

**VILLAGE OF NORTH PALM BEACH  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, MARCH 6, 2018**

Present: Donald Solodar, Vice Chair  
Jake Furlott, Member  
Jeffrey Holst, 1<sup>st</sup> Alternate

Denise Malone, Community Development Director  
Erin Sita, Village Planner  
Len Rubin, Village Attorney

Council Member: Susan Bickle, Council Member

Not Present: Cory Cross, Chairman  
Benjamin Schreier, Member  
Thomas Hogarth, Member  
Jonathan Haigh, 2<sup>nd</sup> Alternate

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I. CALL TO ORDER

Vice Chair Solodar called the meeting to order at 6:30 P.M.

IA. ROLL CALL

All members of the Planning Commission were present except Mr. Cross, Mr. Schreier, Mr. Hogarth and Mr. Haigh. Mr. Holst will be voting.

II. APPROVAL OF MINUTES

The Minutes of the February 6, 2018 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

Village Attorney swears in all persons speaking.

A. CERTIFICATES OF APPROPRIATENESS

1. **COA PROJECT 2018-0297 – 1295 US HIGHWAY 1 (Peacock & Lewis) -**

Request: An application filed by Peacock & Lewis Architects and Planners LLC, requesting a Certificate of Appropriateness (COA) for an additional wall sign located on the north side of the property over the parking garage entrance.

Mrs. Sita presented staff's report and recommendation. Staff is recommending approval of the proposed wall sign as it is consistent the Village Code of Ordinances and with the previously approved wall sign on the east side of the building.

Mr. Robert Braido, Peacock & Lewis, was present to represent the project.

*Motion:* Mr. Furlott moved to approve the request as presented. Mr. Holst seconded the motion, which passed 3-0.

B. CERTIFICATES OF APPROPRIATENESS – CONTINUED

1. **PROJECT 2017-0937 – 900 US HIGHWAY 1**

**Continued from 02/06/2018 Planning Commission meeting**

Request: An application filed by Jeffery Haas, Director of Franchise Development for Team Blue Franchise System, requesting a Certificate of Appropriateness for site modifications to allow for a hand car wash within the existing car wash building on the Sunoco property. The request is to modify the exterior of the car wash, landscaping and signage on property in the vicinity of the proposed car wash to allow for the operation of an independent car wash business from the gas station.

*Motion:* Mr. Furlott moved to open the continued item. Mr. Holst seconded the motion, which passed unanimously 3 - 0.

Mrs. Sita refreshed the Board Members of staff's report and recommendation. She advised that Board Member Jonathan Haigh, who is a landscape architect and could not attend the meeting, submitted mark-up of the landscape plan with his comments and recommendations for the Board's consideration. The applicant was before the Board in February, and has resubmitted the site plan to address the Board's and staff's concerns. On the site and landscape plan:

1. The canopy was modified to allow additional sun to reach the plantings;
2. The directional signage was reduced and relocated; and
3. The wall section has been included as the Board wanted to see how the wall would look with the stucco application.

The applicant is agreeable to the modifications of the landscape plan as recommended by Mr. Haigh's comments with the exception of the additionally trees. The Oyster plants shall be removed as they are considered a weed. The Geiger and Cassia trees indicated on the plan are a shy too small and the applicant has agreed to classify the note as a typographical error and put in trees 12 feet per Code. The eight-foot tree height on the Christmas palm refers to the palm wood and not the overall height of the tree.

Staff is recommending approval of the application to include Mr. Haigh's comments (not including the additional trees) and with the following staff conditions of approval:

1. Prior to the issuance of a building permit the landscape plan shall be updated:
  - a. To depict green island ficus or other planting material as recommended by the Planning Commission in the landscape island in the SE corner of the property;
  - b. To reflect that location where the arboricola trinette is currently planted in the center landscape island on the western property line;
  - c. To correct the typographical errors, including the spelling of Macho Fern;
  - d. To remove plant material that is labeled as existing that is not currently planted on the property; and
  - e. To remove notations for existing plant material that is not identified by species.
2. The applicant shall update site plan prior to the issuance of the building permit to show the dimensions of the revised shade canopy structure.
3. Prior to the issuance of the Certificate of Completion, all invasive species shall be removed from the property, including the three umbrella plants.
4. All other directional signage on the site must be removed prior to the issuance of a building permit for new directional signage.

**Minutes of Village Planning Commission Regular Meeting held on March 6, 2018**

5. The accent lighting shall be turned off when the business is closed.
6. The bright blue accent color building wall SW 6958 Dynamic Blue shall be replaced with white.
7. The Seacoast Utility Authority has requested the following conditions of approval (See Attachment C):
  - a. Root barriers will be required in several areas to ensure landscaping and utilities can coexist.
  - b. The landscape plan will need to be submitted to Seacoast for review and final approval.
  - c. The size of the trees would need to be updated to 12' for small shade trees and 8' wood for palms.

Mrs. Sita stated that Staff retained the condition relating to the building color, which some Board member had previously stated that they did not support that staff condition. She reminded the Board when making a motion that if they still disagree with Staff's building color condition, it would need to be reflected in the final motion. Mr. Haigh's comments on the marked-up landscape plan also recommended two additional Geiger trees, which staff did not include as a condition of approval as the applicant is code compliant with the number of trees currently listed.

Mr. Jeff Haas, Riviera Beach, FL, was present to represent the project. He confirms that he is in agreement with all of the recommendations recommended by Staff with the exception of the color.

The Planning Commission discussion included location of wall sign stating "Hand Car Wash," support of the applicant's choice of colors, agreement of comments submitted by Mr. Haigh, and that the two additional Geiger trees recommended would be nice but are not necessary.

*Motion:* Mr. Furlott moved to approve the application with Mr. Haigh's landscape plan comments except for the inclusion of additional trees; staff's recommendations except for the condition related to building color (#6); and that staff would ensure the applicant would all other conditions. Mr. Holst seconded the motion, which passed 3-0.

**V. ADMINISTRSTION MATTERS**

**A. Staff Updates:**

An orientation for new members of the Planning Commission is planned in May. Members whose term expires on April 30th: Solodar, Furlott, Holst and Haigh. Appointments will be made by Council in April.

**B. Commission Member Comments:**

The Planning Commission members made comments on the following items:

Update on the signage for the massage business on Northlake.

**VI. ADJOURNMENT**

With there being no further business to come before the Board, the meeting adjourned at 6:57 P.M.