



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

**1. Roll Call**

Donald Solodar, Chair  
Jonathan Haigh, Vice-Chair  
Thomas Hogarth, Member  
Scott Hicks, Member  
Cory Cross, Member  
Mark Michels, Member  
Village Staff, Attorney, and Councilmember

**2. Deletions, Additions or Modifications to the Agenda**

**3. Public Comment for Non-Agenda Items**

**4. Approval of Minutes**

a. December 2, 2025

**5. Declaration of Ex-parte Communications**

**6. Quasi-judicial Matters / Public Hearing**

The Village Attorney is to swear in all persons speaking.

**a. Site Plan and Appearance Review**

**i. Old Business**

**1. 661 US Highway 1**

Application from James Strine, on behalf of the property owner, 661 US Highway 1 LLC, for Site Plan and Appearance Review approval for proposed outdoor seating in an existing drive aisle at the property located at 661 US Highway 1.

**ii. New Business**

None

## **b. Public Hearing**

### **i. New Business**

#### **1. Artificial Turf Amendment Ordinance**

Request by Village staff for consideration of the following ordinance:

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 BY AMENDING ARTICLE III, "DISTRICT REGULATIONS," SECTION 45-36, "GENERAL PROVISIONS," TO ALLOW FOR THE LIMITED USE OF ARTIFICIAL TURF FOR INDUSTRIAL, COMMERCIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL PROJECTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

#### **7. Commission Member Comments**

#### **8. Staff Updates**

- Next Meeting is February 3, 2026

#### **9. Adjournment**

*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.*



**Village of North Palm Beach  
Planning, Zoning and Adjustment Board  
MINUTES  
Tuesday, December 2, 2025, 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

**VILLAGE STAFF:**

Attorney, Len Rubin  
Councilmember, Orlando Puyol  
Planner, Alondra Lopez-Mojica  
Planning Consultant, Lance Lilly

**II. Deletions, Additions or Modifications to the Agenda:**

Modify the agenda to postpone Agenda Item #1 under Public Hearing, the Artificial Turf Amendment Ordinance, until the next meeting.

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

**IV. Approval of Minutes**

**November 7, 2025:** Motion to approve made by Member Michels, seconded by Member Hicks in a 6-0 vote.

**V. Declaration of Ex-Parte Communications: None**

**VI. Quasi-Judicial Matters / Public Hearings**

There were no Quasi-Judicial items.

**A. Site Plan & Appearance Reviews**

- i. Old Business: None**
- ii. New Business: None**

**B. Public Hearing**

- i. New Business**

**B. Public Hearing**  
**i. New Business**

**1. Artificial Turf Amendment Ordinance**

Scheduled for the next PZAB meeting.

**2. Building Height Amendment Ordinance**

Mr. Lance Lilly provided a brief overview of the proposed ordinance. He explained that a prior application related to St. Clare had been presented to the Board, during which it was determined that the R-2 zoning district lacked specific regulations for measuring building height. At the November 2025 PZAB meeting, an appeal was considered using the height measurement provisions of the R-1 zoning district.

The proposed ordinance addresses this issue by adding a definition of “height” to the Code and applying the R-1 height measurement standards to the R-2 zoning district, as the two districts are generally similar in nature. Minor updates were also made to the General Provisions section for consistency.

The ordinance includes the following amendments to the Village Code:

- Add a definition of building height to the Definitions section of the Code.
- Clarify setback requirements for automobile garages.
- Revise the R-2 Zoning District to incorporate the building height regulations established in the R-1 Zoning District.

Member Michels raised concerns regarding decks or pools located on rooftops. Attorney Rubin clarified that the referenced language had been relocated from the R-1 district to the R-2 district and is already in the code.

Member Hicks requested to view the zoning map to identify the locations of R-2 properties and asked whether the proposed amendments would impact any existing structures. Staff confirmed that the amendments would not affect existing development.

Member Cross questioned how building height would be measured for roofs with multiple elevations. Mr. Lilly explained that height would be measured from the mean of the highest roof. Member Cross recommended that this scenario be clarified within the ordinance and suggested establishing an absolute maximum building height. He also offered to provide visual examples to illustrate potential concerns.

Vice-Chair Haigh inquired whether the proposed amendments addressed parapet-related issues raised in previous applications. Attorney Rubin stated that Staff did not revise the parapet code provisions, as doing so could be considered more restrictive given that the current Code contains no parapet regulations.

Member Hogarth expressed concerns similar to those raised by Member Cross. He suggested adding the word “highest” before “eaves and roof ridges” in paragraph B2 and noted that the term “decorative architectural element” may be vague.

Chair Solodar expressed support for the recommendation of approval.

*Approval with conditions, motion to approve ordinance with the following exceptions: for the proposed definition of average height level to read “Between the highest eaves and highest roof ridge or peak with gable, hip, or gambrel roofs for both R-1 and R-2 zoning districts”, made by Member Hogarth, seconded by Member Cross in a 5-1 vote with Member Michels dissenting.*

### **Commission Member Comments**

Vice-Chair Haigh requested a revision to the minutes from the previous hearing regarding the Pelican Car Wash application. He clarified that he dissented in the vote, not Member Hicks.

Member Cross inquired about the anticipated completion date for the bridge construction at Northlake Boulevard and U.S. 1. Member Hogarth stated that the project is expected to be completed around mid-2027.

Member Hogarth also asked whether a Christmas tree lot is considered a permitted use. Mr. Lilly explained that the use was authorized through a special event permit, approved by Council, and is permitted through the end of the year (2025).

### **Staff Updates**

There were no staff updates.

### **Adjournment**

Meeting adjourned at **6:54 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.*

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**Subject/Agenda Item:**

**Site Plan and Appearance Review – 661 US Highway 1**

**Consideration of Approval:** A request from James Strine, on behalf of the property owner, 661 US Highway 1 LLC, for Site Plan and Appearance Review approval for proposed outdoor seating in an existing drive aisle at the property located at 661 US Highway 1.

- Quasi-Judicial
- Legislative
- Public Hearing

|   |  |
|---|--|
| <b>Originating Department:</b><br><br>Planning & Zoning<br><br>Project Manager  | <b>Reviewed By:</b><br><br>Lance Lilly, AICP, Village Planning Consultant                                      |
| <b>Attachments:</b> <ul style="list-style-type: none"><li>1. SPAR Application</li><li>2. Project Narrative</li><li>3. Proposed Site Plan</li><li>4. Proposed Renderings</li><li>5. Survey</li></ul> | <b>Public Notice:</b><br><input type="checkbox"/> Required<br><input checked="" type="checkbox"/> Not Required |

**I. Executive Summary**

The Applicant is requesting approval for proposed outdoor seating within an existing drive aisle at a restaurant located at 661 US Highway 1.

**II. Site Data**

|  |                         |
|--|-------------------------|
| <b>Existing Use:</b>                         | Restaurant              |
| <b>Parcel Control Numbers:</b>               | 68-43-42-16-02-009-0070 |
| <b>Existing Future Land Use Designation:</b> | Commercial              |
| <b>Existing Zoning District:</b>             | C-MU (Commercial Mixed) |

| <b>Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:</b> |  |                         |                              |
|--|--|-------------------------|------------------------------|
| <b>Direction</b>   | <b>Existing Land Use</b>   | <b>Future Land Use</b>  | <b>Zoning District</b>       |
| <i>North</i>   | Elaine & Jon Investments LLC<br>(Financial)                          | Commercial              | Commercial Mixed Use (C-MU)  |
| <i>South</i>   | OM Shri Investments LLC<br>(Office BLDG-Non Medical 1 to 3 Stories)  | Commercial              | Commercial Mixed Use (C-MU)  |
| <i>West</i>  | Single Family Residential  | Low Density Residential | Single Family Dwelling (R-1) |
| <i>East</i>  | 660 North Palm Beach LLC<br>(Office BLDG-Non Medical 1 to 3 Stories) | Commercial              | Commercial Mixed Use (C-MU)  |

**III. Annexation/Zoning History**

The subject parcel site is located on 661 US Highway 1, approximately 150 feet south of Lighthouse Drive. The subject site has future land use designation of Commercial and a zoning designation of C-MU (US-1 mixed use district).

**IV. Applicable Code Provisions:**  
**Section IV Criteria for Appearance.**  
**Section 45-36 – General Provisions**

**V. Summary of Proposed Site Plan and Appearance Details:**

The petitioner's site plan and appearance documents consist of the following:

- 1. SPAR Application
- 2. Project Narrative
- 3. Proposed Site Plan
- 4. Proposed Renderings
- 5. Survey

**VI. Staff Analysis:**

***Background:***

The site was previously occupied by Ruth’s Chris Steak House, which is no longer in operation at this location. In September 2024, the subject property was purchased by 661 US Highway 1 LLC with the intent to operate a new restaurant at the subject location.

On May 6, 2025, the Applicant, Austin Republic, requested approval for a wall sign on the front building façade. Subsequently, the Applicant was heard at the July 1<sup>st</sup> PZAB meeting, where they requested approval for exterior modifications to the subject property. The proposed improvements heard at the July 1<sup>st</sup> PZAB meeting included the following:

- Repaint all four exterior walls of the building Familiar Beige and Pacer White.
- Replace the existing windows on the front façade with garage doors.
- Wrap the existing round columns with square-shaped stone veneer material.
- Replace the existing green metal roof with a Natural Silver Steel metal roof.

At that meeting, the Board did NOT approve the proposed monument sign or the installation of the garage doors; however, the paint change and roof replacement were approved. The development order (see attached) contained the following condition: *“Applicant is required to resubmit a revised monument sign plan reflecting the reduced logo size with the building address incorporated. The Applicant must also provide updated architectural elevations depicting the colors of the dormer windows and garage doors, accurate representations of the stacked stone facades and garage doors, and an updated landscape plan illustrating the existing and proposed site conditions.”*

Following the July PZAB meeting, the Applicant received a Temporary Certificate of Occupancy (TCO), allowing the restaurant to open as of September 2025 while continuing to seek necessary approvals from the Board. On October 7, 2025, the Applicant was heard by the PZAB for the following:

1. Exterior building modifications including upgrading the existing columns, installing new garage doors, and renovating the dormer windows
2. Refacing of an existing **nonconforming** monument sign cabinet
3. Outdoor seating within a covered patio and existing drive aisle

At that meeting, the Board approved the exterior modifications and the sign but did NOT approve the outdoor seating located within the existing drive aisle.

### **Staff Analysis for Outdoor Seating:**

At the October 7, 2025, PZAB meeting, the Applicant proposed outdoor seating at the subject property. The proposed outdoor seating included four (4) tables located under the existing porch and an additional six (6) tables within an existing drive aisle (see rendering below).





proposing white picket fencing within the existing drive aisle to separate the outdoor seats from vehicular access (see fencing example).



According to the Applicant's site plan, the subject property is required to provide the following number of parking spaces for both the interior and proposed exterior seating areas:

*One (1) space for every seventy-five (75) square feet of area devoted to patron use, or one (1) space per three (3) fixed seats, whichever is greater, plus one (1) space for each one and one-half (1.5) projected employees working during peak employment hours.*

Per the Applicant, the restaurant's total seating arrangements and number of employees are as follows:

- 112 dining seats and 44 bar seats, for a total of 156 interior seats (**52 parking spaces required for interior fixed seating**)
- 20 employees during peak hours (**14 parking spaces required for employee parking**)
- 10 outdoor tables accommodating 6 occupants each, for a total of 60 outdoor seats (**20 parking spaces required for outdoor seating**)

Based on this information, the Applicant is required to provide a total of 86 parking spaces. Austin Republic currently provides 91 parking spaces, which meets the parking requirement.

### **VIII. Conclusion & Finding of Fact**

The Planning, Zoning and Adjustment Board must determine if the Applicant has met the prerequisites for granting Site Plan and Appearance Review approval as outlined in the staff report and Exhibits "A" and "B":

1. SPAR Application
2. Project Narrative
3. Proposed Site Plan
4. Existing Photos
5. Proposed Renderings
6. Survey

If approved, Staff **recommends** the following conditions:

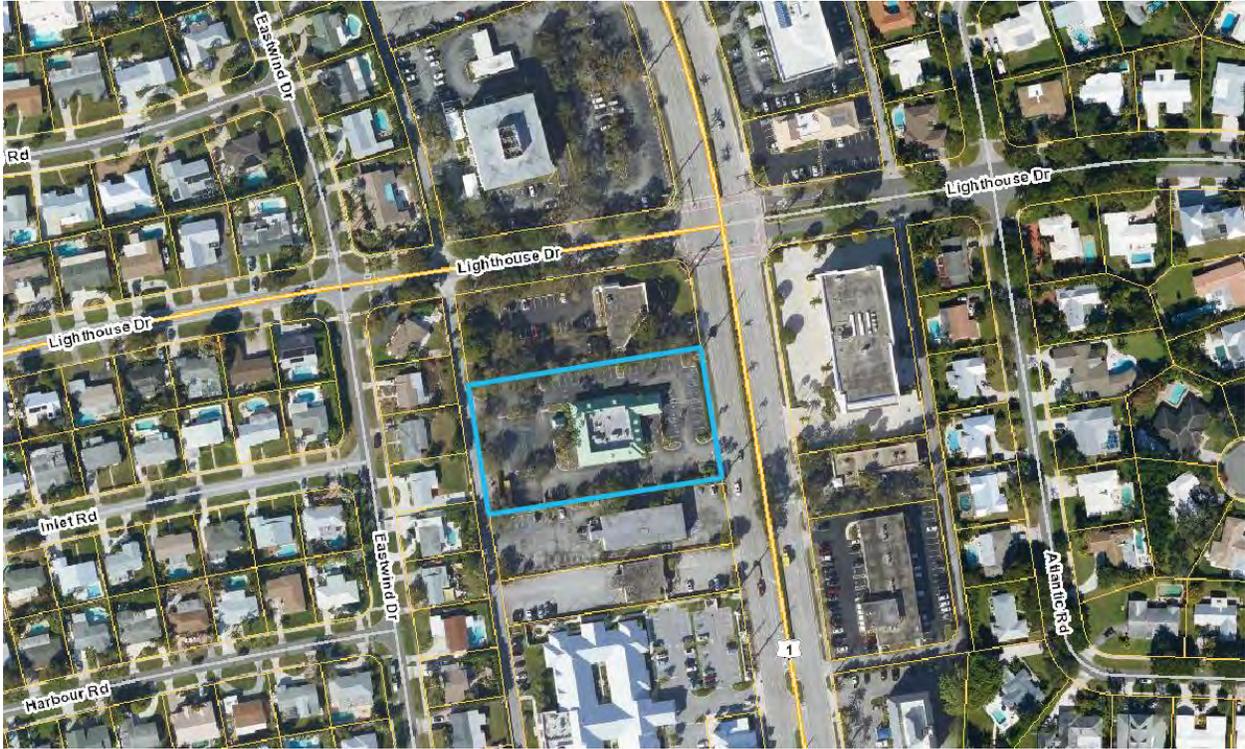
- A. Non-compliance with any of the conditions of approval will result in the Village withholding the issuance of any building permits or Certificates of Occupancy. (Planning and Building)
- B. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns, and a violation of such conditions shall constitute a violation of the Village Code of Ordinances. They may be enforced by the Village as outlined in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law. (Planning and Zoning)
- C. The Applicant shall be bound by all oral and written representations made on the record and as part of the application process, irrespective of whether such representations are included as formal conditions.
- D. The Applicant shall provide fencing or other safety measures to prevent vehicular traffic from entering the proposed outdoor seating area located within the drive-through lane.
- E. The proposed outdoor seating shall comply with all applicable Building and Fire codes.
- F. The Applicant shall not conduct sales and service of food and beverages in an outdoor seating area between the hours of 10:30 p.m. and 7:00 a.m., Sunday through Thursday, and between the hours of 11:00 p.m. and 7:00 a.m., Friday through Saturday.

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**PLANNING, ZONING AND ADJUSTMENT BOARD ACTION – January 6, 2026**

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Exhibit B  
Location Map





# The Village of North Palm Beach

Community Development Department

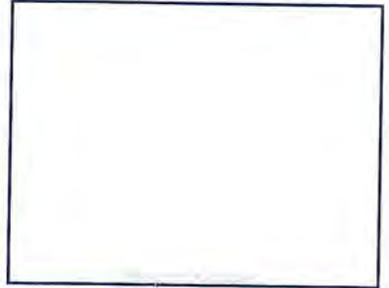
Phone: (561) 841-3365 • Email: cdplanner@village-npb.org

701 U.S. Highway 1, Suite 100 • North Palm Beach • FL 33408

www.village-npb.org

## SITE PLAN AND APPEARANCE REVIEW

| To Be Completed by the Village of North Palm Beach Staff |     |  |    |  |
|--|-----|--|----|--|
| Received By  |     |  |    |  |
| Fee Paid (check Yes or No)                               | YES |  | NO |  |
| Completed Documentation (see page 2)                     | YES |  | NO |  |



**DEADLINE:** Submission and fee must be received by 3:00 PM on the day of the deadline. Refer to the Community Development Department for submission deadlines. To ensure quality submittal, this project will only be added an agenda when a complete submission has been provided to the department. Incomplete submittals will not be accepted.

*\*Subject to compliance with the public notice requirements for development applications and approvals set forth in Section 21-3(a) of the Village Code of Ordinances (see page 4)*

| The undersigned property owner is applying for a SPR relating to the following (check all that apply): |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/>  | Paint Colors/Materials (Sec. 6-31)                 |  | Site Plan (Major or Minor) [Sec. 6-31]           |
| <input type="checkbox"/>   | Signs and Outdoor Displays (Article V)             |  | Facade Change (Sec. 6-31)                        |
| <input type="checkbox"/>   | Fencing (Sec. 45-36)                               |  | Other External Architectural Feature (Sec. 6-31) |
| <input type="checkbox"/>   | Waiver (C-MU or C-NB zoning district) [Sec. 45-51] |  |  |

### PROPERTY INFORMATION

| Street Address:<br>661 US HWY 1, NORTH PALM BEACH FL                         |  | PCN Number:<br>68-43-42-16-02-009-0070 |  | Zoning District:  |  |
|--|--|--|--|---|--|
| Subdivision:<br>NORTH PALM BEACH VILLAGE OF PL 1 IN PB 24 PGS 202 TO 206 INC |  | Block:<br>BLK 9                        |  | Lot:<br>VILLAGE OF NORTH PALM BEACH 1 N 200 FT OF S 1100 FT BLK 9 |  |
| Representative or Agent's interest in property (Owner, Lessee, Etc):         |  | 661 US HIGHWAY 1 LLC                   |  |   |  |
| Date of Pre-Application Meeting Requested:                                   |  | 5/27/25                                |  |   |  |
| Has a previous application been filed?                                       |  | no                                     |  |   |  |
| Project Name: AUSTIN REPUBLIC 2  |  |  |  |   |  |
| Owner's Representative or Agent  |  |  | Landowner (Owner of Record)                          |   |  |
| Business Name (if applicable): AUSTIN REPUBLIC 2                             |  |  | Business Name (if applicable): 661 US HIGHWAY 1 LLC  |   |  |
| Print Name and Title: James Strine, Representative                           |  |  | Print Name and Title: Tom Wilkinson, Managing Member |   |  |
| Signature: <i>James Strine</i>   |  |  | Signature: <i>Tom Wilkinson</i>                      |   |  |
| Date: 5.27.25  |  |  | Date: 5.27.25  |   |  |
| Street Address: 661 US HWY 1   |  |  | Street Address: 661 US HWY 1                         |   |  |
| Mailing Address City/ State/ Zip: PO BOX 110                                 |  |  | Mailing Address City/ State/ Zip: PO BOX 110         |   |  |
| Phone Number: 512-585-7519   |  |  | Phone Number: 512-585-7519                           |   |  |
| Email:   |  |  | Email: twilkinson@wilkinsonglobal.com                |   |  |

**\*\*All information submitted in connection with this application becomes a permanent part of the public records of the Village of North Palm Beach\*\***

## DOCUMENTATION CHECKLIST

*Provide one (1) electronic copy and two (2) hard copies of the following application materials:*

|   |  |
|---|--|
|   | Completed application with owner and applicant/agent signatures  |
|   | Proof of property ownership (in the form of a copy of an original recorded deed or title insurance policy)   |
|   | Legal description in Word format, including the PCN number   |
|   | Accurate, certified topographic survey of the property and adjacent road(s) with crown spot grades. Elevations must reference NAVD88 Datum.  |
|   | Plat Showing property dimensions, easements, lot and block number  |
|   | Narrative describing what is being requested, location of proposed work, all use and parking standards per applicable ordinance being addressed, and justification of how the project meets the Village's Appearance Plan (Appendix A)   |
|   | Narrative describing the nature of the waiver request, the extent to which it departs from a standard zoning regulation, and the basis for which it is sought.   |
| Dimensioned,<br>Scaled, and<br>Signed and<br>Sealed Plans | Site Plan showing all site conditions, proposed work, dimensions of all structures, setbacks, and parking. A data table must be included identifying site address, zoning, land use, setbacks, FAR and all other applicable land development regulations.  |
|   | Conceptual Civil Plans (Paving, Grading, Drainage; Water & Sanitary Sewer) with calculations, proposed flow direction and amount of drainage flow.   |
|   | Landscape Plan including type of irrigation, Florida-Friendly techniques, botanical, and common name of species. Indicate all required and provided quantities and size of landscape materials on the plan. The landscape plan should reflect all easements, utilities, and drainage features. Details and specifications can be provided on a separate sheet. |
|   | Irrigation Plan  |
|   | Floor Plan(s) identify the units, unit size and type of rooms, common areas, amenities and required fire escape spaces.  |
|   | Traffic Circulation Plan showing ingress and egress for both general and emergency vehicles  |
|   | Colored Elevations (minimum of 4 sides), identifying corresponding colors and materials and illustrating screening of roof-mounted mechanical equipment on all sides as completed. Label North, South, East, and West.   |
|   | Photometric Plan showing the site lighting and foot-candle calculations for parking areas/buildings  |
|   | Colored Renderings of the building (minimum of 4 sides)  |
|   | Colored Renderings of the building including the context landscaping (minimum of 4 sides)  |
|   | Product samples may be brought to the hearing by the applicant.  |
|   | Color samples/chips  |
|   | Master Sign Concept / Sign Plan if applicable  |
|   | Palm Beach County Traffic Concurrency, FDOT Conceptual Driveway Permit, School Concurrency Application   |
|   | Financial Responsibility Form  |
|   | Digital submittal in PDF format of all of the above (via CD or USB drive)  |

*Below is a summary of Article VI, Sec. 45-51 (For the complete language, please refer to the Code of Ordinances)*

### WAIVERS

In the C-MU and C-NB zoning districts, waivers may be requested from certain regulations in this code. An applicant requesting a waiver shall demonstrate that the waiver provides a public benefit, including, by way of example, high quality architectural design, pedestrian amenities, not cost dedication of rights-of-way, construction of public parking, public art or other improvements adjacent to the property, preservation of environmental sensitive lands, provision of public parks and/or open spaces, or mixed uses which reduce impacts on village services.

*Below is a summary of Appendix A, Section IV (For the complete language, please refer to the Code of Ordinances)*

### RELATIONSHIP OF BUILDINGS TO SITE

The site shall be planned to accomplish a desirable transition with the streetscape, and to provide for adequate planting, pedestrian movement, and parking areas.

Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged to provide an interesting

relationship between buildings

The height and scale of each building shall be compatible with its site and adjoining buildings.

Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

In relating buildings to site, the provisions of the Zoning Ordinance in regard to bulk regulations, standards, and off-street parking shall be part of this criteria. This shall also apply to subsection B which follows.

#### **RELATIONSHIP OF BUILDING AND SITE TO ADJOINING AREA**

Adjacent buildings of different architectural styles shall be made compatible by such means as screens, site breaks, and materials.

Attractive landscape transition to adjoining properties shall be provided.

Harmony in texture, lines, and masses is required. Monotony shall be avoided.

Buildings shall have similar scale to those in the surrounding area.

#### **LANDSCAPE AND SITE TREATMENT**

Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.

The provisions of the North Palm Beach Village Code, Chapter 41, and those portions of the Village Code which directly affect appearance, shall be part of the criteria of this subsection.

#### **BUILDING DESIGN**

Architectural style is not restricted—evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.

Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.

Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways and adjoining properties. Inappropriate materials and methods, and those which will produce inconsistency with the structure of the building, shall be avoided. Materials shall be of durable quality. In any design in which the structural frame is exposed to view, the structural materials shall meet the other criteria for materials.

Building components—such as windows, doors, eaves, and parapets—shall have good proportions and relationship to one another.

Colors shall be harmonious, with bright or brilliant colors used only for accent.

Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways, including waterways, service alleys, and adjoining properties.

Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.

Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from public ways, including waterways, service alleys, and adjoining properties, using materials as stated in criteria for equipment screening.

Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

Inappropriate, incompatible, bizarre, and exotic designs shall be avoided.

The provisions of the North Palm Beach Village Code in regard to bulk regulations and standards, and those portions of the Village Code which directly affect appearance, shall be part of the criteria of this subsection.

#### **SIGNS**

Wall signs shall be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings. Signs shall have good proportions.

Ground signs shall be designed to be compatible with the architecture of the building. The same criteria applicable to wall signs shall apply to ground signs.

Identification signs of a prototype design shall conform to the criteria for building and ground signs.

Materials used in signs shall have good architectural character and be harmonious with building design and surrounding landscape.

Every sign shall have good scale in its design and in its visual relationship to buildings and surroundings. Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that light source is shielded from view.

The sign provisions of the North Palm Beach Village Code shall be part of the criteria of this subsection.

**MISCELLANEOUS STRUCTURES AND STREET HARDWARE**

1. Miscellaneous structures include any structures, other than buildings, visible to view from any public way or ways. Street hardware includes all objects not commonly referred to as structures and located in streets and public ways and outside of buildings. (See Section VIII, DEFINITIONS)
2. Miscellaneous structures and street hardware located on private property shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.
3. Miscellaneous structures and street hardware located in public ways and other public property shall be harmonious with design of adjacent buildings and other structures and Village landscape.
4. Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings, and signs.
5. The provisions of the Village of North Palm Beach Village Code in regard to bulk regulations and standards, and those portions of the Village Code which directly affect appearance, shall be part of the criteria of this subsection.

**MAINTENANCE—PLANNING AND DESIGN FACTORS**

Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.

Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.

Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Such configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish shall be avoided.

**Public notice requirements for development applications and approvals [Sec. 21-3(a)]**

|   | Mail* | Newspaper* | Post* | Mail* | Newspaper   | Post* |
|---|-------|------------|-------|-------|---|-------|
| <i>Rezoning</i>                                 | 10    | 7          | 15    | 10    | Statutory notice for ordinance adoption   | 15    |
| <i>Large-scale Comprehensive Plan Amendment</i> | 10    | 7          | 15    | 10    | Statutory notice for ordinance adoption   | 15    |
| <i>Small-scale Comprehensive Plan Amendment</i> | 10    | 7          | 15    | 10    | Statutory notice for ordinance adoption   | 15    |
| <i>Variance**</i>                               | 7     | 7          | 10    | N/A   | N/A   | N/A   |
| <i>Waiver</i>                                   |       |            |       |       |   |       |
| <i>Planned Unit Development</i>                 | 10    | 7          | 15    | 10    | Statutory notice for ordinance adoption   | 15    |
| <i>Special Exception Use</i>                    | 10    | 7          | 15    | 10    | Notice of public hearing or statutory notice for ordinance adoption (if within a PUD) | 15    |

\* Number of calendar days prior to date of public hearing.

\*\* The notice requirements for variances shall include all variances relating to the zoning code (Chapter 45), the dock and waterway regulations (Chapter 5), and the sign regulations (Chapter 6).

### REQUIRED SIGNATURES

By signing below, the undersigned certifies that I have read and understand the requirements for my property and that all of the information contained in this application and all documents submitted are true to the best of my knowledge and belief. Furthermore, I understand that the application (and all attachments) become part of the official records of the Village of North Palm Beach and will not be returned and that all review fees are non-refundable. **Note: Property owner signature REQUIRED if statement of authority and/or written consent is not attached. Statement of authority and/or written consent is required for all agents and/or applicants from the property owner.**



Tom Wilkinson

5/27/25

Signature(s) of property owner(s)

Print Name

Date

The foregoing was sworn to, subscribed and acknowledged before me this 5/27/25  
(Date)

By means of physical presence / online notarization

by: Tom Wilkinson  
(Name of Person Making the Statement)

who is personally known to me \_\_\_\_\_ or who has produced \_\_\_\_\_ as identification and

Samantha Delbene  
(Signature of Notary)



Samantha Delbene  
Comm.: HH 669688  
Expires: Apr. 27, 2029  
Notary Public - State of Florida



James Strine

5/27/25

Signature(s) of applicant/agent

Print Name

Date

The foregoing was sworn to, subscribed and acknowledged before me this 5/27/25  
(Date)

By means of physical presence / online notarization

by: James Strine  
(Name of Person Making the Statement)

who is personally known to me \_\_\_\_\_ or who has produced \_\_\_\_\_ as identification and

Samantha Delbene  
(Signature of Notary)



Samantha Delbene  
Comm.: HH 669688  
Expires: Apr. 27, 2029  
Notary Public - State of Florida

# Austin Republic 2

Dec 22nd, 2025

**Village of North Palm Beach**

501 US Highway 1  
North Palm Beach, FL 33408

**RE: Property Control Number 68-43-42-16-02-009-0070 661 US Highway 1, North Palm Beach, FL 33408**

Dear Planning & Zoning Board Members,

I am writing on behalf of 661 U.S. Highway 1 LLC / Austin Republic 2 regarding the property referenced above. Since opening our new restaurant in the previously vacant location, we would like to share our plans for enhancing the property's appearance and functionality moving forward.

I our last appearance before the board we were asked to provide better details on how to incorporate the outdoor area without the appearance of it looking like a driveway. We have achieved this and it is incorporated in our updated renderings. For your reference the renderings also appear to have a curbing detail. However these are actually planters.

We appreciate your time, attention, and consideration of these proposals. We remain committed to maintaining harmony with the Village's standards and contributing positively to the community.

Sincerely,



**James Strine**  
Representative





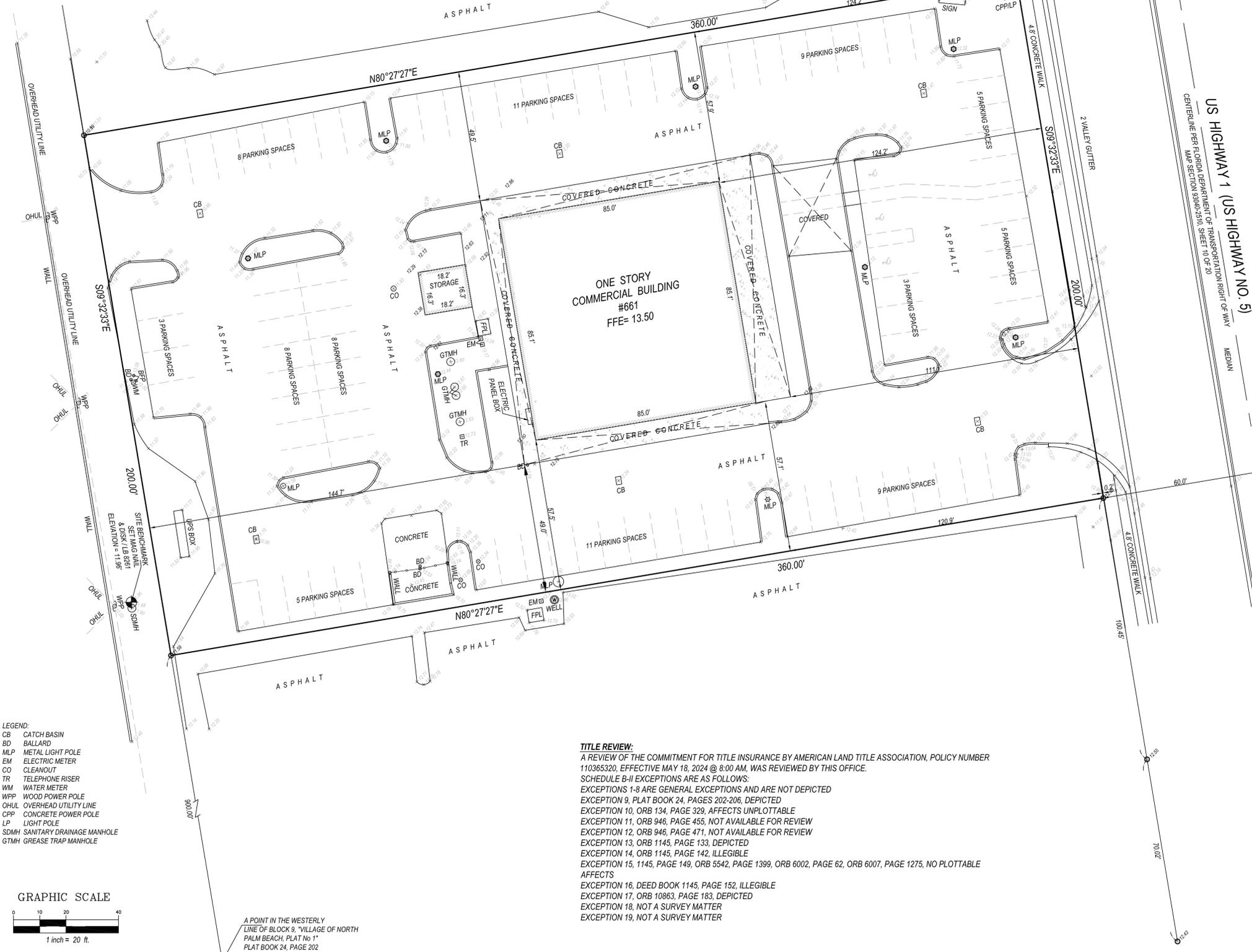
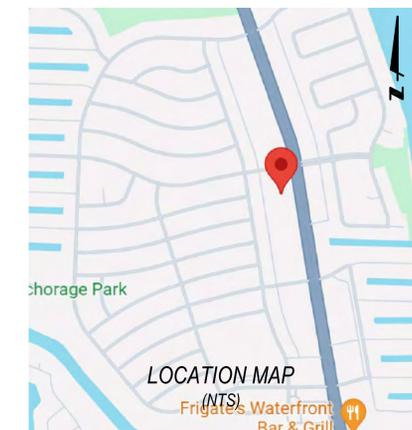


AUSTIN **AR** REPUBLIC

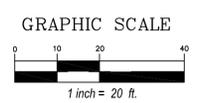




TOTAL AREA = 72000 sq ft - 1.65 ACRES



- LEGEND:
- CB CATCH BASIN
  - BD BALLARD
  - MLP METAL LIGHT POLE
  - EM ELECTRIC METER
  - CO CLEANOUT
  - TR TELEPHONE RISER
  - WM WATER METER
  - WPP WOOD POWER POLE
  - OHUL OVERHEAD UTILITY LINE
  - CPP CONCRETE POWER POLE
  - LP LIGHT POLE
  - SOMH SANITARY DRAINAGE MANHOLE
  - GTMH GREASE TRAP MANHOLE



A POINT IN THE WESTERLY LINE OF BLOCK 9, VILLAGE OF NORTH PALM BEACH, PLAT No 1, PLAT BOOK 24, PAGE 202

**TITLE REVIEW:**  
 A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY AMERICAN LAND TITLE ASSOCIATION, POLICY NUMBER 110365320, EFFECTIVE MAY 18, 2024 @ 8:00 AM, WAS REVIEWED BY THIS OFFICE.  
 SCHEDULE B-II EXCEPTIONS ARE AS FOLLOWS:  
 EXCEPTIONS 1-8 ARE GENERAL EXCEPTIONS AND ARE NOT DEPICTED  
 EXCEPTION 9, PLAT BOOK 24, PAGES 202-206, DEPICTED  
 EXCEPTION 10, ORB 134, PAGE 329, AFFECTS UNPLOTTABLE  
 EXCEPTION 11, ORB 946, PAGE 455, NOT AVAILABLE FOR REVIEW  
 EXCEPTION 12, ORB 946, PAGE 471, NOT AVAILABLE FOR REVIEW  
 EXCEPTION 13, ORB 1145, PAGE 133, DEPICTED  
 EXCEPTION 14, ORB 1145, PAGE 142, ILLEGIBLE  
 EXCEPTION 15, 1145, PAGE 149, ORB 5542, PAGE 1399, ORB 6002, PAGE 62, ORB 6007, PAGE 1275, NO PLOTTABLE AFFECTS  
 EXCEPTION 16, DEED BOOK 1145, PAGE 152, ILLEGIBLE  
 EXCEPTION 17, ORB 10863, PAGE 183, DEPICTED  
 EXCEPTION 18, NOT A SURVEY MATTER  
 EXCEPTION 19, NOT A SURVEY MATTER

US HIGHWAY 1 (US HIGHWAY NO. 5)  
CENTRELINE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93040.2510, SHEET 10 OF 20  
MEDIAN

**PROPERTY ADDRESS:**  
 661 US HIGHWAY 1  
 NORTH PALM BEACH, FL 33408

**FLOOD ZONE:** "X"  
**PANEL NO.:** 12099C 0383F  
**DATE:** OCTOBER 5, 2017

- CERTIFIED TO:**
- 661 US HIGHWAY 1 LLC, A FLORIDA LIMITED LIABILITY COMPANY
  - COHEN KOTLER, P.A.
  - FIRST AMERICAN TITLE INSURANCE COMPANY
  - BANK FIVE NINE, ISAOA
  - FLORIDA FIRST CAPITAL FINANCE CORPORATION
  - SMALL BUSINESS ADMINISTRATION

**LEGAL DESCRIPTION:**  
 BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID BLOCK 9, VILLAGE OF NORTH PALM BEACH, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 24, AT PAGES 202 TO 206, INCLUSIVE, AT A DISTANCE OF 900 FEET NORTHERLY, MEASURED ALONG THE WESTERLY LINE OF SAID BLOCK 9, FROM THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 9, A DISTANCE OF 200 FEET; THENCE EASTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID BLOCK 9, A DISTANCE OF 360 FEET TO A POINT IN THE EASTERLY LINE THEREOF; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK 9, IT BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 5 (US HIGHWAY NO. 1) A DISTANCE OF 200 FEET; THENCE WESTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID BLOCK 9, A DISTANCE OF 360 FEET TO THE POINT OF BEGINNING.

- SURVEYORS' NOTES:**
- I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
  - THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
  - DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
  - STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  - THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (SEE TITLE REVIEW).
  - LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
  - ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)
  - SITE HAS DIRECT ACCESS TO US HIGHWAY NO. 1, AND PLATTED ALLEYWAY, PUBLIC RIGHTS OF WAY.
  - NO WETLANDS WERE OBSERVED ON THIS SITE AT TIME OF SURVEY.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 472, F.S. AND THE SURVEYING AND MAPPING BOARD'S REGULATIONS, CHAPTER 472.027, F.S. AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 14, 16, 17, AND 18 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON 12-26-17.

SIGNED:   
 DOUG WALKER  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 7211

DATE: 08-25-24

ALTANSPS LAND TITLE AND TOPOGRAPHIC SURVEY

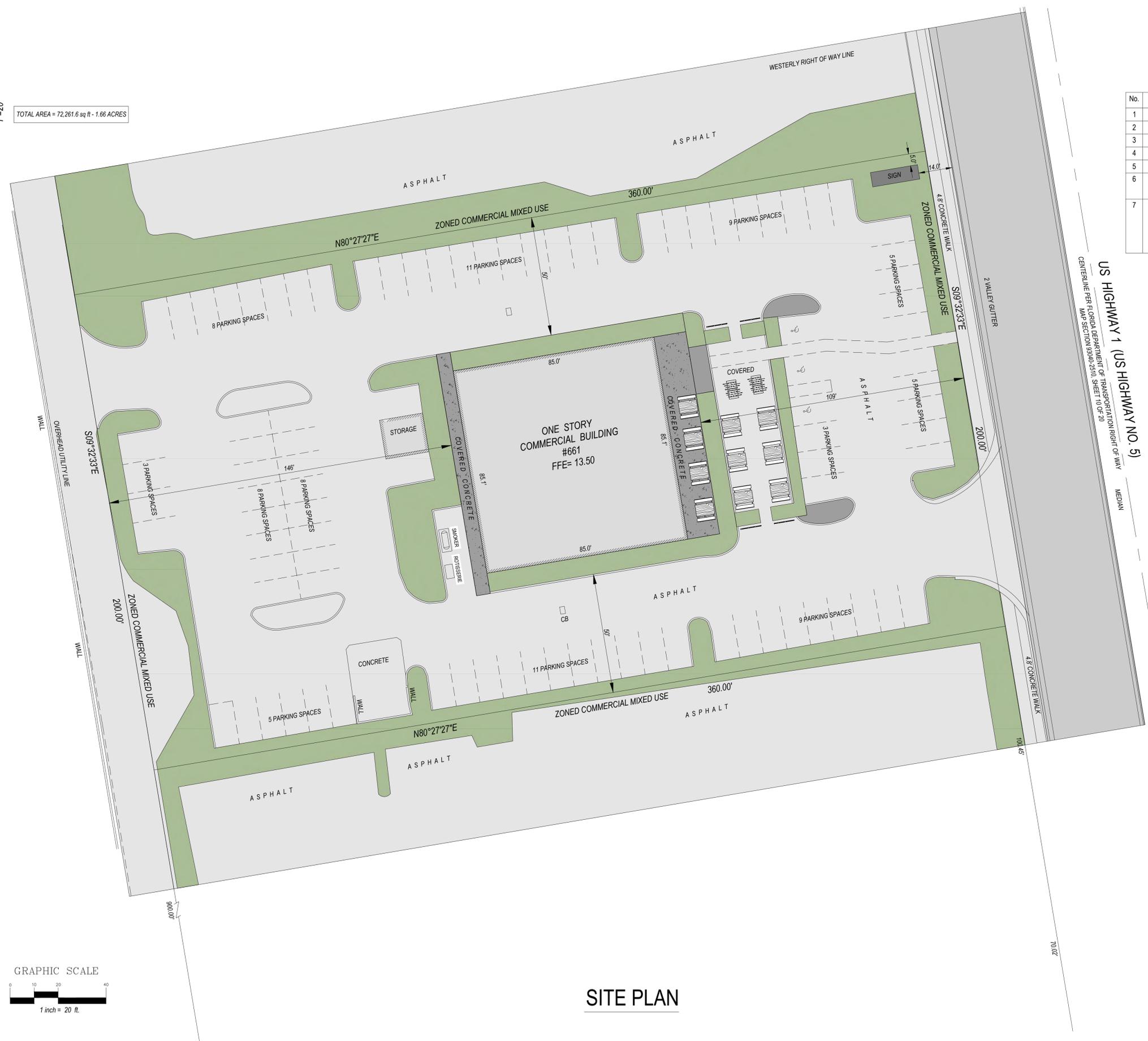
**PRINCIPAL MERIDIAN SURVEYING, Inc.**  
 LICENSED BUSINESS No. 8261  
 4546 CAMBRIDGE STREET  
 WEST PALM BEACH, FL 33415  
 OFFICE 561-478-7764



08-25-24 DATE  
 CD DRAFT  
 JRJ FIELD  
 BOUNDARY SURVEY PURPOSE  
 24-0465 JOB#

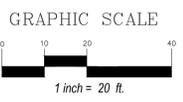


TOTAL AREA = 72,261.6 sq. ft. - 1.66 ACRES



| No. | DESCRIBE   |                  |
|-----|--|------------------|
| 1   | GROSS ACREAGE  | 1.66             |
| 2   | SQUARE FOOTAGE   | 43,560 SQ.FT     |
| 3   | RESTAURANT   | 7225 SQ.FT       |
| 4   | PERCENTAGE OF LOT COVERAGE   | 15.96%           |
| 5   | ACREAGE AND PERCENTAGE OF PAVED IMPERVIOUS                               | 1.36 ACRES ~ 85% |
| 6   | NUMBER OF PARKING SPACES, INCLUDING HANDICAPPED SPACES AND LOADING AREAS | 91 SPACES        |
| 7   | SETBACKS TO THE BUILDING / MONUMENT SIGN:                                |                  |
|     | - NORTH SETBACK  | 50 FT            |
|     | - EAST SETBACK   | 109 FT           |
|     | - SOUTH SETBACK  | 146 FT           |
|     | - WEST SETBACK   | 50 FT            |

US HIGHWAY 1 (US HIGHWAY NO. 5)  
 CENTRAL LINE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY  
 MAP SECTION 89040-2506 SHEET 10 OF 20  
 MEDIAN



SITE PLAN

**VILLAGE OF NORTH PALM BEACH  
OFFICE OF THE VILLAGE ATTORNEY**

---

TO: Members of the Planning, Zoning and Adjustment Board

FROM: Leonard G. Rubin, Village Attorney

DATE: December 2, 2025

SUBJECT: **RECOMMENDATION TO VILLAGE COUNCIL – Ordinance Allowing the Limited Use of Artificial Turf for Industrial, Commercial, Mixed-Use, and Multi-Family Residential Projects**

CC: Valentino Perez, Building Director  
Lance Lilly, Planning Consultant  
Alondra Lopez-Mojica, Planner

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Section 45-29 of the Village Code of Ordinances currently limits the use of artificial turf (or synthetic grass) to lots improved with a single-family or two-family dwelling. This Board previously considered a request by Austin Republic to install artificial turf in an outdoor seating area but was prevented from considering the request based on the current Code language. The Village Council subsequently discussed the issue and directed Staff to draft an Ordinance allowing the limited use of artificial turf for non-residential, mixed-use, and multi-family projects.

The attached Ordinance amends Section 45-36 of the Village Code to allow both the Village Council (when considering Planned Unit Development applications) and this Board (when considering Site Plan and Appearance Review applications) to approve the use of artificial turf for industrial, commercial, mixed-use, and multi-family projects subject to the following additional requirements:

- The use of artificial turf shall be limited to accessory use areas, including, but not limited to, putting greens, outdoor seating areas, playgrounds, and recreation areas.
- Artificial turf shall not be used as a substitute for any required landscaping and shall not be placed in rights-of-way, off-street parking areas, or perimeter buffers.
- Artificial turf shall simulate the color, appearance, and height of natural grass. The turf shall be anchored, with all seams nailed and glued.
- Drainage shall be provided to prevent excess runoff or pooling of water.
- Artificial turf shall be maintained in a green, fadeless condition free of dirt, mud, stains, weeds, tears, etc.

If an existing project within the Village wishes to incorporate artificial turf, the property owner is required to apply for a Site Plan amendment or Planned Unit Development amendment, as applicable.

**Recommendation:**

Village Staff requests that the Board review the proposed Ordinance and provide a recommendation to the Village Council.



1 considering planned unit development applications, may allow the  
2 use of artificial turf (also referred to a synthetic grass) for industrial,  
3 commercial, mixed-use, and multi-family residential projects  
4 subject to the requirements of this subsection.

5  
6 (2) The use of artificial turf shall be limited to accessory use areas,  
7 including but not limited to:

8  
9 a. putting greens;

10  
11 b. outdoor seating areas;

12  
13 c. playgrounds; and

14  
15 d. recreation areas.

16  
17 (3) Artificial turf shall not be used as a substitute for any landscape  
18 requirement of this chapter and shall not be placed in rights-of-way,  
19 off-street parking areas, or perimeter buffers.

20  
21 (4) All artificial turf shall simulate the color, appearance, and height of  
22 natural turf, grass, or sod and shall be anchored to ensure that the  
23 turf withstands the effects of wind. All seams shall be nailed and  
24 glued, and edges shall be trimmed to fit against all regular and  
25 irregular edges. Proper drainage shall be provided for all artificial  
26 turf installations to prevent excess runoff or the pooling of water.

27  
28 (5) All artificial turf shall be maintained in a green, fadeless condition  
29 free of dirt, mud, stains, weeds, debris, tears, holes, and impressions.  
30 Maintenance shall include, but not be limited to, cleaning, brushing  
31 and debris removal; repairing depressions and ruts to maintain a  
32 visually-level surface; and eliminating odors, flat or matted areas,  
33 weeds, and evasive roots.

34  
35 (6) Any existing industrial, commercial, mixed-use, or multi-family  
36 residential project seeking to incorporate artificial turf pursuant to  
37 this subsection shall apply for a site plan amendment or planned unit  
38 development amendment, as applicable.

39  
40 \* \* \*

41  
42 Section 3. The provisions of this Ordinance shall become and be made a part of the Code of  
43 the Village of North Palm Beach, Florida.

44  
45 Section 4. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for  
46 any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void,  
47 such holding shall not affect the remainder of this Ordinance.

1 Section 5. All ordinances or parts of ordinances and resolutions or parts of resolutions in  
2 conflict herewith are hereby repealed to the extent of such conflict.

3  
4 Section 6. This Ordinance shall take effect immediately upon adoption.

5  
6 PLACED ON FIRST READING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

7  
8 PLACED ON SECOND, FINAL READING AND PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
9 \_\_\_\_\_, 2026.

10  
11  
12 (Village Seal)

\_\_\_\_\_  
MAYOR

13  
14  
15 ATTEST:

16  
17 \_\_\_\_\_  
18 VILLAGE CLERK

19  
20 APPROVED AS TO FORM AND  
21 LEGAL SUFFICIENCY:

22  
23 \_\_\_\_\_  
24 VILLAGE ATTORNEY