

**VILLAGE OF NORTH PALM BEACH  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, MARCH 7, 2017**

Present:

Donald Solodar, Vice Chair  
Benjamin Schreier, Member  
Jake Furlott, Member  
Donna Wagner, 2<sup>nd</sup> Alternate

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

Not Present:

Cory Cross, Chair  
Thomas Hogarth, Member  
Jeffrey Holst, 1<sup>st</sup> Alternate

Council Member:

Doug Bush, Vice Mayor

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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. Hogarth and Mr. Holst. Mrs. Wagner will be voting.

II. APPROVAL OF MINUTES

The Minutes of the February 7, 2017 Regular Meeting were approved as written.

III. DELARATION OF EX PARTE COMMUNICATIONS

There was no Ex Parte Communications declared by the Board.

IV.A. CERTIFICATE OF APPROPRIATENESS

Village Attorney swears in all persons speaking.

**1. PROJECT 2017-0267 – 701 US HIGHWAY 1**

Request: An application filed by Donnie Bennett Lighting requesting a Certificate of Appropriateness for a monument sign face change approval for Document Storage Systems, Inc.

Mr. Erick Johnson, 15 Windsor Rd. East, Jupiter, spoke on behalf of the project.

Vice Chair Solodar asked what changes are proposed for this monument sign. Mr. Johnson advised that the previous tenant of the building, PNC Bank, has vacated the premises and the new building owner, Document Storage Systems, Inc., would like to have their name on the monument sign.

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The Commission and Mrs. Sita briefly discussed the application regarding the sign lettering, the size of the logo, the allowable face area, the landscaping requirement around the sign base, and Staff's recommendation that the sign base also be pressure cleaned and/or repainted as a condition of approval. Mrs. Sita asked that the Commission be satisfied with Staff approving the landscaping requirement administratively at the permit level.

*Motion:* Mr. Schreier moved to approve the application with the conditions that the base be landscaped per Code and that it also be cleaned and repainted. Mr. Furlott seconded the motion, which passed unanimously.

Mrs. Sita clarified for Mr. Johnson that the sign permit has been approved but the conditions placed on the approval are for the property owner, and that a separate landscaping permit would need to be submitted simultaneously with the sign permit. Mrs. Sita advised that she would work with the applicant.

### **2. PROJECT 2017-0354 – 503 NORTHLAKE BOULEVARD**

Request: An application filed by the business owner of Rainbow Spa, Mr. Hoan Lei Han, requesting a Certificate of Appropriateness for a wall sign face change approval for Rainbow Spa.

No one was present to represent the project.

Mrs. Sita discussed with the Commission that this is a small business and the Village is trying to accommodate them opening quickly. The applicant wants to reuse the plastic panel by scrapping off the old signage wording. She advised that there is no Sign Concept of record for the plaza. One of the Commission's concerns was that there is not enough distance separating similar businesses in the area. Mrs. Sita further advised that all businesses within the Village offering massages, their BTR's are reviewed by the Police Department.

*Motion:* Mr. Furlott moved to approve the application with the conditions that the sign be replaced with a new panel and not be reused. Mr. Schreier seconded the motion, which passed unanimously.

## IV. B. ZONING APPLICATIONS - NONE

## V. REVIEW & RECOMMENDATION REQUEST BY COUNCIL

### **A. PROJECT 2017-0179 – NORTHLAKE SELF-STORAGE CPUD MINOR AMENDMENT**

Request: A request by Laura Perez of Elro Signs, on behalf of CubeSmart for a minor modification to the Northlake Storage Commercial Planned Development (CPUD) as approved by Ordinance 2015-08, modifying the previously approved Master Sign Concept for the planned development. The Applicant would like to utilize their nationally trademarked brand on their signage instead of the approved design requirements in the Master Sign Concept for both the proposed wall and monument signs of the self-storage building. Attached application summary and staff report provides a summary of the applicant's request, staff analysis and a summary of the Village Council discussion at the February 23, 2017 meeting.

Mrs. Sita presented the Staff Report to the Commission.

Mr. John Morris, 5 Old Lancaster Rd., Malvern, PA, spoke on behalf of the project.

The Commission discussed with the applicant, Staff and Vice Mayor Bush, their concerns such as the color red used too often along Northlake and U.S. 1; the color does not look good against the green building; The size of the lettering on the wall sign being so large; and The set back of the monument allows for a larger sign.

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*Motion:* Mr. Schreier moved to approve the application to include the Staff conditions of the monument sign base be stucco material and painted to match the building wall color, the monument sign have rounded edges similar to the existing Flagler Bank monument sign, display the tenant's name and building address on two sides; the monument sign face be white with red letters, and the existing vegetation as approved on the CPUD landscape plans be relocated and enhanced to provide for a continuous foundation planting around the monument sign; and the wall signage text state *CubeSmart*, eliminate the text *self-storage*, letter height be 2'9" to match Flagler Bank. Mrs. Wagner seconded the motion, which passed 3 -1, with Mr. Furlott voting nay.

### VI. ADMINISTRATIVE MATTERS

#### **A. Staff Updates:**

Mrs. Sita advised that NPB Memory Care will be going before the Council on March 23<sup>rd</sup>, with the same proposal that was presented to the Planning Commission. Vice Mayor Bush asked that members of the Planning Commission be in attendance to express their comments. Mrs. Malone advised that the Staff Report will also include the Planning Commission's comments. Mrs. Sita stated she would send out an email to advise when the Staff Report is published and to remind the members of the Council Meeting.

Crystal Tree Plaza will be submitting their application for consideration at the April meeting. They will be calling the plaza Crystal Cove Commons with the redevelopment.

#### **B. Commission Member Comments:**

Mr. Solodar commented on the February Meeting Minutes under the Commission Member Comments, where Mr. Schreier's comments are listed as inaudible. Staff advised that due to his speaking too softly and not utilizing the microphone, his comments were unable to be heard clearly. Mr. Solodar asked whether Mr. Schreier remembered his comments. Mr. Schreier asked whether the drainage issue at the diving facility (Florida Freedivers) had been corrected with the NBOZ upgrades. He stated that there is always a pool of water on the western side of the south end of the property, and noticed a pool driving passed this morning.

Mr. Solodar commented that he was made aware of a safety concern at the comic book store plaza on Northlake Blvd. near Prosperity Farms Rd., where the trees have overgrown making it difficult to see approaching traffic.

Mr. Schreier asked whether Firestone on Northlake has come into NBOZ compliance. Mrs. Sita advised that an update will be provided at the next meeting. Staff advised that 421 Northlake is starting their NBOZ improvements on their parking lot.

Mr. Schreier commented on the LED lights being tested in his neighborhood. Discussion ensued regarding the desire to obtain more LED lights throughout the Village, but in a warmer tone as the current ones are too stark. Mr. Furlott suggested using lights between 2700-3000 Kelvin. Mrs. Sita advised she could obtain information from the City of Lake Worth on their program with FP, if desired.

Mrs. Malone updated the Commission on the status of the street sign repairs.

Mr. Furlott commented on the process for approving signs when a National company comes in versus non-chain businesses, and the amount of time spent discussing the sign only to revert back to approving the national chain's request.

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VII. ADJOURNMENT

With there being no further business to come before the Board, the meeting adjourned at 7:32 P.M.

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Minutes typed by Jane Lerner