



**Village of North Palm Beach
Planning, Zoning and Adjustment Board
AGENDA
Tuesday, February 4, 2025 at 6:30 pm
Village Hall Council Chambers**

1. Roll Call

Cory Cross, Chair
Scott Hicks, Vice-Chair
Thomas Hogarth, Member
Jonathan Haigh, Member
Donald Solodar, Member
Timothy Hulihan, 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. January 7, 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. New Business

1. 531 US Highway 1– (ASD)

Application by Nina Wasserman, owner of ASD Surfaces on behalf of the property owner, 531 NPB Group, for Site Plan and Appearance Review approval for a face change on an existing monument sign located at 531 US Highway 1

2. 509 Northlake Blvd – (Village Cue Club)

Application by Mimi McAndrews of XMS Sports d/b/a Village Cue Club, lessee of the property, on behalf of the property owner, 509 Northlake LLC for Site Plan and Appearance Review approval for a face change of an existing wall sign located at 509 Northlake Blvd.

b. Public Hearing

i. New Business

1. Commercial Mixed Use Zoning District Sign Regulations

AN AMENDMENT TO THE VILLAGE’S SIGN CODE TO ADOPT SIGN REGULATIONS FOR THE VILLAGE’S C-MU US-1 MIXED USE ZONING DISTRICT

7. Commission Member Comments

8. Staff Updates

- Next Meeting is March 4, 2025

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 Commission. Due to the nature of governmental duties and responsibilities, the Planning Commission reserves the right to make additions to, or deletions from, the items contained in this agenda.



**THE VILLAGE OF NORTH PALM BEACH
PLANNING, ZONING AND ADJUSTMENT BOARD
REGULAR MEETING MINUTES
TUESDAY, JANUARY 7, 2024 at 6:30 PM**

Present

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

Absent

None

Village Staff

Leonard Rubin, Village Attorney
Caryn Gardner-Young, Community Development Director

Village Councilmember

Lisa Interlandi, President Pro Tem

1. CALL TO ORDER

Chair Cross called the meeting to order at 6:30 p.m.

a. ROLL CALL

Roll was called, and it was determined a quorum was present.

2. DELETIONS, ADDITIONS, OR MODIFICATIONS TO THE AGENDA: None.

3. PUBLIC COMMENT FOR NON-AGENDA ITEMS:

Deborah Cross raised concerns about a proposed amendment to the Prosperity Village PUD (Planned Unit Development) scheduled to be discussed in the Village Council meeting on Thursday. She highlighted the changes which could impact the design and style of the buildings, felt it was not aligned with the existing structures, thought it could potentially disrupt the aesthetic of the development and questioned whether this would genuinely reduce building height, as suggested, or if the homes would still be built as tall as possible under the revised guidelines. She also wondered why the proposed amendment bypassed review by the planning board.

Village Staff explained that amendments to PUD, under the Village's regulations, are approved by the Village Council only. There is no Planning, Zoning and Adjustment Board (PZAB) review or recommendation required. However, this is an option that Village Staff provides to any applicant but since it is voluntary, the applicant decided to go directly to the Village Council.

Chair Cross encouraged the PZAB members to review the proposed changes and consider advocating for the matter to be referred back to them for evaluation, given the potential impact on the development's overall design and integration with existing structures.

4. APPROVAL OF MINUTES:

- a. November 12, 2024 – A motion was made by Mr. Jonathan Haigh, and seconded by Mr. Thomas Hogarth. Passed unanimously (7-0)
- b. December 3, 2024 – A motion was made by Mr. Donald Solodar and seconded by Mr. Tim Hulihan. Passed unanimously (7-0).

5. DECLARATION OF EX-PARTE COMMUNICATIONS: None.

6. SWEARING IN FOR QUASI-JUDICIAL MATTERS

No items were Quasi-Judicial.

7. QUASI-JUDICIAL MATTERS/PUBLIC HEARING

No items were Quasi-Judicial

8. PUBLIC HEARINGS

a. OLD BUSINESS

1. Sign Text 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 CHAPTER 6, "BUILDINGS AND BUILDING REGULATIONS," OF THE VILLAGE CODE OF ORDINANCES BY REPEALING ARTICLE V, "SIGNS AND OUTDOOR DISPLAYS," IN ITS ENTIRETY; AMENDING ARTICLE III, "DISTRICT REGULATIONS," OF APPENDIX C (CHAPTER 45), "ZONING," OF THE VILLAGE CODE OF ORDINANCES BY AMENDING SECTION 45-34, "C-G GENERAL COMMERCIAL DISTRICT," SECTION 45-34.1, "C-3 REGIONAL BUSINESS DISTRICT," SECTION 45-34.3, "C-NB NORTHLAKE BOULEVARD COMMERCIAL DISTRICT, AND SECTION 45-38, "I-1 LIGHT INDUSTRIAL DISTRICT," TO REMOVE SIGN REGULATIONS; AMENDING APPENDIX C (CHAPTER 45), "ZONING," OF THE VILLAGE CODE OF ORDINANCES BY ADOPTING A NEW ARTICLE IX, "SIGNS AND OUTDOOR DISPLAYS;" PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Village Attorney Ruben discussed the proposed text amendment ordinance regarding signage, particularly temporary signs. The issue of temporary signage,

especially “for sale” and “for lease” signs, has been a recurring topic of concern due to their proliferation in the Village. Previous suggestions, such as prohibiting temporary signs entirely, raised legal concerns, as regulations cannot be solely content-based. The Chair asked the Board Members if they had comments to the Village Attorney’s presentation.

Mr. Solodar recalled previous discussions about the issue of vehicles, specifically referencing trucks with advertisement, such as those featuring Baer’s Furniture Store, parked intentionally in front of stores. He questioned whether the current rules address vehicles used for signage purposes and asked for clarification on the topic. Additionally, he sought a summary of any existing regulations related to vehicles and signage, noting that this was discussed in a previous meeting.

Village Attorney Ruben explained the key points: Vehicle Signs must be flush-mounted or painted on vehicles, not used for off-site advertising, and adhere to strict placement rules. Large vehicle signs (over 10 square feet) have additional restrictions, including parking limits (120 minutes near public right-of-way). Enforcement challenges were acknowledged, but, rules are proposed to curb egregious violations.

Mr. Hullihan discussed suggestions to clarify regulations, like requiring vehicles with signage to park behind buildings if rear parking is available. He also mentioned enforcement of time limitations for holiday lights and decorations for both commercial and residential properties.

Discussion ensued but consensus was the parking behind buildings was addressed with the new proposed sign language. As far as holiday decorations, Village staff stated the Village’s code allows holiday decoration to be placed out October 15th and they do not need to be removed until 2 weeks after the holiday. Code Enforcement would be addressing the holiday decorations this week after the expiration of the two (2) week time period.

The Board supported the Village Attorney’s changes, particularly removing large “for sale/lease” signs, emphasizing aesthetics and practicality. They appreciated the balance between enforcement feasibility and maintaining community standards.

Motion to approve by Dr. Michaels and seconded by Mr. Hullihan. The motion passed unanimously (7-0)

9. BOARD COMMENTS

Mr. Hullihan raised concerns about residents being notified to maintain sidewalks despite unclear code language. According to Mr. Hullihan the current code mentions “walkways,” not “sidewalks,” and does not explicitly mandate sidewalk maintenance by residents. Instances of unclear or aggressive enforcement, such as pressure washing deadlines, were criticized.

Discussion ensued.

Chair Cross and Mr. Solodar suggested clarifying code language to define responsibilities for sidewalks and walkways and to balance expectations of public vs. private maintenance without overly burdening residents.

Attorney Ruben suggested future actions for staff to include reviewing and clarifying the code and separating requirements for on-property and right-of-way areas.

Chair Cross permitted a member of the public to speak.

Deborah Cross suggested softening language to indicate responsibility without creating strict mandates.

Mr. Solodar questioned if a Tree Ordinance has been put before the Village Council. Ms. Gardner-Young replied it will be heard at the January 23rd Village Council meeting. Dr. Marc Michaels discussed additional considerations for related issues (tree roots, swales, etc.). Discussion ensued on upcoming tree ordinances and their implications.

10. STAFF UPDATES: None.

11. ADJOURNMENT

With no further business before the Board, Chair Cross adjourned the meeting at 7:40 p.m.



Subject/Agenda Item:

SP-2024-16 531 Northlake Blvd. (ASD)

Consideration of Approval: A request from Nina Wasserman, owner of ASD Surfaces and agent for 531 NPB Group, Inc., owner of the property, for Site Plan and Appearance Review approval for a face change of an existing monument sign located at 531 Northlake Blvd.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

Originating Department: Planning & Zoning Project Manager _____ Caryn Gardner-Young, AICP	Reviewed By: Community Development Director _____ Caryn Gardner-Young, AICP
Attachments: 1. SPAR Application stamp-dated January 3, 2025 2. Special Warranty Deed stamp-dated January 7, 2025 3. Site Map stamp-dated January 7, 2025 4. Landscaping Plans stamp-dated January 7, 2025 (2 pages) 5. Sign Information stamp-dated January 7, 2025 (2pages) 6. Photographs of the prior sign and existing sign stamp-dated January 7, 2025 (2 pages)	Public Notice: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Dates: Paper: Mailing <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance:

I. Executive Summary

The applicant is proposing to replace the sign face of an existing monument sign for the property located at 531 Northlake Blvd.

II. Site Data

Existing Use: Retail
Parcel Control Numbers: 68-43-42-16-03-008-0140
Parcel Size: .78 acres
Existing Future Land Use Designation: Commercial
Existing Zoning District: Commercial Mixed Use (C-MU)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
North	La Palma Norte Office Condominium	Commercial	Commercial Mixed Use (C-MU)
South	PA BBQ	Commercial	Commercial Mixed Use (C-MU)
East	NPB Fire/Police Station	Public	Public District (P)
West	Single Family Homes	Medium Density Residential	Multiple Family Dwelling District (R-2)

III. Annexation/Zoning History

The subject parcel site is on the west side of US Highway 1 approximately 638 feet from Anchorage Drive. The subject site has a future land use designation of Commercial and a zoning designation of Commercial Mixed Use (C-MU) with a 3389 square feet main building which was constructed in 1959.

IV. Applicable Code Provisions:

**Article V Signs and Outdoor Displays, Section 6-115 Permitted permanent accessory signs.
Section IV Criteria for Appearance E. Signs**

V. Summary of Proposed Site Plan and Appearance Details:

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

1. SPAR Application stamp-dated January 3, 2025
2. Special Warranty Deed stamp-dated January 7, 2025
3. Site Map stamp-dated January 7, 2025
4. Landscaping Plans stamp-dated January 7, 2025 (2 pages)
5. Sign Information stamp-dated January 7, 2025 (2pages)
6. Photographs of the prior sign and existing sign stamp-dated January 7, 2025 (2 pages)

VI. Staff Analysis:

Background:

The petition is for Site Plan and Appearance Review approval for the following:

1. The face change of an existing monument sign

Staff Analysis for Monument:

The applicant requests Village approval of a face change to an existing monument sign. The height of the sign (less than 8') and the setback (5') from US Highway 1 has not been changed and was previously approved by the Village. Consequently, no review was performed for these standards. A monument sign in the C-NB Zoning District must meet the following requirements:

Measurements	Maximum Allowed	Proposed
<i>Sign Copy Area</i>	30 square feet	22.66 square feet

Based upon the sign code requirements, the proposed sign meets the copy area requirements.

The Planning, Zoning and Adjustment Board determines whether the face change meets the Code's Appearance Plan requirements. The criteria and design standards are listed next.

Code Requirements

VII. APPEARANCE Code – Planning Commission Role & Responsibilities

Sec. 6-36. - Powers and duties of planning commission concerning the appearance code.

The planning commission shall have the following powers and duties:

- (1) To hold public hearings on and make recommendations for amendments to the appearance plan.
- (2) To consult with and cooperate with other committees and village departments, and any other municipal or governmental bodies on matters affecting the appearance of the village.
- (3) To study exterior design drawings, landscape and site plans, and materials for any proposed public buildings, public works, or other public improvements and to make recommendations to the council or village manager regarding the architectural or aesthetic aspects thereof.
- (4) To study and review preliminary and final plans and make recommendations to the village council.
- (5) To hold site plan and appearance review hearings, when required, and to issue or deny site plan and appearance approval for multiple-dwelling, commercial, mixed-use, and

industrial buildings under the provisions of this division and the appearance plan in Appendix A of this code.

Sec. 6-58. - Action of planning commission.

Upon consideration of an application, the planning commission shall issue a site plan and appearance approval upon a finding that the plan conforms to the village appearance plan and other applicable land development regulations. This approval may contain special conditions in response to unusual aspects of the application or to ensure that the approval carries out Village policies and code without undue permitting delays. If the planning commission determines that these criteria are not met, the planning commission may provide such advice, counsel, suggestions, and recommendations as it may deem necessary to guide the prospective applicant in the development of a plan which would comply with the requirements and purposes of the appearance plan and other village land development regulations.

Sec. 6-59. - Approval by planning commission.

No building or other permit, otherwise required under the village's ordinances, shall be approved by the community development director except upon the granting of the site plan and appearance approval by the planning commission, or on appeal, approval by the Village Council (see section 6-35). The foregoing requirements shall not preclude the issuance of permits without such approval if the community development director determines that any of the following apply: Permits for single-family dwellings, permits for a village-owned facility, no external architectural features as defined in section 6-31, and any deviation from valid site plan and appearance approval are minor and not substantial.

CODE OF ORDINANCES APPENDIX A, SECTION IV CRITERIA FOR APPEARANCE

These criteria are intended to establish a checklist of items that affect the physical aspect of the Village environment. Pertinent to appearance are the design of the site, buildings and structures, planting, signs, street hardware, and miscellaneous other objects that are observed by the public.

These criteria are not intended to restrict imagination, innovation, or variety but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the Village.

D BUILDING DESIGN

1. Specific architectural styles are not mandated or banned, but the village encourages new buildings to reflect or evolve the distinct local character exemplified by the North Palm Beach Country Club Clubhouse, Village Hall and the Public Safety Building. This character is derived from local and regional examples including Anglo-Caribbean architecture, Florida vernacular, and masonry modern.
2. Evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.

3. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
4. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
 - a. 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.
 - b. Inappropriate materials and methods, and those which will produce inconsistency with the structure of the building, shall be avoided.
 - c. Materials shall be of durable quality.
 - d. In any design in which the structural frame is exposed to view, the structural materials shall meet the other criteria for materials.
5. Building components—such as windows, doors, eaves, and parapets—shall have good proportions and relationship to one another.
6. The village discourages walls without windows or with too few windows; all-glass walls; and facades without visual interest or with entrances that are concealed or absent.
7. Colors shall be harmonious, with bright or brilliant colors used only for accent.
8. 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.
9. Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.
10. 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.
11. 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.
12. Inappropriate, incompatible, bizarre, and exotic designs shall be avoided.
13. 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.

G MAINTENANCE—PLANNING AND DESIGN FACTORS

1. 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.

2. 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.

3. 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.

H FACTORS FOR EVALUATION

The following factors and characteristics relating to a development, and which affect appearance, will govern the Appearance Board's evaluation of a design submission after the Board has been advised by the Office of the Building Official that the plan conforms to Village ordinances:

LOGIC OF DESIGN

EXTERIOR SPACE UTILIZATION

ARCHITECTURAL CHARACTER

ATTRACTIVENESS

MATERIAL SELECTION

HARMONY AND COMPATIBILITY

CIRCULATION—VEHICULAR AND PEDESTRIAN

MAINTENANCE ASPECTS

VIII. Conclusion & Finding of Fact

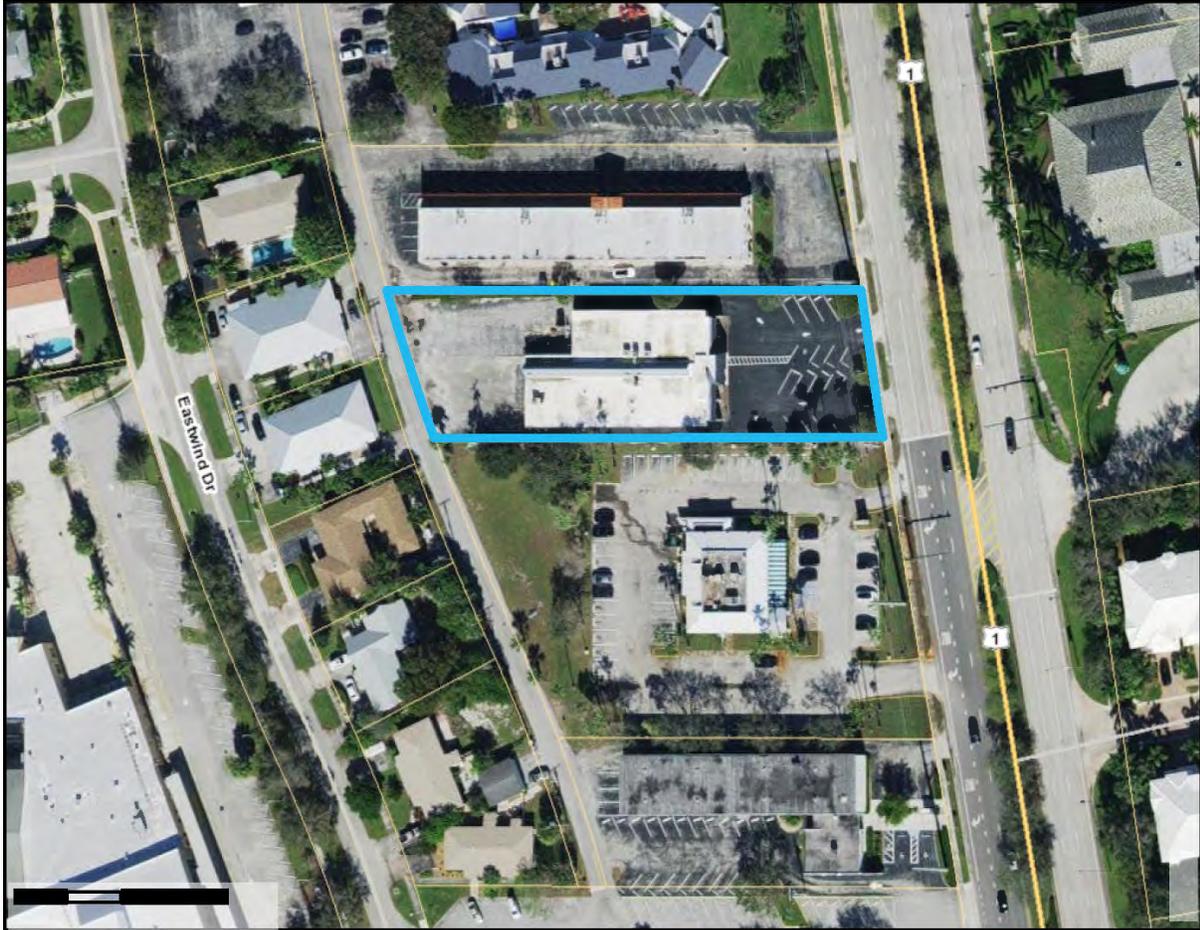
The Planning, Zoning and Adjustment Board must determine if the Applicant has met the prerequisites for granting Site Plan and Appearance Review approval as outlined in the staff report. If the Planning, Zoning and Adjustment Board approves the Site Plan and Appearance Review petition, staff suggests the following conditions:

- A. The most stringent requirements of Exhibit "A" Development Review Committee Report and Recommendation dated January 7, 2025 and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit "B":
 1. SPAR Application stamp-dated January 3, 2025
 2. Special Warranty Deed stamp-dated January 7, 2025
 3. Site Map stamp-dated January 7, 2025
 4. Landscaping Plans stamp-dated January 7, 2025 (2 pages)
 5. Sign Information stamp-dated January 7, 2025 (2pages)
 6. Photographs of the prior sign and existing sign stamp-dated January 7, 2025 (2 pages)

- B. 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)
- C. 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)
- D. 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.

PLANNING, ZONING AND ADJUSTMENT BOARD ACTION – February 4, 2025

Exhibit B
Location Map





VILLAGE OF NORTH PALM BEACH, FLORIDA

ORDER GRANTING SITE PLAN AND APPEARANCE APPROVAL

Applicant: 531 NPB Group, Inc. (property owner)
ASD (lessee/applicant)

Property Location: 531 Northlake, North Palm Beach, FL 33408 (“Property”)

Legal Description: NORTH PALM BEACH VILLAGE OF REPL BLK 8 LT 14 BLK 8

Request: Approval of face change on an existing monument sign

THIS MATTER came before the Planning, Zoning and Adjustment Board for hearing on February 4, 2025. After considering the testimony and other evidence presented by the Applicant and Village Staff, the Planning, Zoning and Adjustment Board hereby makes the following findings of fact:

1. Applicant’s request meets the requirements for Site Plan and Appearance approval as set forth in Article II of Chapter 6 of the Village Code of Ordinances and Appendix A (“Appearance Plan”).

Based on the foregoing findings of fact, it is ORDERED by the Planning, Zoning and Adjustment Board that the Applicants’ request for Site Plan and Appearance approval is hereby **APPROVED** subject to the following conditions:

- A. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated January 7, 2025 and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
1. SPAR Application stamp-dated January 3, 2025
 2. Special Warranty Deed stamp-dated January 7, 2025
 3. Site Map stamp-dated January 7, 2025
 4. Landscaping Plans stamp-dated January 7, 2025 (2 pages)
 5. Sign Information stamp-dated January 7, 2025 (2pages)
 6. Photographs of the prior sign and existing sign stamp-dated January 7, 2025 (2 pages)
- B. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Completion. (Planning and Building)

- C. 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)

- D. 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.

DONE AND ORDERED this _____ day of _____, 2025.

VILLAGE OF NORTH PALM BEACH

By: _____
Cory Cross, Chairperson

ATTEST:

Caryn Gardner-Young, Community Development Director

Copies to:
Nina Wasserman, petitioner agent
Caryn Gardner-Young, Community Development Director
Leonard G. Rubin, Village Attorney



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

CASELOAD# 2024-14

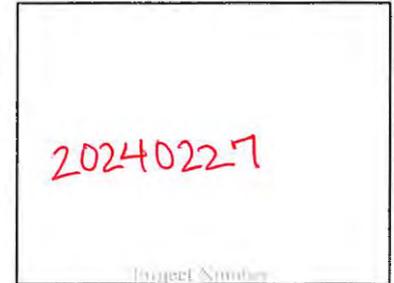


SITE PLAN AND APPEARANCE REVIEW

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):	
Paint Colors/Materials (Sec. 6-31)	Site Plan (Major or Minor) [Sec. 6-31]
Signs and Outdoor Displays (Article V)	Facade Change (Sec. 6-31)
Fencing (Sec. 45-36)	Other External Architectural Feature (Sec. 6-31)
Waiver (C-MU or C-NB zoning district) [Sec. 45-51]	

PROPERTY INFORMATION

Street Address: 531 US Hwy 1 NPB	PCN Number:	Zoning District:
Subdivision:	Block:	Lot:
Representative or Agent's interest in property (Owner, Lessee, Etc):		
Date of Pre-Application Meeting Requested:		
Has a previous application been filed?		
Project Name:		

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): ASD Surfaces	Business Name (if applicable): 531 NPB Group
Print Name and Title: Nina Wasserman Owner	Print Name and Title: nina wasserman owner
Signature: Nina Wasserman	Signature: nina wasserman
Date: 12/17/24	Date: 12/17/24
Street Address: 531 US Hwy 1	Street Address: 531 US Hwy 1
Mailing Address City/ State/ Zip: NPB FL 33408	Mailing Address City/ State/ Zip: NPB FL 33408
Phone Number: 561 348-0859	Phone Number: 561 348-0858
Email: nina@asdsurfaces.com	Email: nina@asdsurfaces.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, Scaled, and Signed and 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.**

Nina Wasserman Nina Wasserman 12/17/24
Signature(s) of property owner(s) Print Name Date

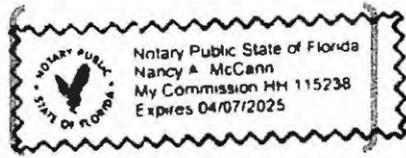
The foregoing was sworn to, subscribed and acknowledged before me this 12/17/24
(Date)

By means of physical presence / online notarization

by: Nina Wasserman
(Name of Person Making the Statement)

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

Nancy A McCann
(Signature of Notary)



Nina Wasserman Nina Wasserman 12/17/24
Signature(s) of applicant/agent Print Name Date

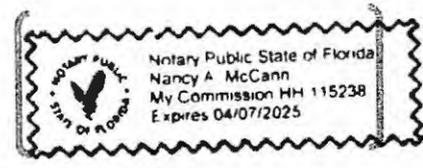
The foregoing was sworn to, subscribed and acknowledged before me this 12/17/24
(Date)

By means of physical presence / online notarization

by: Nina Wasserman
(Name of Person Making the Statement)

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

Nancy A McCann
(Signature of Notary)



CFN 20190399923
OR BK 30992 PG 1376
RECORDED 10/30/2019 16:27:08
Palm Beach County, Florida
AMT 1,385,000.00
DEED DOC 9,695.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 1376-1377; (2Pgs)

Village of North Palm Beach
Planning & Zoning

JAN 7 RECD

RECEIVED

Prepared by and return to:
Alan M. Burger, Esq.
McDonald Hopkins LLC
505 South Flagler Drive Suite 300
West Palm Beach, FL 33401
561-472-2121
File Number: 47084-00001

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 29th day of October, 2019 between .531Group NPB LLC, a Florida limited liability company whose post office address is P.O. Box 530078, Lake Park, FL 33403, Grantor, and 531 NPB Group, LLC, a Florida limited liability company whose post office address is 523 Oak Harbour Drive, Juno Beach, FL 33408, Grantee:

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

Lot 14, Block 8 of REPLAT OF BLOCK 8, VILLAGE OF NORTH PALM BEACH, PLAT NO. 1, according to the Plat thereof as recorded in Plat Book 25, Page(s) 103, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: 68-43-42-16-03-008-0140

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions common to the subdivision, public utility easements, reservations and limitations of record if any, without intending to reimpose the same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

[Signature page follows]

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: _____
[Signature]
Witness Name: Lorry A. Cusack

531Group NPB LLC, a Florida limited liability company

By: [Signature]
John Carrino, Manager

State of Florida
County of Palm Beach

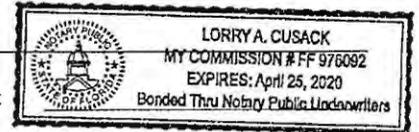
The foregoing instrument was acknowledged before me this 28th day of October, 2019 by John Carrino, Manager of 531Group NPB LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

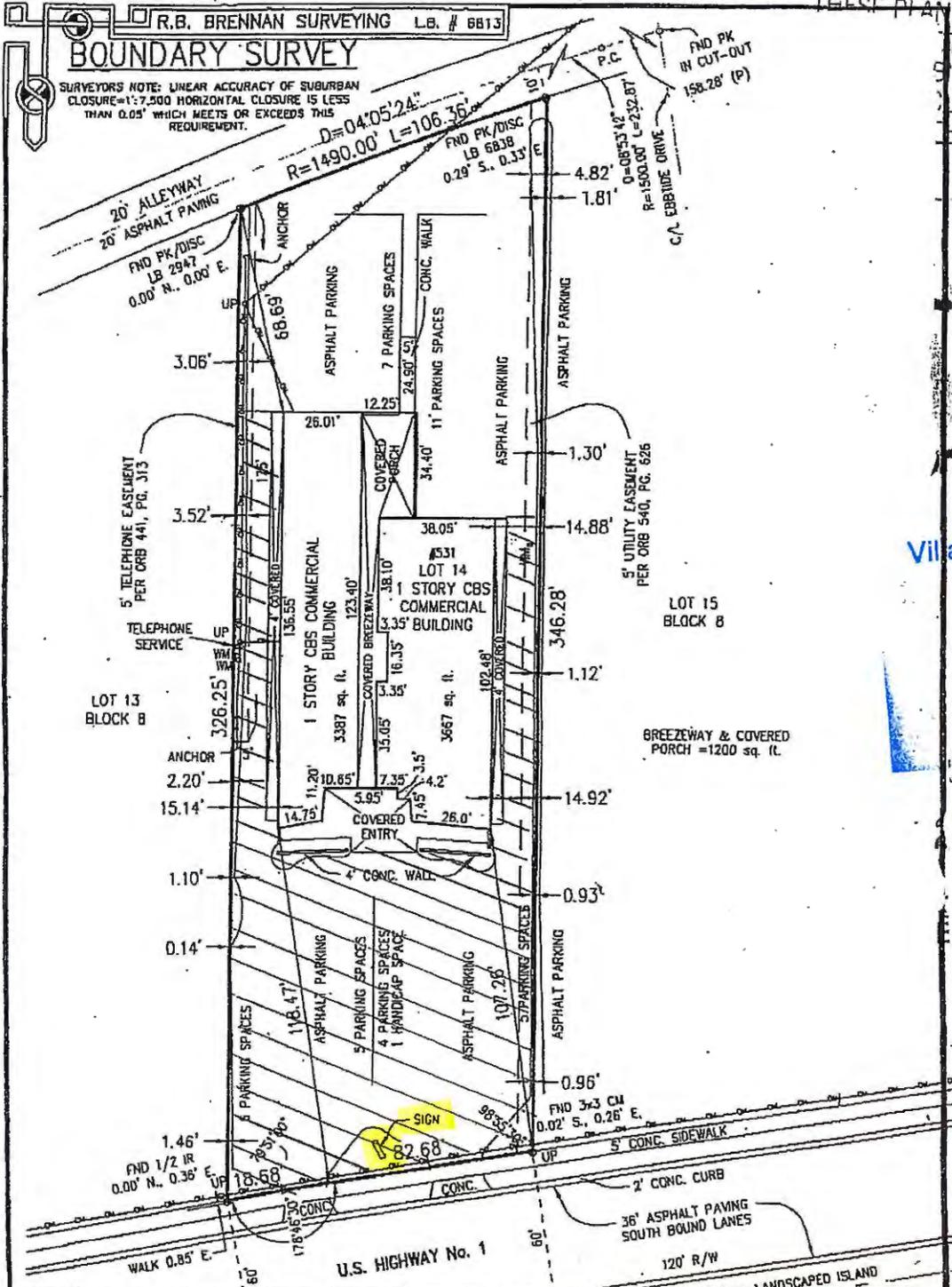


THESE PLANS

R.B. BRENNAN SURVEYING L.B. # 8813

BOUNDARY SURVEY

SURVEYORS NOTE: LINEAR ACCURACY OF SUBURBAN CLOSURE=1:7,500 HORIZONTAL CLOSURE IS LESS THAN 0.05" WHICH MEETS OR EXCEEDS THIS REQUIREMENT.



Village of North Palm Beach
Planning & Zoning

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ELEVATIONS BASED ON BENCHMARK: N/A

SEE SHEET ONE OF TWO FOR ADDITIONAL NOTES AND PROPERTY DESCRIPTION

DESCRIPTION FURNISHED BY: Client

SCALE: 1" = 40'

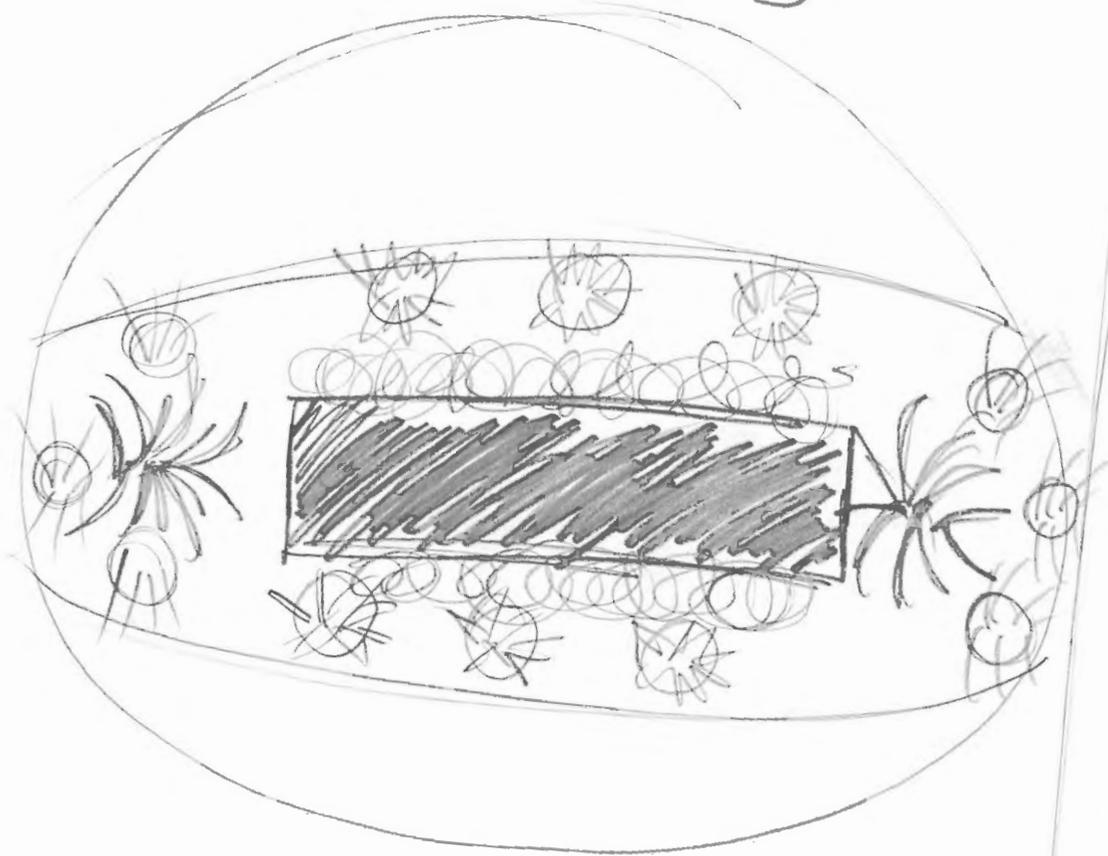
- 1) THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH DESCRIPTION FURNISHED BY CLIENT OR CLIENTS REPRESENTATIVE.
- 2) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR CURRENCY, ACCURACY OR OMISSIONS OF DESCRIPTION FURNISHED.
- 3) THIS PLAT OF SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) I HEREBY CERTIFY THAT THE PLAT OF SURVEY AND BOUNDARY SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE DESCRIBED IN THE CAPTION THEREOF, MADE UNDER MY DIRECTION, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- 5) I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND RULES CHAPTER 61017-8 FLORIDA ADMINISTRATIVE CODE.

Rita Timmens
 RITA TIMMENS (for the firm)
 PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE NO. 5343 STATE OF FLORIDA

JAN 20 2007

DATE:

MONUMENT + landscaping



DONT KNOW
THE NAMES
OF THE
PLANTS.

Village of North Palm Beach
Planning & Zoning

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North Palm Beach
Planning & Zoning

JAN 8 2000

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KAUFFS

BOOK ANTIQUA



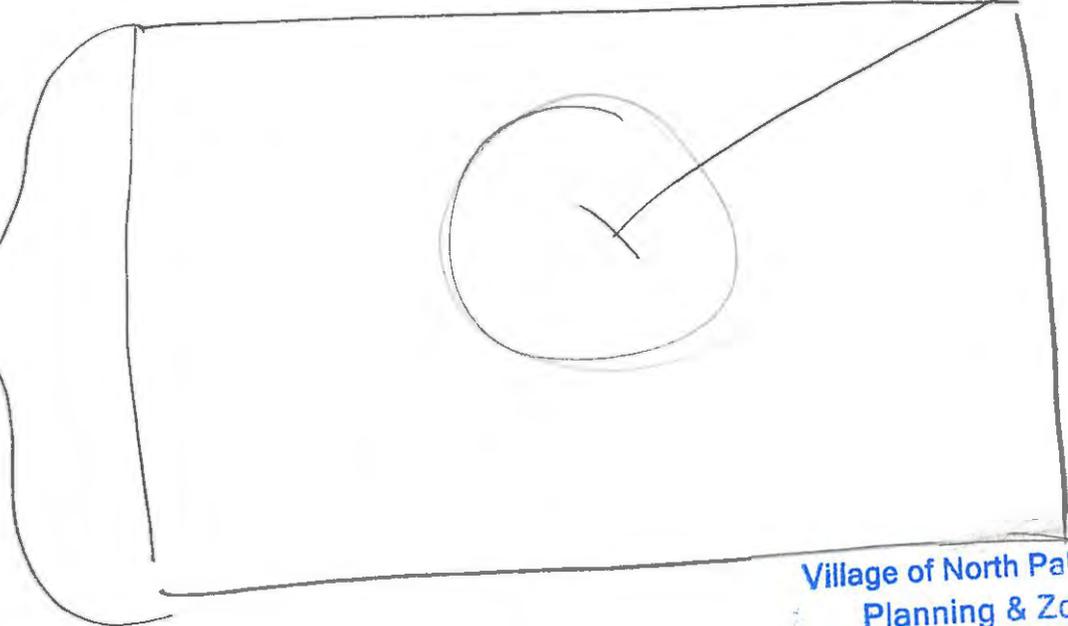
BODINI



TILE • STONE • WOOD • FIXTURES

72 x 68

3 x 3



Village of North Palm Beach
Planning & Zoning

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SIGN COLOR : FINE
WHITE
LETTER COLOR :
BLACK.

TYPE OF : LEXAN
PLASTIC. ACRYLIC.

Village of North Palm Beach

Planning & Zoning

JAN 8 REC'D

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WOOD · STONE
· ASD ·
SURFACES
TILE · FIXTURES

JAN 3 REC'D

RECEIVED

ASD SURFACES

WOOD | STONE | TILE | FIXTURES

JAN 3 REC'D

RECEIVED



Subject/Agenda Item:

SP-2025-03 509 Northlake Blvd. (Village Cue Club)

Consideration of Approval: A request from Mimi McAndrews of XMS Sports d/b/a Village Cue Club, lessee of the property, on behalf of the property owner, 509 Northlake LLC for Site Plan and Appearance Review approval for a face change of an existing wall sign located at 509 Northlake Blvd.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

Originating Department: Planning & Zoning Project Manager _____ Caryn Gardner-Young, AICP	Reviewed By: Community Development Director _____ Caryn Gardner-Young, AICP
Attachments: 1. SPAR Application stamp-dated December 11, 2024 2. Deed stamp-dated January 22, 2025 3. Sign Proof stamp-dated January 22, 2025 (2 pages)	Public Notice: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Dates: Paper: Mailing <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance:

I. Executive Summary

The applicant is proposing to replace the sign face of an existing monument sign for the property located at 509 Northlake Blvd.

II. Site Data

Existing Use:	Billiard Parlor
Parcel Control Numbers:	68-43-42-16-07-000-0210
Parcel Size:	.34 acres

Existing Future Land Use Designation: Commercial
Existing Zoning District: Commercial Northlake Blvd (C-NB)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
North	Canal	No designation	No designation
South	Strip Shopping Center	Commercial (Lake Park)	Ci Business District (Lake Park)
East	Retail Building	Commercial	Commercial Northlake Blvd. (C-NB)
West	Retail Building	Commercial	Commercial Northlake Blvd. (C-NB)

III. Annexation/Zoning History

The subject parcel site is on the north side of Northlake Blvd approximately 1,616 feet from US Highway 1. The subject site has a future land use designation of Commercial and a zoning designation of Commercial Northlake Blvd. (C-NB), with a 6,000 square feet main building which was constructed in 1974.

IV. Applicable Code Provisions:

**Section IV Criteria for Appearance E. Signs
 Section 45-35.2 (C-NB Commercial District) of the Zoning Code (Appendix C) - Sec. 7-6
 Business signs**

V. Summary of Proposed Site Plan and Appearance Details:

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

1. SPAR Application stamp-dated December 11, 2024
2. Deed stamp-dated January 22, 2025
3. Photographs of existing sign and sign area stamp-dated January 22, 2025
4. Sign Proof stamp-dated January 22, 2025 (2 pages)

VI. Staff Analysis:

Background:

The petition is for Site Plan and Appearance Review approval for the following:

1. The face change of an existing building wall sign

The Village’s records do not show an approved Master Sign Plan for the property. In 2008 and 2017, signs were approved by the Planning Commission without a Master Sign Plan. The property owner has been advised that a Master Sign Plan is required and no further signs will be approved by the Village until an approved Master Sign Plan has been obtained.

Staff Analysis for Monument:

The applicant requests Village approval of a face change to an existing building wall sign. The mounting height has not changed. Consequently, no review was performed for this standards. A building wall sign in the C-NB Zoning District must meet the following requirements:

Measurements	Maximum Allowed	Proposed
<i>Sign Copy Area</i>	1 square foot per 1-½ x the length of wall sign is attached to. (55.5 square feet)	23.62 square feet
<i>Logo</i>	Does not exceed 50% of the allowable sign area (25.25 sq. ft.)	4.659 square feet
<i>Nature of Business</i>	Letters depicting the nature of the business does not exceed the maximum of fifty (50) percent of the height of the letters depicting the name of the building or building occupant. (1 sq. foot)	.9112 square feet

Based upon the sign code requirements, the proposed sign meets the copy area, logo and nature of business requirements.

The Planning, Zoning and Adjustment Board determines whether the face change meets the Code’s Appearance Plan requirements. The criteria and design standards are listed next.

Code Requirements

VII. APPEARANCE Code – Planning Commission Role & Responsibilities

Sec. 6-36. - Powers and duties of planning commission concerning the appearance code.

The planning commission shall have the following powers and duties:

- (1) To hold public hearings on and make recommendations for amendments to the appearance plan.
- (2) To consult with and cooperate with other committees and village departments, and any other municipal or governmental bodies on matters affecting the appearance of the village.
- (3) To study exterior design drawings, landscape and site plans, and materials for any proposed public buildings, public works, or other public improvements and to make

recommendations to the council or village manager regarding the architectural or aesthetic aspects thereof.

- (4) To study and review preliminary and final plans and make recommendations to the village council.
- (5) To hold site plan and appearance review hearings, when required, and to issue or deny site plan and appearance approval for multiple-dwelling, commercial, mixed-use, and industrial buildings under the provisions of this division and the appearance plan in Appendix A of this code.

Sec. 6-58. - Action of planning commission.

Upon consideration of an application, the planning commission shall issue a site plan and appearance approval upon a finding that the plan conforms to the village appearance plan and other applicable land development regulations. This approval may contain special conditions in response to unusual aspects of the application or to ensure that the approval carries out Village policies and code without undue permitting delays. If the planning commission determines that these criteria are not met, the planning commission may provide such advice, counsel, suggestions, and recommendations as it may deem necessary to guide the prospective applicant in the development of a plan which would comply with the requirements and purposes of the appearance plan and other village land development regulations.

Sec. 6-59. - Approval by planning commission.

No building or other permit, otherwise required under the village's ordinances, shall be approved by the community development director except upon the granting of the site plan and appearance approval by the planning commission, or on appeal, approval by the Village Council (see section 6-35). The foregoing requirements shall not preclude the issuance of permits without such approval if the community development director determines that any of the following apply: Permits for single-family dwellings, permits for a village-owned facility, no external architectural features as defined in section 6-31, and any deviation from valid site plan and appearance approval are minor and not substantial.

CODE OF ORDINANCES APPENDIX A, SECTION IV CRITERIA FOR APPEARANCE

These criteria are intended to establish a checklist of items that affect the physical aspect of the Village environment. Pertinent to appearance are the design of the site, buildings and structures, planting, signs, street hardware, and miscellaneous other objects that are observed by the public.

These criteria are not intended to restrict imagination, innovation, or variety but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the Village.

D BUILDING DESIGN

1. Specific architectural styles are not mandated or banned, but the village encourages new buildings to reflect or evolve the distinct local character exemplified by the North Palm

Beach Country Club Clubhouse, Village Hall and the Public Safety Building. This character is derived from local and regional examples including Anglo-Caribbean architecture, Florida vernacular, and masonry modern.

2. Evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.
3. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
4. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
 - a. 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.
 - b. Inappropriate materials and methods, and those which will produce inconsistency with the structure of the building, shall be avoided.
 - c. Materials shall be of durable quality.
 - d. In any design in which the structural frame is exposed to view, the structural materials shall meet the other criteria for materials.
5. Building components—such as windows, doors, eaves, and parapets—shall have good proportions and relationship to one another.
6. The village discourages walls without windows or with too few windows; all-glass walls; and facades without visual interest or with entrances that are concealed or absent.
7. Colors shall be harmonious, with bright or brilliant colors used only for accent.
8. 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.
9. Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.
10. 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.
11. 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.
12. Inappropriate, incompatible, bizarre, and exotic designs shall be avoided.

13. 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.

G MAINTENANCE—PLANNING AND DESIGN FACTORS

1. 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.
2. 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.
3. 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.

H FACTORS FOR EVALUATION

The following factors and characteristics relating to a development, and which affect appearance, will govern the Appearance Board's evaluation of a design submission after the Board has been advised by the Office of the Building Official that the plan conforms to Village ordinances:

LOGIC OF DESIGN

EXTERIOR SPACE UTILIZATION

ARCHITECTURAL CHARACTER

ATTRACTIVENESS

MATERIAL SELECTION

HARMONY AND COMPATIBILITY

CIRCULATION—VEHICULAR AND PEDESTRIAN

MAINTENANCE ASPECTS

VIII. Conclusion & Finding of Fact

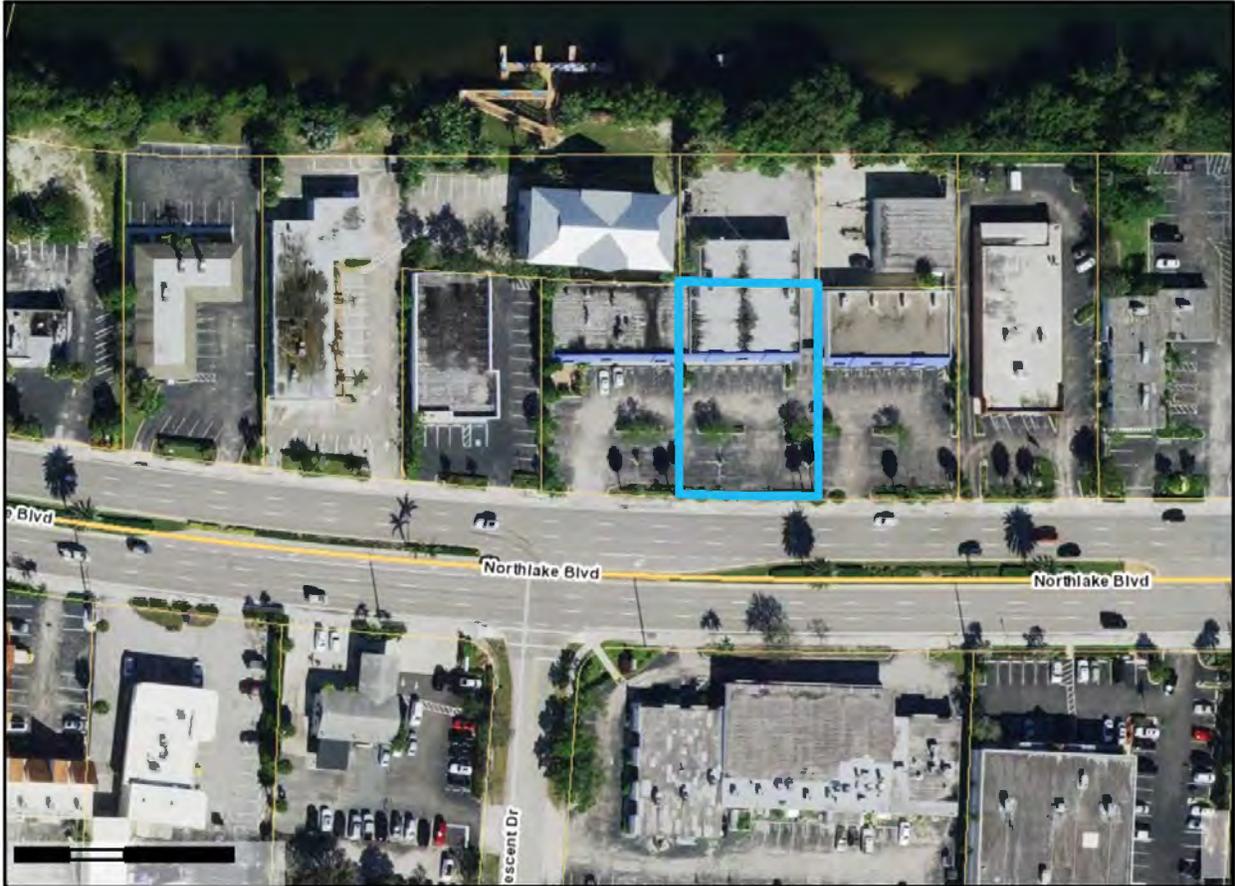
The Planning, Zoning and Adjustment Board must determine if the Applicant has met the prerequisites for granting Site Plan and Appearance Review approval as outlined in the staff report. If the Planning, Zoning and Adjustment Board approves the Site Plan and Appearance Review petition, staff suggests the following conditions:

- A. The most stringent requirements of Exhibit “A” Development Review Committee Report and Recommendation dated January 22, 2025 and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”:

1. SPAR Application stamp-dated December 11, 2024
 2. Deed stamp-dated January 22, 2025
 3. Photographs of existing sign and sign area stamp-dated January 22, 2025
 4. Sign Proof stamp-dated January 22, 2025 (2 pages)
- B. 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)
- C. 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)
- D. 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.

PLANNING, ZONING AND ADJUSTMENT BOARD ACTION – February 4, 2025

Exhibit B
Location Map





VILLAGE OF NORTH PALM BEACH, FLORIDA

ORDER GRANTING SITE PLAN AND APPEARANCE APPROVAL

Applicant: 505 Northlake LLC (property owner)
Village Cue Club (lessee/applicant)

Property Location: 509 Northlake, North Palm Beach, FL 33408 (“Property”)

Legal Description: NORTH PALM BEACH VILLAGE OF UNREC LT 21 (LESS W 2 FT
OF N 50 FT)

Request: Approval of face change on an existing building wall sign

THIS MATTER came before the Planning, Zoning and Adjustment Board for hearing on February 4, 2025. After considering the testimony and other evidence presented by the Applicant and Village Staff, the Planning, Zoning and Adjustment Board hereby makes the following findings of fact:

1. Applicant’s request meets the requirements for Site Plan and Appearance approval as set forth in Article II of Chapter 6 of the Village Code of Ordinances and Appendix A (“Appearance Plan”).

Based on the foregoing findings of fact, it is ORDERED by the Planning, Zoning and Adjustment Board that the Applicants’ request for Site Plan and Appearance approval is hereby **APPROVED** subject to the following conditions:

- A. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated January 22, 2025 and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
 - 1. SPAR Application stamp-dated December 11, 2024
 - 2. Deed stamp-dated January 22, 2025
 - 3. Photographs of existing sign and sign area stamp-dated January 22, 2025
 - 4. Sign Proof stamp-dated January 22, 2025 (2 pages)
- B. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Completion. (Planning and Building)
- 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.

DONE AND ORDERED this _____ day of _____, 2025.

VILLAGE OF NORTH PALM BEACH

By: _____
Cory Cross, Chairperson

ATTEST:

Caryn Gardner-Young, Community Development Director

Copies to:
Mimi McAndrews, petitioner
Caryn Gardner-Young, Community Development Director
Leonard G. Rubin, Village Attorney



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

VILLAGE OF
 NORTH PALM BEACH
 DEC 11 2024
 BUILDING DEPARTMENT
 RECEIVED

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)*

20240217

The undersigned property owner is applying for a SPR relating to the following (check all that apply):			
<input type="checkbox"/>	Paint Colors/Materials (Sec. 6-31)	<input type="checkbox"/>	Site Plan (Major or Minor) [Sec. 6-31]
<input checked="" type="checkbox"/>	Signs and Outdoor Displays (Article V)	<input type="checkbox"/>	Facade Change (Sec. 6-31)
<input type="checkbox"/>	Fencing (Sec. 45-36)	<input type="checkbox"/>	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: 509 Northlake Blvd.	PCN Number:	Zoning District:
Subdivision:	Block:	Lot:
Representative or Agent's interest in property (Owner, Lessee, Etc): Date of Pre-Application Meeting Requested:		Lessee
Has a previous application been filed?		
Project Name:		
Owner's Representative or Agent		Landowner (Owner of Record)
Business Name (if applicable): XMS Sports dba Village Cue Club		Business Name (if applicable): 505 Northlake LLC
Print Name and Title: Mimi McAndrews, VP/SEC		Print Name and Title: <i>Managing Member</i> Mark Mullinax / <i>Audrey Mullinix</i>
Signature: <i>Mimi McAndrews</i>		Signature: <i>Audrey K. Mullinix</i> ✖
Date: 11/25/24		Date: <i>12/6/2024</i>
Street Address: 509 Northlake Blvd.		Street Address: <i>503-515 Northlake Boulevard</i>
Mailing Address City/ State/ Zip: PO Box 33144 Palm Beach Gardens, FL 33410		Mailing Address City/ State/ Zip: <i>118 Atlantic Road North Palm Beach, FL 33408</i>
Phone Number: 561.714.6430 (c)		Phone Number: <i>561-248-8165</i>

1320810151
KONSTRUKCIJA ZAŠTITNE
KOPANINE ZAŠTITNE

1320810151 KONSTRUKCIJA ZAŠTITNE
KOPANINE ZAŠTITNE
2018-04-15

Email: mimilaw@bellsouth.net	Email:
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****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:

x	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
x	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, Scaled, and Signed and 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 <u>and</u> 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	15

within a PUD)

* 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.**


Signature(s) of property owner(s)

Mark Mullinix
Print Name

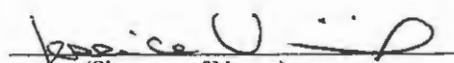
11/29/24
Date

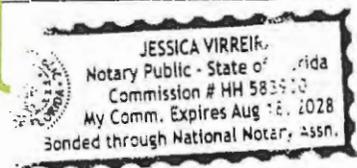
The foregoing was sworn to, subscribed and acknowledged before me this 11/29/24
(Date)

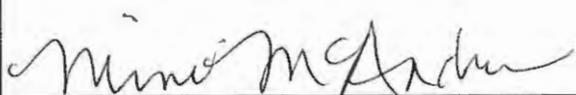
By means of physical presence / online notarization

by: Mark E Mullinix
(Name of Person Making the Statement)

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


(Signature of Notary)




Signature(s) of applicant/agent

Mimi McAndrews
Print Name

12/4/24
Date

The foregoing was sworn to, subscribed and acknowledged before me this 12/04/2024
(Date)

By means of physical presence / online notarization

by: Mimi McAndrews
(Name of Person Making the Statement)

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


(Signature of Notary)





CFN 20220076454

OR BK 33321 PG 1669
RECORDED 02/17/2022 10:32:42
AMT 1,150,000.00
Doc Stamp 8,050.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs 1669 - 1673; (5pgs)

This Document Prepared by and Return to:

Michael N. Jonas, Esq.
Brookmyer, Hochman, Probst & Jonas, P.A.
500 So. Australian Ave., Ste. 650
West Palm Beach, FL 33401

Parcel ID Number: 00-41-44-25-17-000-0300

Deed

This Deed, made this 15th day of February, 2022, **MARK M. HASNER**, as Trustee of the **TRUST FOR MICHELLE L. MUDRICK** created in the **SANDRA G. MULLINIX TRUST** dated **May 27, 2003**, as amended and restated on **September 8, 2016**, and **MARK E. MULLINIX**, a married man, of the Counties of **Miami-Dade and Palm Beach**, State of Florida, **GRANTORS**, and **505 NORTHLAKE LLC**, a Florida limited liability company, whose address is: **505 Northlake Blvd., North Palm Beach, FL, GRANTEE**.

Witnesseth that the **GRANTORS**, for and in consideration of the sum of
-----TEN DOLLARS (\$10)-----,
and other good and valuable consideration to **GRANTORS** in hand paid by **GRANTEE**, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said **GRANTEE** and **GRANTEE'S** heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Palm Beach**, State of Florida to wit:

A fifty percent (50%) interest (the "50% interest") in and to the real property described as follows:

SEE EXHIBIT "A" attached hereto and made a part hereof

Property Address is **503-515 Northlake Blvd., North Palm Beach, FL 33408**

It is the **GRANTORS'** intention by this Deed to transfer and convey to **GRANTEE** all of **GRANTORS'** right, title and interest in and to the real property described on **EXHIBIT "A"** attached hereto.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Signed, sealed and delivered in our presence:

Witnesses:

[Signature]
Printed Name: Michael M. Tracy

[Signature]
Printed Name: Linda G. Tonks

[Signature] (Seal)
MARK E MULLINIX

P.O. Address: 505 Northlake Blvd., North Palm Beach, FL 33408

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15 day of February, 2022, by **MARK E. MULLINIX**, by means of physical presence or online notarization , who is personally known to me or has produced his Florida driver's license(s) as identification.

[Signature]
Printed Name: _____

Notary Public

My Commission Expires: / /

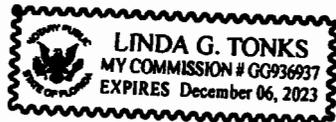


EXHIBIT "A"

Parcel 1:

(Lots 20, 21A, 21 and 22)

A portion of Sections 16 and 21, Township 42 South, Range 43 East, lying in the Village of North Palm Beach, Palm Beach County, Florida, as recorded in O. R. Book 24717, Page 896 of the Public Records of Palm Beach County, Florida, also known as Lots 20, 21, 21A and 22 of the unrecorded Plat of a Part of the "NOT INCLUDED" part of the Village of North Palm Beach, Plat No. 5, according to the Plat thereof, as recorded in Plat Book 26, Page 6 of said Public Records of Palm Beach County, Florida, per Assessor's Map #51, being more particularly described as follows:

Commencing at a point in the Centerline of the right of way of the Central and Southern Florida Flood Control District's Canal 17, per an Easement Deed recorded in Deed Books 1156 and 1163, Pages 185 and 294 of said Public Records, said Point being on the Westerly right of way line of State Road 5, US Highway One, per State Road Department Right of Way Map as recorded in Road Plat Book 2, Page 105 of said Public Records; thence Westerly along said Centerline, South 89 degrees 23 minutes 27 seconds West, per said Plat and being the basis of bearing for this description, a distance of 1649.66 feet; thence South 00 degrees 36 minutes 33 seconds East, a distance of 115.00 feet to the South line of said Canal C-17 and the Point of Beginning of this description; thence continuing South 00 degrees 36 minutes 33 seconds East, a distance of 91.70 feet; thence North 87 degrees 55 minutes 26 seconds West, a distance of 100.11 feet; thence South 00 degrees 36 minutes 33 seconds East, a distance of 150.00 feet to a point on the North right of way of Northlake Boulevard, per said Plat, said point being further described as lying on the arc of a curve concave to the North, whose radius point bears North 02 degrees 48 minutes 04 seconds East from said point; thence Easterly, along the arc of said curve, and along said North right of way line, through a central angle of 3 degrees 24 minutes 37 seconds, an arc distance of 235.04 feet to a point of tangency; thence North 89 degrees 23 minutes 27 seconds East, continuing along said North right of way, a distance of 65.10 feet; thence North 00 degrees 36 minutes 33 seconds West, a distance of 150.15 feet; thence South 89 degrees 23 minutes 27 seconds West, a distance of 100.00 feet; thence North 00 degrees 36 minutes 33 seconds West, a distance of 93.85 feet to the said South line of Canal C-17; thence South 89 degrees 23 minutes 27 seconds West, a distance of 100.00 feet to the Point of Beginning.

Parcel 2:

Together with: (Lot 22-A)

A portion of Section 16, Township 42 South, Range 43 East, lying within the "NOT INCLUDED" Parcel of Village of North Palm Beach, Plat No. 5, as recorded in Plat Book 26, Page 6, of the Public Records of Palm Beach County, Florida, also known as Lot 22A of the unrecorded plat of a portion of said "NOT INCLUDED" parcel, per assessors map #51, of said County, being more particularly described as follows:

Legal Description (Pruitt Sale of Lot 22A to Bagley and Ellsworth) per a Warranty Deed recorded in O. R. Book 5513, Page 1517, of said Public Records:

Beginning at a point in the centerline of the right of way of the Central and Southern Florida Flood Control District's Canal C-17, as said right of way is described in Easement Deed recorded in Deed Book 1156, Page 186, Public Records of Palm Beach County, Florida, said Point being 1449.66 feet Westerly, measured along said Centerline from the Westerly right of way line of State Road No. 5 (US Highway No. 1) as said right of way is shown on State Road Department's right of way map recorded in Road Plat Book 2, Pages 105 to 118, Public Records of Palm Beach County, Florida; thence Westerly along said Centerline, a distance of 100 feet; thence Southerly at right angles to said centerline, a distance of 208.85 feet; thence Easterly making an angle with the previous course of 90 degrees 05 minutes 09 seconds from North to East, a distance of 100 feet; thence Northerly, making an angle with the preceding course of 89 degrees 54 minutes 51 seconds from West to North, a distance of 209 feet to the Point of Beginning.

LESS AND EXCEPT that portion that lies within the Right-of-Way of the Canal C-17, as recorded in Deed Book 1156, Page 186, Public Records of Palm Beach County, Florida.

Together with ingress and egress easement recorded in O. R. Book 5020, Page 1690 and O. R. Book 2288, Page 732, Public Records of Palm Beach County, Florida.

The above described real property is sometimes referred to as Lot 22-A of the unrecorded sketch of Village of North Palm Beach Plat No. 5, which is part of the "NOT INCLUDED" portion of the said Plat as recorded in Plat Book 26, page 6, Public Records of Palm Beach County, FL.

Property Detail**Location Address** : 503 NORTHLAKE BLVD A**Municipality** : NORTH PALM BEACH**Parcel Control Number** : 68-43-42-16-07-000-0220**Subdivision** : NORTH PALM BEACH VILLAGE OF UNREC ON AM-51**Official Records Book/Page** : 33321 / 1669**Sale Date** : FEB-2022**Legal Description** : NORTH PALM BEACH VILLAGE OF UNREC LT 22**Owner Information****Owner(s)**

505 NORTHLAKE LLC

Mailing Address118 ATLANTIC RD
NORTH PALM BEACH FL 33408 4602**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2022	\$1,150,000	33321 / 01669	WARRANTY DEED	505 NORTHLAKE LLC
DEC-2021	\$10	33118 / 01956	DEED OF TRUST	MULLINIX MARK E &
DEC-2021	\$10	33118 / 01950	DEED OF TRUST	MULLINIX MARK E
DEC-2021	\$10	33118 / 01944	DEED OF TRUST	MUDRICK MICHELLE L TRUST
DEC-2021	\$10	33118 / 01937	DEED OF TRUST	MULLINIX MARK E
AUG-2011	\$10	24717 / 00903	WARRANTY DEED	MULLINIX ESTON E TRUST
AUG-2011	\$10	24717 / 00896	WARRANTY DEED	MULLINIX SANDRA G TR
DEC-1980	\$260,000	03423 / 01334	WARRANTY DEED	MULLINIX ESTON E & SANDRA G
JAN-1978	\$174,400	02896 / 01755		
JAN-1975	\$50,000	02423 / 00969	WARRANTY DEED	
JAN-1973	\$10,000	02169 / 01577	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information**Number of Units** : 0***Total Square Feet** : 4136**Acres** : .34**Property Use Code** : 1100—STORES**Zoning** : C-NB—COMMERCIAL NORTHLAKE BLVD (68-NORTH PALM BEACH)**Appraisals**

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$255,406	\$260,646	\$252,106	\$208,814	\$212,294
Land Value	\$375,000	\$375,000	\$315,900	\$270,900	\$270,900
Total Market Value	\$630,406	\$635,646	\$568,006	\$479,714	\$483,194

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$630,406	\$635,646	\$527,685	\$479,714	\$483,194
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$630,406	\$635,646	\$527,685	\$479,714	\$483,194

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$12,393	\$12,269	\$10,712	\$9,776	\$10,146
NON AD VALOREM	\$1,151	\$1,122	\$1,080	\$1,038	\$786

existing sign & sign area

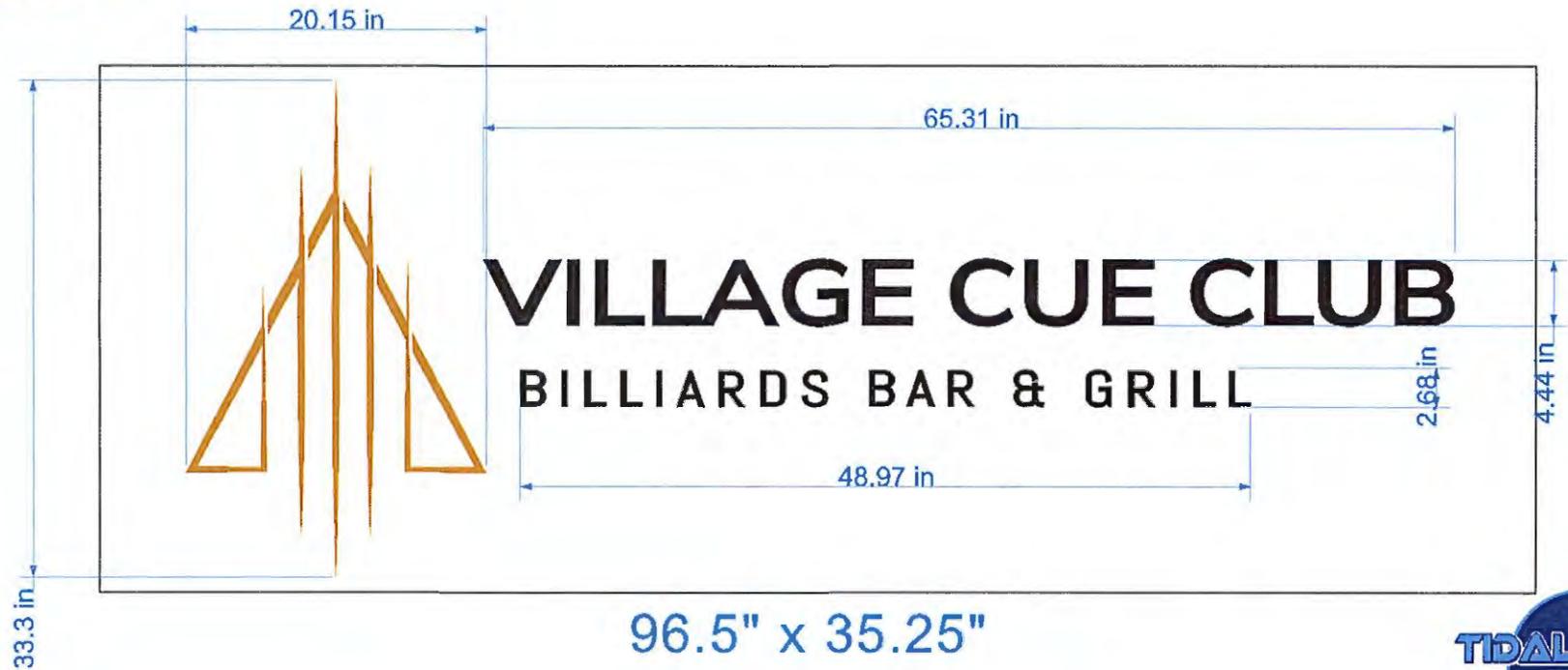
VILLAGE OF
NORTH PALM BEACH

JAN 22 2025

COMMUNITY DEVELOPMENT
RECEIVED



PROOF



VILLAGE OF
NORTH PALM BEACH

JAN 22 2025

COMMUNITY DEVELOPMENT
RECEIVED

PROOF



96.5" x 35.25"



Notes: Material - 3/16 White Acrylic Insert & Vinyl lettering with Digital logo print



To: Village of North Palm Beach Planning, Zoning & Adjustment Board
From: Alex Ahrenholz, JMorton Planning and Landscape Architecture
CC: Caryn Gardner-Young, Community Services Director
Jennifer Morton, President, JMorton Planning and Landscape Architecture
Kara Wood, Principal, District Planning Group
Date: February 4, 2025
Subject: Proposed Commercial Mixed-Use (C-MU) District Sign Ordinance

Project Summary

The Village is in the process of updating all signage regulations and requested assistance to research and prepare amendments to adequately address sign standards in the Commercial Mixed-Use (C-MU) zoning district with its unique form-based code requirements. When the C-MU district was approved in 2020, regulations for signage were not included. Many of the sign requirements for the entire Village do not comply with the location and dedication requirements of the new district standards.

All signage requirements from the previous code have been consolidated by Village staff within a new article (Chapter 45, Article IX of the North Palm Beach Code of Ordinances). Because the C-MU standards are specific to the form-based zoning district, a separate section is proposed within the signage regulations for this corridor (45-117). The proposed regulations include the allowance of 5 signage types that will only be applied for new development. All existing signs are permitted to remain.

As a contextual reminder, the Commercial Mixed-Use district regulates form through determining which building frontage types are permitted along certain "Street Frontage Types." The intent of the C-MU code is to provide consistency along an established build-to line, while allowing both flexibility and variety of the streetscape. To provide consistency of signage with frontage types, the draft code includes an additional section in Article IX for the C-MU district that correlates sign types to allowed building frontage types as either Permitted, Not Permitted or Conditional. The content is similar to *Sec. 45-116, Commercial Northlake (C-NB) District*, but guides sign selection based on the proposed frontage type. Sign standards from C-NB are largely replicated in C-MU, except for the following contextual changes:

- Added Projecting Signs and associated dimensional standards for certain building types as either Permitted or Conditional, depending upon dimensional availability of the Building Frontage Type.
- Changed setback from non-right-of-way property line from 50 feet to 20% of lot width to correlate with existing conditions along US1.
- Changed setbacks from right-of way for Ground/Monument Signs and Temporary Signs to be more consistent with the intent of the form-based code to tighten the street section of US1.
- Removed prohibition of wall signs painted directly onto the building.
- Included table of sign types permitted with each building frontage type allowed in the C-MU district.

Staff and the consultants presented the draft ordinance to the Business Advisory Board on January 21, 2025 to elicit their feedback. They offered four (4) helpful suggestions to assist with visibility and directionality. After internal review, two updates were made and to the draft language as specified below:

1. **Comment:** Street numbers should be prominently placed and large enough to read from the road.
Response: These standards are already addressed in Sec. 45-104.F.
2. **Comment:** Street numbers should be placed on top of each monument sign for better visibility.
Response: A note has been added to Table 45-5 for ground sign regulations.
3. **Comment:** Monument signs should be at the back of the sidewalk to create the best visibility.
Response: The minimum setback for a monument sign is already 8 feet, which would be immediately behind the required 8 foot sidewalk easement.
4. **Comment:** Building directories should be an allowed sign near the main entrance of the building for multiple tenant buildings. Permitted size should be based on the number of tenants.
Response: Business Directory signs are permitted in the C-NB in Table 45-4, which has been referenced in the new C-MU section.

Sec. 45-113. Sign Allowances by Zoning District.

- A. *Sign allowances (number, area, height, and setbacks).* Permitted signs shall be subject to limitations as to total number of signs and maximum dimensions based upon the zoning district where the sign will be located. Measurement determinations shall be made as provided in section 45- 110(B) of this article.
- B. The following chart sets out sign allowances for all zoning districts except the Commercial Northlake (C-NB) and US-1 mixed-use (C-MU) zoning districts:

**Table 45-1
Permitted Signs by District Zoning¹**

Zoning Districts	Residential Single Family R-1, R-2	Residential Multi-Family R-3	Commercial C-T, C-S, C-G and PUD	Regional Commercial C-3	Industrial I-1
Permanent Ground Sign					
Number	None	One (1) with more than 4 dwelling units	One (1) per parcel right of way frontage	One (1)	One (1) per parcel right of way frontage
Sign area	None	Maximum 32 square feet	5' setback – 30 sq. feet 10' setback – 36 sq. ft. 20' setback – 40 sq. feet 30' setback – 45 sq. feet	Maximum Hundred (100) square feet	5' setback – 30 sq. feet 10' setback – 36 sq. ft. 20' setback – 40 sq. feet 30' setback – 45 sq. feet
Sign Height	None	Maximum Eight (8) feet	10' or less setback – 8' 20' or greater setback – 10'	Three (3) feet for base and 13' total including base	10' or less setback – 8' 20' or greater setback – 10'
Permanent Building Sign					
Number	None	One – ground floor access		One (1) per tenant with ground floor access and one (1) identifying building	
Sign area	None	Maximum 25' setback – 5% of façade area 70' setback – 7% of façade area 100' setback – 10% of façade area	Maximum 25' setback – 5% of façade area 70' setback – 7% of façade area 100' setback – 10% of façade area	Maximum 25' setback – 5% of façade area 70' setback – 7% of façade area 100' setback – 10% of façade area	Maximum 25' setback – 5% of façade area 70' setback – 7% of façade area 100' setback – 10% of façade area

Notes:

1. Additional signs. The following additional signs are permitted: Locational and directional signs at outdoor public recreation park and sporting events which may include the advertising logo of the entity sponsoring the activity or event being held on publicly owned property, including, but not limited to youth athletic associations, organized team competitions, swimming meets, tennis tournaments, and golf course benches with direction and ball washing facilities at each tee.
2. *Other signs (all zoning districts except C-NB and C-MU).*

Sec. 45-117. US-1 mixed-use (C-MU) District.

A. Business signs permitted. A permanent sign advertising a business or establishment in the C-MU Zoning District may contain up to five (5) permanent signage types, specified in Table 45-5 and further described as the following:

1. A canopy or awning sign;
2. A ground or monument sign with one (1) or two (2) faces;
3. A Projecting sign;
4. A wall sign with one (1) face; and/or
5. A window sign

Sign type and criteria. The following standards are based on the building frontage standards in Section 45-31.D, Tables 3-8

1. Canopy or awning signs. Notwithstanding limitations of this article on the projection of signs from the wall of a building, signs shall be permitted on canopies and awnings subject to the following:
 - a. The sign shall indicate only the name of the building or the name of the principal occupant of the building;
 - b. The sign shall be painted or printed directly on the canopy or awning; and
 - c. The sign shall be counted in determining the area of wall- mounted signs permitted on the wall from which the canopy or awning projects.
2. Ground signs. The name, logo, and address of parcel of land as per the following standards:
 - a. Overall. For parcels with greater than one hundred (100) linear feet of street frontage, one (1) additional sign for each additional three hundred (300) linear feet of street frontage to include intersecting roadways.
 - b. Outparcels. Outparcels of a commercial center are permitted to have one (1) ground sign.
 - (1) If the outparcel has direct access to US-1.
 - (2) Overall.

- i. If the outparcel is entitled to a ground sign, street frontage calculations for the outparcel should not be included in the street frontage calculations for the adjacent commercial center.
 - ii. Outparcel information may be provided in the permitted commercial center ground signs if internally accessed pursuant to regulations of this article.
 - c. Street frontage. Street frontage is measured as the linear length of a property line adjacent to a public right-of-way.
- 3. Projecting Signs. Shall be perpendicular to the building façade, over a pedestrian walkway or access.
 - a. Under a canopy, awning, balcony or arcade, the sign shall be limited to eight (8) square feet in area. In no instance shall the sign project further than the covered element.
 - b. When not attached to a covered architectural element, the sign may be a maximum of sixteen (16) square feet in area. It may project a maximum of five (5) feet from the building façade, not to exceed the maximum encroachments specified per frontage type in Table 11 (Sec. 45-31.F.3).
- 4. Wall signs. See “Building wall sign” definition in Sec. 45-101.
 - a. Painted wall signs may be permitted in the C-MU, subject to site plan and appearance review, but may not exceed the maximum dimensions specified herein.
- 5. Window signs. The combined area of permanent and temporary signs on or behind windows shall not exceed twenty (20) percent of the total window area at the same floor level on the side of the building or unit on which the signs are displayed.

Table 45-5
Permitted Business Signs

The following sign types and corresponding sizes may be permitted in conjunction with the proposed building type as identified in Section 45-31. Each building may choose up to two (2) sign types attached to the façade.

The signage designated as Conditional may be permitted by the Planning, Zoning and Adjustment Board through site plan and appearance review if determined to meet the dimensional standards and comply with the appearance plan.

<u>Building Frontage Types (per Section 45-31)</u>	<u>SIGN TYPES</u>				
	<u>Awning/Canopy</u>	<u>Ground/Monument</u>	<u>Projecting</u>	<u>Wall</u>	<u>Window</u>
<u>Gallery Frontage</u>	<u>N</u>	<u>C</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>Storefront Frontage</u>	<u>Y</u>	<u>C</u>	<u>C</u>	<u>Y</u>	<u>Y</u>
<u>Forecourt Frontage</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>Y</u>	<u>Y</u>
<u>Stoop Frontage</u>	<u>Y</u>	<u>C</u>	<u>C</u>	<u>Y</u>	<u>Y</u>
<u>Canopy Frontage</u>	<u>Y</u>	<u>C</u>	<u>C</u>	<u>Y</u>	<u>Y</u>
<u>Lobby Frontage</u>	<u>Y</u>	<u>C</u>	<u>C</u>	<u>Y</u>	<u>Y</u>

Key:
Y: Sign permitted
N: Sign not permitted

**Table 45-6
Business Sign Standards**

<u>Sign Type</u>	<u>Maximum Number</u>	<u>Maximum Number of Sign Faces</u>	<u>Maximum Area (Sign Face)</u>	<u>Max. Height/Dimensions</u>	<u>Other Overall Regulations</u>
<u>Canopy or awning</u>	<u>1 per facade</u>	<u>1</u>	<u>3 sq. ft.</u>	<u>none</u>	<u>Copy shall not exceed 6" in height</u> <u>Functional awning: (shade/cover) calculate sq. ft. by enclosing copy</u>
<u>Ground/Monument (Overall)</u>	<u>Parcels with > 100 ft. of street frontage</u> <u>1 additional sign per each additional 300 ft. of street frontage</u>	<u>2</u>	<u>40 sq. ft.</u>	<u>10 ft. height</u>	<ul style="list-style-type: none"> <u>8 ft. min. setback from public right-of-way</u> <u>Sign copy not to exceed building identification and 1 tenant</u> <u>Requires 3 ft. min. solid sign base without copy</u> <u>200' between signs within the same parcel of land.</u> <u>20% of lot width, minimum of 10 ft. from non-right-of-way lines</u> <u>8' min. setback from utility lines</u> <u>Min. 4 ft. from edge of pavement or curb when placed in an ingress/egress median</u> <u>Address shall be located at the top of the sign</u>
<u>Wall mounted (front wall)</u>	<u>1 sign per business per street frontage with a max. of 2 signs per business</u>	<u>1</u>	<u>1 sq. ft. per 1- ½ × the length of wall sign is attached to.</u>	<u>Mounting height is 6" below roof at sign location or 18 ft. max. height on 2 story bldg.</u>	<ul style="list-style-type: none"> <u>Shall not cover or partially cover a required wall opening</u> <u>Shall not project more than 18 inches from the building</u> <u>Mounted flush with wall</u> <u>First floor location only</u> <u>3' min. separation between wall signs</u> <u>Wall signs shall not exist with projecting signs unless separated by an architectural element</u>
<u>Wall mounted (side/rear wall)</u>			<u>lesser of 50% of max. area of front wall or 1 sq. ft. per 1-½ × the length of wall the sign is attached to</u>		
<u>Wall mounted (side/rear, residential adjacent)</u>			<u>lesser of 25% of max. area of front wall or 1 sq. ft. per 1-½ × the length of wall the sign is attached to</u>		
<u>Projecting Sign (under</u>	<u>1 per business</u>	<u>2</u>	<u>8</u>	<u>May not exceed beyond</u>	

<u>architectural element)</u>	<u>entrance</u>			<u>furthest edge of architecture</u>	
<u>Projecting Sign (outside of an architectural element)</u>			<u>16</u>	<u>5 ft from building façade</u>	

B. Temporary Signage- See Section 45-114 for general standards.

1. Permissible size, height, location, and number of temporary signs within the C-MU.

Table 45-7
Permitted Temporary Signs

<u>Sign Type</u>	<u>Max. Number</u>	<u>Max. # of Signs Faces</u>	<u>Maximum Area</u>	<u>Maximum Height/Dimensions</u>	<u>Other Limitations</u>
<u>Construction</u>	<u>1 per 500 linear feet</u>	<u>1</u>	<u>32 sq. ft.</u>	<u>8 ft.</u>	<u>5' min. setback from property line and right-of-way time frame: 60 days before/removal at the certificate of occupancy</u>
<u>For-sale</u>					<u>Signs shall comply with the regulations of the village.</u>
<u>Grand Opening</u>	<u>1 per parcel</u>	<u>1</u>	<u>32 sq. ft.</u>	<u>6 ft.</u>	<u>5' min. setback from property line and right-of-way time frame: 7 calendar days total</u>
<u>Special Event</u>	<u>1 per parcel</u>	<u>2</u>	<u>32 sq. ft.</u>	<u>8 ft.</u>	<u>5' min. setback from property line and right-of-way time frame: 15 days before/48 hours after.</u>

C. Accessory Signs permitted.

2. Permanent accessory signage may be installed in accordance with Sec. 45-104 and Table 45-4 as applicable.

D. Waivers

3. Waivers may be requested for all signage types through the site plan and appearance review process as specified in Sec.45-31.I.3

Sec. 45-117 118. Severability.