



Village of North Palm Beach
Planning, Zoning and Adjustment Board
MINUTES
Tuesday, January 6, 2026, at 6:30 pm
Village Hall Council Chambers

CALL TO ORDER

Chair Solodar called the meeting to order at 6:30 PM.

Roll Call

BOARD MEMBERS PRESENT:

Donald Solodar, Chair
Jonathan Haigh, Vice-Chair
Thomas Hogarth, Member
Cory Cross, Member
Scott Hicks, Member
Mark Michels, Member

BOARD MEMBER(S) ABSENT: None

VILLAGE STAFF:

Village Attorney, Len Rubin
Planner, Alondra Lopez-Mojica
Planning Consultant, Lance Lilly

ALSO PRESENT:

Mayor Deborah Searcy

II. Deletions, Additions or Modifications to the Agenda: None

III. Public Comment (Non-Agenda Items): None

IV. Approval of Minutes

December 2, 2025: Motion to approve made by Member Cross, seconded by Member Hicks in a 6-0 vote.

V. Declaration of Ex-Parte Communications: None

VI. Quasi-Judicial Matters / Public Hearings

Village Attorney Leonard Rubin swore all persons wishing to provide testimony.

A. Site Plan & Appearance Reviews

i. Old Business:

1. 661 US Highway 1

Mr. Lilly briefly stated that the application had previously appeared before the Board on multiple occasions. He noted that, at the prior hearing, the Board had requested revisions to the proposed outdoor seating design, which was the focus of the applicant's proposal.

Mr. Webb delivered a presentation outlining the proposed outdoor seating area, including the incorporation of planters within the drive aisle. He explained that the handicap-accessible walkway had been opened and described how the design had been revised to address the Board's comments from the previous hearing.

Mr. Hicks requested additional clarification regarding the proposed planters. Mr. Webb explained that, while the features appeared similar to curbs, they were planters and were not connected to the curb system. Mr. Hicks also inquired about the proposed location of the artificial turf, and Mr. Webb stated that it would be installed beneath the picnic tables.

Vice-Chair Haigh asked whether the applicant could provide photographs depicting the proposed planters, noting that the renderings did not accurately reflect the description provided. Mr. Webb clarified that the planters would be approximately 24 inches in height and would be filled with soil to support plantings. Vice-Chair Haigh expressed concerns regarding inconsistencies between the proposed planters and the images presented.

Mr. Hogarth also expressed concerns regarding the inconsistencies between the proposed planters and the images presented.

Dr. Michels expressed support for the project, as did Mr. Hicks, although Mr. Hicks stated that he did not agree with the proposed fencing.

Chair Solodar confirmed that the applicant was aware of and agreed to the six conditions presented by staff.

Mr. Lilly confirmed that the proposed fencing met code requirements and had been part of the original review process.

Public Comment:

Deborah Cross spoke in opposition to the project. She expressed concerns regarding inconsistencies between the proposed planters and the images presented and stated that the outdoor seating area continued to resemble a drive-through in appearance.

***Motion to Approve with conditions** (removal of the fence and the design of the planters and the landscape materials to be approved by Staff) Motion – Dr. Michels, Second – Mr. Hicks (passed 4-2, with Hogarth and Haigh dissenting).*

ii. New Business: None

B. Public Hearing

i. New Business

1. Artificial Turf Amendment Ordinance

Mr. Rubin delivered a brief presentation providing additional detail on the regulations associated with the new artificial turf ordinance and explained how the proposed ordinance expanded upon the existing Code provisions related to artificial turf. He outlined the circumstances under which the ordinance would apply and the requirements that would need to be satisfied.

Dr. Michels inquired about drainage, and Mr. Rubin clarified that the intent of the ordinance was to prevent water pooling and to address drainage concerns.

Mr. Hogarth also expressed concerns regarding drainage.

Vice-Chair Haigh asked how edge conditions would be designed to appear seamless, accommodate ADA requirements, and be considered permeable if artificial turf were installed over asphalt. He further noted that the ordinance could potentially encourage the placement of artificial turf over asphalt surfaces.

Mr. Cross stated his belief that the ordinance was written in a manner that suggested it favored a specific project, namely Austin Republic.

Dr. Michels also expressed concerns related to the asphalt edge conditions, permeability, and the potential impact of the ordinance on the previously reviewed Austin Republic application.

Public Comments:

Mayor Searcy asked whether any applicants other than Austin Republic had requested the use of artificial turf, and it was stated that no such requests had been made.

Deborah Cross spoke in opposition to the item and noted that the Environmental Committee had long advocated for permeability to address water pollutants. She recommended that the existing Code remain unchanged and continue to require permeability.

Motion to Approve with the condition that applicants seeking to install artificial turf provide a description of the proposed materials, the produce specifications and data sheets, and the installation details, including the treatment of transitions. Motion – Dr. Michels, Second – Mr. Cross (passed 5-1, with Hogarth dissenting).

Commission Member Comments

Chair Solodar asked Mr. Rubin about a reorganization item scheduled for the next Village Council hearing. Mr. Rubin clarified that the proposed Ordinance codified actions already taken by the Village Council, i.e., changing the Building and Zoning Department back to the Community Development Department with two directors – the Building Director and the Planning and Economic Development Director. He further noted that the item included a structural reorganization.

Staff Updates

Next Meeting is February 3, 2026

Adjournment

Meeting adjourned at **7:36 PM**

All members of the public are invited to appear at the public hearing, which may be continued from time to time, and be heard with respect to this matter.

If a person decides to appeal any decision made with respect to any matter considered at the subject meeting, he or she will need to ensure that a verbatim record of the proceedings is made, which shall include the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). In accordance with the Americans with Disabilities Act, any person who may require special accommodation to participate in this meeting should contact the Village Clerk's Office at 841-3355 at least 72 hours prior to the meeting date.

This agenda represents the tentative agenda for the scheduled meeting of the Planning Zoning and Adjustment Board. Due to the nature of governmental duties and responsibilities, the Planning Zoning and Adjustment Board reserves the right to make additions to, or deletions from, the items contained in this agenda.