



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

**Tuesday, August 1, 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. [July 11, 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. [109 Paradise Harbour Blvd \(Schooner Bay\) – Exterior Building Modifications](#)

Application by the property owner, Schooner Bay Condominium, to change the exterior building color scheme for 109 Paradise Harbour Blvd.

- ii. [129 Lehane Terrace, 132 Wattaw Lane and 118 Castlewood Drive \(Castlewood Town Villas\)– Exterior Building Modifications](#)

Application by the property owner, Castlewood Town Villas, to change the exterior building color scheme for 129 Lehane, 132 Wattaw Lane and 118 Castlewood Drive.

**7) Attorney Presentation**

**a. Planning Commission responsibilities and legal requirements**

**8) Commission Member Comments**

**9) Staff Updates**

Reminder that next month's meeting was moved to September 12<sup>th</sup>

**10) 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.*



**VILLAGE OF NORTH PALM BEACH  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY JULY 11, 2023**

Present:

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

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

Absent:

Scott Hicks, (Member)

Council Member:

Dr. Deborah Searcy, (Councilmember)

**I. CALL TO ORDER**

Chairman Solodar called the meeting to order at 6:32 PM.

**A. ROLL CALL**

All members of the Planning Commission were present except Scott Hicks.

**II. PUBLIC COMMENT FOR NON-AGENDA ITEMS**

Bob Starkie (36 Yacht Club Drive)

He addressed the Board Members regarding the 200 Yacht Club Drive project resubmittal. He asked for extra attention on the plans, more community outreach, and the proposed rental units to be approved for one year leases. Bob also requested a new traffic study be done by the Village.

**III. APPROVAL OF MINUTES**

- A. May 2, 2023 Minutes – Misspelling of Cory Cross to be corrected. Motion to approve minutes by Cory Cross, seconded by Jonathan Haigh. Motion passed unanimously 6-0.
- B. June 6, 2023 Minutes - Motion to approve minutes by Kathryn DeWitt, seconded by Thomas Hogarth. Motion passed unanimously 6-0.

**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. 628 Southwind Circle Elevator Room Expansion**

The property owner submitted an application to expand the existing building's elevator room. The applicant representative, Craig Perkins, provided the petitioner's presentation.

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 clarification on the purpose of the addition, and asked for clarification on the fire wall and roof. Craig Perkins responded to the comments.

There were no comments from the public.

Motion: Thomas Hogarth moved to approve the application with staff's conditions. Seconded by Nathan Kennedy. Motion passed unanimously (6-0).

**2. 1200/1208 Marine Way Building Paint Colors**

The property owner submitted an application to change the exterior color schemes for the buildings. The applicant's representative, Kathleen Bruno, presented her request for the color change.

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.

**Public Comment:**

Pat Friedman (1208 Marine Way) – spoke in opposition, stating that one of the buildings had already been painted without the approval. Pat expressed concern over the existing lights that shine onto the building, and the ability to change the colors of the lights, which in turn reflects onto the building. Pat asked for conditions to be put on the approval to prohibit the lights changing color, particularly during/after holidays.

Jackie Guthart (1200 Marine Way) – spoke in opposition, mirroring some of Pat Friedman's comments on the brightness of the white of the building and existing lighting.

The Planning Commission members discussed the public comments made about the existing exterior lighting, with Len providing an excerpt from the Village Code. The Planning Commission determined they cannot add conditions about the lighting to the painting approval, and any concerns over the lights should be addressed by Code Compliance.

Motion: Cory Cross moved to approve the application with staff's conditions. Seconded by Jonathan Haigh. Motion passed unanimously (6-0).

### **3. 118 Yacht Club Drive Fence Installation**

The property owner submitted an application to install a white PVC fence on the side and rear yards of 118 Yacht Club Drive. The applicant representative, Craig Beynon, provided the petitioner's presentation.

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 asked for clarification on any future need for fencing around the rest of the property. The applicant indicated hedges were present and no other areas were expected to need fencing.

There were no comments from the public.

Motion: Nathan Kennedy moved to approve the application with staff's conditions. Seconded by Thomas Hogarth. Motion passed unanimously (6-0).

### **4. 120 Lehane Terrace Exterior Building Colors**

The property owner submitted an application to change the exterior building and stairway awnings color scheme of the property at 120 Lehane Terrace. The applicant representative, John Johnson, provided the petitioner's presentation.

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 asked for clarification on adjacent property color schemes, the railing color/material, the proposed plank panel location and material, and the doorways being closed in as part of the project. The applicant answered all questions.

There were no comments from the public.

Motion: Cory Cross moved to approve the application with staff's conditions. Seconded by Kathryn DeWitt. Motion passed unanimously (6-0).

## **VI. COMMISSION MEMBER COMMENTS**

Kathryn Dewitt indicated a paint color and sign change to the La Bamba restaurant without approval.

Thomas Hogarth proposed an annual mail out of code requirements, or other notifications to community/businesses. Caryn discussed a potential workshop as an idea.

**VII. STAFF UPDATES**

- Charles Huff gave an update to the US1 bridge replacement project, requested at the previous meeting.
- Len provided an update to new legislation SB250, and the impact it has on the Village Code.
- Next meeting dates of August 1<sup>st</sup> and September 12<sup>th</sup> were confirmed between Planning Commission and staff.

**VIII. ADJOURNMENT**

The meeting adjourned at 7:32 PM.

Minutes typed by Kacy Morrone

	<b>COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION</b>
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**Subject/Agenda Item:**

**SP-2023-0962 Schooner Bay Condominium**

**Consideration of Approval:** A request from Pandelus Daryos, agent for Schooner Bay Condominium, for Site Plan and Appearance approval to change the exterior building color scheme.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☒ Quasi-Judicial

☐ Legislative

☐ Public Hearing

<b>Originating Department:</b>  <b>Planning &amp; Zoning</b>  Project Manager  _____ Caryn Gardner-Young, AICP	<b>Reviewed By:</b>  Community Development Director  _____ Caryn Gardner-Young, AICP
<b>Attachments:</b> <ul style="list-style-type: none"><li>• Photos of existing building colors</li><li>• Benjamin Moore Color Renderings</li></ul>	<b>Public Notice:</b> <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 change the exterior building color scheme for the building located at 109 Paradise Harbour Blvd. A vote of the owners to approve the color change was taken on May 16, 2023 and was approved by a majority. The existing colors of the building are beige and brown. To the east of the site is Paradise Harbour Condo of NPB 2 with exterior building colors of white and pink; to the south of the site is the Paradise Villas Condo with white buildings; to the north of the site are single family dwelling units; and to the west of the site is a commercial shopping center.

## **II. Site Data**

<b>Existing Use:</b>	Schooner Bay Condominium
<b>Parcel Control Numbers:</b>	68-43-42-16-21-000-0000 (Common Area)
<b>Parcel Size:</b>	1.67 acres
<b>Existing Future Land Use Designation:</b>	High Density Residential
<b>Existing Zoning District:</b>	Apartment Dwelling (R-3)

<b>Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:</b>			
<b>Direction</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning District</b>
<i>North</i>	Canal	None	None
<i>South</i>	Paradise Villas Condo	High Density Residential	Apartment Dwelling (R-3)
<i>East</i>	Paradise Harbour Condo No 2	High Density Residential	Apartment Dwelling (R-3)
<i>West</i>	Village Square Plaza	Commercial	Commercial Mixed Use (C-MU)

## **III. Annexation/Zoning History**

The subject parcel site is located on the northeast corner of Corsair Drive and Paradise Harbour Blvd. 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 24, 2023
2. Color Photos stamp dated July 11, 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. Floors - Gray Pinstripe (1588)



- b. Railings- Graphite (1603)
- c. Accent (Trim) – Woodlawn Blue (HC-147)
- d. Body – White Dove (OC 17).

***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 floor, railings and trim accents are shades of gray and Woodlawn Blue which are more brilliant 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 there is one building within the condominium so the same materials will be used for all sides of the building which makes them architecturally harmonious.**

**VII. Staff Recommendation:**

*Approval* of SP-2023-0962 with the following conditions:

1. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated July 17, 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 24, 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 Completion. (Planning and Building)

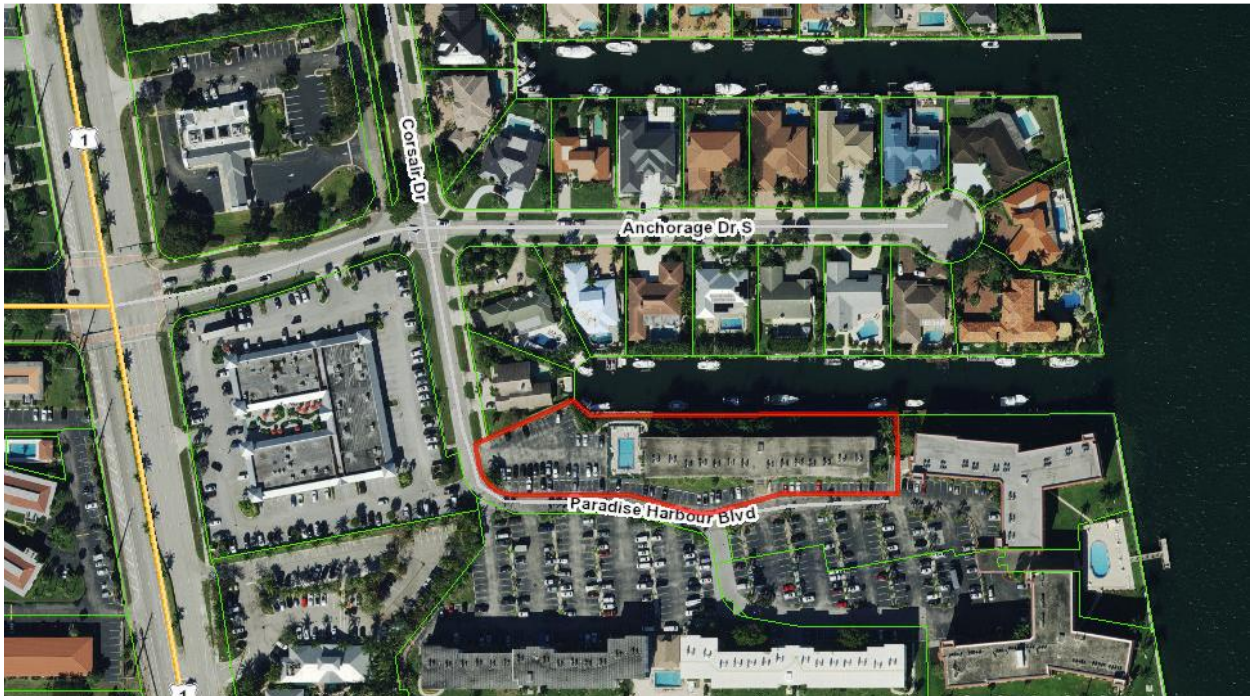
4. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the “Village of North Palm Beach”. (Planning and Zoning)

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**PLANNING COMMISSION ACTION– August 1, 2023**

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Exhibit B  
Location Map





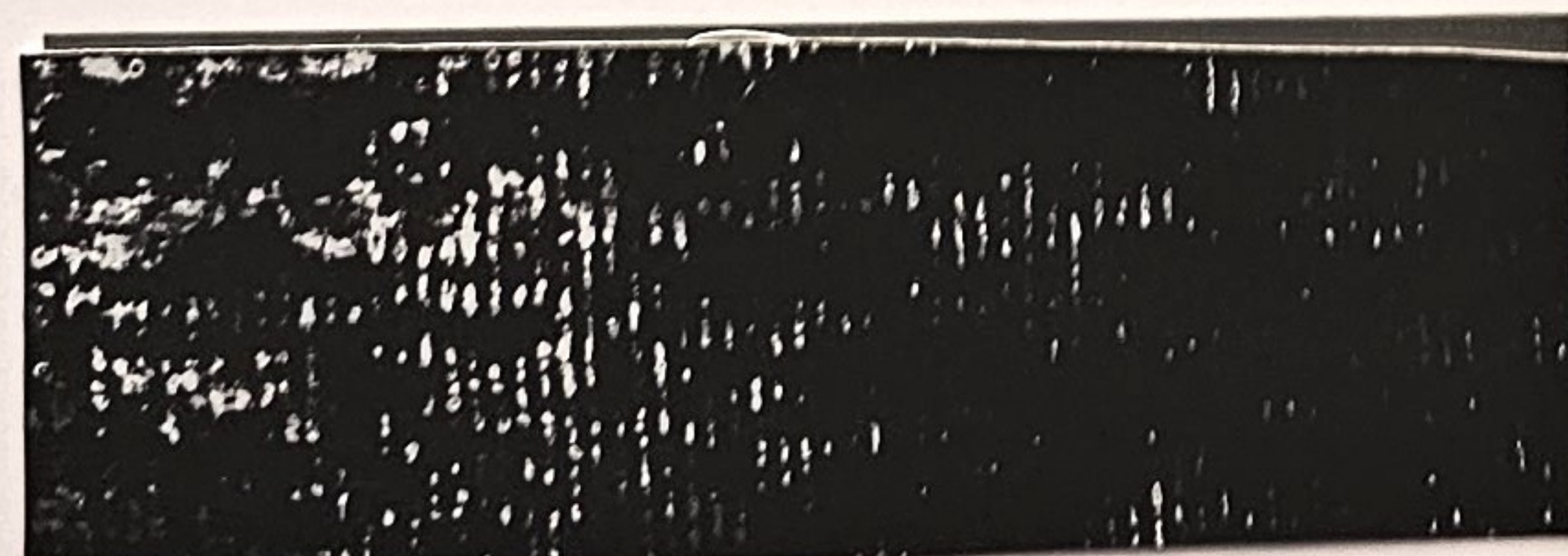
SCHOONER BAY, NORTH PALM BEACH, FL 33408

## SCHEME 07A

 **Benjamin Moore®**  
**COLOR**  
RENDERING



BODY  
*White Dove OC-17*



RAILINGS  
*Graphite 1603*



ACCENT  
*Woodlawn Blue HC-147*



FLOORS  
*Gray Pinstripe 1588*

The colors in this rendering are representations of the paint color only. They are not an exact match. For accuracy, view or request an actual paint chip sample from your local Benjamin Moore retailer or representative.



	<b>COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION</b>
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**Subject/Agenda Item:**

**SP-2023-1278 Castlewood Town Village COA**

**Consideration of Approval:** A request from Melinda Dzenutis, President for Castlewood Town Villas COA, for Site Plan and Appearance approval to change the exterior building color scheme for the buildings located at 129 Lehane Terrace, 132 Wettaw Lane and 118 Castlewood Drive.

☒ Recommendation to APPROVE

☐ Recommendation to DENY

☒ Quasi-Judicial

☐ Legislative

☐ Public Hearing

<b>Originating Department:</b>  <b>Planning &amp; Zoning</b>  Project Manager  _____ Caryn Gardner-Young, AICP	<b>Reviewed By:</b>  Community Development Director  _____ Caryn Gardner-Young, AICP
<b>Attachments:</b> <ul style="list-style-type: none"><li>• Color Renderings</li></ul>	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 change the exterior building color scheme for the three (3) buildings which comprise the Castlewood Town Villas COA.

## **II. Site Data**

**Existing Use:** Castlewood Town Villas COA  
**Parcel Control Numbers:** 68-43-42-21-10-000-111  
**Parcel Size:** Approximately 4 acres  
**Existing Future Land Use Designation:** High Density Residential  
**Existing Zoning District:** Apartment Dwelling (R-3)

<b>Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:</b>			
<b>Direction</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning District</b>
<i>North</i>	Baldwin Preparatory School	Commercial	Shopping Commercial District (C-S)
<i>South</i>	Lehane Court Condo Apts. Sandpiper Condo Apts.	High Density Residential	Apartment Dwelling (R-3)
<i>East</i>	Windsor Park South Condo Hampshire Arms Condo Apts.	High Density Residential	Apartment Dwelling (R-3)
<i>West</i>	First Church of Christ Scientist Windsor Park South Condo	High Density Residential	Apartment Dwelling (R-3)

## **III. Annexation/Zoning History**

The subject parcel site is located on the west side of Castlewood Drive between Wettaw Lane and Lehane Terrace, approximately 159 feet west of Castlewood Drive on Wettaw Lane and approximately 303 feet west of Castlewood Drive on Lehane Terrace. 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. Exterior Building Scheme
2. Pictures of Existing Exterior Building Scheme
3. Color Chips

## **VI. Staff Analysis:**

### ***Background:***

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

1. New building colors for the following:
  - a. Trim – Sherwin-Williams Denim SW 6523
  - b. Body – Sherwin-Williams Rhythmic Blue SW 6806

***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 a light blue. The trim accent is Denim blue which is darker than the body color but can be used as an accent. 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-2023-1278 with the following conditions:

1. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated July 25, 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
  - b. Pictures of Existing Exterior Building Color Scheme
  - c. Paint Chips
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 Completion. (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)

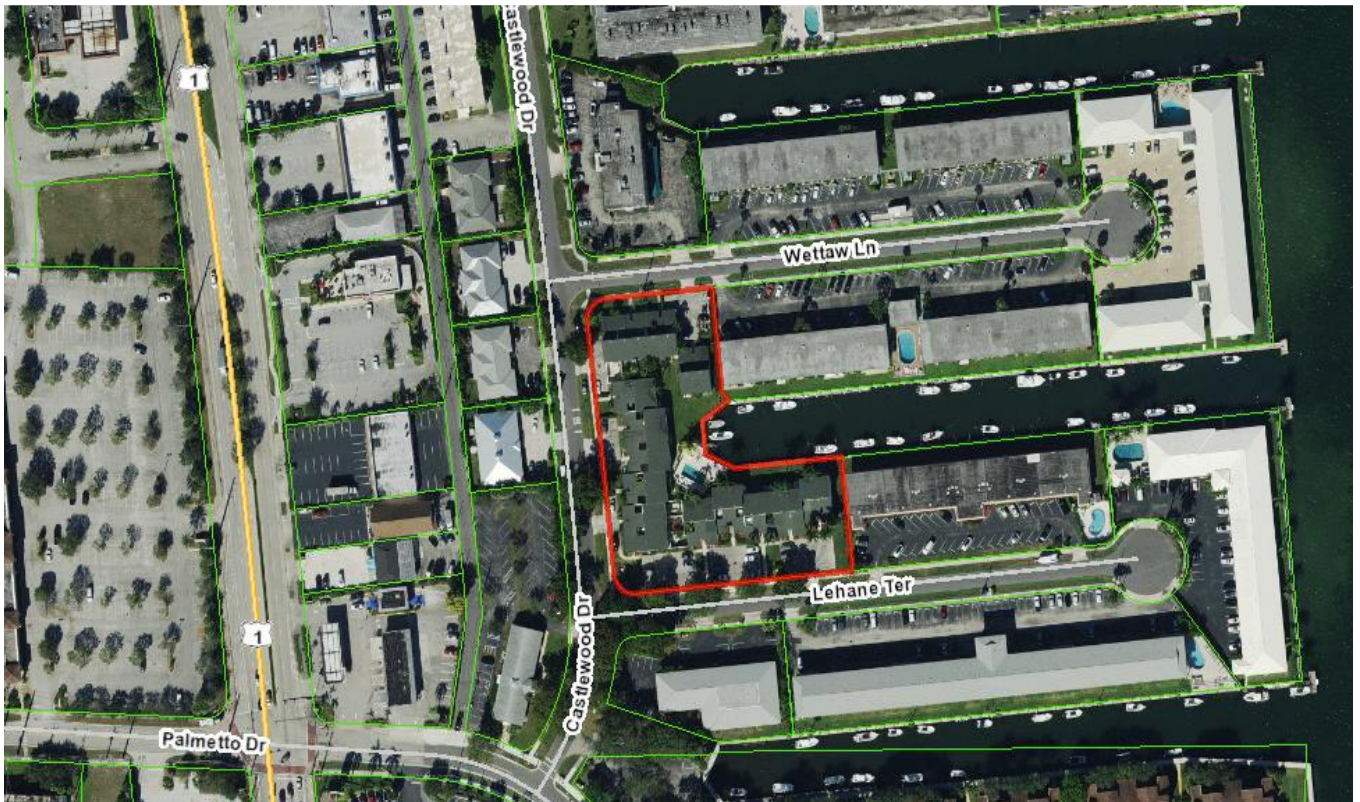
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**PLANNING COMMISSION ACTION– August 1, 2023**

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Exhibit B  
Location Map





ORIGINAL

SW 6806  
**Rhythmic Blue**  
Locator Number: 179-C1

SW 6523  
**Denim**  
Locator Number: 185-C6



**SHERWIN-WILLIAMS.**

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.



Created with



ORIGINAL

✓ FEATURED IN SCENE

SW 6806  
**Rhythmic Blue**  
Locator Number: 179-C1

✓ FEATURED IN SCENE

SW 6523  
**Denim**  
Locator Number: 185-C6



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Created with



ORIGINAL

✓ FEATURED IN SCENE

SW 6806  
**Rhythmic Blue**  
Locator Number: 179-C1

✓ FEATURED IN SCENE

SW 6523  
**Denim**  
Locator Number: 185-C6



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