



**MINUTES OF THE REGULAR SESSION
VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA
JANUARY 22, 2026**

Present: Deborah Searcy, Mayor
Lisa Interlandi, Vice Mayor
Orlando Puyol, Councilmember
Chuck Huff, Village Manager
Len Rubin, Village Attorney
Jessica Green, Village Clerk

Absent: Susan Bickel, Councilmember

ROLL CALL

Mayor Searcy called the meeting to order at 6:00 p.m. All members of Council were present except for Councilmember Bickel who was out of town. All members of staff were present.

PLEDGE OF ALLEGIANCE

Vice Mayor Interlandi led the public in the Pledge.

ADDITIONS, DELETIONS AND MODIFICATIONS TO THE AGENDA

Mayor Searcy announced that Item #4 Resolution – Appointing Interim Councilmember and Item #15 Discussion – Country Club 2024 Financials were removed from the agenda.

Mayor Searcy explained that although there were many well qualified prospects for the Interim Councilmember position, none of those prospects were able to currently step into the role. Mayor Searcy stated that since there were only a handful of Council meetings until the Special Election takes place and there were no controversial or items of great importance scheduled to come before the Council, the four remaining Councilmembers would suffice until the Group 4 Council seat was filled.

Mayor Searcy explained that the Country Club Financials item would be heard at a later date after the Audit Committee and Country Club Advisory Board had a chance to review the item first.

AWARDS AND RECOGNITION

Director of Parks and Recreation Ashley Shipman explained the purpose and mission of The Miracle League of Palm Beach County. Ms. Shipman explained that the Village of North Palm Beach had worked in collaboration with the City of Palm Beach Gardens and The Miracle League of Palm Beach County to allow use of North Palm Beach facilities in order to host the 2025 All

AWARDS AND RECOGNITION *continued*

Star Weekend event. Ms. Shipman introduced the founders of The Miracle League of Palm Beach County Jeff and Julia Kadel. Jeff and Julia Kadel thanked the Village for their help and support and discussed the purpose of their organization and upcoming events.

Ms. Shipman stated that the Kadels presented the Village with a trophy.

Mayor and Council thanked the Kadels for the trophy.

Mayor Searcy asked Ms. Shipman to give an update on upcoming Recreation Department events.

Ms. Shipman announced the upcoming “Hot Cars and Chili” event on Saturday, January 24th at Anchorage Park. Ms. Shipman gave an update on additional upcoming events.

APPROVAL OF MINUTES

The Minutes of the Special Session held December 30, 2025 and the Minutes of the Regular Session held January 8, 2026 were approved as written.

STATEMENTS FROM THE PUBLIC

Chris Ryder, 118 Dory Road S., expressed his concern that the Country Club 2024 Financials were pulled from the agenda. Mr. Ryder expressed his concerns regarding the proposed shift from Ad Valorem taxes to Non-Ad Valorem taxes. Mr. Ryder expressed concern regarding the receding shore line at Lakeside Park. Mr. Ryder expressed concern regarding the Planning, Zoning and Adjustment Board appointments and that Tim Hulihan was not reappointed to the board.

Mary Phillips, 525 Ebbitide Drive, announced the Annual Library Book sale taking place the following week and gave details regarding the event.

John Samadi, 512 Marlin Road, expressed his concerns regarding issues he and his wife have had with noise at an Airbnb on the 500 block of Lighthouse Drive. Mr. Samadi expressed his concerns with landscaping maintenance of Village owned properties.

Kendra Zellner, 604 Laurel Court, announced her candidacy to run for Village Council Group 4.

Mayor Searcy asked Chief Coliskey to look into the complaints regarding the Airbnb on the 500 block of Lighthouse Drive.

Vice Mayor Interlandi addressed Mr. Ryder’s comments about the \$350,000 spent for Food and Beverage at the Country Club stating that the funds were spent to terminate the lease with Farmer’s Table Restaurant. Vice Mayor Interlandi also addressed Mr. Ryder’s comments regarding Lakeside Park’s receding water line and the Environmental Committee’s duties and responsibilities.

INTRODUCTION OF APPLICANTS TO PLANNING, ZONING AND ADJUSTMENT BOARD

The following applicants were introduced to the Village Council:

Marshall Gillespie
Brian Grove
R. Marty Minor

INTRODUCTION OF APPLICANTS TO PLANNING, ZONING AND ADJUSTMENT BOARD
continued

The following applicant was not able to attend the meeting:

James Hackman

RESOLUTION 2026-01– APPOINTING ONE RESIDENT MEMBER TO THE PLANNING, ZONING AND ADJUSTMENT BOARD

By written ballots, the originals of which are attached to the minutes of record, the Council appointed Marshall Gillespie to the Planning, Zoning and Adjustment Board.

A motion was made by Vice Mayor Interlandi and seconded by Councilmember Puyol to adopt Resolution 2026-01 entitled:

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, APPOINTING A MEMBER TO THE PLANNING, ZONING & ADJUSTMENT BOARD; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Searcy congratulated Mr. Gillespie and expressed her thanks and appreciation to all those who applied and were willing to serve on the Village’s Planning, Zoning and Adjustment Board.

Thereafter, the motion to adopt Resolution 2026-01 passed with all present voting aye.

CONSENT AGENDA APPROVED

Vice Mayor Interlandi moved to approve the Consent Agenda. Councilmember Puyol seconded the motion, which passed with all present voting aye. The following items were approved:

- Receive for file Minutes of the Country Club Advisory Board meeting held 10/13/25.
- Receive for file Minutes of the Audit Committee meeting held 11/3/25.
- Receive for file Minutes of the Environmental Committee meeting held 12/1/25.
- Receive for file Minutes of the Planning, Zoning, and Adjustment Board meeting held 12/2/25.

PUBLIC HEARINGS AND QUASI-JUDICIAL MATTERS

PUBLIC HEARING AND SECOND READING OF ORDINANCE 2026-01 – CODE AMENDMENT – BUILDING HEIGHT REGULATIONS

A motion was made by Councilmember Puyol and seconded by Vice Mayor Interlandi to adopt and enact on second reading Ordinance 2026-01 entitled:

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING APPENDIX C (CHAPTER 45), “ZONING,” OF THE VILLAGE CODE OF ORDINANCES; AMENDING ARTICLE I, “IN GENERAL,” BY AMENDING SECTION 45-2 TO INCLUDE A DEFINITION FOR HEIGHT OF BUILDING; AMENDING ARTICLE III, “DISTRICT REGULATIONS,” BY AMENDING SECTION 45-27,

PUBLIC HEARING AND SECOND READING OF ORDINANCE 2026-01 – CODE AMENDMENT – BUILDING HEIGHT REGULATIONS *continued*

“R-1 SINGLE-FAMILY DISTRICT,” TO CLARIFY THAT THE HEIGHT MEASUREMENT APPLIES TO THE HIGHEST ROOF LINES, SECTION 45-28, “R-2 MULTIPLE-FAMILY DWELLING DISTRICT,” TO INCORPORATE THE HEIGHT MEASUREMENT REGULATIONS FROM THE R-1 ZONING DISTRICT, AND SECTION 45-36, “GENERAL PROVISIONS,” TO CLARIFY THE SETBACKS AND REQUIREMENTS FOR DETACHED AUTOMOBILE GARAGES IN THE R-1 AND R-2 ZONING DISTRICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rubin explained that the purpose of the ordinance was to amend the Village Code to provide a definition for height. The proposed ordinance provides a general building height definition, mirrors the R-1 Zoning District regulations for height in the R-2 Zoning District, and clarifies setbacks for automobile garages. Mr. Rubin further explained that based on Council’s request at the first reading of the ordinance, the ordinance clarifies that all detached garages in the R-1 and R-2 zoning district provide a driveway to allow vehicular access. Further, the ordinance was amended to require a durable surface driveway connecting the garage to an adjacent vehicular right-of-way and revised the proposed definition for “height of building” to remove language referencing rooftop equipment enclosed within the roofline.

Elizabeth Murray, 100 Paradise Harbor Boulevard, expressed her concerns regarding the proposed ordinance and revisions to the code and other concerns regarding items on the agenda.

John Samadi, 512 Marlin Road, expressed his concerns regarding the proposed ordinance and revisions to the code.

Councilmembers and Mr. Rubin discussed Mr. Samadi’s comments and the proposed ordinance.

Council came to consensus to incorporate the same language in the housing code into the proposed ordinance which states “all off street parking spaces and driveways shall be asphalt, concrete, block, stone, brick or similar smooth durable surface or durable surface as approved by the Community Development Director.”

Thereafter, the motion to adopt and enact on second reading Ordinance 2026-01 as amended passed with all present voting aye.

PUBLIC HEARING AND SECOND READING OF ORDINANCE 2026-02 – CODE AMENDMENT – REORGANIZATION AND DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT

A motion was made by Councilmember Puyol and seconded by Vice Mayor Interlandi to adopt and enact on second reading Ordinance 2026-02 entitled:

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO RECOGNIZE THE REORGANIZATION AND DIVISION OF THE COMMUNITY

PUBLIC HEARING AND SECOND READING OF ORDINANCE 2026-02 – CODE AMENDMENT – REORGANIZATION AND DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT *continued*

DEVELOPMENT DEPARTMENT AND CLARIFY THE DUTIES OF EACH DIRECTOR; AMENDING ARTICLE III, “ADMINISTRATIVE CODE,” OF CHAPTER 2, “ADMINISTRATION” BY AMENDING SECTIONS 2-40 AND 2-111; AMENDING ARTICLE III, “CONSTRUCTION REQUIREMENTS,” OF CHAPTER 5, “BOATS, DOCKS AND WATERWAYS,” BY AMENDING SECTION 5-72; AMENDING ARTICLE III, “APPEARANCE CODE,” ARTICLE IV, “ABATEMENT OF UNSAFE OR UNSANITARY BUILDINGS,” ARTICLE V, “SIGNS AND OUTDOOR DISPLAYS,” AND ARTICLE VI, “IMPACT FEES,” OF CHAPTER 6, “BUILDINGS AND BUILDING REGULATIONS,” BY AMENDING SECTIONS 6-56, 6-59, 6-60, 6-61, 6-74, 6-75, 6-76, 6-79, 6-80, 6-82, 6-83, 6-84, 6-85, 6-111, 6-117, AND 6-124; AMENDING ARTICLE II, “FILLING PERMIT,” OF CHAPTER 7, “FILL PERMIT,” BY AMENDING SECTIONS 7-18 AND 7-20; AMENDING ARTICLE I, “ADMINISTRATION,” OF CHAPTER 12.5, “FLOOD DAMAGE PROTECTION,” BY AMENDING SECTION 12.5-3; AMENDING ARTICLE II, “GARBAGE, TRASH AND REFUSE,” AND ARTICLE IV, “ABATEMENT OF PUBLIC NUISANCES ON PRIVATE PROPERTY,” OF CHAPTER 14, “HEALTH AND SANITATION,” BY AMENDING SECTIONS 14-27, 14-81, 14-82, AND 14-83; AMENDING ARTICLE I, “PROPERTY MAINTENANCE STANDARDS,” AND ARTICLE II, “ABANDONED REAL PROPERTY,” OF CHAPTER 15, “HOUSING,” BY AMENDING SECTIONS 15-3 AND 15-14; AMENDING ARTICLE VII, “PEDDLERS AND SOLICITORS,” OF CHAPTER 17, “LICENSES AND MISCELLANEOUS BUSINESS REGULATIONS,” BY AMENDING SECTIONS 17-84, 17-85, 17-88, 17-92, AND 17-93; AMENDING ARTICLE I, “IN GENERAL,” ARTICLE IV, “CONCURRENCY MANAGEMENT,” AND ARTICLE V, “STORMWATER MANAGEMENT,” OF CHAPTER 21, “PLANNING AND DEVELOPMENT,” BY AMENDING SECTIONS 21-3, 21-44, 21-47, 21-70, AND 21-104; AMENDING ARTICLE II, “WORK PERFORMED WITHIN RIGHTS-OF-WAY,” OF CHAPTER 24, “STREETS, SIDEWALKS AND PUBLIC PLACES,” BY AMENDING SECTION 24-22; AMENDING ARTICLE II, “GENERALLY,” ARTICLE III, “DISTRICT REGULATIONS,” ARTICLE VI, “REZONINGS; VARIANCES; WAIVERS; ADMINISTRATIVE APPEALS,” AND ARTICLE VIII, “LANDSCAPING,” OF APPENDIX C (CHAPTER 45), “ZONING,” BY AMENDING SECTIONS 45-16.1, 45-16.2, 45-20, 45-25, 45-27, 45-34.1, 45-35.1, 45-36, 45-37, 45-38, 45-50, 45-51, AND 45-82; AMENDING APPENDIX A, “APPEARANCE PLAN,” BY AMENDING SECTION I, “BASIS FOR APPEARANCE PLAN;” AMENDING THE VILLAGE CODE TO CHANGE ALL CODE REFERENCES FROM THE PLANNING COMMISSION TO THE PLANNING, ZONING AND ADJUSTMENT BOARD; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mr. Rubin explained that the revised ordinance recognizes the structure of the Community Development Department, with the Planning and Economic Development Director overseeing all planning and zoning and code compliance functions and the Building Director overseeing all planning, building permitting and inspection functions. It further amends the code to assign almost all of the duties of the former Community Development Director position to the new Director of Planning and Economic Development position.

PUBLIC HEARING AND SECOND READING OF ORDINANCE 2026-02 – CODE AMENDMENT – REORGANIZATION AND DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT *continued*

Lastly, while all references to the Planning Commission were changed to the Planning, Zoning and Adjustment Board through the adoption of Ordinance No. 2023-18, this change was not codified by Municode. Therefore, Section 25 of the proposed Ordinance reaffirms this change without modifying each and every reference (to that the provision was not otherwise amended).

Thereafter, the motion to adopt and enact on second reading Ordinance 2026-02 passed with all present voting aye.

DECLARATION OF EX-PARTE COMMUNICATION

There was no ex-parte communication by Council for the following item:

RESOLUTION 2026-02 – MINOR PUD AMENDMENT TO THE BENJAMIN SCHOOL

A motion was made by Councilmember Puyol and seconded by Vice Mayor Interlandi to adopt Resolution 2026-02 entitled:

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, APPROVING A MINOR AMENDMENT TO THE BENJAMIN SCHOOL PLANNED UNIT DEVELOPMENT FOR THE INSTALLATION OF FOUR PLAYGROUND SHADE STRUCTURES AND THE REPLACEMENT OF AN EXISTING MONUMENT SIGN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Village Planner Alondra Lopez-Mojica gave a presentation explaining the Minor PUD Amendment request to The Benjamin School. The request was to install a new 72” by 109” internally illuminated aluminum monument sign on the southeast corner of the former bank property at 11011 U.S. Highway 1 and to install four shade structures for existing playgrounds. Ms. Lopez-Mojica showed the proposed site plan for the proposed signage and the proposed shade sails showing the locations for each. Ms. Lopez-Mojica showed an image of the current monument sign and a drafted image of what the proposed signage would look like stating that the total sign area would be 54.5 square feet. Ms. Lopez-Mojica reviewed and explained the applicable codes regarding the proposed signage and the proposed shade sails. Ms. Lopez-Mojica concluded her presentation stating that Village Staff was recommending approval of the minor amendment to The Benjamin School Planned Unit Development for the installation of four playground shade structures and the replacement of an existing monument sign with a new sign.

Mayor Searcy asked for clarification on shade sails or structures counting toward surface coverage.

Mr. Rubin explained that per the Village code, shade sails were classified as structures.

Thereafter, the motion to adopt Resolution 2026-02 passed with all present voting aye.

RESOLUTION 2026-03 – EAST ALLEY WALL REPLACEMENT PROJECT

A motion was made by Vice Mayor Interlandi seconded by Councilmember Puyol to adopt Resolution 2026-03 entitled:

RESOLUTION 2026-03 – EAST ALLEY WALL REPLACEMENT PROJECT *continued*

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, ACCEPTING A BID PROPOSAL FROM LOX CONSTRUCTION, LLC FOR THE EAST ALLEY WALL REPLACEMENT PROJECT AND AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A CONTRACT FOR SUCH SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Works Director Chad Girard explained that the Village solicited bids from qualified contractors and that Lox Construction, LLC submitted the lowest responsive and responsible bid in the amount of \$1,189,331.68 and Village Staff was recommending a project contingency of 20% amounting to \$238,000. The total project budget request would therefore be \$1,427,331.68. Mr. Girard discussed and explained the scope, process and timeframe of the work to be done on the project.

John Samadi, 512 Marlin Road, expressed his concerns regarding the proposed project.

Discussion ensued between Councilmembers regarding the proposed project.

Mr. Huff indicated that surtax funds were being used to fund the project.

Discussion ensued between Mr. Girard and Councilmembers regarding the timing and public outreach of the project.

Thereafter, the motion to adopt Resolution 2026-03 passed with all present voting aye.

MAYOR AND COUNCIL MATTERS/REPORTS

Councilmember Puyol spoke about attending a Palm Beach County League of Cities meeting the day before and how former Councilmember Kristin Garrison was missed and that many people came up to him and expressed their condolences.

Councilmember Puyol stated that he received the Read for the Record book at the Palm Beach County League of Cities meeting and passed it along to Mayor Searcy and encouraged everyone to participate in the event.

Councilmember Puyol stated that he heard a presentation regarding artificial intelligence and Waymo cars. Councilmember Puyol recommended that Village staff be aware of the possible cybersecurity threats that may occur with the new and upcoming technologies.

Councilmember Puyol stated that his remarks at the last meeting regarding Lakeside Park was not intended to exclude anyone and was only to address the concerns regarding Lakeside Park. Councilmember Puyol apologized for any remarks he made that may have offended anyone.

Councilmember Puyol stated that he attended Palm Beach County Day in Tallahassee and that it was an eye opening experience. Councilmember Puyol discussed his experience and time there with other municipalities that attended. Councilmember Puyol discussed the topics that were discussed at the event and passed out tokens he received to Councilmembers and Village Clerk Jessica Green. Councilmember Puyol encouraged Council to attend next year's event.

MAYOR AND COUNCIL MATTERS/REPORTS *continued*

Vice Mayor Interlandi stated that the Country Club 2024 Financials item that was removed from the agenda and postponed to the next meeting should not just include financials from 2024 but should be focused on 2026 and the story of the Country Club. The item should just be about Country Club Financials.

Mayor Searcy stated that the Read for the Record event lasts until February 24th. Mayor Searcy encouraged volunteers to participate and read to students.

VILLAGE MANAGER MATTERS/REPORTS

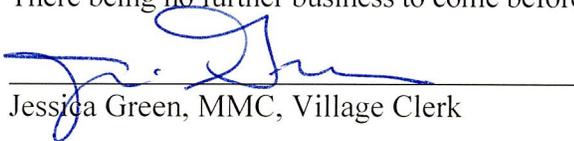
Mr. Huff thanked Village staff for their work over the last three months since it has been a very busy time.

Mr. Huff congratulated Ms. Lopez-Mojica as the new Village Planner.

Ms. Lopez-Mojica thanked Mr. Huff and Council.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 7:28 p.m.



Jessica Green, MMC, Village Clerk

VILLAGE BOARDS AND COMMITTEES BALLOT

January 22, 2026


Mayor Searcy

PLANNING, ZONING & ADJUSTMENT BOARD

Name (I=Incumbent)	Vote for 1	Round 2	Round 3	Round 4	* Applicants for Multiple Boards
Marshall Gillespie	<input checked="" type="checkbox"/>				
Brian Grove					
James Hackman					
R. Marty Minor					

VILLAGE BOARDS AND COMMITTEES BALLOT

January 22, 2026

Lisa Interlandi

Vice Mayor Interlandi

PLANNING, ZONING & ADJUSTMENT BOARD

Name (I=Incumbent)	Vote for 1	Round 2	Round 3	Round 4	* Applicants for Multiple Boards
Marshall Gillespie	<i>P</i>				
Brian Grove					
James Hackman					
R. Marty Minor					

VILLAGE BOARDS AND COMMITTEES BALLOT

January 22, 2026



Councilmember Puyol

PLANNING, ZONING & ADJUSTMENT BOARD

Name (I=Incumbent)	Vote for 1	Round 2	Round 3	Round 4	* Applicants for Multiple Boards
Marshall Gillespie					
Brian Grove	X				
James Hackman					
R. Marty Minor					

JANUARY 22, 2026 VILLAGE BOARDS AND COMMITTEES TALLY SHEET



Village Attorney



Village Clerk

PLANNING, ZONING & ADJUSTMENT BOARD

Name (I=Incumbent)	Vote for 1	Round 2	Round 3	Round 4	* Applicants for Multiple Boards
Marshall Gillespie					
Brian Grove					
James Hackman					
R. Marty Minor					