

**VILLAGE OF NORTH PALM BEACH  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, MAY 7, 2019**

Present: Cory Cross, Chairman  
Donald Solodar, Vice Chair  
Thomas Hogarth, Member  
Jake Furlott, Member  
Jonathan Haigh, Member  
Lori Rainaldi, Member  
Kathryn DeWitt, Member  
  
Jeremy Hubsch, Community Development Director  
Erin Sita, AICP, Contract Planner  
Len Rubin, Village Attorney

Council Member: Mark Mullinix , Vice Mayor

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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 April 2, 2019 Regular Meetings were approved as written.

III. WELCOME TO NEW MEMBER

Planning Commission members introduced themselves to new member Kathryn DeWitt.

IV. ELECTION OF OFFICERS

Mr. Cross was unanimously re-elected as Chairman.  
Mr. Solodar was unanimously re-elected as Vice Chairman.

V. DELARATION OF EX PARTE COMMUNICATIONS

There were no Ex Parte Communications declared by the Board.

VI. QUASI JUDICIAL MATTERS / PUBLIC HEARING

Attorney Len Rubin swears in all persons speaking.

A. CERTIFICATES OF APPROPRIATENESS

**1. COA PROJECT 2019-0636- 700 Harbour Isles Drive**

Request: An application filed by Gerald Foland of Baron Sign Manufacturing, on behalf of WCI Communities and the Homeowner’s Association of Harbour Isles, Inc., requesting a Certificate of Appropriateness (COA) to replace the face of two (2) neighborhood entrance signs.

Mrs. Sita presented the Staff Report and recommendations. Applicant is requesting a Certificate of Appropriateness (COA) to replace the face of two ground signs. The sign faces are proposed to be replaced with a new design and logo, but the structure of the existing ground signs will remain as is. The proposed amendment to the sign will change the text, font and color. While it will still read “Harbour Isles”, the tagline “A Waterfront Community” will be added, along with a logo, which is a combination of an H, I, and the shape of an anchor. It will be approximately five square feet larger than the original sign. One sign is at the entrance to the community along Prosperity Farms Road and one is at the guardhouse, just past the entry. Staff is recommending approval of the proposed COA to permit replacement of the sign face on the two existing ground signs.

Scott Mattis, Baron Sign Manufacturing, 900 W. 13<sup>th</sup> Street, Riviera Beach, was present to represent the project.

The Board’s comments and discussion were regarding how the old holes left in the sign base will be repaired (holes filled with concrete patch and repainted); how will the new letters be attached to the stone (with a drill); why the addition of the wording “A Waterfront Community” (it’s what the HOA wanted); is the repair of the holes included in the proposal (it is).

Motion: Mr. Solodar moved to approve the application. Mr. Hogarth seconded the motion, which passed 7-0.

**VII. ADMINISTRATION MATTERS**

**A. Staff Updates:**

- The Village is in negotiations with a talented applicant to fill the open Principal Planner position. Erin will remain on the planning staff throughout the transition period.
- Board of Adjustment Orientation – Mr. Rubin reviewed the new duties and responsibilities of the Planning Commission since the Village Council’s adoption of the Ordinance that combined the Board of Adjustment and Planning Commission. There are also no longer Alternate Members.
- New Community Development Director, Jeremy Hubsch, introduced himself and provided the Board with his background and experience.

**B. Commission Member Comments:**

The Planning Commission members made comments on the following items:

- Are Vacation Rentals and Airbnb’s allowed to operate within the Village? Mr. Rubin provided a detailed explanation of the Village Code and State Statutes pertaining to the renting of rooms and vacation rental homes, and what other communities have done to regulate the rentals.
- The status of the construction of the Country Club? Mr. Hubsch advised that the last report indicated it is on schedule. The restaurant vendor has been secured, The Farmer’s Table in Boca Raton. Vice Mayor Mullinix extolled his praises of the Farmer’s Table.

**VIII. ADJOURNMENT**

With there being no further business to come before the Board, the meeting adjourned at 7:12 P.M.

Minutes typed by Jane Lerner