



**VILLAGE OF NORTH PALM BEACH  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY SEPTEMBER 1, 2020**

Present:

Cory Cross, Chairman  
Donald Solodar, Vice Chair  
Thomas Hogarth, Member  
Jake Furlott, Member  
Jonathan Haigh, Member  
Lori Rainaldi, Member  
Kathryn DeWitt, Member

Len Rubin, Village Attorney  
Jeremy Hubsch, Community Development Director  
Alex Ahrenholz, Principal Planner  
Justin Revis, Planner  
Michael Applegate, IT Director

Council Member:

Deborah Searcy, Councilmember

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In accordance with Governor Ron DeSantis' Executive Order No. 20- 91 and Executive Order No. 20- 69, the meeting was conducted electronically, via internet access or telephone. The Planning Commission members, Village staff and COA applicants attended via internet connection or telephonically.

I. CALL TO ORDER

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

IA. ROLL CALL

All members of the Planning Commission were present.

II. APPROVAL OF MINUTES

The Minutes of the August 4, 2020 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. CERTIFICATES OF APPROPRIATENESS**

- 1. COA 2020-1379: North Palm Beach Marina (Tabled from August 4, 2020)**

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Location: 1037 Marina Drive

Request: An application submitted by SHM North Palm Beach, LLC requesting a Certificate of Appropriateness (COA) approval for the addition of a food stand and outdoor seating (58 seats) at the existing marina.

Mr. Hubsch introduced David Milledge, Sr. Project Manager, Cotleur & Hearing, who presented the Planning Commission with the site and landscape plans for the North Palm Beach Marina. The applicant is requesting to reconfigure the parking lot and the drive aisles around the ship's store, the addition of outdoor seating and recreation area, the addition of a permanent food truck, and to upgrade and add landscaping around the site. The affected area currently consists of an existing building and mostly asphalt and concrete. The Applicant proposed site plan shows a seating along the waterfront, a game area, a fire pit and lounge seating. Next to the marina store is a dining area with tables and umbrellas. Landscape improvements include coconut palms, gumbo limbos, with coquina shells around the seating areas, which create a tropical atmosphere.

Mr. Don Hearing, Principal of Cotleur & Hearing, further explained the new changes from the last presentation, such as utilizing crushed coquina shells in lieu of artificial turf. The shell has been utilized successfully at other projects such as Square Grouper and U-Tiki in Jupiter, and provides a more natural look. The space is intended to be multi-purpose and can facilitate changes to the venue, such as the Holiday Boat Parade concession. The soft seating furniture can be removed to accommodate larger crowds. Mr. Hearing explained that the projects will be completed in phases, with a majority of the projects, including the restriping of the parking lot, to be completed as Phase 1. The parking islands and curbing will be completed as Phase 2.

Mr. Ahrenholz presented the Staff report and recommendation. Since Safe Harbor purchased the property in 2018, they have been making upgrades to the area with new signage, improvements to the Boater's building, seawall repairs, and restriping of the parking lot. They are now seeking to add a food stall, outdoor seating, and amenities to the northern portion of property along the Intracoastal. The north end of the property currently has a 1,415 sq. ft boater's store that offers provision and fuel to boaters, as well as offices for marina management. Items such as beer and wine, snack foods, bait and tackle are currently available in the ship's store, as well as memberships. Safe Harbor would like to activate the northern end of the property and provide more amenities for members and the public. The food stall would operate as an extension of Belle's Restaurant at Old Port Cove.

The Chairman opened the floor for comments from the public.

Ms. Pat Friedman, 1208 Marine Way, expressed concerns regarding passes being given at the North Pam Beach Marina for people to go to Belle's Restaurant at Old Port Cove. She also expressed concerns regarding the use of a meat smoker outside at Belle's Restaurant in Old Port Cove and/or at the North Palm Beach Marina.

There being no further comments from the public, the Chairman closed the floor.

The Planning Commissions members discussed why the change from artificial turf in the previous plans to crushed coquina shell; whether there should be a time limit on improvement completion; the potential for excessive noise generated from events; whether the restroom improvements will be completed as part of the Phase 1 projects; whether all areas will be ADA compliant/accessible; whether there will be any lighting for the dining area or decoratively; whether decorative planters/bollards should be added, as protective barriers from the seating area, between the palm trees; what is the approximate diameter of the crushed coquina shell; and whether the

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furnishings would be able to be removed and/or stored in the event of a Hurricane. Overall, the Planning Commission expressed support for the updated project.

Motion: Mr. Hogarth moved to approve the application with Staff's recommendations of:

1. Obtain a permit for the scope of work as approved herein;
2. Conduct all inspections as deemed necessary by the North Palm Beach Fire Department prior to utilizing any of the improvements that are being installed as part of the proposed application;
3. All noise and music on site comply with the Article VI (Noise Control) within Chapter 19 of the Village Code of Ordinances. Live music or DJ's shall not be projected through speakers of any kind or amplified in any way. An exemption to restrictions on live music may be allowed upon issuance of a Special Events Permit;
4. The sale of alcohol will be permitted with the exception of liquor;
5. Per section 45-36 Q.3.f, all outdoor seating and umbrellas "shall be compatible in color and style with the exterior of the building and shall not contain or have affixed to it any sign, letting or advertising of any kind". The materials for outdoor furniture, fire pit, and seating areas shall be of a comparable quality to those shown on the initial concept plan that was shared with the Planning Commission on August 4, 2020; and
6. The food stall shall remain in the same location it is shown on the site plan. No additional food stalls or food trucks are allowed on site without a modification to the site plan or issuance of a Special Events Permit;

And added the conditions that:

7. All site elements need to be installed, including the restrooms and striping of the parking lot, in phase 1. Phase 2 will be limited to curbing and landscaping of the parking islands within 12 months of food truck occupancy; and
8. There will be no additional equipment, such as smokers, coolers or outdoor equipment not shown on the site plan without another request submitted.

Ms. Rainaldi seconded the motion, which passed 7-0.

**2. COA-2020-1528: Marina Harbour South**

Location: 100 Lehane Terrace

Request: An Application by Marina Harbour Condominium Association requesting a Certificate of Appropriateness (COA) approval for new paint colors to the existing multi-family building.

Mr. Ahrenholz presented the Staff report and recommendation. The Applicant is seeking to paint the condo building for Marina Harbour South located at the end of the cul-desac of Lehane Terrace along the waterfront of the Lake Worth Lagoon. The exterior of the building is maintained by the Marina Harbour South condominium Association which is seeking to freshen up the façade. The current yellow shade of the building is harmonious with the rest of the condominiums in the area that are a mixture of yellows, beiges and creams. The proposed colors are white for the trim, ceiling, doors, gutters, railings, and shutters (SW 7006 Extra White) and a light grey/brown for the main buildings (SW 7647 Crushed Ice). The proposed colors are generally compatible and harmonious with the character of buildings in the area. Staff requests the Commission include the following condition(s) as a part of their order:

1. Obtain a paint permit for the proposed building colors as approved herein.

The Planning Commissions members discussed whether the accent wall will also be painted to match the building; whether the building has already been painted; and expressed their desire that a brighter color had been chosen, but overall were in support of the application.

The Applicant was not present to represent the project.

Motion: Mr. Solodar moved to approve the application with Staff's recommendation as presented. Mr. Haigh seconded the motion, which passed 7-0.

**3. COA-2020-1536: Bud's Chicken and Seafood**

Location: 2579 Northlake Blvd.

Request An Application by Chris Brinkman of Bud's Chicken and Seafood Inc. requesting a Certificate of Appropriateness Application (COA) approval for new paint colors to the existing restaurant.

Mr. Revis presented the Staff report and recommendation. The Applicant is requesting approval of paint colors for the Bud's Chicken and Seafood building along Northlake Boulevard. The building has a mansard style roof with terracotta tiles and the existing façade is light salmon/coral color. The proposed building colors are blue for the trim/overhang above the windows and below the roof (SW 6967 Frank Blue), and tan/beige for the main façade (SW 7541 Grecian Ivory). The proposed colors are harmonious with the surrounding buildings. The roof will remain the same. Staff requests the Commission include the following condition(s) as a part of their order:

1. Obtain a paint permit for the proposed building colors as approved herein.

The Applicant was not present to represent the project.

The Chairman opened the floor for comments from the public. There were no comments from the public.

The Planning Commissions members discussed whether the low wall near the entrance was also to be painted in the Grecian Ivory color; whether the proposed blue color on the sloping soffit was too cool toned for the rest of the building; and expressed support of the application.

Motion: Mr. Solodar moved to approve the application with Staff's recommendation as presented. Ms. Rainaldi seconded the motion, which passed 7-0.

**B. VILLAGE PROJECTS**

**1. Community Center Re-Painting Project**

Request: A request for a recommendation to the Village Council on proposed paint colors for the North Palm Beach Community Center.

Mr. Hubsch introduced Parks & Recreation Director Stephen Poh, who presented the color options for the repainting of the Community Center. The Parks and Recreation Department and Village Manager would like the

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input of the Planning Commission on the proposed color schemes prior to their meeting with the Recreation Advisory Board. It is unknown when the building was last painted. Four different color schemes have been prepared: Option A: Blue; Option B: Grey; Option C: Beige; and Option D: Yellow, along with a color sample board and color renderings. Also being proposed is the relocation of the wall sign so that it is more visible from Prosperity Farms Road. It is currently hidden behind palm trees.

The Planning Commissions members discussed their preferences of the color options as well as their least favorite. A request to also repaint and straighten the bollards was also made.

Motion: Mr. Haigh moved to recommend to Village Council Option D (Yellow). Ms. Rainaldi seconded the motion, which passed 5-2, with Mr. Solodar and Mr. Hogarth voting Nay.

**C. ORDINANCES**

**1. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING TWENTY PARCELS OF PROPERTY LOCATED ON THE NORTH SIDE OF NORTHLAKE BOULEVARD EAST OF SOUTHWIND DRIVE AND WEST OF U.S. HIGHWAY ONE TOTALING APPROXIMATELY 16.312 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO THE C-NB NORTHLAKE BOULEVARD COMMERCIAL DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**2. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING EIGHT PARCELS OF PROPERTY LOCATED ON THE NORTH SIDE OF NORTHLAKE BOULEVARD EAST OF LAKE CIRCLE AND WEST OF SOUTHWIND DRIVE TOTALING APPROXIMATELY 2.668 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO THE C-NB NORTHLAKE BOULEVARD COMMERCIAL DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**3. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING FIVE PARCELS OF PROPERTY LOCATED ON THE NORTH SIDE OF NORTHLAKE BOULEVARD EAST OF NORTHLAKE DRIVE AND WEST OF LAKE CIRCLE TOTALING APPROXIMATELY 2.218 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO THE C-NB NORTHLAKE BOULEVARD COMMERCIAL DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**4. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING NINE PARCELS OF PROPERTY LOCATED ON THE NORTH SIDE OF NORTHLAKE BOULEVARD WEST OF PROSPERITY FARMS ROAD AND EAST OF NORTHLAKE DRIVE TOTALING APPROXIMATELY 4.241 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO THE C-NB NORTHLAKE BOULEVARD COMMERCIAL DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**5. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING FIVE PARCELS OF PROPERTY LOCATED ON THE NORTH SIDE OF NORTHLAKE BOULEVARD WEST OF ALTERNATE A1A AND EAST OF PROSPERITY FARMS ROAD TOTALING APPROXIMATELY 2.956 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO THE C-NB NORTHLAKE BOULEVARD COMMERCIAL DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**6. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF PROPERTY LOCATED ON THE WEST SIDE OF U.S. HIGHWAY ONE NORTH OF THE C-17 CANAL (400 U.S. HIGHWAY ONE) TOTALING APPROXIMATELY 1.76 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE CB COMMERCIAL DISTRICT TO THE C-MU US-1 MIXED USE DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**7. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF U.S. HIGHWAY ONE AND ANCHORAGE DRIVE SOUTH (500 U.S. HIGHWAY ONE) TOTALING APPROXIMATELY 1.94 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE CB COMMERCIAL DISTRICT TO THE C-MU US-1 MIXED USE DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**8. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING TWO PARCELS OF PROPERTY LOCATED ON THE WEST SIDE OF U.S. HIGHWAY ONE NORTH OF EBBTIDE DRIVE (639 U.S. HIGHWAY ONE/POETS WALK MEMORY CARE) TOTALING APPROXIMATELY 2.73 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE C-1A LIMITED COMMERCIAL DISTRICT TO THE C-MU US-1 MIXED USE DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**9. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF PROPERTY LOCATED ON THE EAST SIDE OF U.S. ONE NORTH OF ANCHORAGE DRIVE SOUTH (MARINER COURT CONDOMINIUM) TOTALING APPROXIMATELY 1.93 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE R-2 MULTIPLE-FAMILY DWELLING DISTRICT TO THE C-MU US-1 MIXED USE DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

**10. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF U.S. HIGHWAY ONE AND ANCHORAGE DRIVE SOUTH (420 U.S. HIGHWAY ONE) TOTALING APPROXIMATELY 2.72 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE CB COMMERCIAL DISTRICT TO THE C-MU US-1 MIXED USE DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**11. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF PROPERTY LOCATED ON THE EAST SIDE OF PROSPERITY FARMS ROAD NORTH OF NORTHLAKE BOULEVARD (300 PROSPERITY FARMS ROAD) TOTALING APPROXIMATELY 0.57 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE C-1A LIMITED COMMERCIAL DISTRICT TO THE C-S SHOPPING COMMERCIAL DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**12. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF PROPERTY LOCATED ON THE NORTH SIDE OF YACHT CLUB DRIVE WEST OF U.S. HIGHWAY ONE (1037 MARINA DRIVE) TOTALING APPROXIMATELY 11.80 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE C-1A LIMITED COMMERCIAL DISTRICT TO THE C-S SHOPPING COMMERCIAL DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**13. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF CASTLEWOOD DRIVE AND WETTAW LANE (200 CASTLEWOOD DRIVE) TOTALING APPROXIMATELY 0.77 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE C-1A LIMITED COMMERCIAL DISTRICT TO THE C-S SHOPPING COMMERCIAL DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**14. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING A PARCEL OF PROPERTY LOCATED ON THE NORTH SIDE SHORE COURT EAST OF U.S. HIGHWAY ONE (139 SHORE COURT) TOTALING APPROXIMATELY 1.46 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE C-1A LIMITED COMMERCIAL DISTRICT TO THE C-S SHOPPING COMMERCIAL DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**15. ORDINANCE 2020-\_\_\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, REZONING A VACANT PARCEL OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF U.S. HIGHWAY ONE AND YACHT CLUB DRIVE (200 YACHT CLUB DRIVE) TOTALING APPROXIMATELY 1.41 ACRES, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE C-1A LIMITED COMMERCIAL DISTRICT TO THE C-MU US-1 MIXED USE DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Hubsch presented the Staff Report and recommendation. The Village is in the process of revising its commercial land development regulations in order to implement several recommendations from the Citizen's Master Plan, which was adopted on October 27, 2016. The revised land development regulations received unanimous approval by the Planning Commission on July 7, 2020 and on first reading by the Village Council on August 13, 2020. The Village is now undergoing the process of initiating rezoning to several properties throughout its commercial corridors so that they will be consistent with the new land development regulations. All properties along Northlake Boulevard between US-1 and Alternate A1A are going from the C-1 Neighborhood Commercial District to the newly created C-NB Northlake Boulevard Commercial District. This new zoning district will incorporate the Northlake Boulevard Overlay Zoning District (NBOZ) into its own zoning district (Exhibit 1). Several properties along the US-1 corridor between Yacht Club Drive and the Earman River are being rezoned to the new CM-U US-1 Mixed Use District. The existing C-A Commercial District is being renamed the CM-U District. Most of the properties that will be in the CM-U District are in the existing C-A District, and therefore do not need to be rezoned. There are several properties that currently carry different zoning designations. These properties can be seen in Exhibit 2. The entire C-1A Limited Commercial District is being eliminated. There are four properties in the Village that are currently in the C-1A Limited Commercial Zoning District. The four properties are being rezoned to the C-S Shopping Commercial District, which is the most similar zoning district to C-1A (Exhibit 3). Staff is recommending approval of the proposed rezoning's.

The Planning Commissions members discussed what qualifies as redevelopment and prevents a property from only redeveloping a small percentage over a number of years; and whether projects should expire after a certain time period if they do not develop.

Jeff Davis, President of Mariner Court HOA, inquired what impact the rezoning will specifically have on the Mariner Court residents.

Motion: Ms. DeWitt moved to recommend to Village Council to approve Ordinances 1 through 15. Mr. Solodar seconded the motion, which passed 7-0.

## V. ADMINISTRATION MATTERS

### A. Staff Updates:

- The property at 200 Yacht Club Dr. is in the early stages of discussion to redevelop the vacant site as residential with some mixed use. The developer will be at the Village Workshop to get feedback from residents on what they would like to see built there.

### D. Commission Member Comments:

- Mr. Solodar expressed his displeasure regarding a Village Council Special Meeting held on August 20, 2020 to discuss the renewal of an Inter-local Agreement with Palm Beach County in order for the Village to receive Federal funds for lower income housing projects. The Agreement specifically mentions the Twin City Mall area, which he feels should have been brought before the Planning Commission as they have been in joint meeting discussions over the last several years regarding the redevelopment of this location. He feels the matter should have been mentioned at the August 4<sup>th</sup> Planning Commission meeting. Mr. Rubin explained that it was a last minute meeting with a single item agenda, which was needed to meet a deadline, and that Staff was not aware of the meeting at the time of the August 4<sup>th</sup> meeting. The Agreement merely allows the Village to be able to participate in such programs and is not germane to Planning Commission action as there is no current development project(s).
- Mr. Furlott expressed concerns over the current trend of modest homes being redeveloped into massive houses that are built up to the set back lines and height limits, and out of character for the neighborhood. He feels there should be more ways to regulate such projects to keep the character of the Village. Mr. Hubsch advised that a goal of the upcoming fiscal year is to reevaluate the Residential Zoning Code, as well as address the lack of a tree code and impervious surfaces codes. The plan is to have a workshop with the Planning Commission and Village Council to determine what issues need to be looked at.

## VI. ADJOURNMENT

With there being no further business to come before the Board, the meeting adjourned at 8:28 PM.

Minutes typed by Jane Lerner