



**VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY JANUARY 11, 2022**

Present: Cory Cross, Chairman
Donald Solodar, Vice Chair
Thomas Hogarth, Member
Kathryn DeWitt, Member
Scott Hicks, Member
Nathan Kennedy, Member

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

Not Present: Jonathan Haigh, Member

Council Member: Darryl Aubrey, Mayor

I. CALL TO ORDER

Chairman Cross called the meeting to order at 7:00 PM.

A. ROLL CALL

All members of the Planning Commission were present except Mr. Haigh who was absent.

II. APPROVAL OF MINUTES

The Minutes of the December 7, 2021 Regular Meeting were approved as written.

III. DECLARATION 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. SITE PLAN AND APPEARANCE REVIEW

1. 2022-0002 Paradise Villas Tiki Hut

Application by Paradise Villas NPB COA Inc. for installation of two tiki huts on the east and west sides of the existing pool area.

Mr. Hubsch presented the Staff report and recommendation. The applicant is seeking to install two tiki huts adjacent to the existing pool at Paradise Villas. Paradise Villas contains two five-story buildings, which are located along the Earman River, immediately east of Frigates Bar and Grill. The pool is located between the two

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buildings, along the riverfront. The tiki huts will be consistent with setbacks and size allowances within the R-3 Zoning District. The proposed tiki huts will be 140 square feet each, will be twelve (12) feet tall, and will be setback ten (10) feet from the rear property line. The roof of the tiki hut will be thatched with palm fronds, similar to many tiki or chickee huts throughout the Village. Staff is recommending approval.

Thomas McIlroy, Paradise Villas Board President, 108 Paradise Harbour Blvd., was present to represent the project.

Eric Sitko, Association Manager, 108 Paradise Harbour Blvd., was present to represent the project.

The Planning Commissions members discussed whether there were any plans for underneath the chickee hut and whether gas grills are allowed for safety concerns. Discussion ensued whether gas grills are allowed per the code, and whether it needs review by the Fire Marshall.

The Chairman asked for comments from the public.

Debra Cross, 2560 Pepperwood Circle S., spoke in opposition to the project.

The Chairman closed the public comments.

Motion: Dr. Kennedy moved to approve the application as submitted with the condition that it is approved by the Fire Marshall. Mr. Solodar seconded the motion, which passed 6-0.

2. 2021- 2343 Master Sign Plan for 9267 Prosperity Farms Rd

Application by Signarama WPB on behalf of Fazlul and Zarna Investment LLC for creation of a master sign plan.

Mr. Ahrenholz presented the Staff report and recommendation. The plaza is the Village Grocery convenience store. The other two bays are currently vacant, but proposed to be occupied by a gym called Dynamic Fitness. The property received approval for parking lot changes, paint colors and landscaping updates in April of 2021. The paint colors have been updated, but the parking lot is still under construction. There is currently no master sign plan but the applicant seeks to establish a master sign plan with the new tenant coming in. The proposed master sign plan will permit white or blue internally illuminated channel letter signage to be allowed through a building permit for future tenants. The proposed blue color is a different blue than the recently painted building. The existing Village Grocery sign is an internally illuminated white channel letter sign with thin font. The proposed sign for Dynamic Fitness has thicker channel letters than the existing sign and a logo. Though they are the same sign type, there will be inconsistency in font, font size and color between the two signs. Staff does not recommend any conditions of approval.

The Chairman asked for comments from the public. Seeing there were no comments, the Chairman closed the public comments.

The Planning Commissions members discussed whether the sign criteria should state that channel letters be individually mounted to the building; whether tenants will have a choice between two font types, font size and colors within the sign plan; and whether the signs will be internally lit.

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Motion: Ms. Dewitt moved to approve the application as submitted with the condition that individual channel letters be added to the criteria. Mr. Hicks seconded the motion, which passed 6-0.

3. 2021-2203 Bellagio Dental Implant Center

Application by Ferrin Signs on behalf of HNK LLC for installation of a building wall sign with waiver.

Mr. Ahrenholz presented the Staff report and recommendation. The property recently completed construction of façade changes, approved at the August Planning Commission meeting, and it was known at that time that the applicant would need to bring signage back before the Planning Commission. The owner and tenant is Bellagio Dental, and they are proposing a new wall sign and a waiver. Suite 1, faces Northlake Blvd., Suite 2 is in the middle and Suite 3 is in the rear. The dentist's office occupies Suite 3, has obtained a business license and is open for business. As they are the owner and also tenants, they are requesting a waiver to allow a wall sign to face Northlake Blvd. Per the Code, the Suite 1 façade would only be allowed to have signage for the tenant of Suite 1. Suite 1 is presently vacant and ultimately the dentist's office would like to expand forward into the building, but there is too much space for their business at this time. They have proposed to place the Bellagio sign above Suite 1, along Northlake for better visibility. As part of their proposed plan, they will agree to only allow a future tenant in Suite 1 to have window signage. Staff recommends approval with the following conditions:

1. A future tenant for suite one shall utilize window signage only, and
2. Additional signage above Suite 3, above the Bellagio Dental Implant Center entrance, will not be permitted unless the proposed sign is removed.

Dr. Rose Farrah, 517 Northlake Blvd. Ste. 3, North Palm Beach, was present to represent the project. Dr. Farrah stated that it is her intent to eventually take over the entire building for her dental practice.

The Chairman asked for comments from the public. Seeing there were no comments, the Chairman closed the public comments.

The Planning Commissions members discussed whether there is a sign concept for this multi-tenant building; how was the proposed allowable sign size calculated – for the suite or for the building; and discussion regarding the option that the owner could reduce the sign size to 20% and make it the building name to allow a tenant in Suite 1 to have a wall sign

Motion: Mr. Hogarth moved to approve the application and waiver as submitted with the condition that Suite 1 only be able to utilize window signage. Mr. Solodar seconded the motion, which passed 6-0.

B. BOARD OF ADJUSTMENT

1. 932 Shore Dr. Appeal – Continued to February's meeting

Application submitted by NP Management LLC for an appeal to the administrative denial of permit 2021-1516.

V. ADMINISTRATION MATTERS

A. Staff Updates:

- The 200 Yacht Club project is moving forward to Village Council, tentatively scheduled for January 27, 2022. There is a group of residents that are in opposition to the project, possibly a petition against the project is circulating around. The developer is considering changing the live/work spaces in to pure commercial space, after speaking with the Council members.
- The Zoning in Progress Ad Hoc committee is moving forward. There is a meeting planned for January and again in February, with the hope to have permanent code changes to bring before the Planning Commission in March.

B. Commission Member Comments:

- Recommendation to move the February meeting to the second Tuesday to give staff additional time to prepare with the short turn around between the January and February meetings.
- Status of the hedge change along Prosperity Farms Rd. in front of Harbour Isles where the fence is closest to the waterway.
- Status of the fence project at the Synagogue on Prosperity Farms Rd.
- Participation of Members via zoom attendance and spotty connections with the call in numbers.
- Status of temporary sign permits.

VI. ADJOURNMENT

With there being no further business to come before the Board, the meeting adjourned at 7:44 PM.

Minutes typed by Jane Lerner