



**VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY APRIL 6, 2021**

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
Andy Lukasik, Village Manager

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I. CALL TO ORDER

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

A. ROLL CALL

All members of the Planning Commission were present.

II. APPROVAL OF MINUTES

The Minutes of the March 2, 2021 Regular Meeting were approved as written.

III. DELARATION OF EX PARTE COMMUNICATIONS

Members of the Planning Commission received emails and phone calls from the public regarding Agenda Item B.1., 932 Shore Dr. Appeal. Mr. Furlott declared that he lives in the general area of 932 Shore Dr. Mr. Rubin advised that Mr. Furlott's proximity was not close enough to be a conflict.

IV. QUASI JUDICIAL MATTERS / PUBLIC HEARING

Attorney Len Rubin swears in all persons speaking.

A. SITE PLAN AND APPEARANCE REVIEW

1. 2020-2336 Sprint Antenna

Application by Jacobs on behalf of No.1 Condominium Association of Paradise Harbour of North Palm Beach, Inc, requesting Appearance approval for the installation of a Sprint communications antenna.

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Mr. Ahrenholz presented the Staff report and recommendation. Sprint Corporation operates a cellular communications antenna attached to the roof of the Paradise Harbour Condominium building #1. It was last updated in 2014 via permit 2014-1096, and includes 3 antennas and a shelter for the battery rack. Sprint recently merged with T-Mobile and will be operating under the T-Mobile brand. Recent advancements in 5G technology requires the replacement of the antennas to provide better coverage. Two (2) of the antennas are proposed to remain in place and the third will have new equipment replaced on the existing rack. According to the submittal, the overall building height is 45'0" to the roof, the tower elements are 55'0" and the antennas are 57'0". There is a small parapet that extends above the roof, but the top 9 to 10 feet of the antennas are visible from adjacent buildings, waterway and Right of Way. When initially installed, there was no requirement given to include screening. Section 45-21.4 of the Village Code of Ordinances requires all telecommunications antennas to be screened from view to the "fullest extent practicable". Staff is recommending approval, and recommends the Commission include the following conditions as a part of their order:

1. Provide screening in front of the proposed antenna so it is not visible from the adjacent residents and right of way.

A representative of Sprint was present via Zoom.

The Planning Commissions members discussed whether approval of the antennas should be granted now and have the applicant return with screening options at a later date. Consensus of the Board felt that once the antennas were replaced, the screening may not get completed. Discussion ensued whether the antennas can be moved further away from the edge of the building; whether the antennas shown in the presentation are being replaced; whether the antennas need to be located near the edge for functionality; concern that solid or opaque screening would draw more attention to the equipment; whether the new antennas are Hurricane rated; and whether an aluminum fence or other screening would interfere with the signal.

Motion: Mr. Hogarth moved to table the application until the applicant can resubmit options to relocate and screen the antennas away from the west side of the roof. Ms. DeWitt seconded the motion, which passed 7-0.

2. 2021-0605 Nautical Ventures

Application by AA Signlines on behalf of Nautical Ventures North, LLC for the installation of a monument and wall sign.

Mr. Ahrenholz presented the Staff report and recommendation. Nautical Ventures is located immediately to the south of the property at 139 Shore Court. They are seeking to expand the retail component of their business and achieve better visibility from US 1 and Northlake Blvd. The only proposed changes to the site are to the signage. There will likely be some internal renovations required, which they will need to receive a building permit to complete. There is no existing signage on the building, but the internally illuminated cabinet ground sign, at the southwest corner of the site, is proposed to remain with only a face change. The building has an existing architectural cornice that is proposed to be painted Sherwin Williams Invigorate (SW6886) which is consistent with the sign orange and is part of the Nautical Ventures new corporate branding colors. The color, though part of the branding for the company, is bright and brilliant. Staff is proposing a recommendation to reduce the color to only the middle cornice of the building, directly above the sign. Staff is recommending approval, and recommends the Commission include the following conditions as a part of their order:

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1. Obtain a sign permit for the scope of work as provided herein.
2. Color on the cornice shall be reduced to only over the proposed signage. If building is repainted, it shall match the existing off-white color or require planning commission approval for deviations from that color.
3. Cornice shall be painted SW6886, Invigorate.

Roger Moore, Nautical Ventures, 1400 S. Federal Hwy., Ft. Lauderdale, was present to represent the project.

The Planning Commissions members discussed whether the orange color banding is the same color as the banding of the building at 139 Shore Ct.; whether the wall sign and the logo will be illuminated; whether the building will be repainted to match the eastern building; whether the entire cornice will be painted orange or just the center section;

Motion: Ms. Rainaldi moved to approve the signage as presented, and eliminate Staff's recommendation #2 so that the entire cornice is painted SW6886, Invigorate. Mr. Solodar seconded the motion, which passed 4-3 with Ms. DeWitt, Mr. Hogarth and Mr. Furlott voting nay.

B. BOARD OF ADJUSTMENT REVIEW

1. 2021-0383 932 Shore Dr. Appeal

Application by Gregory Coleman, Esq. on behalf of NP Management, LLC. for the appeal of right-of-way permit application denial along Shore Drive.

Mr. Santo DiGangi was present to represent the Appellant.

Mr. Bruce Kemp, Electrical Contractor, 4567 Southern Blvd., West Palm Beach, was also present.

Mr. Gregory Coleman, Attorney, represents the Applicant, Michael Bozzuto

Mr. DiGangi submitted a power point presentation, Village Code Section 45-2, and an email into the record.

Mr. DiGangi questioned Mr. Kemp regarding the technical specifications of the request and appeal, his familiarity of the Village codes and knowledge of the denial.

Mr. Lukasik, Village Manager, presented the Village's position regarding the denial of the request.

Mr. DiGangi provided a rebuttal to Mr. Lukasik's testimony.

Mr. Rubin provided guidance regarding the Board's responsibilities and procedure.

Mr. Coleman objected to Mr. Rubin's description of the appeal to the Board.

The Board discussed the issues presented, concerns regarding the request and agreed to take no action at this time.

Mr. Rubin and Mr. Coleman agreed to discuss the appeal and bring it back before the Board at a later date.

As the Board decided to take no action on the appeal, no comments from the public were taken.

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V. ADMINISTRATION MATTERS

- A. Workshop Discussion of changes to architectural regulations in the R1 zoning district.
Mr. Hubsch presented a discussion on the Residential Code Re-Write and the creation of a Council appointed Ad-Hoc Committee to establish regulations for infill single-family that ensure compatibility in the neighborhoods. Mr. Hubsch asked whether a member of the Planning Commission would like to volunteer for the Committee. Mr. Cross expressed his desire to serve on the committee.

- B. Staff Updates:
Mr. Hubsch advised the Planning Commission on the Magistrate's Order to demolish two buildings on the Camelot Motel property, as a result of the Village's compelling Code Compliance and Building Code cases.

- C. Commission Member Comments:
Mr. Furlott announced his resignation from the Planning Commission.

VI. ADJOURNMENT

With there being no further business to come before the Board, the meeting adjourned at 8:22 PM.

Minutes typed by Jane Lerner