



**VILLAGE OF NORTH PALM BEACH  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY March 1, 2022**

Present:

Donald Solodar, Vice Chair  
Jonathan Haigh, Member  
Kathryn DeWitt, Member  
Nathan Kennedy, Member  
Scott Hicks, Member

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

Not Present:

Cory Cross, Chairman  
Thomas Hogarth, Member

---

I. CALL TO ORDER

Vice Chairman Solodar called the meeting to order at 6:34 PM.

A. ROLL CALL

All members of the Planning Commission were present except Mr. Cross, Mr. Hogarth and Mr. Hicks. Vice Chairman Donald Solodar Chaired the meeting in the absence of the Chairman, Mr. Cross. Mr. Hubsch arrived at 6:40 PM. Mr. Hicks arrived at 6:54 PM.

II. APPROVAL OF MINUTES

The Minutes of the February 1, 2022 Regular Meeting were postponed until the April meeting.

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. State Farm Signage**

Application by Signarama NPB for the building sign, ground sign and fencing relocation for the State Farm insurance office currently under construction at 9458 Alternate A1A

## Minutes of Village Planning Commission Regular Meeting held on February 1, 2022

Mr. Ahrenholz presented the staff report and recommendations. The building was reviewed at the June 8, 2021 Planning Commission meeting where a condition of approval was added to have signage submitted for review at a later date. The signage was not designed at the time and placeholders were included for reference. Additionally, the fence locations changed during construction along the front and rear of the property. This application includes a cabinet ground sign at the south of the entrance in the same location as shown on the approved site plan. It will have a ten (10) foot setback from the right-of-way which permits a thirty (30) square foot sign. The proposed sign is thirty (30) square feet and 5.75 feet high. A condition of approval will be added to provide the "9458" building numbers along the base of the sign at a minimum letter height of 6 inches to meet the code. The State Farm national branding trademark requires red lettering on a white background. With that requirement, the sign must be a cabinet. The proposed building sign is in the same configuration as shown on the approved architectural elevation. It is 24.5 square feet and mounted at a height of twelve (12) feet. It is an internally illuminated sign cabinet with the trademarked State Farm logo, immediately above the main entrance to the building.

The additional request is for a change to the approved fencing along the rear (east) and the front (west) property lines. The old wooden fence, installed by the rear residential properties mistakenly on the subject property, was removed during construction. In coordination with the residents, a new six (6) foot PVC fence has been installed to replace the wood fence and provide better privacy. The black aluminum fencing previously proposed would be superfluous in this area. Since the order was already placed and fencing is ready to install, the applicant is requesting to relocate the rear fencing to the front buffer. A condition of approval has been added for the fencing to be placed immediately behind the cocoplum hedge.

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

1. Applicant shall add 6 inch building numbers to the base of the monument sign on both sides.
2. Applicant shall place the proposed fence along Alternate A1A immediately behind the cocoplum hedge.

Lisa Mardar, Signarama North Palm Beach, was present via Zoom to represent the project.

The Planning Commissions members discussed the fence being placed behind the hedge; whether the fence was part of the original request; discussion regarding the placement of the fencing in front of the building; and whether the fencing beyond the 20 ft. setback is a waiver or variance.

Motion: Mr. Haigh moved to approve the application as submitted with Staff's conditions, and with the conditions that six (6) inch numbers be added at the monument sign base on both sides, approve the fencing except for the portion along A1A, that enough space is provided between the rear fencing for landscape maintenance, and confirm with the Building Department for Code Compliance. Ms. DeWitt seconded the motion, which passed 5-0.

## V. ADMINISTRATION MATTERS

### A. Staff Updates:

- Advisory Board Dinner is on Saturday March 5<sup>th</sup> at the Farmer's Table.
- Anticipate bringing the Residential Code rewrite before the Planning Commission at the next meeting.
- Pushback received from the community regarding the density of the 200 Yacht Club Dr. project. Council directed the density issue to come back before the Planning Commission in April.

**Minutes of Village Planning Commission Regular Meeting held on February 1, 2022**

B. Commission Member Comments:

- Appreciation of the recording of Village meetings and availability to download them from the website.
- Public Works installed a trash receptacle on the Earman River bridge on US 1. The amount of litter on the bridge has been reduced, but the receptacle is now full.

VI. ADJOURNMENT

With there being no further business to come before the Board, the meeting adjourned at 7:14 PM.

Minutes typed by Jane Lerner