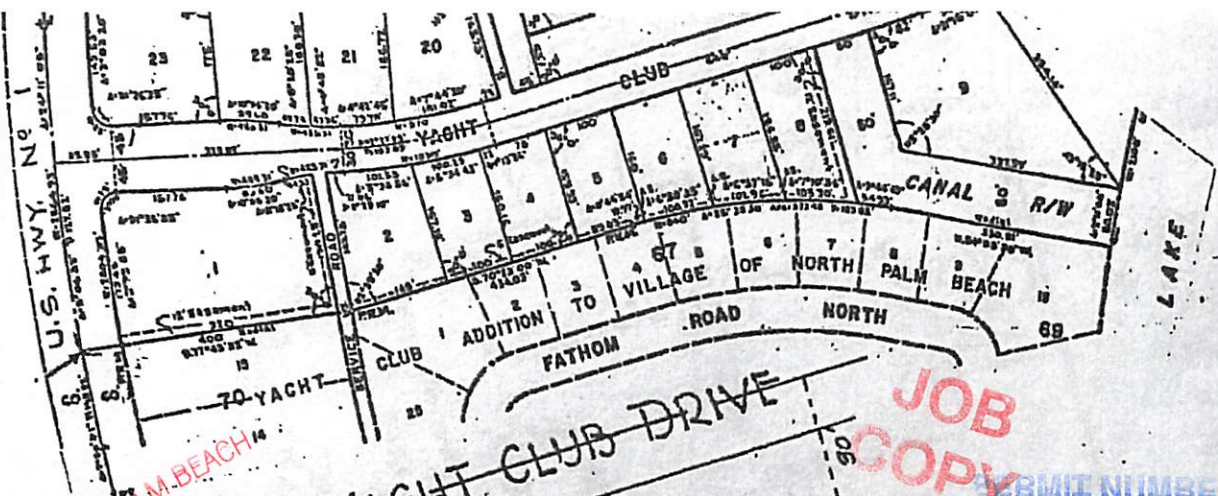
Approval of SP-2023-0438 with the following conditions:

1. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated June 1, 2023, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
 - a. Survey showing proposed location of fence stamp-dated March 14, 2023
 - b. Elevation Section of the fence drafted by Merchants Metals and stamp-dated March 14, 2023
2. The survey shall be revised as necessary to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (Planning and Zoning)
3. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy. (Planning and Building)

PLANNING COMMISSION ACTION– July 11, 2023

Exhibit B
Location Map

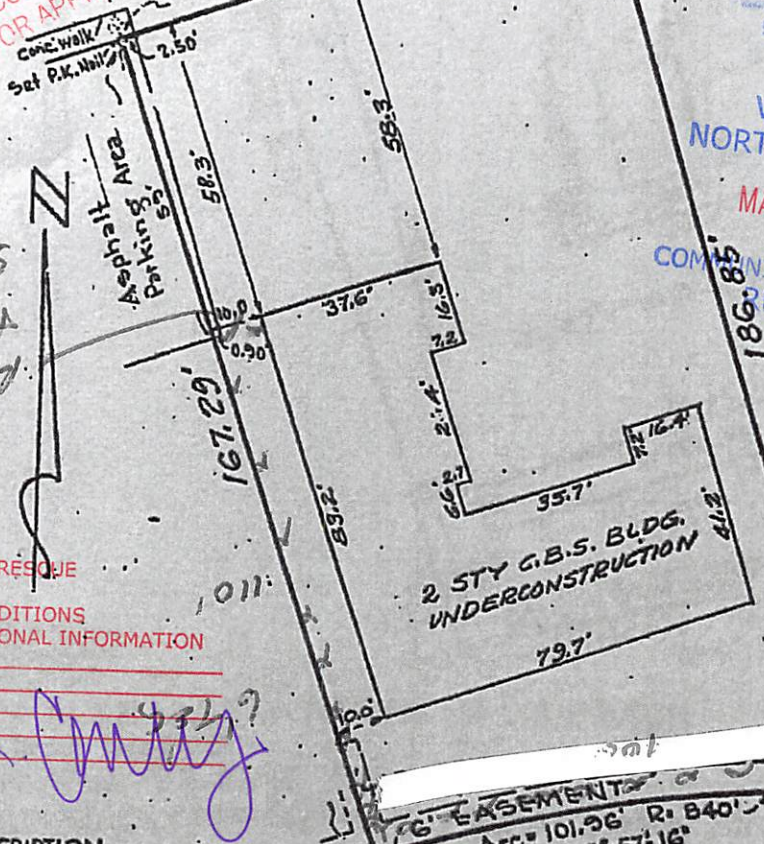




VILLAGE OF NORTH PALM BEACH
 CODE REVIEW
 SIGNATURE: [Signature]
 DATE: 3/31/23
 ALL WORK PER VILLAGE CODES'S
 SUBJECT TO FIELD INSPECTOR APPROVAL

PERMIT NUMBER
 20230438

6 letter
 5 sig
 + gtr
 return



VILLAGE OF NORTH PALM BEACH
 BUILDING DEPARTMENT
 MAR 14 2023
 COMMUNITY DEVELOPMENT
 RECEIVED

- NORTH PALM BEACH FIRE RESCUE APPROVED
- APPROVED WITH CONDITIONS
- ON HOLD FOR ADDITIONAL INFORMATION

SIGNATURE: [Signature]
 DATE: [Signature]

LOT 7
 DESCRIPTION
 BLOCK
 MARINA ADDITION TO VILLAGE OF NORTH PALM BEACH
 ACCORDING TO THE PLAT THEREOF,
 AS RECORDED IN PLAT BOOK 27 PAGE 38
 PUBLIC RECORDS, PALM BEACH COUNTY, FLA.

Plat of Survey for:
 DE PALMA CONST. CO.

I HEREBY CERTIFY That the plat shown hereon is a true and correct representation of a survey of the property described in the caption thereof, made under my direction, and is accurate to the best of my knowledge and belief, and that there are no encroachments, unless shown.

UNDERCONSTRUCTION TIE-IN 8-21-70

R.V. Jamme
 Registered Land Surveyor, Florida Certificate No 1198

SCALE 1" = 30'
 DR. R.V.J.
 FIELD T.F.

MILLER & THARIN INC.
 LAND SURVEYING
 418 SO. MILITARY TRAIL WEST PALM BEACH, FLORIDA
 PHONE 563-6182

REFERENCES BOOK #1
 Vol N.P.B. P. 302 15
 JOB NO. 70-191
 S- 776

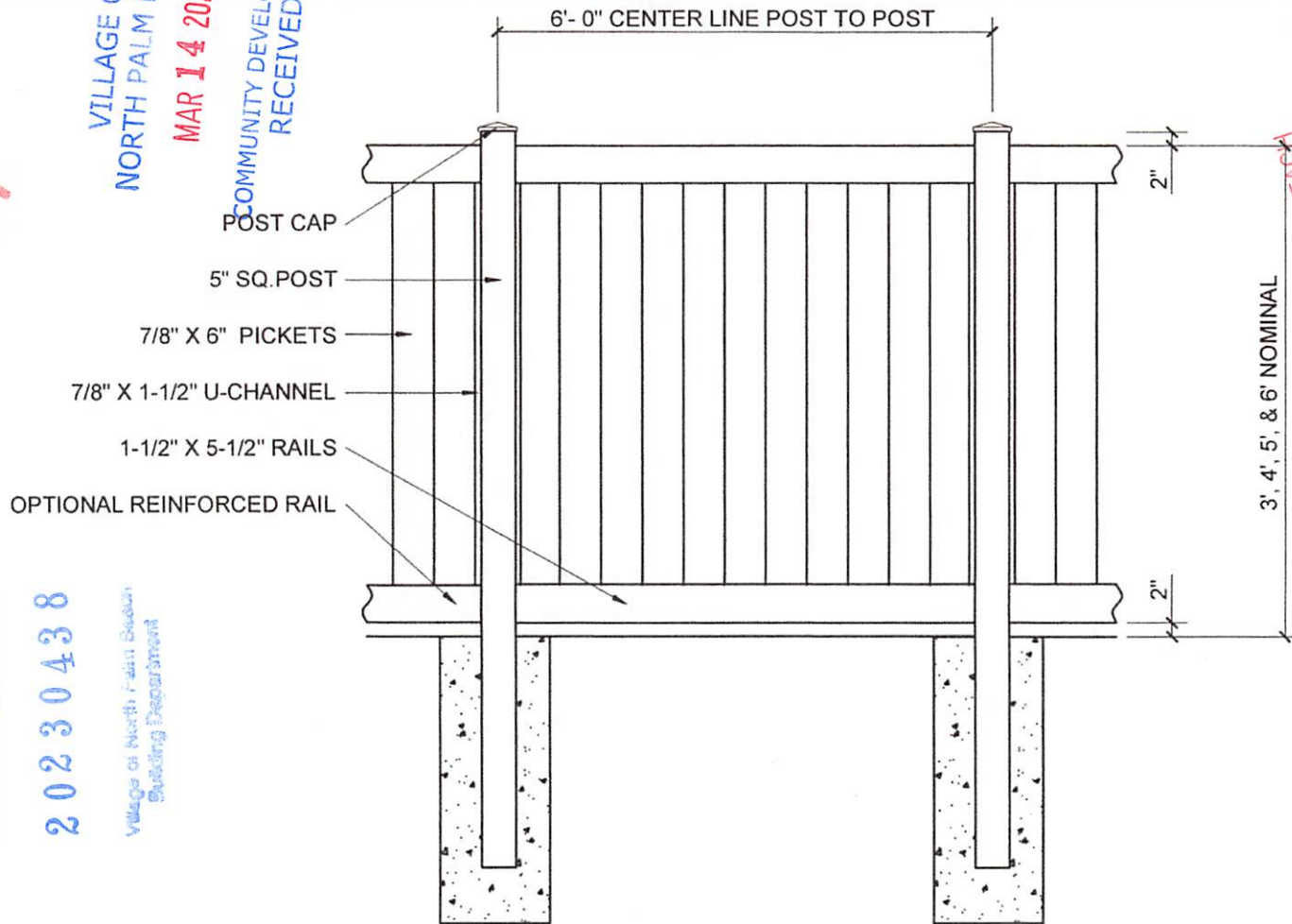
JOB
COPY

VILLAGE OF
NORTH PALM BEACH
MAR 14 2023
COMMUNITY DEVELOPMENT
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PERMIT NUMBER

20230438

Village of North Palm Beach
Building Department



POST CAP OPTIONS			
NEW ENGLAND	GOthic	INSIDE PYRAMID	OUTSIDE PYRAMID

NOTES:
DESIGN AND SPECIFICATIONS SUBJECT TO CHANGE BY MANUFACTURE.
POST AND FOOTING - AS REQUIRED BY SITE CONDITIONS AND CODES.

Merchants Metals®
the first name in fence solutions

EverGuard® Estate Privacy
6' Nominal Panel - Elevation / Section

DATE: 08.02.13

SCALE: 1/2" = 1'-0"

BY: DDD

DWG #: EG.EP.P6W

COPYRIGHT ©

VILLAGE OF NORTH PALM BEACH
CODE REVIEW
3/31/23
SIGNATURE _____
DATE _____
ALL WORK PER VILLAGE CODES IS
INSPECTED FOR APPROVAL
SUBJECT TO FIELD



Subject/Agenda Item:

SP-2023-0421 Sandpiper Condominium

Consideration of Approval: A request from Robin Fiedler, agent for Sandpiper Condominium, for Site Plan and Appearance approval to add horizontal plank panels to conceal existing doors, add new stucco at existing faux brick door, add new stucco at existing faux brick façade, replace canopy at stairs and change the exterior building and canopy color scheme.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

Originating Department: Planning & Zoning Project Manager _____ Caryn Gardner-Young, AICP	Reviewed By: Community Development Director _____ Caryn Gardner-Young, AICP
Approved By: Village Manager _____ Chuck Huff	Public Notice: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Dates: Paper: Mailing <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance:
Attachments: <ul style="list-style-type: none">• Architectural Picture• Monument Sign Design• Building Sign Design	Village Council Action: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Approve with conditions <input type="checkbox"/> Denial <input type="checkbox"/> Continued to: _____

I. Executive Summary

The applicant is proposing to add horizontal plank panels to conceal existing doors, add new stucco at existing faux brick door, add new stucco at existing faux brick façade, replace canopy at stairs and change the exterior building and canopy color scheme.

II. Site Data

Existing Use: Sandpiper Condominium
Parcel Control Numbers: 68-43-42-16-04-037-0100
Parcel Size: .6555 acres
Existing Future Land Use Designation: High Density Residential
Existing Zoning District: Apartment Dwelling (R-3)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Hampshire Arms Condo Apt	High density Residential	Apartment Dwelling (R-3)
<i>South</i>	Bay Reach Condo	Lake Park	Residence District (R1-AA)
<i>East</i>	Marina Harbour South Condo	High Density Residential	Apartment Dwelling (R-3)
<i>West</i>	Lehane Court Condo Apts.	High Density Residential	Apartment Dwelling (R-3)

III. Annexation/Zoning History

The subject parcel site is located on the south side of Lehane Terrace, approximately 242 feet east of Castlewood Drive. The subject site has a future land use designation of High Density Residential and a zoning designation of Apartment Dwelling District (R-3).

IV. Applicable Code Provisions:

Section IV Criteria for Appearance D. Building Design

V. Summary of Proposed Site Plan and Appearance Details:

The petitioner's site plan and appearance documents consists of:

1. Building Exterior Scheme stamp-dated May 8, 2023

VI. Staff Analysis:

Background:

The petition is for Site Plan and Appearance approval for the following:

1. Conversion of existing door to horizontal grey plank panels colored Gauntlet Grey (SW 7019)
2. Add new Gauntlet Grey (SW 7019) stucco with faux bricks surrounding existing door
3. Replace canopy at stairs with Gauntlet Grey color (SW 7019)
4. Add new Gauntlet Grey (SW 7019) stucco at existing faux brick façade
5. New building color for trim, doors, and railings of Extra White (SW 7006) and main building color Sleepy Blue (SW 6225)

Standards and Staff Findings:

1. Building Design:

Building colors shall be harmonious, with bright or brilliant colors used only for accent. **The colors proposed are Sleepy Blue, Extra White and Gauntlet Grey which are not brilliant or bright colors. They are harmonious and reflect a clean look for the buildings.**

2. Building Design:

Materials shall be selected for suitability to the type of buildings and have the same materials, or those which are architecturally harmonious, used for all building walls and other exteriors building components wholly or partly visible from the public ways and adjoining properties. **The materials used are suitable for their use and all buildings will use the same materials which makes them architecturally harmonious.**

VII. Staff Recommendation:

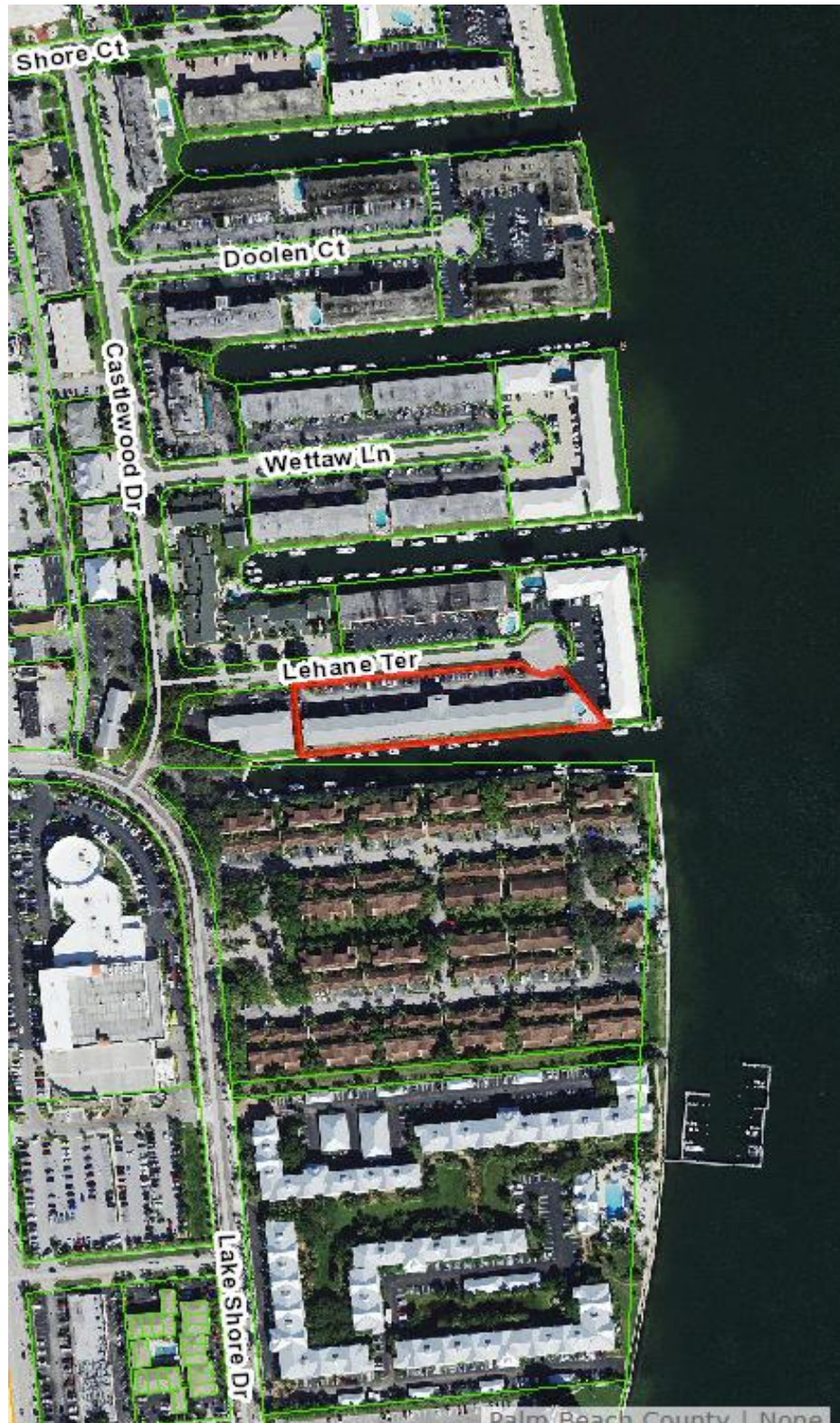
Approval of SP-2023-0421 with the following conditions:

1. The requirements of Exhibit “A” Community Development Department Report and Recommendation dated May 22, 2023, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
 - a. Exterior Building Color Scheme stamp-dated May 8, 2023

2. The site plan shall be revised as necessary to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (Planning and Zoning)
3. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy. (Planning and Building)
4. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the “Village of North Palm Beach”. (Planning and Zoning)

PLANNING COMMISSION ACTION– June 6, 2023

Exhibit B
Location Map



Building Exterior – Option 6 R1



Sleepy Blue SW 6225
body color



Extra White SW 7006
trim, doors, railing



composite deck board on vertical channels or pre-fab panel in driftwood



Gauntlet Gray SW 7019
new stucco

horizontal plank panel to conceal existing door in driftwood

new stucco application at existing faux brick door surround; paint SW 7019

new stucco application at existing faux brick facade; paint SW 7019

replace canopy at stairs; color to match SW 7019



Certificate of Flame Resistance



Registered Fabric
or Concern Number

F-86501

Issued By:

HERCULITE PRODUCTS INC
ABERDEEN ROAD COMPANY
PO BOX 435
EMIGSVILLE, PA 19175-8310

PERMIT NUMBER

VILLAGE OF NORTH PALM BEACH
20230421



MAR 10 2023

Date treated or manufactured:

07/12/2020

BUILDING DEPARTMENT
RECEIVED

This is to certify that the materials described below have been treated with a flame-retardant chemical or are inherently nonflammable.

LOT
COPY

FOR: Trivantage, LLC ADDRESS: 1831 North Park Ave.
CITY: Glen Raven STATE: NC 27217

Certification is hereby made that: (Check "a" or "b")

(a) The articles described at the bottom of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used: _____ Chemical Registration #: _____

Method of application: _____

(b) The articles described at the bottom of this Certificate are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade Name of flame-resistant fabric or material used: PATIO 500 Registration #: F-86501

The Flame-Retardant Process Used Will Not Be Removed By Washing

PETER COHEN
Name of Applicator or Production Superintendent

STEPHANIE MUMMERT, Q C MANAGER
Title

RCN # 00000000001022565874
CUSTOMER ORDER NO. 1450
CUSTOMER INVOICE NO. 725524
YARDS OR QUANTITY 42.00
DESCRIPTION Patio 500 (Standard Pack 50 Yards)
ITEM NUMBER 858523

We hereby certify the above to accurately reflect the information contained within a "CERTIFICATE OF FLAME RESISTANCE" issued to Trivantage, LLC from the registrant set forth above. A copy of the original Certificate of Flame Resistance is available upon request to Trivantage, LLC and the registration information set forth above is on record with the California State Fire Marshal.

MAILING ADDRESS
HOOVER CANVAS PRODUCTS INC
844 NW 9TH AVE
FT LAUDERDALE, FL 33311-7271



DIVERSIFIED

TESTING LABORATORIES, INC.

"We Test Per Your Request"

336 WEST FRONT STREET
P.O. BOX 4004
BURLINGTON, NORTH CAROLINA 27215
PHONE (336) 227-7710 • FAX (336) 227-1175
www.diversifiedtestinglabs.com

November 1, 2019

Ms. Val Wagman
HERCULITE PRODUCTS, INC.
P.O. Box 435
Emigsville, PA 17318

Reference: Flammability Test Report
Lab Identification No. 5822
Invoice No. 27295 (Attached)

Dear Ms. Wagman:

One (1) sample, identified as PATIO 500 522 BEIGE 111020, LOT# 46036, was received and tested in accordance with the National Fire Prevention Association No. 701, "Flame Propagation of Textiles and Films, 2010 Edition, (Test 2, Large Scale)". The results are as follows:

<u>Specimen Number</u>	<u>Afterflame (seconds)</u>	<u>Residual Flame (seconds)</u>	<u>Char Length (inches)</u>
Single 1	0.0	0.0	14.0
Flat 2	0.0	0.0	14.0
Specimen 3	0.0	0.0	15.0
4	0.0	0.0	13.0
5	0.0	0.0	13.5
6	0.0	0.0	14.5
7	0.0	0.0	13.0
8	0.0	0.0	15.0
9	0.0	0.0	14.0
10	0.0	0.0	13.5

The sample submitted meets the minimum requirement of the above standard. The length of char on the individual single flat specimens shall not exceed 17.1 inches. Additionally, no specimen shall continue flaming for more than two (2) seconds after the test flame is removed and no residues shall fall to the floor of the test chamber and continue flaming for more than two (2) seconds at any time during the test.

If there are any questions or when we can be of further assistance, please let us know.

Sincerely,


Karon S. Matkins

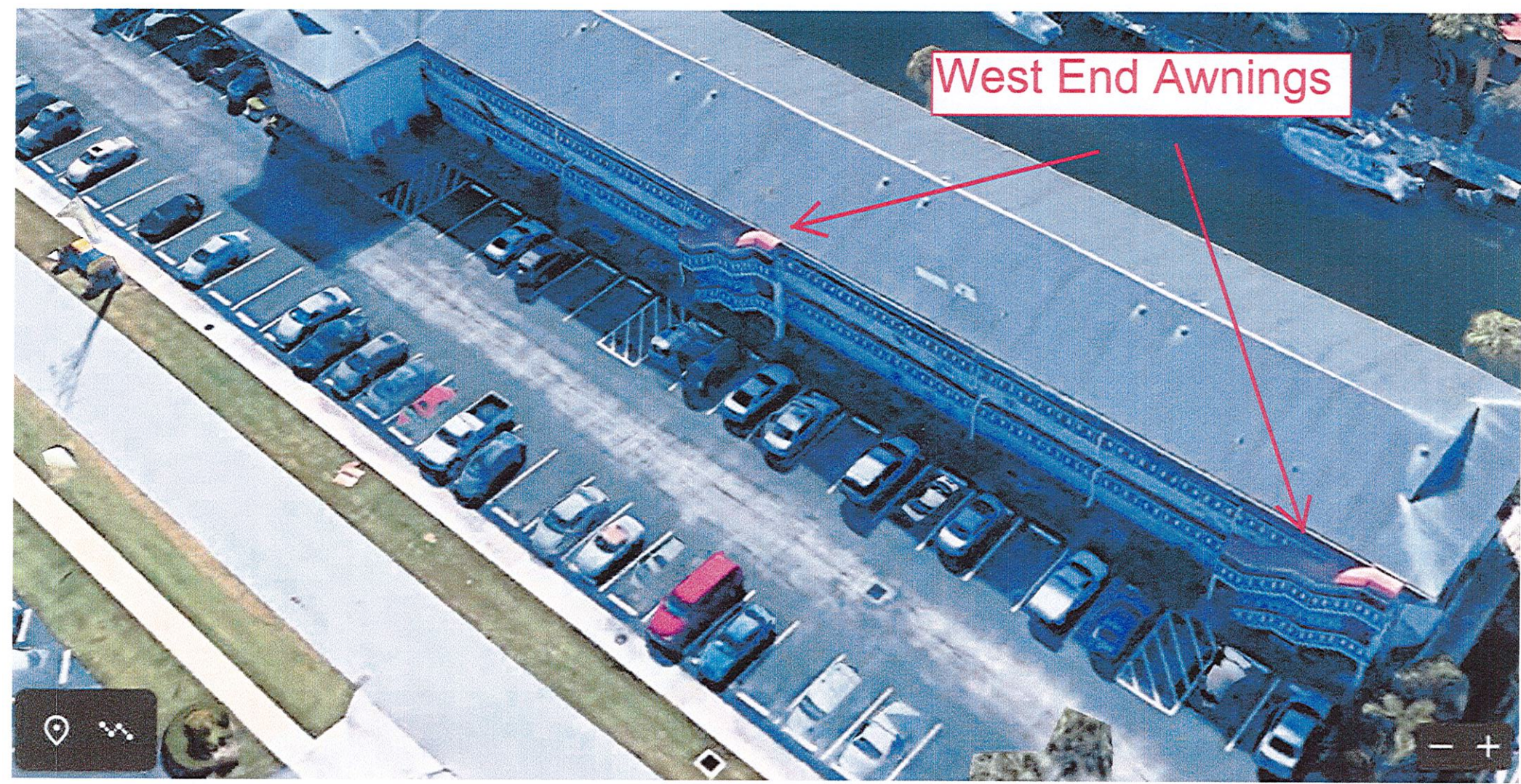
KSM/mr
Attachment

Sandpiper Condo

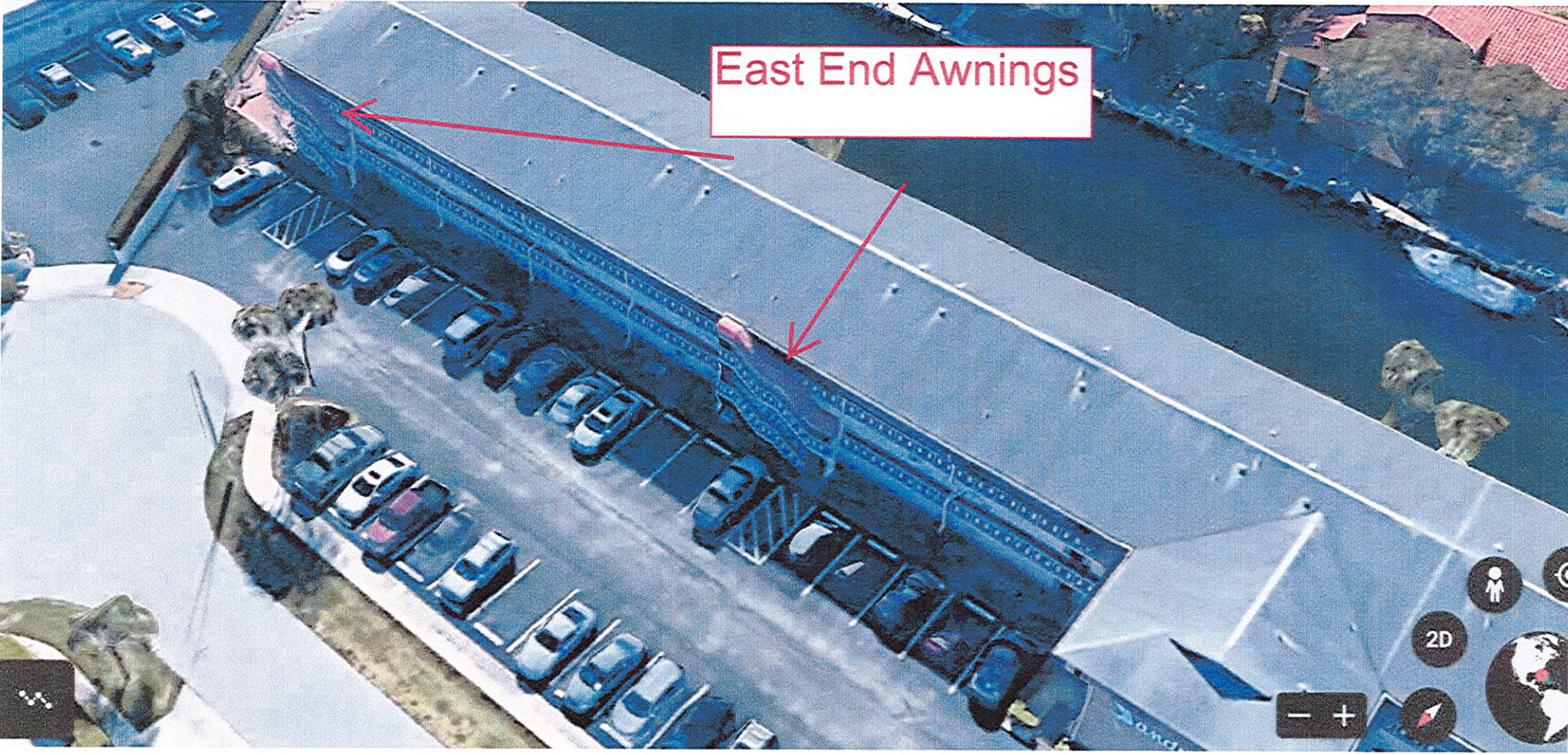
Islamic Center of Palm Beach (ICPB)



West End Awnings



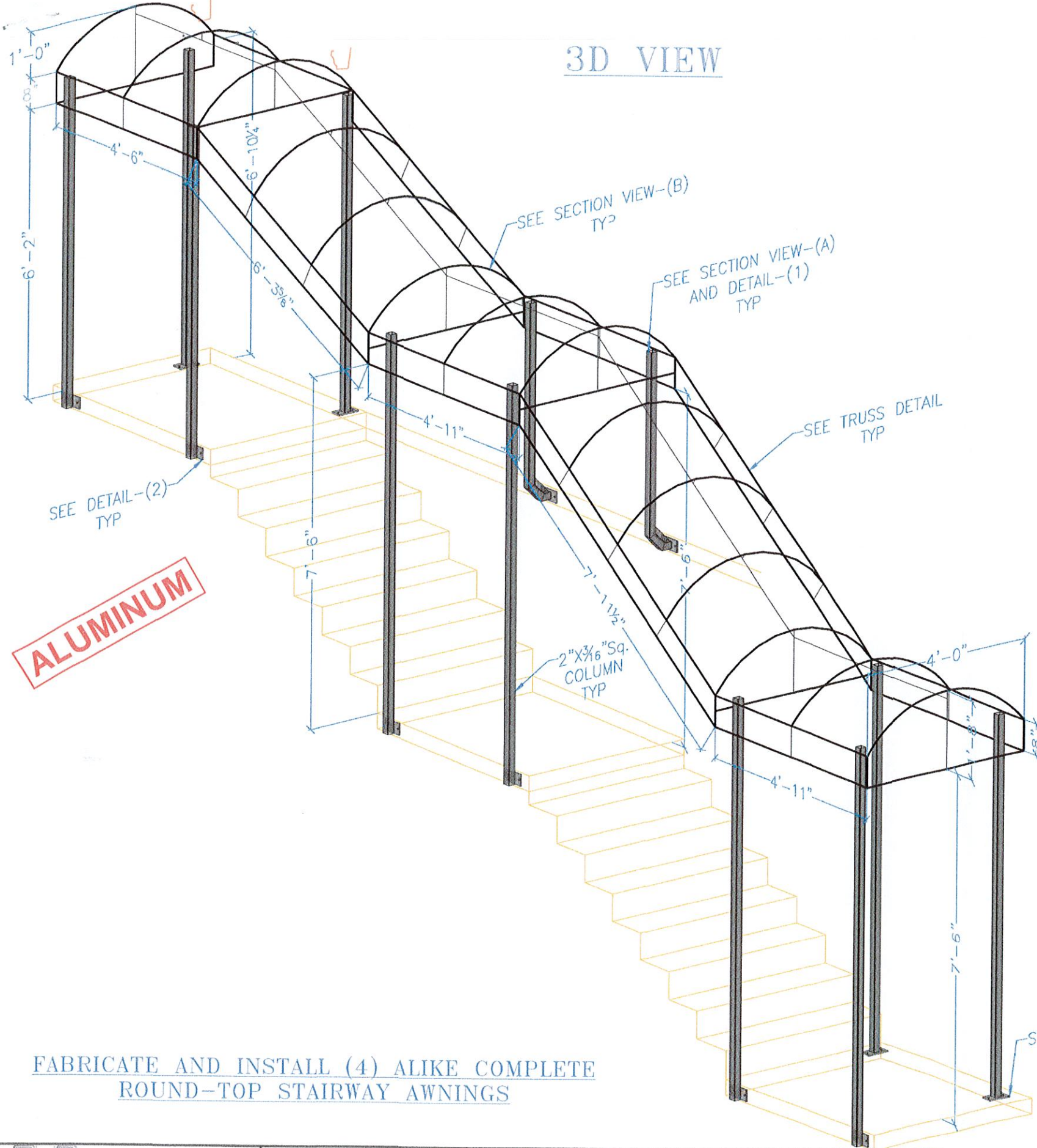
East End Awnings





NO PARKING

INFINITI



3D VIEW

ALUMINUM

FABRICATE AND INSTALL (4) ALIKE COMPLETE ROUND-TOP STAIRWAY AWNINGS

PERMIT NUMBER
20230421

- GENERAL NOTES:**
1. All pipe shall be ASA Schedule 40, 6061-T6 aluminum.
 2. All other material shall be 6061-T6 aluminum (U.O.N.).
 3. All welds shall comply with A.W.S. code (latest edition).
 4. Cover all welds with corrosion resistant coating.
 5. All concrete shall be Fc'=3000 psi - placement shall be in accordance with ACI-318 (latest edition).
 6. All structures designed in accordance with Section 31 and Section 16 of the 2020 Florida Building Code 7th Edition - ASCE 7-16.
 7. Awning covers shall be removed in periods of high Winds; specifically when winds exceed or are predicted to exceed 75 m.p.h. Awning w/cover will sustain 105 m.ph. (3 second gust) - Risk category II, Exposure C
 8. Frames without fabric will sustain 180 m.p.h. winds (3 second gust), Exposure D.
 9. All connections shall be fully welded (U.O.N.)
 10. All frames have been designed using rational analysis.
 11. Provide label on awning to indicate cover removal when winds exceed or are predicted to exceed 75 m.p.h.

All spaces equal (U.O.N.)
All welds shall be 3/16" fillet min.

Code Analysis
7th Edition - 2020 Florida Building Code - ASCE 7-16
7th Edition - 2020 Florida Fire Prevention Code

VILLAGE OF NORTH PALM BEACH
CODE REVIEW

SIGNATURE _____
DATE 3/23/23
ALL WORK PER VILLAGE CODES IS
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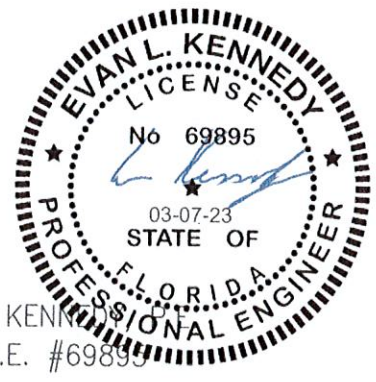
VILLAGE OF NORTH PALM BEACH
MAR 10 2023
BUILDING DEPARTMENT
RECEIVED
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Evan Kennedy
Digitally signed by Evan Kennedy
DN: CN=Evan Kennedy,
o=Kennedy Engineering LLC, c=US
Reason: I am approving this document
Contact Info: Evan Kennedy, PE 69895
Date: 2023.03.07 09:07:52-0500

NORTH PALM BEACH FIRE RESCUE
 APPROVED
 APPROVED WITH CONDITIONS
 ON HOLD FOR ADDITIONAL INFORMATION

SIGNATURE: _____
DATE: 3/23/23

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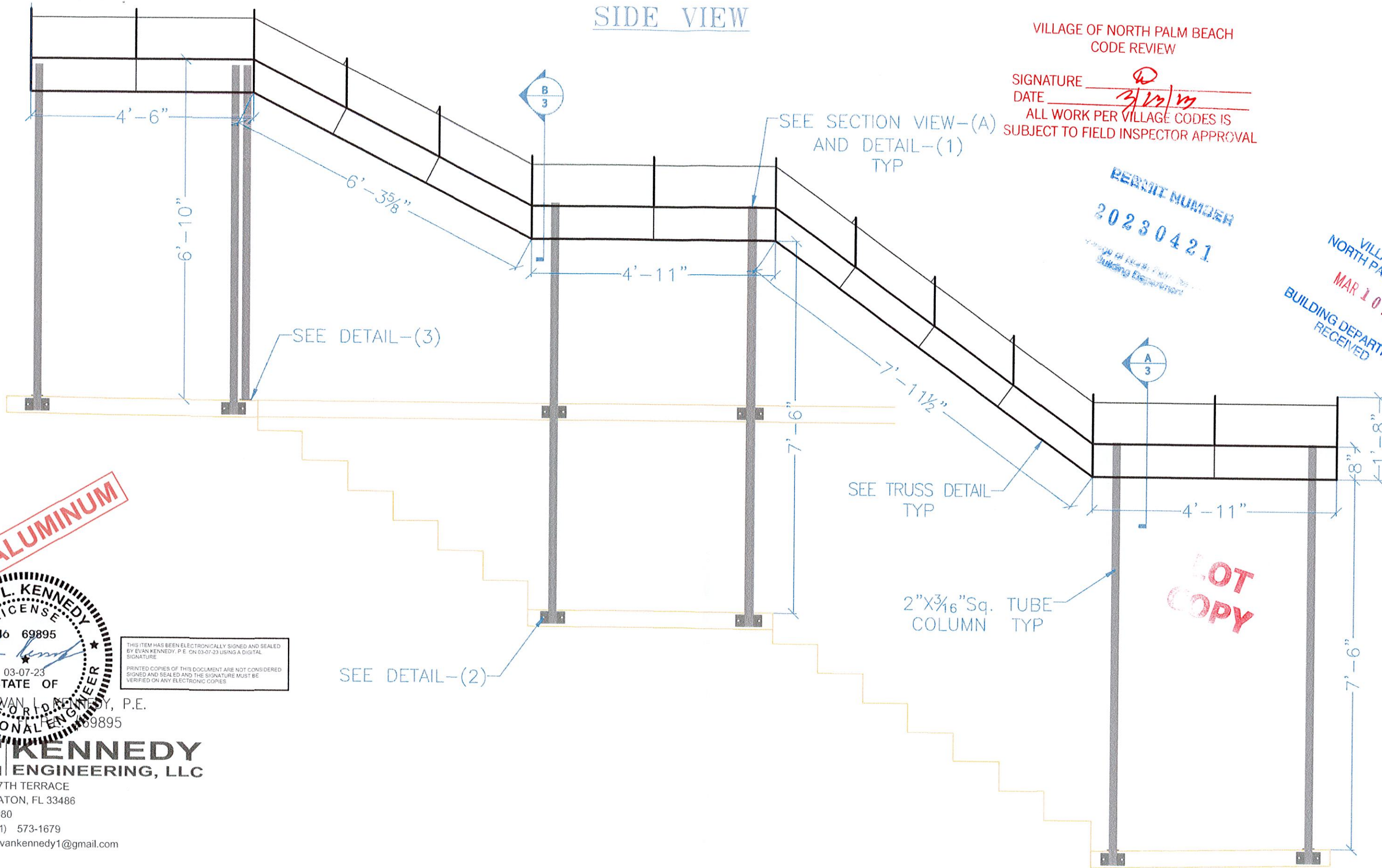
EVAN L. KENNEDY
FL P.E. #69895

KENNEDY ENGINEERING, LLC

332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy1@gmail.com

<p>Structured for you.</p>	WEST PALM OFFICE 5107 Australian Avenue West Palm Beach, FL 33407 Ph. 1-800-844-4848 Fax. (561) 844-6879	FL. LAUDERDALE OFFICE 844 NW 9th Avenue Ft. Lauderdale, FL 33311 Ph. 1-800-264-7417 Fax. (954) 763-5606	Drawn By: TG Date: 10/8/22 Revised: ---	Sales Person: TIM W. JOB - # 222FC1280	Customer: SANDPIPER CONDOMINIUM	PATTERN#: PATIO 528 COLOR: PEWTER VALANCE: 12" VALANCE SCALLOP: #-9 SCALLOP	BINDING: ---- TRIM: ---- THREAD COLOR: ---- COLOR LACE ROPE: WHITE	PIPE: ALUMINUM PAINT FRAME: PEWTER 528 TO FAB: ----	
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	HOOPER ARCHITECTURAL Structured for you. HooverAP.com								
	WEST PALM OFFICE: 5107 Australian Avenue, West Palm Beach, FL 33407, Ph. 1-800-844-4848, Fax. (561) 844-6879 FL. LAUDERDALE OFFICE: 844 NW 9th Avenue, Ft. Lauderdale, FL 33311, Ph. 1-800-264-7417, Fax. (954) 763-5606 Drawn By: TG, Date: 10/8/22, Revised: ---, Sales Person: TIM W., JOB - # 222FC1280, Customer: SANDPIPER CONDOMINIUM, PATTERN#: PATIO 528, COLOR: PEWTER, VALANCE: 12" VALANCE, SCALLOP: #-9 SCALLOP, BINDING: ----, TRIM: ----, THREAD COLOR: ----, COLOR LACE ROPE: WHITE, PIPE: ALUMINUM, PAINT FRAME: PEWTER 528, TO FAB: ----								

SIDE VIEW



VILLAGE OF NORTH PALM BEACH
CODE REVIEW

SIGNATURE [Signature]
DATE 3/22/23
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SUBJECT TO FIELD INSPECTOR APPROVAL

PERMIT NUMBER
20230421
Village of North Palm Beach
Building Department

VILLAGE OF
NORTH PALM BEACH
MAR 10 2023
BUILDING DEPARTMENT
RECEIVED

**LOT
COPY**

ALUMINUM

EVAN L. KENNEDY
LICENSE
No 69895
03-07-23
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

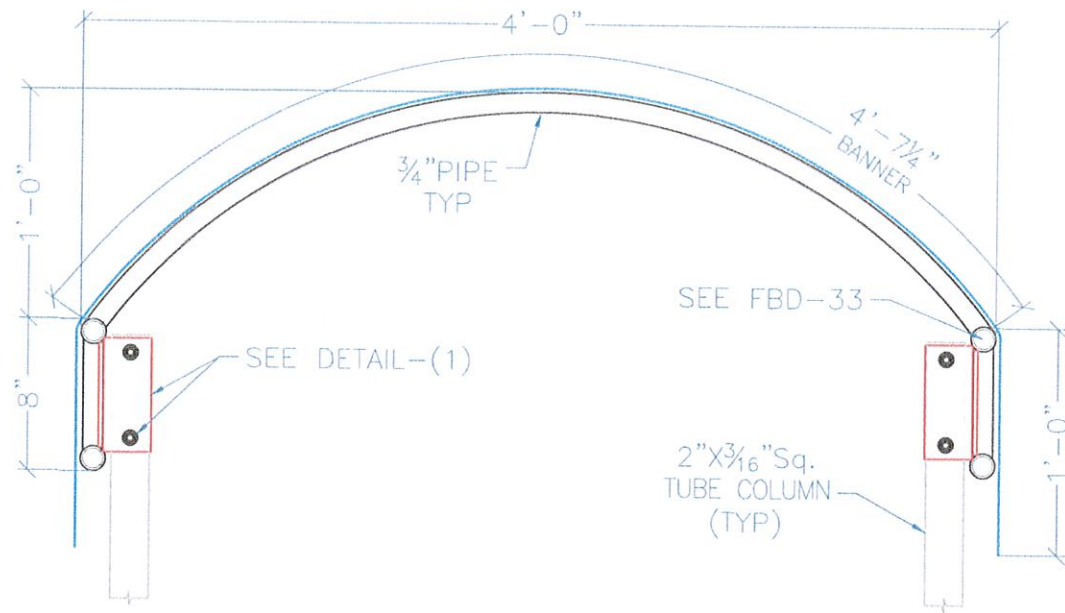
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SEE DETAIL-(2)

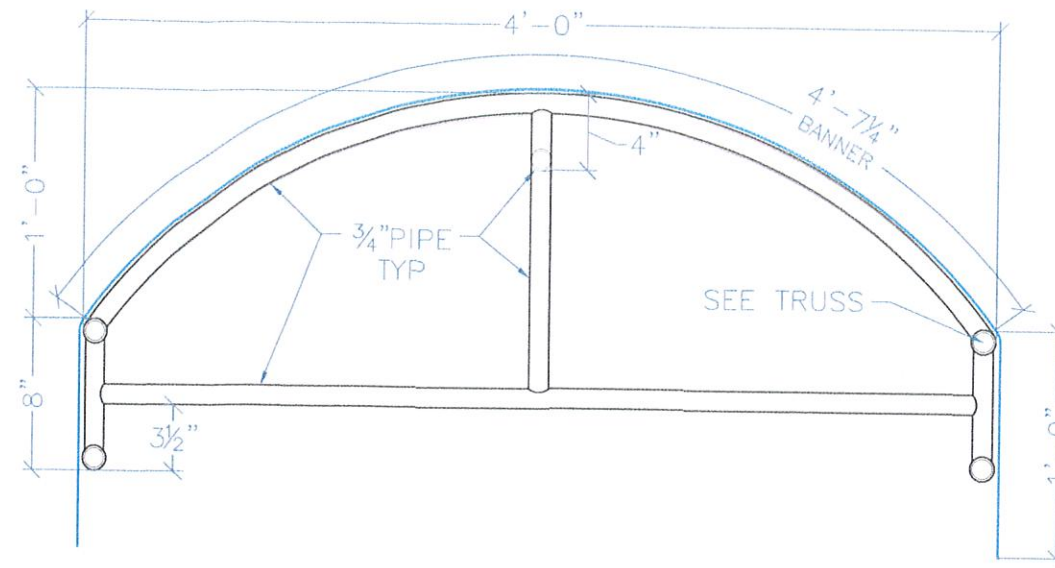
KENNEDY
ENGINEERING, LLC
332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy1@gmail.com

	WEST PALM OFFICE 5107 Australian Avenue West Palm Beach, FL 33407 Ph. 1-800-844-4848 Fax. (561) 844-6879	FL. LAUDERDALE OFFICE 844 NW 9th Avenue Ft. Lauderdale, FL 33311 Ph. 1-800-264-7417 Fax. (954) 763-5606	Drawn By: TG Date: 10/8/22 Revised: --- Scale: N.T.S. Sheet: 2 of 3	Sales Person: TIM W. JOB - # 222FC1280 Address: 120 LEHANE TERRACE N.P.B. FL 33408	Customer: SANDPIPER CONDOMINIUM	PATTERN#: PATIO 528 COLOR: PEWTER VALANCE: 12" VALANCE SCALLOP: #-9 SCALLOP	BINDING: ---- TRIM: ---- THREAD COLOR: ---- COLOR LACE ROPE: WHITE	PIPE: ALUMINUM PAINT FRAME: PEWTER 528 TO FAB: ----
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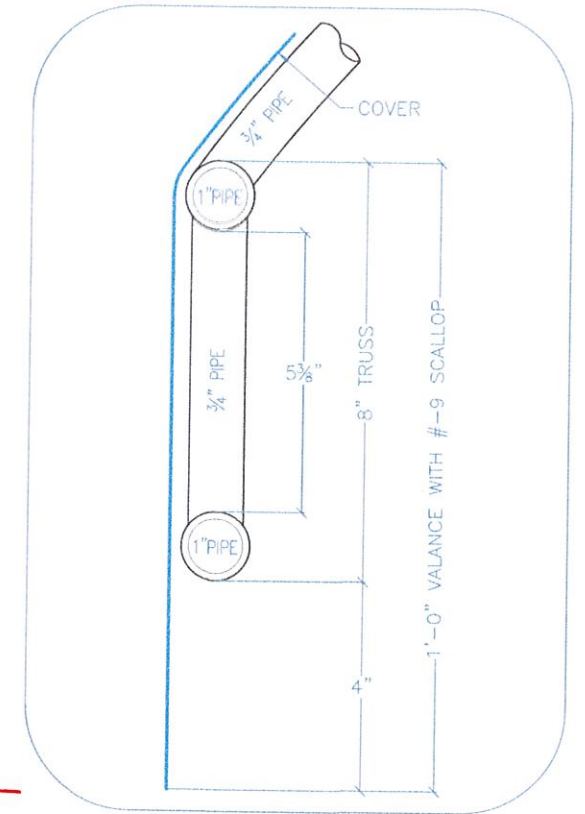
SECTION VIEW-(A)



SECTION VIEW-(B)



TRUSS DETAIL



ALUMINUM

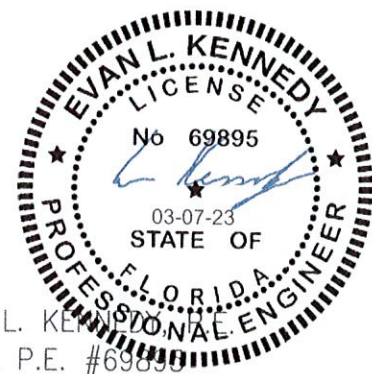
VILLAGE OF NORTH PALM BEACH
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VILLAGE OF NORTH PALM BEACH
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BUILDING DEPARTMENT
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EVAN L. KENNEDY
FL P.E. #69895

KENNEDY ENGINEERING, LLC

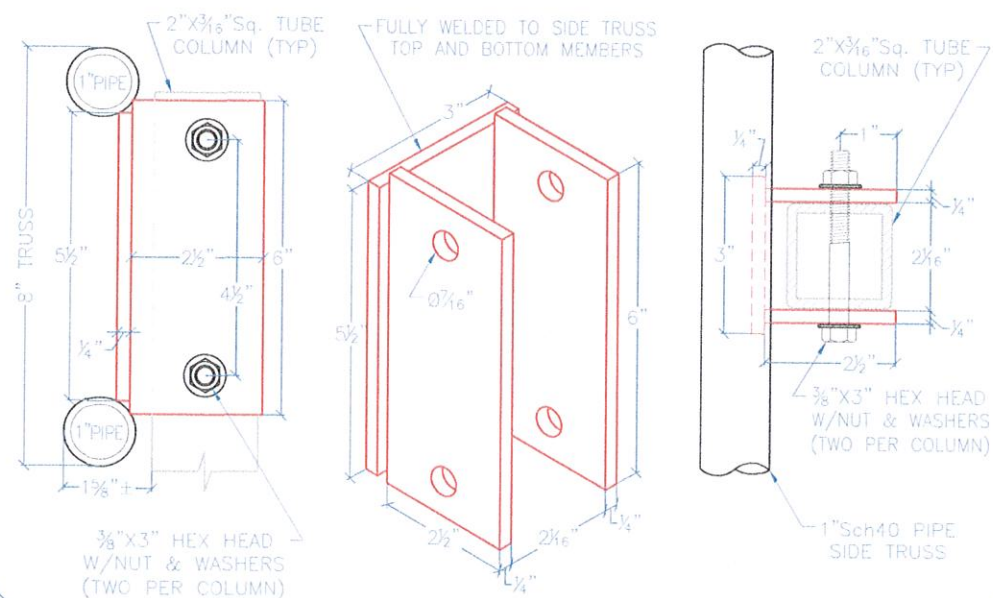
332 SW 7TH TERRACE
BOCA RATON, FL 33486
CA # 29980
PH: (561) 573-1679
EMAIL: evankennedy1@gmail.com

DETAIL-(1)
COLUMN TO FRAME CONNECTION BRACKET

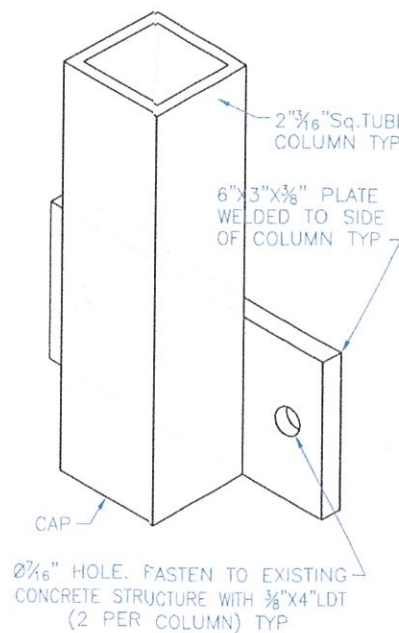
SIDE VIEW

ISO VIEW

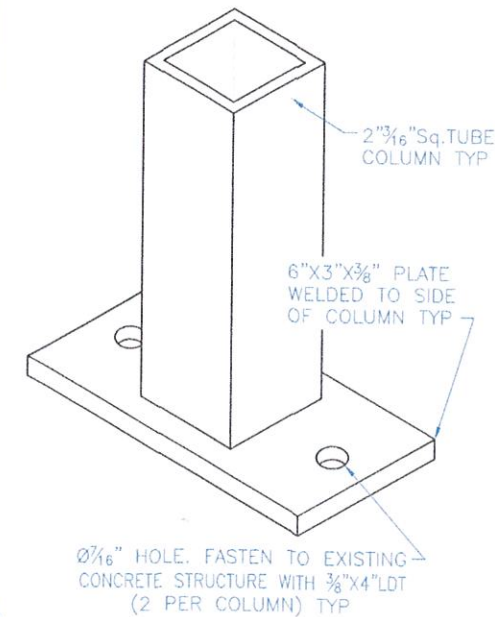
TOP VIEW



DETAIL-(2)



DETAIL-(3)



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HooverAP.com

Drawn By: TG
Date: 10/8/22
Revised: ---
Scale: N.T.S.
Sheet: 3 of 3

Sales Person: TIM W.
JOB - # 222FC1280
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Customer: SANDPIPER CONDOMINIUM
Address: 120 LEHANE TERRACE
N.P.B. FL 33408

PATTERN#:	PATIO 528	BINDING:	----	PIPE:	ALUMINUM
COLOR:	PEWTER	TRIM:	----	PAINT FRAME:	PEWTER 528
VALANCE:	12" VALANCE	THREAD COLOR:	----	TO FAB:	----
SCALLOP:	#-9 SCALLOP	COLOR LACE ROPE:	WHITE		

