



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

Present:

Cory Cross, Chairman
Donald Solodar, Vice Chair
Jake Furlott, Member
Lori Rainaldi, Member

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

Not Present:

Thomas Hogarth, Member
Kathryn DeWitt, Member
Jonathan Haigh, Member (via Zoom)

I. CALL TO ORDER

Chairman Cross called the meeting to order at 6:50 PM.

A. ROLL CALL

All members of the Planning Commission were present, except Ms. DeWitt and Mr. Hogarth who were absent. Mr. Haigh participated via Zoom.

II. APPROVAL OF MINUTES

The Minutes of the January 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. **VILLAGE PROJECTS**

1. Library Paint Colors

Request: The North Palm Beach Library is seeking recommendations to change the building paint colors

Mr. Zak Sherman, Library Director, presented a report and recommendation on repainting the Library. He presented slides of the Library's exterior paint colors over the years. According to the Librarian's report given at

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the Library Advisory Board on September 22, 2009, the Library was in the process of being painted “a really nice yellow with white trim.” Since that time, the paint has faded and cracks have developed, including three cracks which have led to leaks and slight water damage over the past few months. They have since been repaired by Public Works. Now that the building cracks have been repaired, the building is in much need of re-painting, not just for appearance and beautification purposes, but also to protect the building from additional decay and future weather events. Public Works has gone out for 3 bids. The lowest came back at \$7,890 from Regional Painting Services, and for an additional \$1,680, the 56 shutters will also be painted. They were the contractor who painted the Tennis, Public Works, and Osborne Park buildings. The recommendation was presented to the Library Advisory Board at their meeting on January 26th. Staff is recommending that the Library be painted the same color as the Tennis building.

The Planning Commissions members discussed whether the river rock panels were still on the building; and whether the Library Advisory Board also approved of the color choice.

Motion: Mr. Solodar moved to approve Staff’s recommendation to repaint the Library in the same colors as the tennis building. Ms. Rainaldi seconded the motion, which passed 4-0.

B. SITE PLAN AND APPEARANCE REVIEW

1. 2020-2307 Corporate Creations

Request: Application by Ferrin Signs on behalf of Corporate Creations, requesting Certificate of Appropriateness (COA) approval for the installation of a non-illuminated monument sign. Item Tabled from the 1/5/2021 Meeting.

Motion: Mr. Solodar moved to remove the item from the table. Mr. Furlott seconded the motion, which passed 4-0.

Mr. Ahrenholz presented the Staff report and recommendation. At the previous Planning Commission meeting (January 5, 2021), comments were made about the architectural style and color choice of the proposed sign. The applicant has addressed these comments with a new design. The colors now match the building better. Staff also requested a rendering to show the required 30” landscape around the base of the monument. As the base is short, the landscape covers the street address. The applicant proposed to place the numbers around the side, which the Fire Department staff does not recommend as this placement does not allow sufficient time for a passing emergency vehicle to accurately identify the address. Staff recommends that the numbers be placed under the wording above the band on the actual sign. Staff recommends approval and requests the Commission include the following conditions as a part of their order:

1. Obtain a sign permit for the scope of work as provided herein.
2. An electrical permit shall be submitted for proposed lightning prior to signage permit approval.
3. Landscape specifications shall be included with the permit. Shrubs shall be maintained at a minimum height of thirty (30) inches.

The Planning Commissions members discussed the placement of the street address numbers and overall approval of the updated sign.

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Motion: Mr. Solodar moved to approve the application as presented, including Staff's recommendation and the condition that the number 801 be placed on the sign above the lower band. Ms. Rainaldi seconded the motion, which passed 4-0.

2. 2020-2246 BBT/SunTrust

Request: Application by Interstate Signcrafters on behalf of Elaine and Jon Investments, LLC, for the replacement of a monument and wall sign.

Ms. Crump presented the Staff report and recommendation. The applicant is requesting Site Plan and Appearance approval for a monument sign face change, and installation of a building sign. SunTrust has now merged with BB&T to become Truist Bank. They are required to be identified as both "BB&T" and "SunTrust" for a period of fifteen months as reflected in the letter provided by the Truist corporate office available for review in the submittal documents. This is an effort to bring public awareness to the merger prior to the name change to Truist Bank. Staff has concerns about the consistency of color and style between the two old logos and believes that the signs will give off an appearance of a multi-tenant building. The monument sign is proposed to be a direct face change of the existing sign. The building sign, however, will be a non-illuminated, aluminum pan sign, rather than the original channel letters. Staff recommends denial of the application. Should the Planning Commission determine that the Applicant has met the necessary prerequisites for the granting of a COA, staff recommends the Commission include the following conditions as a part of their order:

1. Obtain a sign permit for the scope of work as provided herein.
2. Landscape specifications shall be included with the permit to fill in gaps of existing material. Shrubs shall be maintained at a minimum height of thirty (30) inches, and maximum eighteen (18) inches on center.

Dawn McFarland, American Interstate Signcrafters, 130 Commerce Rd., Boynton Beach, represented the project via Zoom.

The Planning Commissions members discussed whether the letters could be pin mounted in lieu of a wall sign; the need to support national branding; whether the pin mounted letters could be BBT in burgundy and SunTrust letters in blue and may include the logo; the need to put a time limit of 16 months for the install of the new, legal merged branding on the signage;

Motion: Mr. Solodar moved to approve the application with Staff's recommendations and with the conditions that the wall sign be pin mounted letters with BBT in burgundy and SunTrust letters in blue and to include the logo, the address be placed on both sides of the monument sign; and that the signage for the legal merged branding be installed within 16 months. Mr. Furlott seconded the motion, which passed 4-0.

3. 2020-2401 Dollar Tree

Request: Application by Anchor Sign, Inc. on behalf of JB Shoppes, LLLP for a color change to the existing awnings

Ms. Crump presented the Staff report and recommendation. The applicant is requesting Site Plan and Appearance approval for the installation of green awnings. The PUD has a master sign plan, which allows signage to be approved administratively, therefore only the awning color is being brought before the Planning Commission. Dollar Tree will be moving in to a vacant store on the north side of the Shoppes at City Center. The existing store

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use will not change. Dollar Tree was approved for a new building sign that is permitted by right (without need for Planning Commission approval) by the Master Sign Program of the plaza. They are requesting a color change to the three shed style awnings located at their storefront. Only four stores in the plaza have awnings, including the proposed Dollar Tree. The existing awnings are a navy blue color that is consistent throughout the Shoppes at City Center. Dollar Tree's proposed color is Vivid Green, to match their trademark logo. Staff recommends denial of the request as the green color is not harmonious with the color palate of the plaza and would be bright and brilliantly visible from the roadway. Should the Planning Commission determine that the Applicant has met the necessary prerequisites for the granting of an appearance approval, there are no conditions recommended by staff.

Mr. Grant Paul, Anchor Sign, was present to represent the project.

The Planning Commissions members discussed whether the awnings are a building element or part of the signage; consensus agrees that awnings are a building element and were approved as such when the plaza was redeveloped several years ago. Discussion further ensued regarding the current awnings in the plaza and a suggestion that the plaza owners could request a PUD amendment to change the colors if they so desire.

Motion: Mr. Furlott moved to deny the application. Ms. Rainaldi seconded the motion, which passed 3-1 with Mr. Solodar voting nay.

C. PLANNED DEVELOPMENT AMENDMENTS

1. 2020-2076 Shoppes at City Centre

Request: Application by Signarama on behalf of JB Shoppes, LLLP for a waiver to the City Centre Planned Unit Development for a multi-tenant monument sign.

Mr. Ahrenholz presented the Staff report and recommendation. The applicant is requesting a waiver from Section 6-115.B.6 of the Village Code of Ordinances, as an amendment to Ordinance 2010-22, to allow an additional multiple-tenant monument sign along U.S. Highway One. The Shoppes at City Centre was approved in 2010 with the rebranding of the plaza colors, installation of new building signage and monument signs along US 1. As part of the approval (ordinance 2010-22), the plaza was granted eight (8) waivers to the Village Code of Ordinances. Waivers 1-5 address the signage in the plaza. Waivers 1 and 4 specifically address the monument signs along the frontages. One of the three approved monument signs was placed along Ellison Wilson Rd at the Northwest (NW) entrance. It was constructed, as approved, with the plaza name and two tenant names. The main entrance sign was constructed at fifty-seven (57) square feet as allowed in waiver 4. Four tenants are currently on the sign with the plaza name as approved. The final sign at the NE entrance was approved for one large tenant space. The sign never received a tenant and it sits empty today. The applicant has requested that the empty monument sign include four (4) tenant spaces since it has sat empty for so long. Village Code Section 6-115 B.6 allows for multi-tenant monument signs for commercial shopping centers over 5 acres. According to the contractor, the existing monument sign is an aluminum panel with painted stucco to resemble concrete. Four (4) equal rectangles (15.5" x 62.5") will be cut out of the panel with the central cross section reinforced to hold the corners of the signs. Four white aluminum panels will be inserted, matching the color of the existing columns.

Staff recommends the Commission include the following conditions as a part of their order:

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1. Obtain a sign permit for the scope of work as provided herein.

Ms. Lisa Mardar, Signarama, was present to represent the project.

The Planning Commission members discussed had no discussion.

Motion: Mr. Solodar moved to approve the application as presented, including Staff's recommendation. Mr. Furlott seconded the motion, which passed 4-0.

V. ADMINISTRATION MATTERS

A. Staff Updates:

- Residential Code Workshop is planned for March
- 7-Eleven project went before Council. Additional issues need to be worked out and it has not received approval.

B. Commission Member Comments:

- Zoom meetings versus in person meeting concerns were discussed.
- Article in the newspaper regarding the Chabad Center expanding and purchasing property.

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