Village of North Palm Beach
Planning, Zoning and Adjustment
Board AGENDA (Revised)
Tuesday, April 1, 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 Hullihan, 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. February 4, 2025 (Prior Board approval with correction condition)

b. March 4, 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. 775-779 Northlake – (Master Sign Plan)

   Application by Lisa Marder, Signarama, on behalf of the property owner, Reactor Capital LLC & HS South Dixie Ventures LLC, for Site Plan and Appearance Review

approval of a Master Sign Plan for the property located at 775-779 Northlake Blvd.

2. 761-771 Northlake – (Master Sign Plan)

   Application by Lisa Marder, Signarama, on behalf of the property owner, Reactor Capital LLC & HS South Dixie Ventures LLC, for Site Plan and Appearance Review approval of a Master Sign Plan for the property located at 761-771 Northlake Blvd.

3. 701 Northlake Blvd

   SP-2025-06 – 701 Northlake Boulevard (Loving Angels) Consideration of Approval: A request from Loving Angels, lessee, on behalf of the property owner, Ronald Woods, for Site Plan and Appearance Review approval to install a new 20 KW generator with a concrete pad, a 6-foot white aluminum screen enclosure, and landscape screening in the southwest section of the property located at 701 Northlake Boulevard.

4. 2545 Northlake Blvd

   SP-2025-04 – 2545 Northlake Blvd (Mr. Smoke Smoke Shop) Consideration of Approval: A request from Khaled Atieh, lessee, on behalf of the property owner, D Keller LLC, for Site Plan and Appearance Review approval for a sign face change to an existing monument sign and installation of a new building wall sign on the property located at 2545 Northlake Blvd.

5. 11000 Ellison Wilson Road (the Benjamin School)

   SP-2024-0181 11000 Ellison Wilson Road (the Benjamin School)

Consideration of Approval: A request from Lentzy Jean-Louis of Urban Design Studio, the property owner's agent, for Site Plan and Appearance Review approval for the removal of the existing 2,300 SF Administrative Office building, and development of a one-story 4,837-square foot Administrative Office building. The unbuilt 10,000 SF maintenance facility results in an overall total of 166,018 square feet of buildings on the campus located at 11000 Ellison Wilson Road.

(PCN's: 68-43-42-04-10-008-0030 and 68-43-42-04-10-008-0043).

7. Public Hearings (Code Amendments)

i. Old 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

ii. New Business

8. Commission Member Comments

9. Staff Updates

***10.* 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, MARCH 4, 2025 at 6:30 PM

Present
Cory Cross, Chair
Scott Hicks, Vice-Chair
Jonathan Haigh, Member
Donald Solodar, Member
Timothy Hullihan, Member
Mark Michels, Member

Village Staff
Leonard Rubin, Village Attorney
Mariah Hampton, Village Planner
Valentino Perez, Village Building Official
Lance Lilly, Consultant
Deborah Searcy, Vice Mayor

1. CALL TO ORDER

Chair Cross called meeting to order at 6:30PM

a. ROLL CALL

Quorum present. Thomas Hogarth, Member, not present.

2. Deletions, Additions or Modifications to the Agenda: NONE

3. Public Comment for Non-Agenda Items: NONE

4. Approval of Minutes

a. February 4, 2025: Donald Solodar, Member, stated the sentence on page two of the agenda, "The Board revisited the application at approximately 8:00 pm, and although the application was still not in attendance." should be corrected to reflect "The Board revisited the application at approximately 8:00 pm, although the *applicant* was still not in attendance". Member Solodar includes that Member Timothy Hullihan was not present at the February 4th meeting.

Motion to approve by Member Solodar, February 4th minutes with conditions of corrections made, Seconded by Member Haigh . Approved 5-0

5. Declaration of Ex-parte Communications: NONE

6. Quasi-judicial Matters / Public Hearing

The Village Attorney swore in all persons speaking.

a. Site Plan and Appearance Review

i. New Business

1. 111 Shore Court – (Exterior Color Change)

   Vincent Bacon, President of the Association, presented a project proposal to repaint the existing buildings at 111 Shore Court. Chair Cross reviewed two colors, white and light blue, and the ends of the building will remain white.

   Public Comments: None

   Motion to approve by Member Haigh, seconded by Member Hullihan.

   Approved 5-0

2. 821 Prosperity Farms Road – St. Claire (Monument Sign)

   Brian Simms of 945 26th Street, West Palm Beach, FL., presented a project proposal for a monument sign face change at St. Claire Catholic School.

   Photo renderings of the proposed sign were presented before the board, Chair Cross specifies that the sign is an existing monument sign, the size and base will remain the same, and only the face will be replaced with an electronic marquee/message center. Member Solodar asks if there is a building or address number that will be displayed on the sign. Chair Cross relays that the sign is near the building, not near the road and will not require an address number. In Exhibit B, the location of the sign is shown. Member Hicks inquires if landscaping will be retained. Per Mr. Sims, the landscaping will be retained.

   Chair Cross opens for public comments:

   Deborah Cross 2560 Pepperwood Circle South. Mrs. Cross inquires if the screen will be fuzzy or too bright, as she has seen digital signs that are hard to look at.

Mr. Simms describes the screen as a high-end display and there will be adjustments for dimming. The auto feature adjusts for day and night modes, and the display is the most updated version.

Chair Cross closes public comments.

Motion to approve by Member Hicks, Member Solodar seconds. Approved 5-0

3. 120 US Highway 1 – (Site Plan Minor)

Veridiana Lucchesi has had previous site plans approved back in August 2022. New building façade renderings presented to Board. Member Haigh reviews the elevation landscape comparison, asking if the hedge intends to run across the entire west side façade. Chair Cross confirms with Village Attorney Leonard Rubin if the Board is only reviewing the façade not the landscaping. Village Attorney confers to Village Planner Mariah Hampton who reviews that Mrs. Lucchesi was previously presented with conditions to increase landscaping, revise the parking to add handicap spots and asked Mrs. Lucchesi to hide the mechanical equipment with vegetation. Mrs. Lucchesi has complied.

Member Hullihan questions Mrs. Lucchesi, are the trees shown on exhibit Oak trees? Village Planner answers that the applicant was requested to install 4 crepe myrtles and she installed 6.

Member Haigh requests an updated site plan to reflect actual elevation and foundational plantings.

Chair Cross Motions, as a condition of approval that the hedge extend across the entire façade of the building and requests a planned revision be provided. Member Haigh agrees and includes that Inspectors need to know what is to be inspected. The Village Attorney agrees that the condition of approval is to submit a revised landscape plan before permit issuance.

Member Hullihan offers a second condition, that the two crape myrtles next to US 1, be Live Oaks. Member Haigh says that if there are no power lines, should be ok. Chair Cross asks Mrs. Lucchesi if she has any objection to changing the crape myrtles to Live Oaks. Mrs. Lucchesi says she has already purchased the myrtles. Member Haigh asks if the wall signage is being approved, and believes the project had a different name. Chair Cross answers, no same project. Mrs. Lucchesi responds that it's the same, just more detailed.

Member Hullihan adds that if the myrtles have already been purchased, could they be brought closer to the building as there are

underutilized landscaping areas? Mrs. Lucchesi answered that she had already made the landscaping conditions requested from prior board recommendations.

Mrs. Lucchesi projects that the building is a high-end Italian furniture store and does not want to block the new façade windows she wants to install.

Member Hullihan asks Mrs. Lucchesi if she would be opposed to adding a pair of crape myrtles on each side of the driveway, add a second one to each island. Mrs. Lucchesi responds that it'll be too much.

Member Haigh respectfully disagrees. Mrs. Lucchesi says she doesn't like it but will do it.

Motion to approve by Member Hicks, with condition that the hedge shown in the elevation be added to the site plan, seconded by Member Solodar.

Additional condition request made by Member Hullihan to double up on the crape myrtles for a total of 5.

Chair Cross mentioned that Mrs. Lucchesi didn't agree to it.

Village Attorney stipulates that Member Hullihan is only one of five. Member Hicks adds that the landscaping has already been approved.

Motion to leave the landscape.
Motion to approve the façade with the hedge plan to be submitted. No further discussion.

Approve 4 -1, Member Hullihan opposes.

a. Code Amendments

i. Old Business

1. Commercial Mixed-Use Zoning District Sign Regulations

The Village Attorney requests that this item be moved to the April 1st meeting.

ii. New Business

1. C-T Transitional Commercial District Uses Code Amendment

Village Attorney reads that the use table has not been updated since 1999. The purpose of the amendment is to remain consistent with other commercial zoning districts and to update the uses. Village Attorney directs attention to the use table exhibit, the old list, and its specific clothing stores, stationery, sporting goods, and gift shops… geared towards service and smaller stores. One of the landowners within the CT Zoning District requests to update the uses. Again, the purpose is to transition between residential and commercial. To mitigate conflict between incompatible land uses, etc. The proposed chart is broken down into three columns of Permitted Uses, Not Permitted Uses and Special Exemptions. In Residential Uses, Mobile homes and one-family detached dwellings are not permitted. There is a mistake, we need to update the table to show Assisted Living facilities are permitted as we allow residential, we have to allow community residential homes. Lodging uses would not be permitted. The business uses would allow office general, medical office stores and service general. The Village would prohibit large-format stores and services, which are 50,000 square feet. We prohibit adult entertainment, convenience stores with or without gas would be a special exemption and drive-thrus are prohibited. We are allowing restaurants with less than 3,000 square feet with no table service, essentially sandwich shops like Jersey Mike's. Telecommunications antennas, vehicle sales, vehicle repairs and cocktail loungers, bars are prohibited. Civic space would be allowed, and family daycare would be allowed. No hospitals or medical centers are allowed and public space is allowed. Schools, public or private, and churches would be special exemptions.

Staff is seeking the Board’s approval so that we may bring the items forward to the Village Council.

Chair Cross opens for Public Comment.

Donaldson Hearings, on behalf of the Sahayak family. These added uses are a long time coming. The added uses will make them more viable for development because there are some fringe areas and the staff did a great job putting these together.

Ronald Lynn, the attorney representing Village Market on Prosperity, asked if this location would be affected by the change.

Village Attorney says that as long as it remains a convenience store, it can remain a non-conforming use, it makes the property more valuable.

Member Solodar requesting clarity from Village Attorney on why we don't have just permitted and non-permitted, and why we need special exemptions? The Village Attorney responds that the Village has three types of uses in Village Code which are, permitted by right, not permitted and special exemption. Special exemption uses are uses that could or could not be compatible depending on the circumstances and depending if it allows the board or council on who goes to approval to address or impose conditions to address noise or other compatibility issues.

Member Haigh inquires to the Village Attorney regarding telecommunication antennas and billboards, and what mechanisms we regulate. The Village Attorney answers that we do not allow billboards, and that signage approvals go before the Board and Council.

Member Hicks questions the restaurants less than 3,000 square feet with no table service. Village Attorney reiterates that we won't permit a restaurant that's more the 3000 with table service. If it's not permitted, it's prohibited. A restaurant would offer counter service, not table service. Member Hullihan indicates that most of these parking lots are small, which is the principal reason why these types are hard to develop. Theoretically, transitional commercial is the hope that if it's a restaurant or grocery store, the residents nearby are walking to therefore the parking demand would be less. Member Hullihan asking if there was any discussion on reducing parking requirements. Village Attorney responds that no discussion of parking was had before the discussion was on CMU Signage and this is the first time this has come before the board. We are only addressing the table for now, definitely a good point to be brought up at another meeting.

Motion made by Member Solodar to recommend to the Village Council approval of the changes to this ordinance as discussed. Seconded by Member Haigh. Approved 5-.

Board Member Comments

Chair Cross asks what happened with the Community Development Director, Mrs. Caryn Gardner-Young. The Village Attorney responds that currently she is employed, but is no longer the Community Development Director. The Village Attorney addresses that the matter will be on the next Council agenda and that the Community Development Department is being restructured and will be named the department head.

2. Staff Updates

3. **Adjournment**

With there being no further business to come before the board, the meeting adjourned at 7:18 PM.

Minutes processed by Robyn Lehoux.

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

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

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COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION

Subject/Agenda Item:

SP-2025-06 – 701 Northlake Boulevard (Loving Angels)

Consideration of Approval: A request from Loving Angels, lessee, on behalf of the property owner, Ronald Woods, for Site Plan and Appearance Review approval to install a new 20 KW generator with a concrete pad, a 6-foot white aluminum screen enclosure, and landscape screening in the southwest section of the property located at 701 Northlake Boulevard.

[X] Quasi-Judicial
[ ] Legislative
[ ] Public Hearing

Originating Department: **Planning & Zoning** Project Manager	**Reviewed By:** Caryn Gardner-Young, AICP (former Community Development Director)
Attachments: 1. SPAR Application 2. Generator Package 3. Site Plan and Architecture details from AG/JK	Public Notice: [ ] Required [X] Not Required Dates: Paper: Mailing [ ] Required [X] Not Required Notice Distance:

I. Executive Summary

The Applicant is proposing the installation of a new 20 KW generator with a concrete pad, a 6-foot white aluminum screen enclosure, and landscape screening.

II. Site Data

Existing Use:	Loving Angels
Parcel Control Numbers:	68-43-42-16-04-037-0100
Parcel Size:	0.62 acres
Existing Future Land Use Designation:	Commercial
Existing Zoning District:	C-NB (Northlake Blvd Comm. District)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	**Existing Land Use**	**Future Land Use**	**Zoning District**
North	Northlake Condominiums (Condominium)	High Density Residential	Apartment Dwelling District (R-3)
South	Orion Gas Station (Gas Station)	Commercial	Business Commercial District (C-1) – Lake Park
East	Florida Freedrivers	Commercial	C-NB (Northlake Blvd Comm. District)
West	Wash and Shine Car Wash	Commercial	C-NB (Northlake Blvd Comm. District)

III. Annexation/Zoning History

The subject parcel site is located on the north side of Northlake Boulevard, approximately 1,600 feet east of Prosperity Farms Road. The subject site has a future land use designation of Commercial and a zoning designation of Northlake Blvd Commercial District (C-NB), with 8,968 square foot building constructed in 1972.

IV. Applicable Code Provisions:

Sec. 45-35.3. - C-NB Northlake Boulevard commercial district

V. Summary of Proposed Site Plan and Appearance Details:

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

1. SPAR Application
2. Generator Package
3. Site Plan and Architecture details from AG/JK

VI. Staff Analysis:

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

1. A new 20 KW generator with a concrete pad, a 6-foot white aluminum screen enclosure, and landscape screening.

Staff Analysis for Master Sign Plan/Concept:

Section 8-1(B) of Article 8 (Site Plan Elements) of Section 45-35.3 of the Village Code states:

Screening of mechanical equipment.
1. All mechanical equipment shall be screened from public view.
2. Such screening may include any combination of landscaping and non-living opaque materials.
3. If building materials are to be utilized for screening purposes, such materials shall be consistent with the architectural design of the principal structure.
4. Screening shall extend at least one foot above the object to be screened.

The Applicant is seeking Village approval for the installation of a new 20 KW generator with a concrete pad, a 6-foot white aluminum screen enclosure, and landscape screening in the southwest section of the property. The proposed enclosure will consist of a white aluminum fence and gate, designed to match the existing building color.

According to the Applicant's submittal, the generator and concrete pad will measure 39.5 inches in width, 84.5 inches in length, and 41.5 inches in height, totaling 24.21 square feet. Additionally, the proposed enclosure exceeds the minimum 1-foot above the object to be screened requirement of Section 8-1 (B)(4). The Applicant is also proposing vegetation for enhanced screening from public view.

The North Palm Beach Fire Department and the Village Building Department have reviewed the generator for code compliance. The Fire Department has approved the installation with the condition that "fire alarms shall be added to emergency power."

VIII. Conclusion & Finding of Fact

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

1. SPAR Application
2. Justification Statement
3. Warranty Deed
4. Site Map
5. Survey with sign location stamp-dated February 5, 2025
6. Sign Engineering Drawing with landscaping stamp-dated February 5, 2025 (2pages)

If the Planning, Zoning and Adjustment Board approves the Site Plan and Appearance Review petition, staff suggests the following conditions:

A. Non-compliance with any of the conditions of approval will result in the Village withholding the issuance of any building permits or Certificates of Occupancy. (Planning and Building)

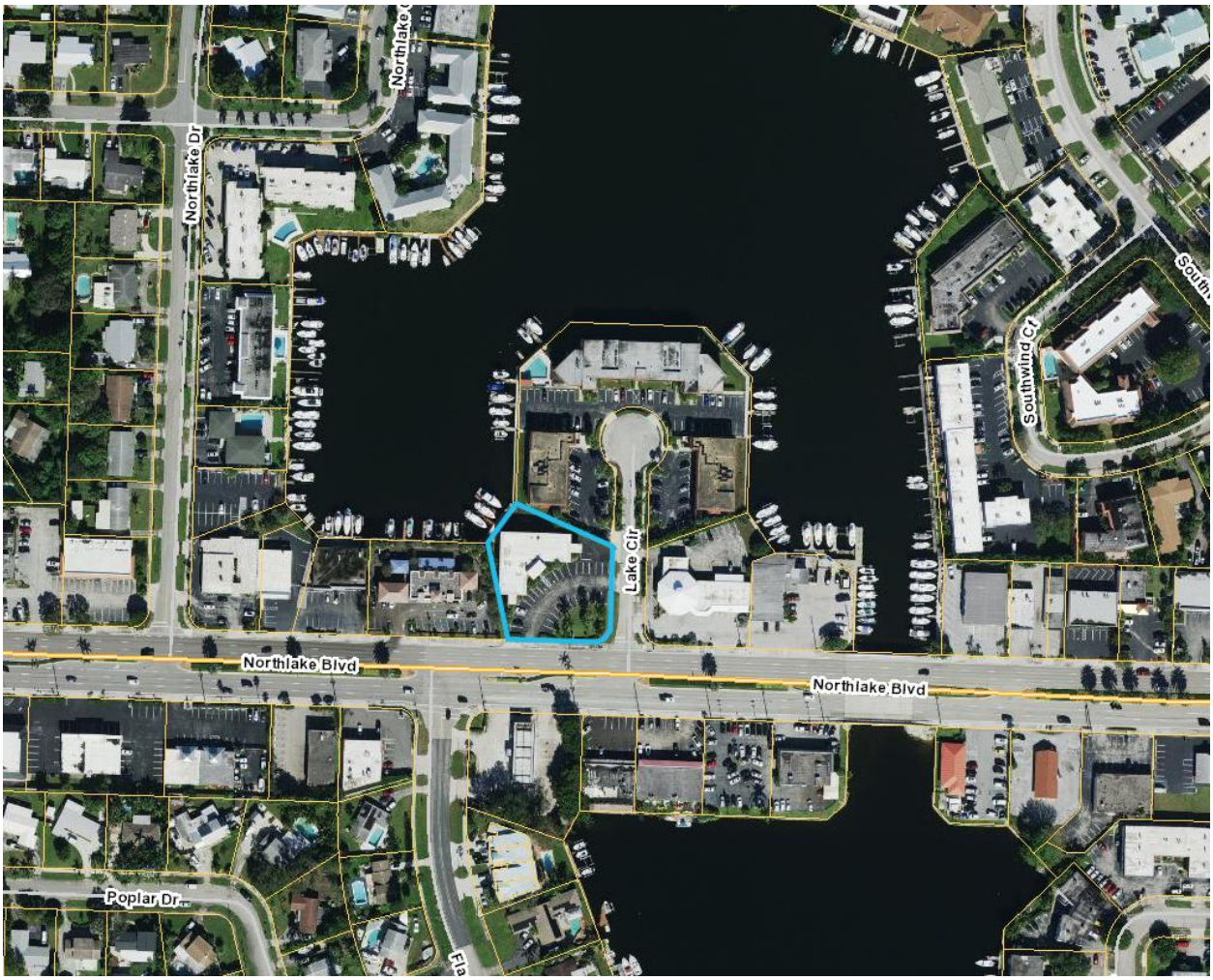
B. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns, and a violation of such conditions shall constitute a violation of the Village Code of Ordinances. They may be enforced by the Village as outlined in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law. (Planning and Zoning)

C. The Applicant shall be bound by all oral and written representations made on the record and as part of the application process, irrespective of whether such representations are included as formal conditions.

PLANNING, ZONING AND ADJUSTMENT BOARD ACTION – April 1, 2025

Exhibit B

Location Map



The Village of North Palm Beach
Community Development Department
Phone: (561) 841-3365 • Email: cdplanner@village-npb.org
701 U.S. Highway 1, Suite 100 • North Palm Beach • FL 33408
www.village-npb.org

SITE PLAN AND APPEARANCE REVIEW

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

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

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

The undersigned property owner is applying for a SPR relating to the following *(check all that apply)*:			
	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: 701 NORTHLAKE BLVD 101	PCN Number: 68-43-42-16-04-037-0100	Zoning District:
Subdivision: NORTH PALM BEACH VILLAGE OF PL 3 IN PB 25 PGS 175 & 176	Block: 37	Lot: 10
Representative or Agent's interest in property (Owner, Lessee, Etc): WOODS RONALD G		
Date of Pre-Application Meeting Requested:		
Has a previous application been filed? NO		
Project Name: LOVING ANGELS PPEC		

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable):	Business Name (if applicable):
Print Name and Title: RONALD G WOOD	Print Name and Title:
Signature:	Signature:
Date: Feb 12 2025	Date:
Street Address: 123 QUAYSIDE DR	Street Address:
Mailing Address City/ State/ Zip: JUPITER FL 33477	Mailing Address City/ State/ Zip:
Phone Number: 561 339 4756	Phone Number:
Email: rdbcw@comcast.net	Email:

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 wav 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*
Rezoning	10	7	15	10	Statutory notice for ordinance adoption	15
Large-scale Comprehensive Plan Amendment	10	7	15	10	Statutory notice for ordinance adoption	15
Small-scale Comprehensive Plan Amendment	10	7	15	10	Statutory notice for ordinance adoption	15
*Variance***	7	7	10	N/A	N/A	N/A
Waiver						
Planned Unit Development	10	7	15	10	Statutory notice for ordinance adoption	15
Special Exception Use	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.**

Signature(s) of property owner(s) | Ronald B. Woods | 2-12-2025
Print Name | Date

The foregoing was sworn to, subscribed and acknowledged before me this 02/12/2025
(Date)

By means of physical presence / online notarization

by: Ronald Woods
(Name of Person Making the Statement)

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

(Signature of Notary)

NADINE CLARKE
Notary Public - State of Florida
Commission # HH 295573
My Comm. Expires Aug 1, 2026

Signature(s) of applicant/agent | Print Name | Date

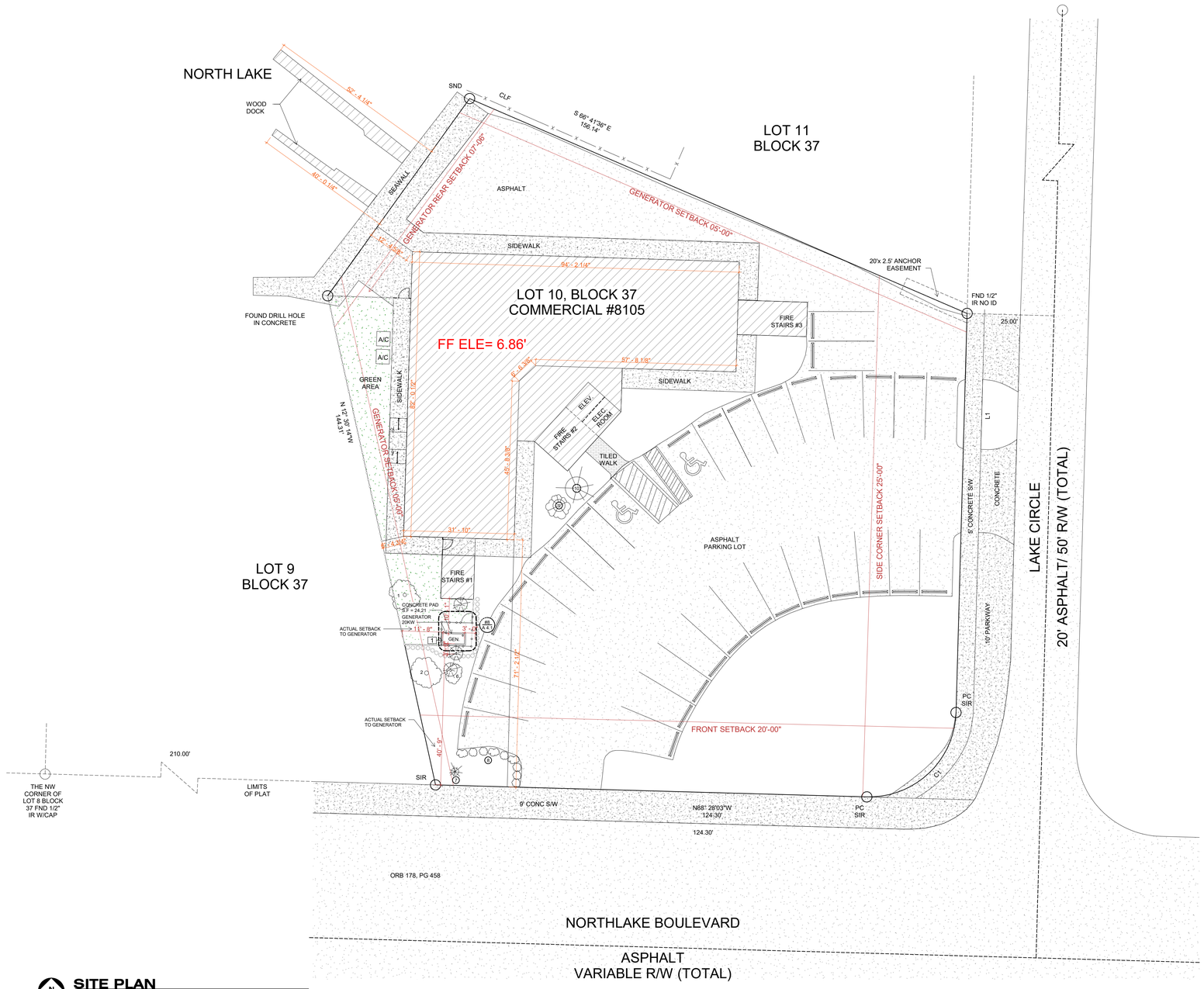
The foregoing was sworn to, subscribed and acknowledged before me this _____
(Date)

By means of physical presence / online notarization

by: _____
(Name of Person Making the Statement)

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

(Signature of Notary)



SITE PLAN
SCALE 1/16" = 1'-0"

CODE COMPLIANCE:

FLORIDA BUILDING CODE, 2020 (7th edition)
NFPA 101, VERSION 2018, NFPA 72
FLORIDA FIRE PREVENTION CODE 2020 (7th Edition)

OCCUPANCY CLASSIFICATION: I-4

ALTERATION LEVEL:
LEVEL II

CONSTRUCTION TYPE:
TYPE II-A

GENERAL NOTES

A. ALL SURFACES, EQUIPMENT AND FIXTURES THAT IN THE COURSE OF CONSTRUCTION WERE DAMAGED MUST BE RESTORED TO THEIR ORIGINAL CONDITION AND NOT BE ANY LESS THAN THAT OF THE BUILDING STANDARDS.

B. G.C. SHALL BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES

C. ALL WORK TO COMPLY WITH APPLICABLE CODES: FLORIDA BUILDING CODE AND MUNICIPAL CODES.

D. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS PRIOR TO DEMOLITION AND/OR CONSTRUCTION.

E. WHEN DEMOLISHING PARTITIONS OR WALLS; ALL CONTRACTORS OR SUB CONTRACTORS MUST EXERCISE CAUTION TO AVOID DAMAGING EXISTING SYSTEMS WITHIN WALLS & PARTITIONS SUCH AS, BUT NOT LIMITED TO: ELECTRICAL, PLUMBING, MECHANICAL, SPRINKLER, LOW VOLTAGE, FIRE ALARMS, AMONG OTHER SYSTEMS LOCATED WITHIN THE PARTITIONS OR WALLS.

F. WHEN REMOVING ITEMS CONTRACTOR MUST CHECK WITH OWNER PROJECT MANAGER OR THE INDIVIDUAL IN CHARGE WETHER OR NOT ITEMS MUST BE SAVED OR DISCARD.

G. SHOP DRAWINGS:
ALL SHOP DRAWINGS SHALL BE THOROUGHLY CHECKED BY THE GENERAL CONTRACTOR AND APPLICABLE SUBCONTRACTOR, AND SHALL BEAR CHECKER'S SIGNATURE BEFORE BEING SUBMITTED TO THE OWNER FOR APPROVAL. WHEN REVIEWED BY THE ARCHITECT OR ENGINEER ON BEHALF OF THE LINER, SUCH REVIEW SHALL BE FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONSTRUCTION DOCUMENTS. APPROVAL WILL NOT RELIEVE THE GENERAL CONTRACTOR AND APPLICABLE SUBCONTRACTOR OF THEIR RESPONSIBILITY FOR QUANTITY, FIT, DIMENSIONS, MEANS, SEQUENCES, METHODS, AND PROCEDURES, NOR FOR ANY DEVIATION FROM THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS, SHOP DRAWINGS AND ANY MARK-UPS AND/OR NOTES MADE BY THE ARCHITECT OR ENGINEER SHALL BE THOROUGHLY REVIEWED BY THE GENERAL CONTRACTOR IN THE EVENT THE GENERAL CONTRACTOR IS UNCLEAR WITH ANY OF THE MARK-UPS OR NOTES, HE/SHE SHALL CONTACT THE ARCHITECT OR ENGINEER AT ONCE FOR CLASSIFICATION. NO CHANGES OR DEVIATIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER.

SCOPE OF WORK:

INSTALL NEW GENERATOR

KEY NOTES

1 INSTALL NEW GENERATOR

SYMBOLS & LEGENDS	
	GRASS
	PAVER
	CONCRETE: SIDEWALK
	EXISTING STRUCTURE TO REMAIN AS-IS
	WOOD FENCE 6'-00"
	ALUMINUM FENCE 6'-00"
	CLUSIA (CLUSIACEAE) @ TIME OF PLANTING

EXISTING VEGETATION	
1. SOUTHERN OAK: QUERCUS VIRGINIANA	
2. SOUTHERN OAK: QUERCUS VIRGINIANA	
3. ARIKA PALM: CHRYSALIDOCARPUS LUTESCENS	
4. PALMETTO: SABAL PALMETTO	
5. PALMETTO: SABAL PALMETTO	
6. SEA GRAPE: COCCOLOBA UVIFERA	
7. CHRISTMAS PALM:	
8. COCOPLUM: CHRYSOBALANUS ICACO	
9. PALMETTO: SABAL PALMETTO	
10.PALMETTO: SABAL PALMETTO	

PARKING CALCULATION - TABLE 16.A PARKING SPACE RATIOS

BUSINESS	OCCU. CLASS	REQUIREMENT	SPACE SIZE	CALCULATIONS	PARKING SPACES
LOVING ANGELS	DAYCARE	1 per 12 students	2.435 S.F.	70max. / 12	6
PALM BEACH ENLARGEMENTS	MEDICAL	3 per 1000sqf	1.981 S.F.	3x 1.98 = 5.94≈	6
ELITE ORTHOPEDIC	MEDICAL	3 per 1000sqf	2.576 S.F.	3x 2.57 = 7.71≈	8
ICONIC IMAGING	MEDICAL	3 per 1000sqf	1.992 S.F.	3x 1.99 = 5.97≈	6
				TOTAL NUMBER REQUIRED PARKING SPACES	26
				TOTAL NUMBER OF PROVIDED PARKING SPACES	32

AG JK

JAY KAMB GROUP
6245 N. FEDERAL HIGHWAY SUITE #318,FORT LAUDERDALE, FL 33308
OFFICE: 954.906.0004
MOBILE: 954.242.8565
WWW.JAYKAMB.COM
EMAIL: INFO@JAYKAMB.COM
ARCHITECTURA GROUP INC
605. LINCOLN ROAD #302
MIAMI BEACH, FL 33139
EMAIL: AG@AG-ARCHITECTURE.COM
PHONE: (305) 310-8206

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SIGN & SEAL

STATE OF FLORIDA · JORGE A. GAMARRA · AR0017394 · REGISTERED ARCHITECT

J.A GAMARRA
LIC. #AR0017394

PROJECT NAME:
LOVING ANGELS

PROJECT ADDRESS:
701 NORTHLAKE BLVD
NORTH PALM BEACH, FL 33408

CLIENT:
DEYRIS ARIAS

COMMENTS:

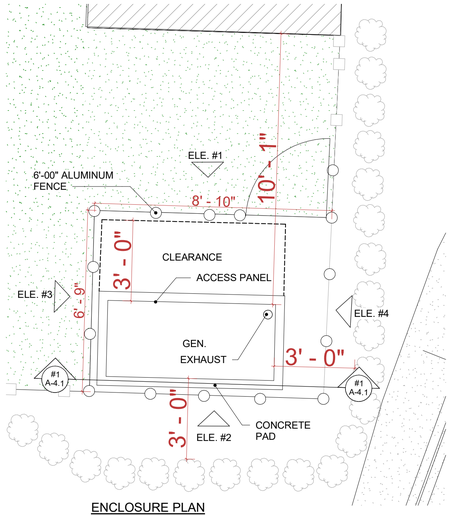
NO.	DATE	DESCRIPTION

PROJECT DATA:

DRAWN BY:	J.C
CHECKED BY:	A.G
PROJECT #:	25-701
ISSUED FOR:	PERMITTING
ISSUED DATE:	JANUARY 2025

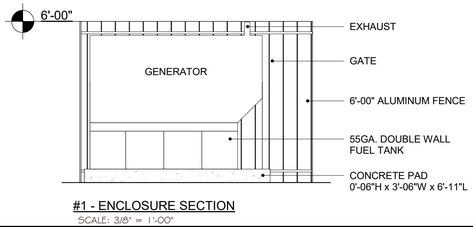
SITE PLAN

SP 1.0



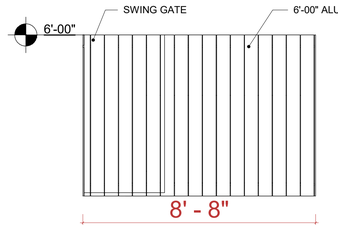
ENCLOSURE PLAN

SCALE: 3/8" = 1'-00"



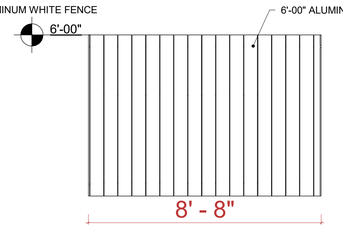
#1 - ENCLOSURE SECTION

SCALE: 3/8" = 1'-00"



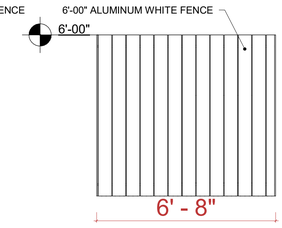
#1 - ENCLOSURE ELEVATION

SCALE: 3/8" = 1'-00"



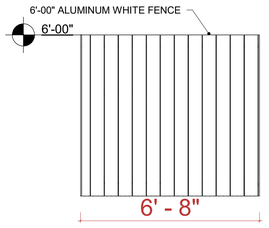
#2 - ENCLOSURE ELEVATION

SCALE: 3/8" = 1'-00"



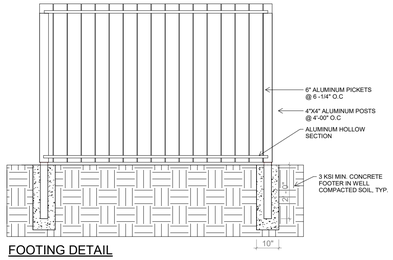
#3 - ENCLOSURE ELEVATION

SCALE: 3/8" = 1'-00"



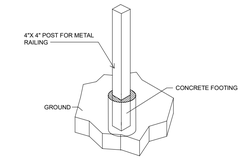
#4 - ENCLOSURE ELEVATION

SCALE: 3/8" = 1'-00"



FOOTING DETAIL

N.T.S

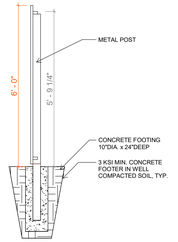


DETAIL #1: TYPICAL: FENCE POST

N.T.S

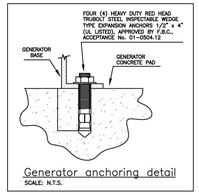
PLAN VIEW

N.T.S



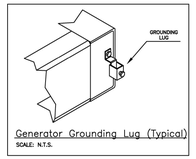
DETAIL #2: SIDE VIEW

N.T.S



Generator anchoring detail

SCALE: N.T.S.



Generator Grounding Lug (Typical)

SCALE: N.T.S.

8 GENERATOR ENCLOSURE ↑

SCALE: 1 1/2" = 1'-0"

SERIES 300 POWER TRANSFER SWITCHES

MAXIMUM RELIABILITY & EXCELLENT VALUE

With a SERIES 300 Transfer Switch, you get a product backed by ASCO Power Technologies, the industry leader responsible for virtually every major technological advance in the Transfer Switch industry.

The ASCO SERIES 300 was designed for one purpose-to automatically transfer critical loads in the event of a power outage. Each and every standard component was designed by ASCO engineers for this purpose.

The SERIES 300 incorporates the Group G controller with enhanced capabilities for dependable operation in any environment. A user-friendly control interface with a 128x64 graphical LCD display and intuitive symbols allow for ease of operation while visual LED indicators display the transfer switch status. Operating parameters and feature settings can be adjusted without opening the enclosure door.

The rugged construction and proven performance of the ASCO SERIES 300 assure the user of many years of complete reliability. The SERIES 300 is even designed to handle the extraordinary demands placed on the switch when switching stalled motors and high inrush loads.

ASCO's SERIES 300 modular, compact design makes it easy to install, inspect and maintain. All parts are accessible from the front so switch contacts can be easily inspected.

FEATURES

- The SERIES 300 is listed to UL 1008 standard for total system loads for automatic transfer switches.
- Meets NFPA 110 for Emergency and Standby Power Systems and the National Electrical Code (NEC) Articles 700, 701 and 702.

UL 1008 WITHSTAND AND CLOSE-ON RATINGS FOR ASCO SERIES 300 GROUP G PRODUCTS [1,2] (RMS Symmetrical Amperes)

FRAME	SWITCH RATINGS (AMPERES)	CURRENT LIMITING FUSES				SPECIFIC BREAKER		
	TRANSFER SWITCHES	480V MAX.	600V MAX.	MAX. SIZE, A	CLASS	240V MAX.	480V MAX.	600V MAX.
D	30	100kA	-	60	J	22kA	22kA	10kA
D	70-104	35kA	35kA	200	RK1	42kA	22kA	10kA
		200kA	35kA	200	J			
D	150	35kA	35kA	200	RK1	65kA	25kA	10kA
		200kA	35kA	200	J			
D	200	200kA	-	200	J	65kA	25kA	10kA
D	230	100kA	-	300	J	65kA	25kA	10kA
J	150[4], 200[4], 230[4], 260, 400	200kA	200kA	600	J	50kA	50kA	42kA
J	600	200kA	200kA	800	L	50kA	50kA	42kA
H	800-1200	200kA	200kA	1600	L	65kA[3]	65kA	65kA
G	1600-2000[3]	200kA	200kA	2500	L	85kA	85kA[3]	85kA[3]
G	2600-3000	200kA	200kA	4000	L	100kA	100kA	100kA

Notes:
1. All WCR values indicated are tested in accordance with the requirements of UL 1008, 7th. Edition. See ASCO Pub. 1128 for more WCR information.
2. Application requirements may permit higher WCR for certain switch sizes.
3. Front connected only.
4. .2150, 200, 230 Amperes available in 3ADTS and 3NDTS only.

4

Fig. 1: ASCO Power Transfer Switch rated 200 Amps

- Restriction of Hazardous Substances (RoHS) compliant controller.
- 30 through 3000 amperes in a compact design.
- Switch operating temperature range of 0 to +40° C.
- Available to 600 VAC, single or three phase.
- True double-throw operation: The single solenoid design is inherently inter-locked and prevents connections to both sources at the same time.
- No danger of the SERIES 300 ATS transferring loads to a dead source because the unique ASCO single-solenoid operator derives power to operate from the source to which the load is being transferred.
- Easy-to-navigate 128x64 graphical LCD display with keypad provides LED indicators for switch position, source availability, not in auto mode, and alert condition.
- Integrated multilingual user interface for configuration and monitoring.
- Delayed transition operation is now available (Dual Operator Configuration).
- Non-automatic operation can be selected using the key pad without opening enclosure door.
- Relay expansion module with extra relays for accessory outputs (optional).
- Includes soft keys for test function and time delay bypass as standard features.
- Emergency source failure alert indication.
- Historical event log (optional).
- Statistical ATS system monitoring information.
- Diagnostic functions.
- Password protection to prevent unauthorized tampering of settings.
- Adjustable time-delay feature prevents switch from being activated due to momentary utility power outages and generator dips.
- Auxiliary contacts to indicate position of main contacts. Two (2) for normal and two (2) emergency position
- Supplied with solid neutral termination.
- Optional switched neutral pole available.
- Field modification accessory kits available.
- Available for immediate delivery.

9 TRANSFER SWITCH SPECIFICATIONS

REFER TO SPECIFICATION SHEET

SPECIFICATIONS

ELECTRICAL

VOLTS	POWER FACTOR	STANDBY WATTS	STANDBY KVA	STANDBY AMPS	PRIME WATTS	PRIME KVA	PRIME AMPS	CIRCUIT BREAKER
120/240 1-PH	1.0	20,000	20	83	18,000	18	75	90
120/208 3-PH	0.8	20,000	25	69	18,000	22.5	62	70
120/240 3-PH	0.8	20,000	25	60	18,000	22.5	54	70
277/480 3-PH	0.8	20,000	25	30	18,000	22.5	27	30
346/600 3-PH	0.8	20,000	25	24	18,000	22.5	21	30

ENGINE

ENGINE MANUFACTURER	ISUZU
ENGINE MODEL	4LE2
TIER	IVI
ENGINE STARTER	12V ELECTRIC
ENGINE SPEED	1800 RPM
ENGINE CYLINDERS	4
HP RATING	33
FREQUENCY	60 HZ
ALTERNATOR	20 AMPS
FLYWHEEL	10"
ROTATION	CCW
ASPIRATION	NATURAL
COOLANT	2.8 L
BORE/STROKE	85 mm x 96 mm
DISPLACEMENT	2.2 L
RECOMMENDED OIL[2]	5W-30 SAE
OIL CAPACITY	8.6 QT
INJECTION PUMP	BOSCH PFR TYPE
GOVERNOR	MECHANICAL
COMPRESSION RATIO	21.5:1
FAN TYPE	PUSHER
COMBUSTION AIR	60.2 CFM
RADIATOR COOLING AIR	3875 CFM
EXHAUST FLOW	- -
EXHAUST OUTLET SIZE	2"
STARTING AIDS	GLOW PLUGS
STARTING TEMP NATURAL W/ AIDES	5°F
STARTING TEMP W/ BLOCK HEATER	-15°F

NOTES: [1] Muffler ships loose. [2] The recommended oil is for normal applications. See operator's manual for the recommended oil for your needs.

DBA @ 7 METERS

FULL LOAD	73

DR20

MOTOR STARTING (CODE G)	7 HP
TOTAL HARMONIC DISTORTION	< 5%
FLOATING NEUTRAL	YES
FORK LIFT POCKETS	NO
ASSEMBLED IN	USA
EPA APPROVEDTIER	TIER IV INTERIM (STANDBY)
CARB APPROVED	TIER IV INTERIM (STANDBY)
TÜV CERTIFICATION	UL2200 CSA
UNIT WARRANTY[1] STANDBY	2 YEAR/2000 HRS

NOTES: [1] For more generator warranty, see operator's manual.

GENERATOR END

WINDING SINGLE PHASE	4 LEAD
WINDING THREE PHASE	12 LEAD
WINDING NUMBER SINGLE PHASE	06
WINDING NUMBER THREE PHASE	311
VOLTAGE REGULATION	AVR +/- 1%
AVR TYPE	AS540
TEMPERATURE RISE	125/40° C
BRUSHLESS	YES
SPEED	1800 RPM
ROTOR	2/3 PITCH
WINDINGS	100% COPPER
STATOR WINDING SINGLE PHASE	SINGLE LAYER CONCENTRIC
STATOR WINDING THREE PHASE	DOUBLE LAYER CONCENTRIC
COUPLING	DIRECT/FLEXIBLE DISC
BEARINGS	SINGLE (MAINTENANCE FREE)
EFFICIENCY PEAK SINGLE PHASE 1.0 PF	82.9
EFFICIENCY PEAK THREE PHASE 0.8 PF	84.1
INSULATION	CLASS H
INGRESS PROTECTION	IP23

SP-211/C PG 2

SPECIFICATIONS

BLOCK HEATER

VOLTS	120
WATTS	1,000
AMPS	8.4
THERMOSTAT ON	100° F
THERMOSTAT OFF	120° F

DERATES

ABOVE SEA LEVEL	3% PER 1000 FT
TEMPERATURE >104°F	3% PER 10°F

FUEL

TYPE	ASTM D975 NO-2D DIESEL
FUEL CONSUMPTION 100%	GAL/HR 1.80
FUEL CONSUMPTION 75%	1.44
FUEL CONSUMPTION 50%	1.11
FUEL CONSUMPTION 25%	0.78
OPTIONAL FUEL TANK	L x W x H
54 GAL COMPOSITE	63" x 34" x 10"
55 GAL UL142	63" x 34" x 13"
110 GAL UL142	63" x 34" x 23"
155 GAL UL142	63" x 34" x 33"

NOTES: [1] Tanks are double-walled, UL142 listed, except for the 54 gallon composite tank.

DSE 7310 CONTROLLER

ENGINE DISPLAY/PROTECTION	
ENGINE RPM	YES
LOW OIL PRESSURE	YES
HIGH COOLANT TEMP	YES
LOW COOLANT	YES
OVER/UNDER SPEED	YES
OVER CRANK	YES
CAN ECU SHUTDOWN	YES
GENSET DISPLAY/PROTECTION	
VOLTAGE (L-N & L-L)	YES
OVER/UNDER VOLTAGE	YES
FREQUENCY	YES
OVER/UNDER FREQUENCY	YES
AMP DISPLAY/SHUTDOWN	YES
PHASE IMBALANCE	FIELD ENABLED
KW, KVA, KVAR DISPLAY	YES
KWH, KVAH, KVARH DISPLAY	YES
GENERATOR PHASE SEQUENCE	OPTIONAL
ADDITIONAL DISPLAYS/PROTECTIONS	
EXTERNAL E-STOP	FIELD INSTALLED
BATTERY VOLTAGE	YES
BATTERY OVER/UNDER VOLTAGE	YES
COMMUNICATIONS	
USB CONNECTABLE	YES
RS232/RS485	YES
NFPA ANNUNCIATOR	OPTIONAL
REMOTE DISPLAY PANEL	OPTIONAL
ADDITIONAL FEATURES	
AUDIBLE ALARM	YES
ENGINE EXERCISER	FIELD ENABLED
MAINTENANCE INTERVAL TIMER	FIELD ENABLED
LOAD SHEDDING/DUMMY	FIELD ENABLED
CONFIGURABLE INPUTS	4 (EXPANDABLE)
CONFIGURABLE OUTPUTS	4 (EXPANDABLE)
EVENT LOG	250

BATTERY

DC SYSTEM	12V
BATTERY RACK/CABLE	INCLUDED
BATTERY CHARGER	5 AMP
REQUIRED BATTERY[1]	GROUP 24 600 CCA

NOTES: [1] Battery not included.

SHIPPING

SHIPPING DIMENSIONS (L x W x H)	75" x 34" x 45"
SHIP WEIGHT	2,020 LBS
FREIGHT CLASS	70

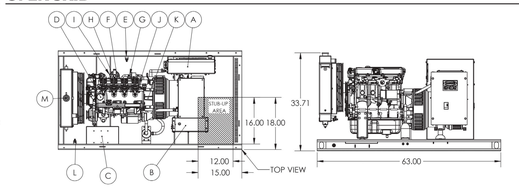
OPTIONAL ACCESSORIES

BATTERY
BATTERY CHARGER UPGRADE
BATTERY HEATER
MIMIC PANEL
REMOTE MONITORING
FUEL TANK
NFPA COMPLIANT UPGRADE

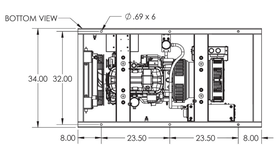
SP-211/C PG 3

DRAWINGS

OPEN SKID



Key	Components
A	ENGINE CONTROL
B	MAIN LINE CIRCUIT BREAKER
C	START BATTER
D	OIL FILL
E	OIL DRAIN
F	OIL DIPSTICK
G	OIL FILTER
H	FUEL FILTER
I	FUEL IN
J	FUEL RETURN
K	AIR FILTER
L	COOLANT DRAIN
M	COOLANT FILL



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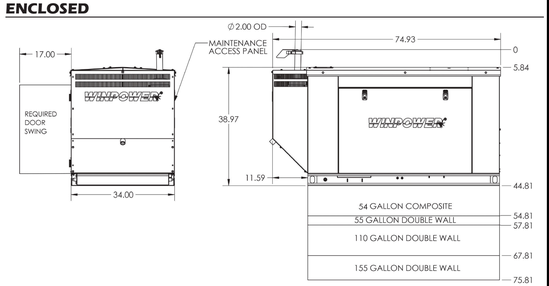

Specifications are subject to change without notice.

SP-211/C PG 4

10 GENERATOR SPECIFICATIONS

REFER TO SPECIFICATION SHEETS (REFER TO ATTACHED PACKAGE)

AG JK

JAY KAMB GROUP
6245 N. FEDERAL HIGHWAY SUITE #318,FORT LAUDERDALE, FL 33308
OFFICE: 954.906.0004
MOBILE: 954.242.8565
WWW.JAYKAMB.COM
EMAIL: INFO@JAYKAMB.COM
ARCHITECTURA GROUP INC
605. LINCOLN ROAD #302
MIAMI BEACH, FL 33139
EMAIL: AG@AG-ARCHITECTURE.COM
PHONE: (305) 310-8206

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SIGN & SEAL

STATE OF FLORIDA JORGE A. GAMARRA AR0017394 REGISTERED ARCHITECT

J.A GAMARRA
LIC. #AR0017394

PROJECT NAME:
LOVING ANGELS

PROJECT ADDRESS:
701 NORTHLAKE BLVD
NORTH PALM BEACH, FL 33408

CLIENT:
DEYRIS ARIAS

COMMENTS:

NO.	DATE	DESCRIPTION

PROJECT DATA:

DRAWN BY:	J.C
CHECKED BY:	A.G
PROJECT #:	25-701
ISSUED FOR:	PERMITTING
ISSUED DATE:	JANUARY 2025

DETAILS

A 4.1

SP-2025-02 Revised:
Date: February 11, 2025

COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION

Subject/Agenda Item:
SP-2025-02 761-771 Northlake Blvd. (Master Sign Plan)
Consideration of Approval: A request from Lisa Marder, Signarama, on behalf of the property owner, Reactor Capital LLC & HS South Dixie Ventures LLC, for a Master Sign Plan/Concept for the addresses located between 761-771 Northlake Blvd.

[X] Quasi-Judicial
[ ] Legislative
[ ] Public Hearing

Originating Department: **Planning & Zoning** Project Manager	**Reviewed By:** Caryn Gardner-Young, AICP, former Community Development Director
1. SPAR Application 2. Debtor in Possession Deed 3. Site Plan 4. Master Sign Plan	Public Notice: [ ] Required [X] Not Required Dates: Paper: Mailing [ ] Required [X] Not Required Notice Distance:

I. Executive Summary

The applicant is proposing to adopt a Master Sign Plan/Concept as required by Section 6-117(i) of the Village of North Palm Beach (Village) Code of Ordinance for the properties located at 761-771 Northlake Blvd.

II. Site Data

Existing Use:	Retail
Parcel Control Numbers:	68-43-42-17-00-000-5040
Parcel Size:	0.47 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	Single Family Residences	Low Density Residential	Single Family Dwelling District (R-1)
South	Strip Shopping Center	Commercial (Lake Park)	C1 Business District (Lake Park)
East	Retail/Personal Service 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 411 feet from Northlake Drive. The subject site has a future land use designation of Commercial and a zoning designation of Commercial Northlake Blvd. (C-NB), with a 5,500 square feet main building which was constructed in 1964.

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
2. Debtor in Possession Deed
3. Site Plan
4. Master Sign Plan

VI. Staff Analysis:

Background:
The petition is for Master Sign Plan/Concept approval as required by Section 6-117 of the Village's Code of Ordinance for the properties located at 761-771 Northlake Blvd. The Village's records do not reflect a Master Sign Plan/Concept ever being approved by the Planning, Zoning and Adjustment Board.

Staff Analysis for Master Sign Plan/Concept:

The Village's Code at Chapter 6, Article V, Section 6-117(i) states:

Sign concept for multiple occupancy complexes. A sign concept for building wall signs to be placed on multiple occupancy complexes shall be approved prior to a building wall sign being permitted to be constructed, altered or remodeled after the effective date of this code. The sign concept shall be included as a submittal for authorization to erect such a sign and shall be maintained on file in the Department of Community Development. As a minimum, the sign concept shall specify the types, dimensions, placement, colors, and shape of the signs and the style of lettering which shall lend a unified appearance to the signs of the occupants of the complex. The sign concept shall only be modified with the approval of the Planning Commission upon submission of a revised plan and specifications detailing the revised concept. The term sign concept shall include any master sign plan approval meeting the requirements of this subsection. Permits for building wall signs determined by the Community Development Director or the Director's designee to be in conformance with the approved sign concept and determined by the building official to be in compliance with all other requirements of this chapter may be issued without additional Planning Commission review or approval as otherwise required by article III of this chapter.

Types of Signs	Building wall signs are the only permitted signs
Dimensions of Sign	As permitted per the Village's Sign Code regulations, dependent on setbacks. Setback 62 feet (5% of façade)
Placement of Sign	Above Tenant Front Door
Colors of Sign	Green, Yellow, Red, Black or Brown
Shape of the Sign	Square
Style of Lettering	Block Style

The proposed Master Sign Plan/Concept will allow tenants with Federally Registered Trademarks to utilize their lettering, logo and colors as outlined in the Trademark.

The Planning, Zoning and Adjustment Board determines whether the Master Sign Plan/Concept meets the Village's Code of Ordinance. The criteria and design standards are listed next.

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.

E SIGNS

1. 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.

2. 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.

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

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

5. Every sign shall have good scale in its design and in its visual relationship to buildings and surroundings.

6. 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.

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

VIII. Conclusion & Finding of Fact

The Planning, Zoning and Adjustment Board must determine if the Applicant has met the prerequisites for granting Master Sign Plan/Concept approval as outlined in the staff report and Exhibits “A” and “B”:

1. SPAR Application
2. Debtor in Possession Deed
3. Site Plan
4. Master Sign Program

If the Planning, Zoning and Adjustment Board approves the Master Sign Plan/Concept petition, staff suggests the following conditions:

A. The Master Sign Plan/Concept shall only be modified with the approval of the Planning, Zoning and Adjustment Board upon submission of a revised plan and specifications detailing the revised concept through a petition filed with the Community Development Department. (Planning and Zoning)

B. Permits for building wall signs determined by the community development director or the director's designee to be in conformance with the approved Master Sign Plan/Concept and determined by the building official to be in compliance with all other requirements of this chapter may be issued without additional Planning, Zoning and Adjustment Board review or approval as otherwise required by Article III of Chapter 6 of the Village Code. (Planning and Building)

C. 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)

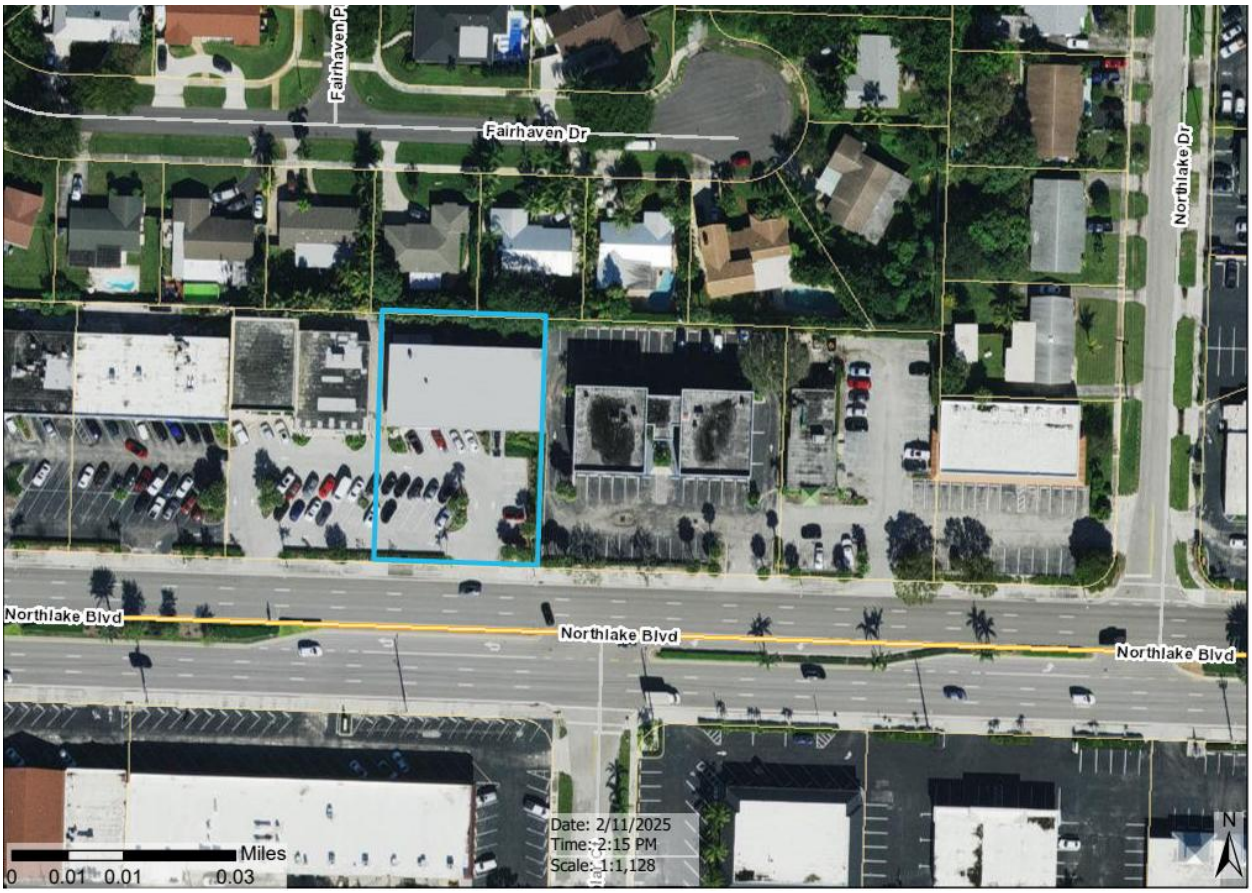
D. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns, and a violation of such conditions shall constitute a violation of the Village Code of Ordinances. They may be enforced by the Village as outlined in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law. (Planning and Zoning)

E. 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 – April 1, 2025

Exhibit B

Location Map



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]***
X	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:761-771 Northlake Boulevard, North Palm Beach, Florida	PCN Number: 68-43-42-17-00-000-5040	Zoning District:
Subdivision:	Block: 000	Lot: 5040
Representative or Agent's interest in property (Owner, Lessee, Etc):	Representative	
Date of Pre-Application Meeting Requested:		
Has a previous application been filed?	No	
Project Name:	761-771 Northlake Master Signage Plan	

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Signarama North Palm Beach	Business Name (if applicable): Grace Development
Print Name and Title: Lisa Marder, Owner	Print Name and Title: Frederick Grace, Owner
Signature:	Signature:
Date:	Date: 01/14/2025
Street Address: 802 Old Dixie Highway, Suite 3	Street Address: 241 Bradley Place
Mailing Address City/ State/ Zip: Lake Park, Florida 33403 (Property Landowner's Mailing Address City/ State/ Zip	Mailing Address City/ State/ Zip: Palm Beach, FL 33480
Phone Number: 561-845-7339	Phone Number: 561-459-5300
Email: lisa@sar-npb.com	Email: fgrace@graceny.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:*	
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
X	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.
X	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 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	
X	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 wav 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***
Rezoning	10	7	15	10	Statutory notice for ordinance adoption	15
Large-scale Comprehensive Plan Amendment	10	7	15	10	Statutory notice for ordinance adoption	15
Small-scale Comprehensive Plan Amendment	10	7	15	10	Statutory notice for ordinance adoption	15
*Variance***	7	7	10	N/A	N/A	N/A
Waiver						
Planned Unit Development	10	7	15	10	Statutory notice for ordinance adoption	15
Special Exception Use	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.

Frederick Grace 01/14/2025

Signature(s) of property owner(s) Print Name Date

The foregoing was sworn to, subscribed and acknowledged before me this 14th JAN 2025

(Date)
By means of physical presence / online notarization

by: Frederick Grace
(Name of Person Making the Statement)

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

_____
(Signature of Notary)

LISA MARDER
MY COMMISSION # HH 207838
EXPIRES: December 15, 2025

_____ ____ Frederick Grace 01/14/2025
Signature(s) of applicant/agent Print Name Date

The foregoing was sworn to, subscribed and acknowledged before me this 14th JAN 2025

(Date)
By means of physical presence / online notarization

by: ✓ Frederick Grace FREDERICK GRACE
(Name of Person Making the Statement)

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

_____
(Signature of Notary)

NOTARY PUBLIC STATE OF FLORIDA
LISA MARDER
MY COMMISSION # HH 207838
EXPIRES: December 15, 2025

CFN 20220442932
OR BK 33935 PG 418
RECORDED 11/4/2022 2:03 PM
AMT: $0.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 418 - 420; (3pgs)

This instrument prepared
Michael D. Karsch, Esq.
Lorium Law
101 NE 3 Ave, Suite 1800
Fort Lauderdale, FL 33301

VILLAGE OF NORTH PALM BEACH
FEB 06 2025
COMMUNITY DEVELOPMENT
RECEIVED

Property Appraiser's
Identification Number: 68-43-42-17-00-000-5040
& 68-43-42-17-00-000-5090

NOTE TO CLERK: Pursuant to 11 U.S.C. § 1146, this transaction is exempt from the payment of documentary stamp taxes.

NOT A CERTIFIED COPY

DEBTOR IN POSSESSION DEED

Made this 28th day of October, 2022, between, **A.B.C. of North Palm Beach, Inc., a Florida corporation**, (the "Grantor"), as Debtor in Possession under Case No: 22-12797-MAM, United States Bankruptcy Court, Southern District of Florida (the "Bankruptcy Case"), whose mailing address is: 775 North Lake Boulevard, North Palm Beach, FL 33408 and **REACTOR CAPITAL, LLC, a Florida limited liability company as to 98.38% interest and HS SOUTH DIXIE VENTURES, LLC, a Florida limited liability company as to 1.62% interest, as tenants in common,** (the "Grantee"), whose mailing address is: 241 Bradley Place, Palm Beach, FL 33480.

That pursuant to the provisions of the *Final Approval of Sale Free and Clear of Liens, Claims and Interests* [D.E. 98] entered on October 13, 2022, by the United States Bankruptcy Court, Southern District of Florida, in the Bankruptcy Case, for and in consideration of the sum of TEN AND No/100 DOLLARS ($10.00), in hand paid to Grantor by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does grants, bargains, sells and conveys unto the Grantee all of the right, title, interest, claim and demand in and to the lot, piece or parcel of land, situate, lying and being in Palm Beach County, Florida, described on Schedule A attached hereto and made a part hereof.

To HAVE AND TO Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee. Subject to taxes for 2022 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor covenants with Grantee that Grantor is lawfully seized of the Property, in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, that Grantor warrants title to the Property, and will defend same against lawful claims of others claiming by, through or under Grantor, but no others.

[SIGNATURE AND NOTARY BLOCK ON NEXT PAGE]

Dated this 26th day of October, 2022.

Signed in the presence of
two witnesses:

Print Name: Thomas J. Ali

Print Name: Ashlee Marafino

A.B.C. of North Palm Beach, Inc.,
a Florida corporation

By: _____
My Tran, President

NOT A CERTIFIED COPY

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 26th day of October, 2022, by My Tran, as President of A.B.C. of North Palm Beach, Inc., a Florida corporation. He is personally known to me or has produced _____ as identification.

(affix notarial seal)

_____
Notary Public

Rosemary C Bailey
(Print/type name of Notary)
Notary Public--State of _____
Commission number: HH098385

My commission expires: 5-23-25

ROSEMARY C. BAILEY
MY COMMISSION # HH 098385
EXPIRES: May 23, 2025
Bonded Thru Notary Public Underwriters

Schedule A

(Legal Description)

Parcel 1:

The East 116 feet of the West 716 feet of the South 1/3 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 42 South, Range 43 East, Palm Beach County, Florida, LESS the South 45 feet of the above-referenced property, being State Road right-of-way, as described in O. R. Book 1029, page 55, Public Records of Palm Beach County, Florida

Parcel 2:

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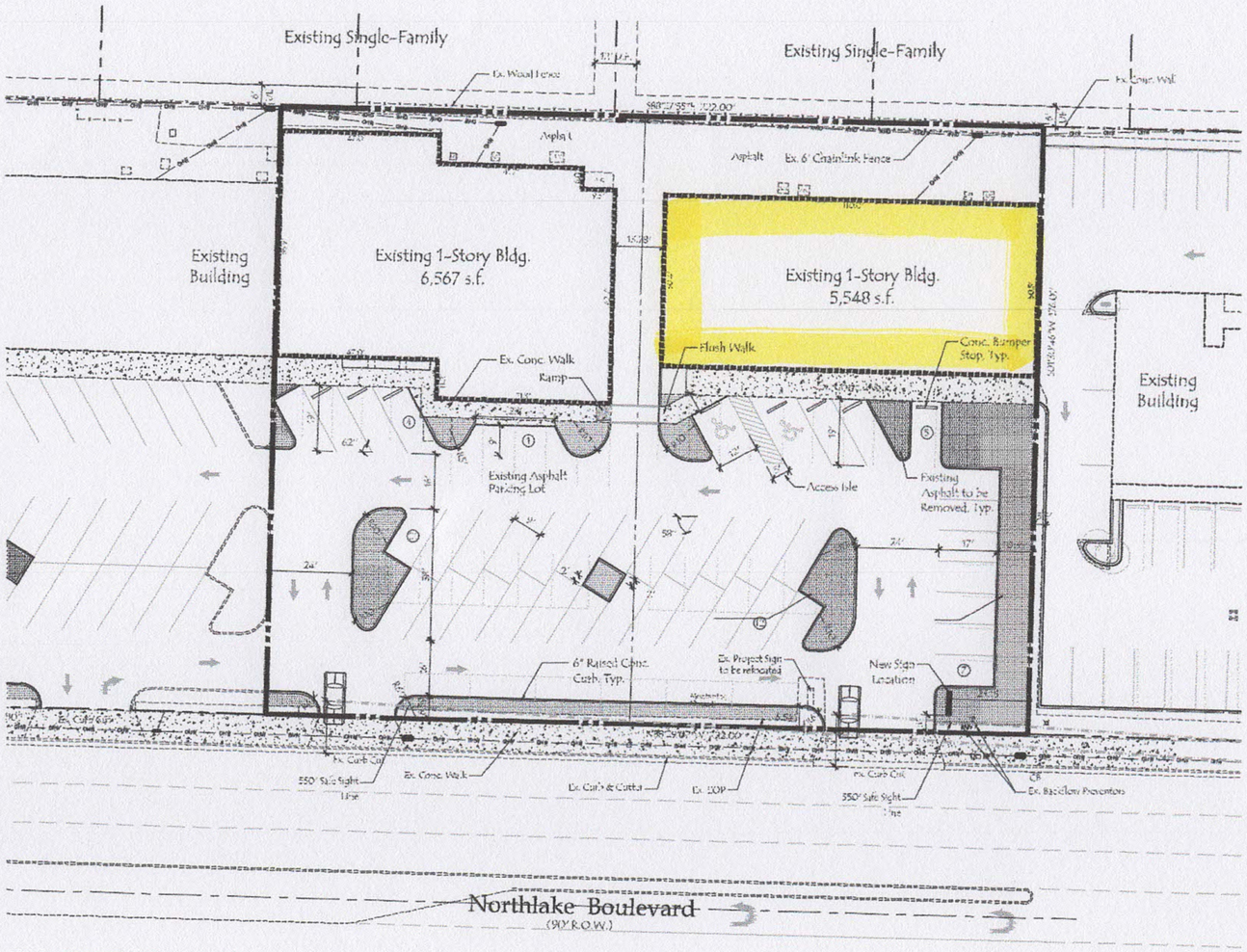
NOT A CERTIFIED COPY



Site Data

Total Site Area	.90 Ac., 39,082.5 s.f.
Existing Zoning	C-1; Neighborhood Commercial District
Gross Building Area	12,115 s.f.
Net Building Area	9,692 s.f. (Assuming 20% reduction for bathrooms & common areas)
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Parking Provided	41 Spaces
Parking Existing	46 Spaces
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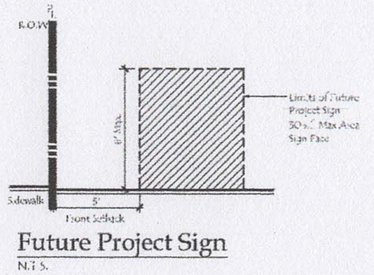
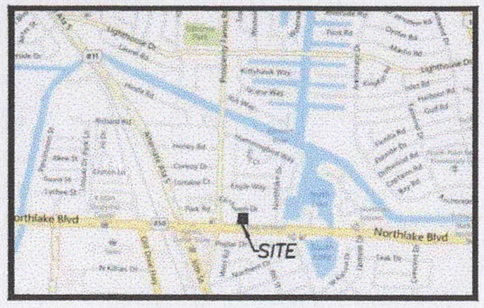
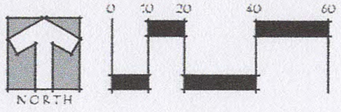


Future Project Sign
N.T.S.

Location Map





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1967 Commerce Lane Suite 101 Jupiter, Florida 33458
561-575-9557
561-575-3260 FAX
www.2ghom.com

U.S. Nails & Tanning

Village of North Palm Beach, Florida

Designed: MTH/BRD
Drawn: MTH/BRD
Approved: MTH
Date: 2/1/15
Job no. 14-1016
Revisions:

Cad no.

Seal

LC C000177

Sheet Title:
Site Development Plan

Scale: 1" = 20'

Sheet No.
SP-1

14-1016

GRACE

DEVELOPMENT

761-771 Northlake Blvd

MASTER SIGN PROGRAM

Village of North Palm Beach

Feb 25, 2025

MASTER SIGN PROGRAM STYLE 2

CRITERIA MATERIALS AND FINISHES 3

PURPOSE AND INTENT 4

SIGN TYPES 5

BUILDING RENDERING 6

TABLE OF CONTENT

GRAPHIC STYLE AND LOGO USE:

1- Tenants with a Federally Registered Trademark name/style shall be permitted to utilize their recognized trade letter/logo style for the primary identification.

2- Logos can be utilized in conjunction with lettering styles and should be manufactured in the same format as the Lettering.

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Capital Format

Tenant Signage

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To create a framework for a comprehensive and balanced project, sign regulations outlined in this Master Sign Program are permitted within 761-771 Northlake Boulevard.

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No awnings or canopies are allowed.
Signs defined in Section 6-113 (B) of the Code.

WALL TENANT SIGNS

Wall Tenant Signs shall meet the following parameters:

- Sign Face area provided must be included in the total allowable sign face area for that tenant.
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- All future tenants may have reverse back-lit channel letters with black faces and white LEDs.
- Each tenant is allowed one sign per frontage.
- Signs shall be located above store entrance, not to exceed first floor store front.

back-lit reverse channel

761-771 Northlake Blvd
Building Rendering

COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION

Subject/Agenda Item:
SP-2025-01 775-779 Northlake Blvd. (Master Sign Plan)
Consideration of Approval: A request from Lisa Marder, Signarama, on behalf of the property owner, Reactor Capital LLC & HS South Dixie Ventures LLC, for a Master Sign Plan/Concept for the addresses located between 775-779 Northlake Blvd.

[X] Quasi-Judicial
[ ] Legislative
[ ] Public Hearing

Originating Department: **Planning & Zoning** Project Manager	**Reviewed By:** Caryn Gardner-Young, AICP, former Community Development Director
1. SPAR Application 2. Debtor in Possession Deed 3. Site Plan 4. Master Sign Plan	Public Notice: [ ] Required [X] Not Required Dates: Paper: Mailing [ ] Required [X] Not Required Notice Distance:

I. Executive Summary

The applicant is proposing to adopt a Master Sign Plan/Concept as required by Section 6-117(i) of the Village of North Palm Beach (Village) Code of Ordinance for the properties located at 775-779 Northlake Blvd.

II. Site Data

Existing Use:	Retail
Parcel Control Numbers:	68-43-42-17-00-000-5090
Parcel Size:	0.43 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	Single Family residences	Low Density Residential	Single Family Dwelling District (R-1)
South	Strip Shopping Center	Commercial (Lake Park)	C1 Business District (Lake Park)
East	Retail/Personal Service 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 411 feet from Northlake Drive. The subject site has a future land use designation of Commercial and a zoning designation of Commercial Northlake Blvd. (C-NB), with a 6,626 square feet main building which was constructed in 1961.

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
2. Debtor in Possession Deed
3. Site Plan
4. Master Sign Plan

VI. Staff Analysis:

Background:
The petition is for Master Sign Plan/Concept approval as required by Section 6-117(i) of the Village's Code of Ordinance for the properties located at 775-779 Northlake Blvd. The Village's records do not reflect a Master Sign Plan/Concept ever being approved by the Planning, Zoning and Adjustment Board.

Staff Analysis for Master Sign Plan/Concept:

The Village's Code at Chapter 6, Article V, Section 6-117(i) states:

Sign concept for multiple occupancy complexes. A sign concept for building wall signs to be placed on multiple occupancy complexes shall be approved prior to a building wall sign being permitted to be constructed, altered or remodeled after the effective date of this code. The sign concept shall be included as a submittal for authorization to erect such a sign and shall be maintained on file in the Department of Community Development. As a minimum, the sign concept shall specify the types, dimensions, placement, colors, and shape of the signs and the style of lettering which shall lend a unified appearance to the signs of the occupants of the complex. The sign concept shall only be modified with the approval of the Planning Commission upon submission of a revised plan and specifications detailing the revised concept. The term sign concept shall include any master sign plan approval meeting the requirements of this subsection. Permits for building wall signs determined by the Community Development Director or the Director's designee to be in conformance with the approved sign concept and determined by the building official to be in compliance with all other requirements of this chapter may be issued without additional Planning Commission review or approval as otherwise required by article III of this chapter.

Types of Signs	Building wall signs are the only permitted signs
Dimensions of Sign	As permitted per the Village's Sign Code regulations, dependent on setbacks. Setback 62 feet (5% of façade)
Placement of Sign	Above Tenant Front Door
Colors of Sign	Green, Yellow, Red, Black or Brown
Shape of the Sign	Square
Style of Lettering	Block Style

The proposed Master Sign Plan/Concept will allow tenants with Federally Registered Trademarks to utilize their lettering, logo and colors as outlined in the Trademark.

The Planning, Zoning and Adjustment Board determines whether the Master Sign Plan/Concept meets the Village's Code of Ordinance. The criteria and design standards are listed next.

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.

E SIGNS

1. 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.

2. 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.

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

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

5. Every sign shall have good scale in its design and in its visual relationship to buildings and surroundings.

6. 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.

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

VIII. Conclusion & Finding of Fact

The Planning, Zoning and Adjustment Board must determine if the Applicant has met the prerequisites for granting Master Sign Plan/Concept approval as outlined in the staff report and Exhibits “A” and “B”:

1. SPAR Application
2. Debtor in Possession Deed
3. Site Plan
4. Master Sign Plan

If the Planning, Zoning and Adjustment Board approves the Master Sign Plan/Concept petition,

staff suggests the following conditions:

A. The Master Sign Plan/Concept shall only be modified with the approval of the Planning, Zoning and Adjustment Board upon submission of a revised plan and specifications detailing the revised concept through a petition filed with the Community Development Department. (Planning and Zoning)

B. Permits for building wall signs determined by the community development director or the director's designee to be in conformance with the approved Master Sign Plan/Concept and determined by the building official to be in compliance with all other requirements of this chapter may be issued without additional Planning, Zoning and Adjustment Board review or approval as otherwise required by Article III of Chapter 6 of the Village Code. (Planning and Building)

C. 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)

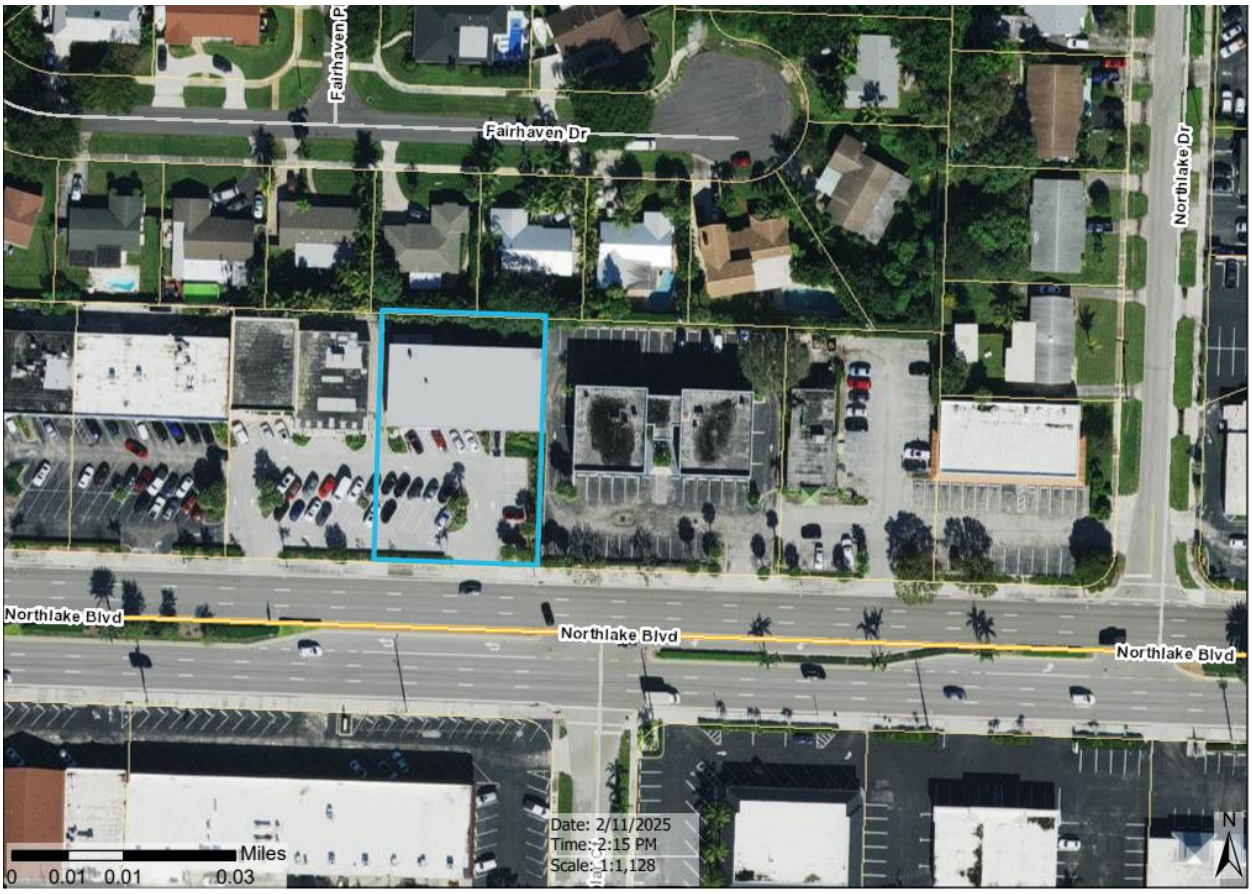
D. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns, and a violation of such conditions shall constitute a violation of the Village Code of Ordinances. They may be enforced by the Village as outlined in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law. (Planning and Zoning)

E. 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 – April 1, 2025

Exhibit B

Location Map



PERMIT #

20240237

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.

VILLAGE OF NORTH PALM BEACH

JAN 14 2025

COMMUNITY DEVELOPMENT RECEIVED

**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]***
X	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:775-779 Northlake Boulevard, North Palm Beach, Florida	PCN Number: 68-43-42-17-00-000-5040	Zoning District:
Subdivision:	Block: 000	Lot: 5040
Representative or Agent's interest in property (Owner, Lessee, Etc):	Representative	
Date of Pre-Application Meeting Requested:		
Has a previous application been filed?	No	
Project Name:	775-779 Northlake Master Signage Plan	

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Signarama North Palm Beach	Business Name (if applicable): Grace Development
Print Name and Title: Lisa Marder, Owner	Print Name and Title: Frederick Grace, Owner
Signature:	Signature:
Date:	Date: 01/14/2025
Street Address: 802 Old Dixie Highway, Suite 3	Street Address: 241 Bradley Place
Mailing Address City/ State/ Zip: Lake Park, Florida 33403 (Property Landowner's Mailing Address City/ State/ Zip	Mailing Address City/ State/ Zip: Palm Beach, FL 33480
Phone Number: 561-845-7339	Phone Number: 561-459-5300
Email: lisa@sar-npb.com	Email: fgrace@graceny.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:*	
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
X	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.
X	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

CFN 20220442932
OR BK 33935 PG 418
RECORDED 11/4/2022 2:03 PM
AMT: $0.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 418 - 420; (3pgs)

This instrument prepared
Michael D. Karsch, Esq.
Lorium Law
101 NE 3 Ave, Suite 1800
Fort Lauderdale, FL 33301

VILLAGE OF NORTH PALM BEACH
FEB 06 2025
COMMUNITY DEVELOPMENT
RECEIVED

Property Appraiser's
Identification Number: 68-43-42-17-00-000-5040
& 68-43-42-17-00-000-5090

NOTE TO CLERK: Pursuant to 11 U.S.C. § 1146, this transaction is exempt from the payment of documentary stamp taxes.

NOT A CERTIFIED COPY

DEBTOR IN POSSESSION DEED

Made this 28th day of October, 2022, between, **A.B.C. of North Palm Beach, Inc., a Florida corporation**, (the "Grantor"), as Debtor in Possession under Case No: 22-12797-MAM, United States Bankruptcy Court, Southern District of Florida (the "Bankruptcy Case"), whose mailing address is: 775 North Lake Boulevard, North Palm Beach, FL 33408 and **REACTOR CAPITAL, LLC, a Florida limited liability company as to 98.38% interest and HS SOUTH DIXIE VENTURES, LLC, a Florida limited liability company as to 1.62% interest, as tenants in common,** (the "Grantee"), whose mailing address is: 241 Bradley Place, Palm Beach, FL 33480.

That pursuant to the provisions of the *Final Approval of Sale Free and Clear of Liens, Claims and Interests* [D.E. 98] entered on October 13, 2022, by the United States Bankruptcy Court, Southern District of Florida, in the Bankruptcy Case, for and in consideration of the sum of TEN AND No/100 DOLLARS ($10.00), in hand paid to Grantor by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does grants, bargains, sells and conveys unto the Grantee all of the right, title, interest, claim and demand in and to the lot, piece or parcel of land, situate, lying and being in Palm Beach County, Florida, described on Schedule A attached hereto and made a part hereof.

To HAVE AND TO Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee. Subject to taxes for 2022 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor covenants with Grantee that Grantor is lawfully seized of the Property, in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, that Grantor warrants title to the Property, and will defend same against lawful claims of others claiming by, through or under Grantor, but no others.

[SIGNATURE AND NOTARY BLOCK ON NEXT PAGE]

Dated this 26th day of October, 2022.

Signed in the presence of
two witnesses:

Print Name: Thomas J. Ali

Print Name: Ashlee Marafino

A.B.C. of North Palm Beach, Inc.,
a Florida corporation

By: _____
My Tran, President

NOT A CERTIFIED COPY

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 26th day of October, 2022, by My Tran, as President of A.B.C. of North Palm Beach, Inc., a Florida corporation. He is personally known to me or has produced _____ as identification.

(affix notarial seal)

_____
Notary Public

Rosemary C Bailey
(Print/type name of Notary)
Notary Public--State of _____
Commission number: HH098385

My commission expires: 5-23-25

ROSEMARY C. BAILEY
MY COMMISSION # HH 098385
EXPIRES: May 23, 2025
Bonded Thru Notary Public Underwriters

Schedule A

(Legal Description)

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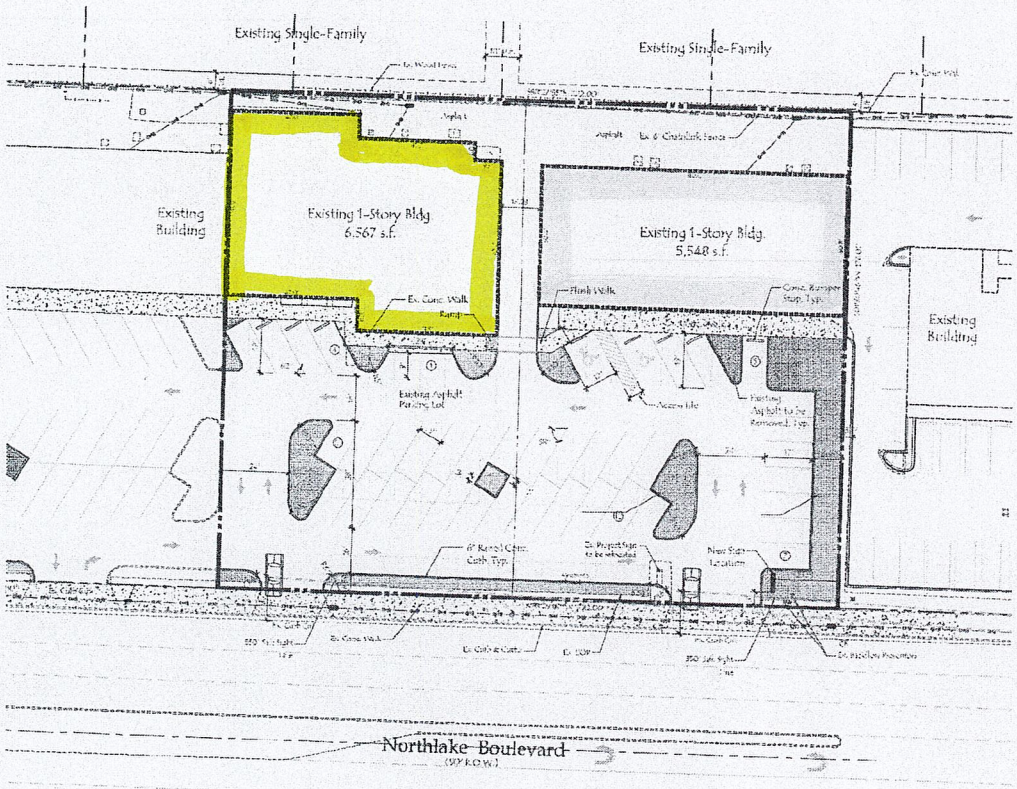

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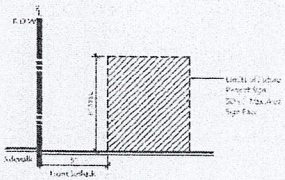

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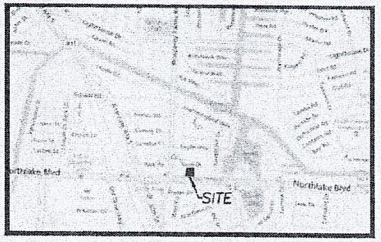

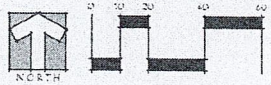

Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects, Planners and Environmental Consultants
1645 Centennial Lane
Suite 101
Jupiter, Florida 33458
Tel: 561-799-9551
Fax: 561-799-9552
www.ggho.com

U.S. Nails & Tanning

Village of North Palm Beach, Florida

Designed: MTH, DRD
Drawn: MTH, DRD
Approved: MTH
Date: 7/15/15
Job no.: 14-1016
Revisions:

LC C9001.7

Sheet Title:
Site Development Plan

Scale: 1" = 20'

Sheet No.
SP-1

14-1016

GRACE

DEVELOPMENT

775-779 Northlake Blvd

MASTER SIGN PROGRAM

Village of North Palm Beach

Feb 25, 2025

MASTER SIGN PROGRAM STYLE CRITERIA 2
MATERIALS AND FINISHES 3
PURPOSE AND INTENT 4
SIGN TYPES 5
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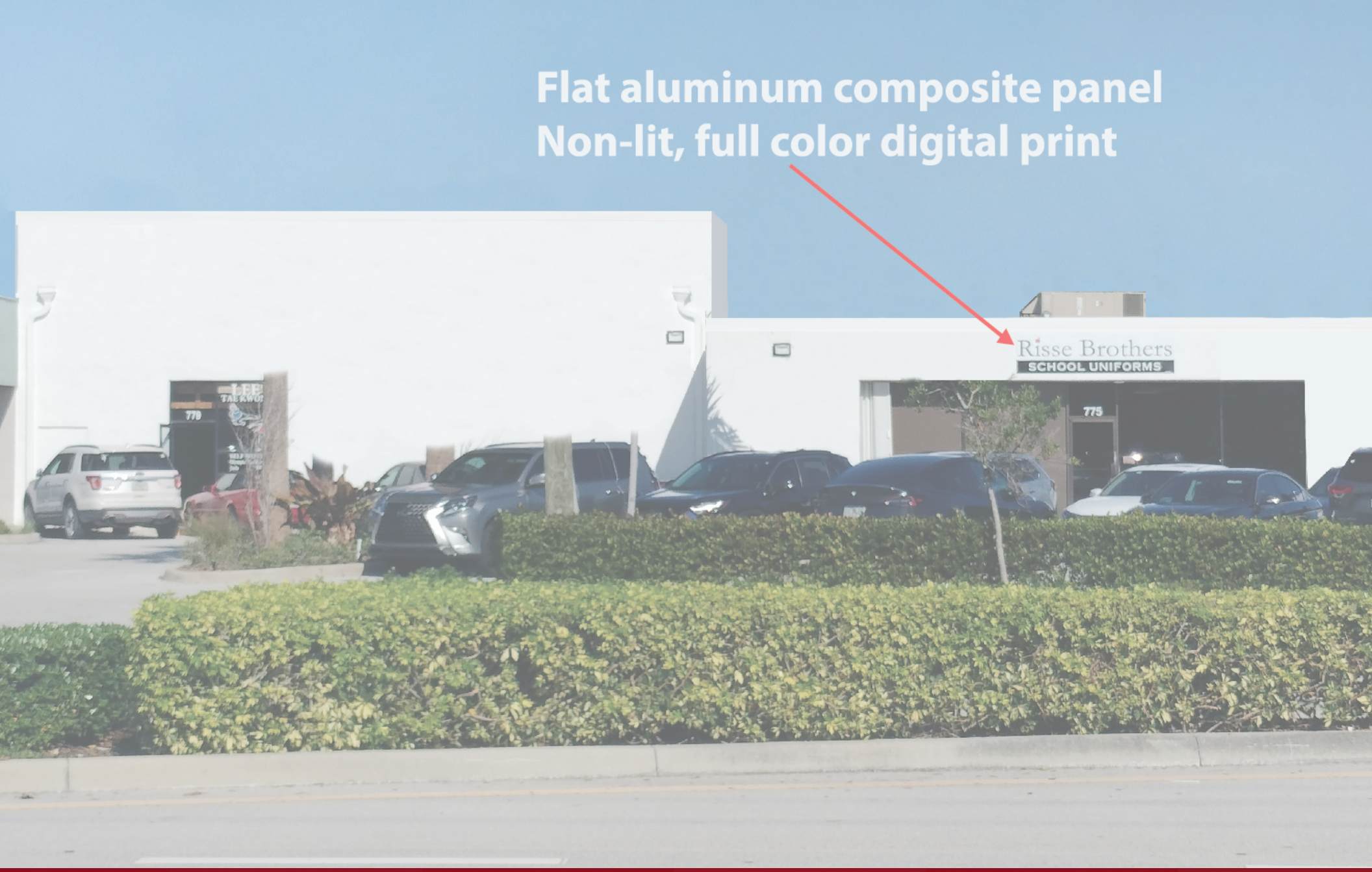
- Each tenant is allowed one sign per frontage.
- Signs shall be located above store entrance, not to exceed first floor store front.



775-779 Northlake Blvd
Building Rendering

COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION

Subject/Agenda Item:

SP-2025-04 – 2545 Northlake Blvd (Mr. Smoke Smoke Shop)

Consideration of Approval: A request from Khaled Atieh, lessee, on behalf of the property owner, D Keller LLC, for Site Plan and Appearance Review approval for a sign face change to an existing monument sign and installation of a new building wall sign on the property located at 2545 Northlake Blvd.

[X] Quasi-Judicial
[ ] Legislative
[ ] Public Hearing

Originating Department: **Planning & Zoning** Project Manager	**Reviewed By:** Caryn Gardner-Young, AICP (former Community Development Director)
Attachments: 1. SPAR Application 2. Justification Statement 3. Warranty Deed 4. Boundary and Topographic Survey 5. Building wall sign information	Public Notice: [ ] Required [X] Not Required Dates: Paper: Mailing [ ] Required [X] Not Required Notice Distance:

I. Executive Summary

The applicant is proposing to replace the sign face of an existing monument sign and to add a building wall sign for the property located at 2545 Northlake Blvd.

II. Site Data

Existing Use:	Mr. Smoke Smoke Shop (retail)
Parcel Control Numbers:	68-43-42-17-06-000-0061
Parcel Size:	0.78 acres
Existing Future Land Use Designation:	Commercial
Existing Zoning District:	C-NB (Commercial Northlake Blvd)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	**Existing Land Use**	**Future Land Use**	**Zoning District**
North	Marabella Villas	Medium Density Residential	Multiple Family Dwelling (R-2)
South	Miami Subs/ Shopping Center	Commercial (Lake Park)	Business District (C-1) Lake Park
East	Gas Station	Commercial	Commercial Northlake Blvd (C-NB)
West	KFC Restaurant	Commercial	Commercial Northlake Blvd (C-NB)

III. Annexation/Zoning History

The subject parcel site is on the north side of Northlake Blvd, approximately 127 feet west of Prosperity Farms Road. The subject site has a future land use designation of Commercial and a zoning designation of Commercial Northlake Blvd (C-MU) District, with 4500 square feet building constructed in 1982.

IV. Applicable Code Provisions:

Article II, Section 45.35.3 C-NB Northlake Blvd Commercial District Article 7 Signage and Outdoor Displays
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
2. Justification Statement
3. Warranty Deed
4. Boundary and Topographic Survey
5. Building wall sign information

VI. Staff Analysis:

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

1. A new sign on the parapet of the building
2. A sign face change on an existing monument sign

Staff Analysis for Building Wall Sign:

The applicant requests Planning, Zoning and Adjustment Board approval of a new building wall sign due to the operation of a new business called Mr. Smoke Smoke Shop. The sign consists of two lines with the first line stating Mr. Smoke and the second stating Smoke Shop. The nature of the business (Smoke Shop) meets the maximum height allowance of 50% of the business name (Mr. Smoke). It will consist of red returns and trim and channel letters which are backlight. No logo is proposed. A building wall sign in the C-NB (Commercial Northlake Blvd) District must meet the following requirements:

Measurements	Maximum Allowed	Proposed
Sign Copy Area	60 square feet	52.34 square feet

Staff Analysis for Monument:

The applicant also requests Planning, Zoning and Adjustment Board approval of a sign face change on an existing monument sign. The subject monument sign was previously approved, and the Applicant is not changing the existing height, location, or setbacks of the sign. A monument sign in the C-NB Zoning District must meet the following requirements:

Measurements	Maximum Allowed	Proposed
Sign Copy Area	40 square feet	30 square feet
Sign Height	10 feet	7.6 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 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.

E SIGNS

1. 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.

2. 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.

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

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

5. Every sign shall have good scale in its design and in its visual relationship to buildings and surroundings.

6. 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.

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

VIII. Conclusion & Finding of Fact

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

1. SPAR Application
2. Justification Statement
3. Warranty Deed
4. Boundary and Topographic Survey
5. Building wall sign information

If the Planning, Zoning and Adjustment Board approves the Site Plan and Appearance Review petition, staff suggests the following conditions:

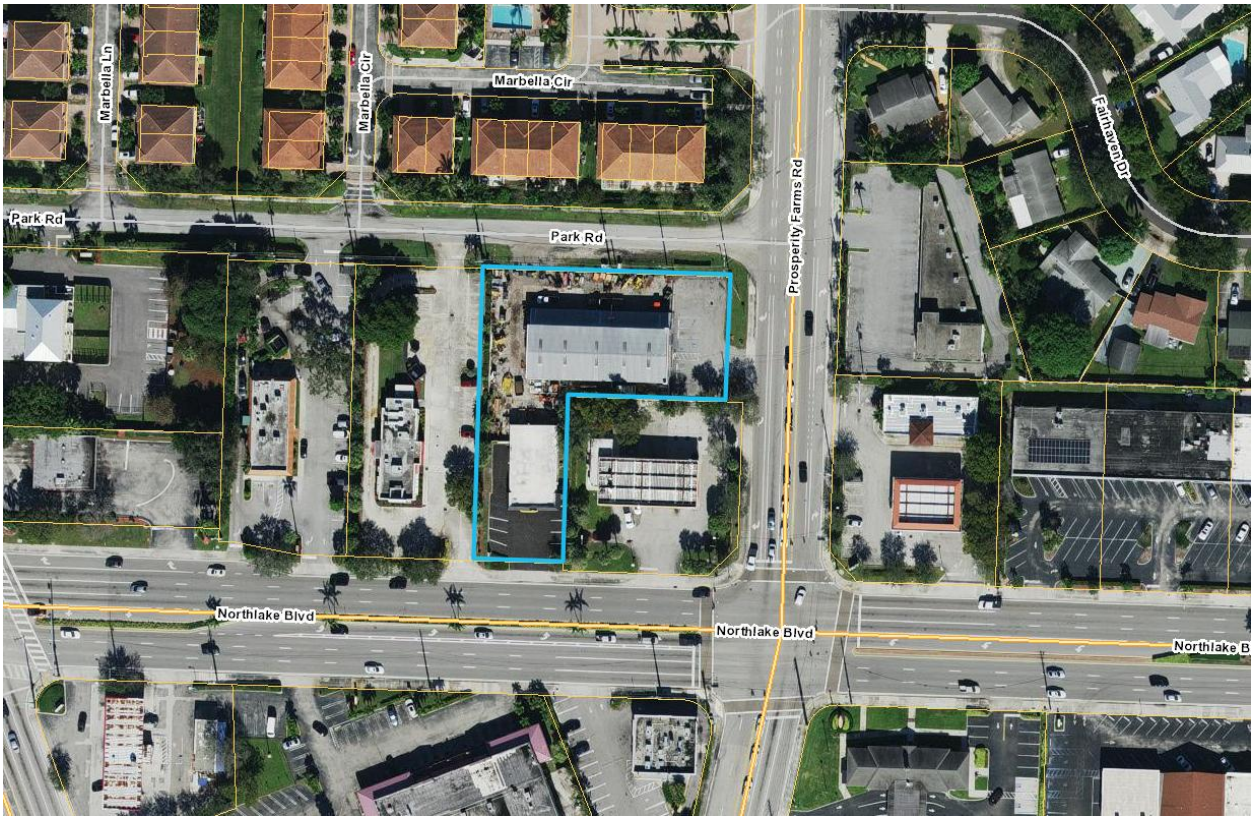
A. Non-compliance with any of the conditions of approval will result in the Village withholding the issuance of any building permits or Certificates of Occupancy. (Planning and Building)

B. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns, and a violation of such conditions shall constitute a violation of the Village Code of Ordinances. They may be enforced by the Village as outlined in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law. (Planning and Zoning)

C. The Applicant shall be bound by all oral and written representations made on the record and as part of the application process, irrespective of whether such representations are included as formal conditions.

Exhibit B

Location Map



THE VILLAGE OF NORTH PALM BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
420 U.S. HWY 1 • SUITE 21 • NORTH PALM BEACH, FLORIDA 33408
PHONE 561.841.3365 • FAX 561.841.8242 • WWW.VILLAGE-NPB.ORG

VILLAGE OF NORTH PALM BEACH
JAN 28 2025
COMMUNITY DEVELOPMENT
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	

2024-0276
Project Number

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]***
X	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: 2545 North lake Blvd	PCN Number: 68-43-42-17-06-000-0061	Zoning District: C-NB Commercial Northlake Blvd
Subdivision: RIVARD SUB IN	Block:	Lot: 6
Representative or Agent's interest in property (Owner, Lessee, Etc):	D KELLER LLC	
Date of Pre-Application Meeting Requested:		
Has a previous application been filed?	No	
Project Name:	MR. Smoke Smoke shop	

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Mr Smoke Smoke shop	Business Name (if applicable): D KELLER LLC
Print Name and Title: Khaled Atieh (owner)	Print Name and Title: Keller, David
Signature: Khaled Atieh	Signature:
Date: 1/21/2025	Date: 1/24/25
Street Address: 2545 North lak Blvd North palm beach FL, 33403	Street Address: 9043 prosperity Farm RD
Mailing Address City/ State/ Zip: North palm beah, FL 33403	Mailing Address City/ State/ Zip: North palm Beach FL 33403
Phone Number: 561 315 5166	Phone Number: 954-401-5959
Email: Mr_Smoke4@yahoo.com	Email: david@alltoolrental.com

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

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 wav 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,

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.
[illegible]

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.

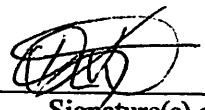
Public notice requirements for development applications and approvals [Sec. 21-3(a)]						
	Mail*	**Newspaper***	**Post***	**Mail***	**Newspaper**	**Post***
Rezoning	10	7	15	10	Statutory notice for ordinance adoption	15
Large-scale Comprehensive Plan Amendment	10	7	15	10	Statutory notice for ordinance adoption	15
Small-scale Comprehensive Plan Amendment	10	7	15	10	Statutory notice for ordinance adoption	15
*Variance***	7	7	10	N/A	N/A	N/A
Waiver						
Planned Unit Development	10	7	15	10	Statutory notice for ordinance adoption	15
Special Exception Use	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.**



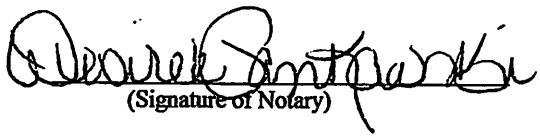
Signature(s) of property owner(s) | DAVID KELLER (Print Name) | 1/24/2025 (Date)

The foregoing was sworn to, subscribed and acknowledged before me this 01/24/25 (Date)

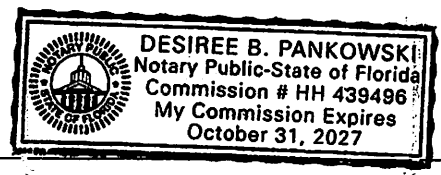
By means of physical presence / online notarization

by: David Keller (Name of Person Making the Statement)

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



(Signature of Notary)



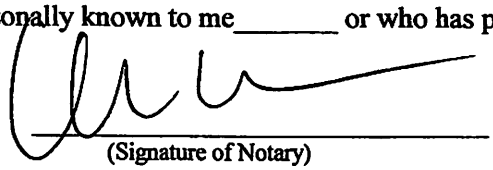
Signature(s) of applicant/agent | Khaled M Atieh (Print Name) | 01-28-2025 (Date)

The foregoing was sworn to, subscribed and acknowledged before me this 1/28/25 (Date)

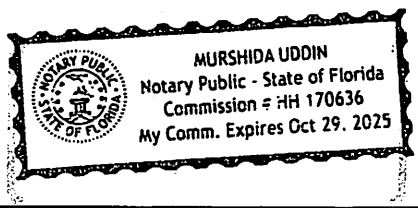
By means of physical presence / online notarization

by: KHALED ATIEH (Name of Person Making the Statement)

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



(Signature of Notary)



The proposed channel letter sign is designed to adhere to the Village of North Palm Beach's sign ordinance and align with its overarching Appearance Plan, which emphasizes tasteful, professional, and aesthetically harmonious signage within the community.

Design and Features

The sign consists of front and halo lit Channel Letters withbacker, made from durable aluminum and acrylic materials, with a clean, modern design. The letters are mounted to the roof with brackets and are illuminated using energy-efficient LED technology. This ensures clear visibility during evening hours while minimizing light pollution and energy consumption.

1. Letter Dimensions and Proportions:

The channel letters are appropriately scaled to the size of the building façade and comply with the village's regulations, ensuring they are neither oversized nor obstructive. The sign's height, width, and depth are in accordance with the specific guidelines for this zoning district.

2. Colors and Materials:

The colors used are neutral and complementary to the building's architectural style, maintaining harmony with the surrounding environment.

3. Illumination:

The LED lighting is soft and evenly distributed, meeting the village's requirements for light intensity and spillover control. Illumination is confined to the sign itself and does not negatively impact neighboring properties or roadways.

Compliance with Ordinance and Appearance Plan

- Ordinance Adherence:

The sign meets all zoning requirements, including size, placement, and illumination standards as outlined in the North Palm Beach sign code. The design avoids prohibited elements such as flashing lights or excessive brightness.

- Appearance Plan Alignment:

The design complements the architectural character of the building and surrounding area. By using high-quality, weather-resistant materials and an understated design, the sign contributes to the overall visual appeal of the village.

Placement

The sign is mounted securely to the building roof, positioned at a height that maximizes visibility without obstructing architectural features. The placement ensures it is clearly legible to pedestrian and vehicular traffic while maintaining a safe and respectful distance from adjacent properties.

VILLAGE OF
NORTH PALM BEACH
JAN 28 2025
COMMUNITY DEVELOPMENT
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Environmental Considerations

This channel letter sign enhances the professional appearance of the business while harmonizing with the character and standards of the Village of North Palm Beach, fulfilling both regulatory and aesthetic expectations.

CFN 20220243726
OR BK 33614 PG 1527
RECORDED 06/06/2022 14:07:28
Palm Beach County, Florida
AMT 1,400,000.00
DEED DOC 9,800.00
Joseph Abruzzo
Clerk
Pgs 1527-1528; (2Pgs)

VILLAGE OF
NORTH PALM BEACH

JAN 28 2025

COMMUNITY DEVELOPMENT
RECEIVED

Prepared by and return to:

Gary Walk, Esq.
Nason, Yeager, Gerson, Harris & Fumero, P.A.
3001 PGA Boulevard Suite 305
Palm Beach Gardens, FL 33410
561-686-3307
File Number: **00284-16949 COS**

Parcel Identification No. **30-42-41-10-17-000-0570**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made as of the 31st day of **May, 2022** between **WILLIAM S. ALDRICH**, whose address is 4580 Square Lake Drive, Palm Beach Gardens, Florida 33418, hereinafter referred to as "Grantor," and **D. KELLER, LLC,** a Florida limited liability company, whose address is 9043 Prosperity Farms Road, Lake Park, Florida 33403, hereinafter referred to as "Grantee."

Witnesseth that said Grantor, for and in consideration of the sum of 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 heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida**, to-wit:

> **Lot 6, LESS the South 52 feet for right of way for Northlake Boulevard and LESS the North 5 feet for right of way for Park Road, and LESS the East 33 feet of the South 195 feet thereof, and TOGETHER with the South 108.16 feet of the North 113.16 feet of Lot 7, LESS the Easterly 21 feet for right of way for Prosperity Farms Road, Plat of RIVARD SUBDIVISION as recorded in Plat Book 21, page 12, public records of Palm Beach County, Florida.**

SUBJECT TO conditions, restrictions, limitations, easements, reservations, and other matters of record, if any, none of which are hereby reimposed and taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Print Name: Gary Walk

Print Name: Coral R St Pierre

William S. Aldrich

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

This Warranty Deed was acknowledged before me by means of ☑ physical presence, OR, ☐ online notarization on this 2nd day of June, 2022, by WILLIAM S. ALDRICH, on behalf of the company, who is ☐ personally known to me, OR, ☑ who produced FL D.L. as identification.

Notary Signature

CORAL R. ST. PIERRE
Commission # HH 194660
Expires January 4, 2026
Bonded Thru Budget Notary Services

Print Notary Name
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

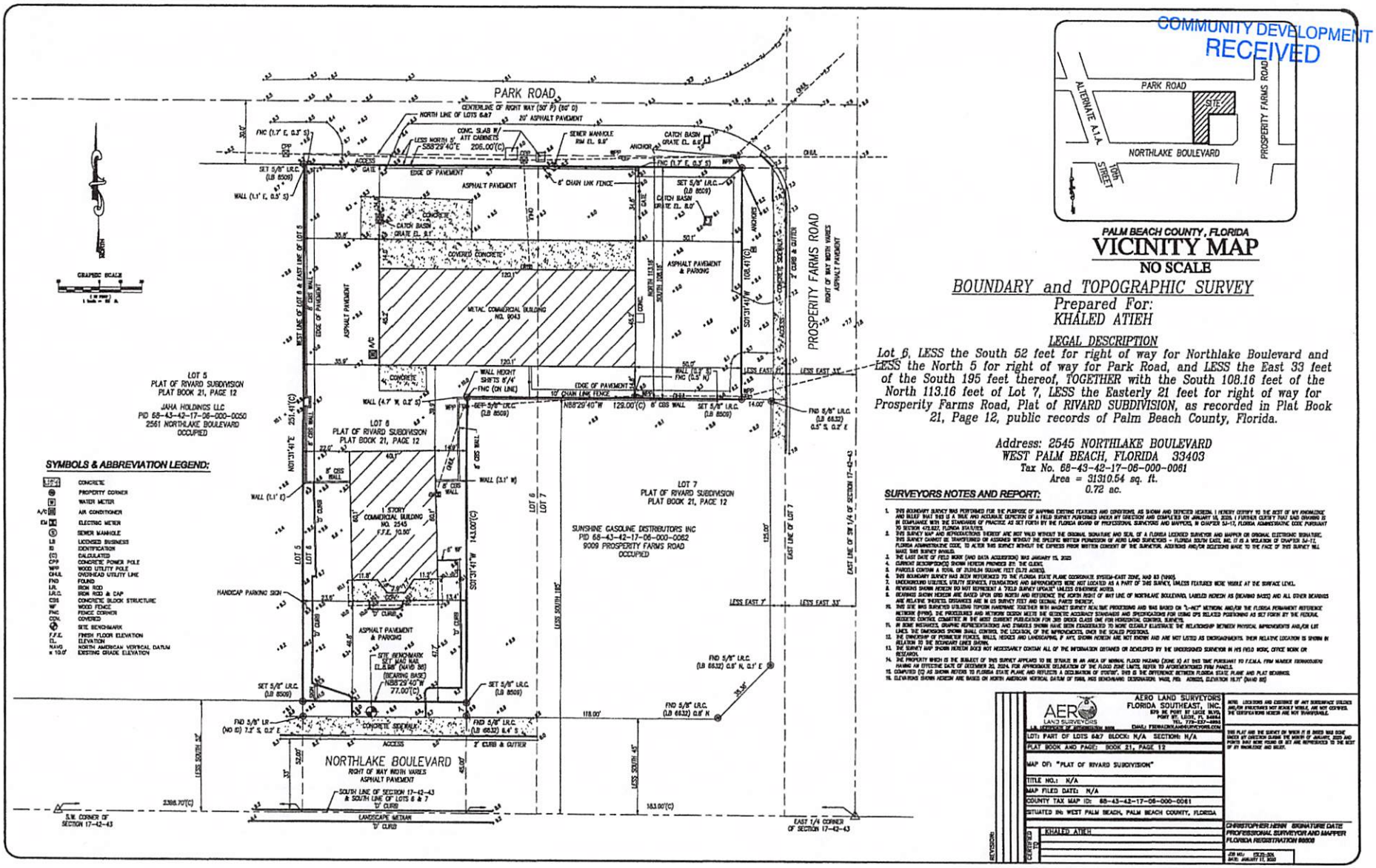
Lot 6, LESS the South 52 feet for right of way for Northlake Boulevard and LESS the North 5 feet for right of way for Park Road, and LESS the East 33 feet of the South 195 feet thereof, and TOGETHER with the South 108.16 feet of the North 113.16 feet of Lot 7, LESS the Easterly 21 feet for right of way for Prosperity Farms Road, Plat of RIVARD SUBDIVISION as recorded in Plat Book 21, page 12, public records of Palm Beach County, Florida.

Parcel Identification No. 30-42-41-10-17-000-0570

VILLAGE OF
NORTH PALM BEACH

JAN 28 2025

COMMUNITY DEVELOPMENT
RECEIVED



PALM BEACH COUNTY, FLORIDA

VICINITY MAP

NO SCALE

BOUNDARY and TOPOGRAPHIC SURVEY

Prepared For:
KHALED ATIEH

LEGAL DESCRIPTION

Lot 6, LESS the South 52 feet for right of way for Northlake Boulevard and LESS the North 5 for right of way for Park Road, and LESS the East 33 feet of the South 195 feet thereof, TOGETHER with the South 108.16 feet of the North 113.16 feet of Lot 7, LESS the Easterly 21 feet for right of way for Prosperity Farms Road, Plat of RIVARD SUBDIVISION, as recorded in Plat Book 21, Page 12, public records of Palm Beach County, Florida.

Address: 2545 NORTHLAKE BOULEVARD
WEST PALM BEACH, FLORIDA 33403
Tax No. 68-43-42-17-06-000-0061
Area = 31310.54 sq. ft.
0.72 ac.

SYMBOLS & ABBREVIATION LEGEND:

- CONC — CONCRETE
- PC — PROPERTY CORNER
- WM — WATER METER
- A/C — AIR CONDITIONER
- EM — ELECTRIC METER
- SM — SEWER MANHOLE
- LB — LICENSED BUSINESS
- ID — IDENTIFICATION
- (C) — CALCULATED
- CP — CONCRETE POWER POLE
- WPP — WOOD UTILITY POLE
- OHUL — OVERHEAD UTILITY LINE
- FND — FOUND
- I.R. — IRON ROD
- I.R.C. — IRON ROD & CAP
- CBS — CONCRETE BLOCK STRUCTURE
- WF — WOOD FENCE
- FNC — FENCE CORNER
- COV. — COVERED
- SB — SITE BENCHMARK
- F.F.E. — FINISH FLOOR ELEVATION
- EL. — ELEVATION
- NAVD — NORTH AMERICAN VERTICAL DATUM
- x 10.0' — EXISTING GRADE ELEVATION

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JANUARY 15, 2025. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF AERO LAND SURVEYORS - FLORIDA SOUTH EAST, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS JANUARY 15, 2025
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT.
5. PARCELS CONTAIN A TOTAL OF 31,310.54 SQUARE FEET (0.72 ACRES).
6. THIS BOUNDARY SURVEY WAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE THE NORTH RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD, LABELED HEREON AS (BEARING BASE) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN US SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TOPCON HIPERLYNK+ TOGETHER WITH MAGNET SURVEY REAL-TIME PROCESSING AND WAS BASED ON "L-NET" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE (1CM) HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS, ONCE THE SCALED POSITIONS.
12. THE DIRECTIONS OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS, THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM MAP(S) HAVING AN EFFECTIVE DATE OF DECEMBER 20, 2024, FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. COMPASS (C) AS SHOWN REFERS TO FLORIDA STATE PLANE AND REFLECTS A DECLARATION OF "STATE", THIS IS THE DIFFERENCE BETWEEN FLORIDA STATE PLANE AND PLAT BEARINGS.
16. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NGS BENCHMARK DESIGNATION: W605, PID: AD5825, ELEVATION 10.77' (NAVD 88)

AERO LAND SURVEYORS
FLORIDA SOUTHEAST, INC.
825 SE PORT ST LUCIE BLVD.
PORT ST. LUCIE, FL 34984
TEL: 772-337-4885
L.B. LICENSED OF CORPORATION 8509 EMAIL: FSOUTHEAST@AEROSURVEYING.COM

NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT SHOWN HEREON, ARE NOT CERTIFIED. NO CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS DONE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2025 AND MEETS THAT MORE FULLY IS SET ARE REPRESENTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LOT: PART OF LOTS 6&7 BLOCK: N/A SECTION: N/A
PLAT BOOK AND PAGE: BOOK 21, PAGE 12
MAP OF: "PLAT OF RIVARD SUBDIVISION"
TITLE NO.: N/A
MAP FILED DATE: N/A
COUNTY TAX MAP ID#: 68-43-42-17-06-000-0061
SITUATED IN: WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

REVISIONS
CERTIFIED TO: KHALED ATIEH

CHRISTOPHER HERN SIGNATURE DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #6808

JOB NO.: 25-01-005
DATE: JANUARY 17, 2025

MR. SMOKE - NORTH PALM/CHANNEL LETTERS
OVERVIEW

SIGN PLACEMENT

NIGHT VIEW

PERSPECTIVE

LOCATION

DIMENSIONS

AREA
15'(W) x 3' - 5 7/8"(H) x 5"(D)
52.34 SQ FT

DISTANCE FROM GROUND
8' - 4 1/2"

COLORS

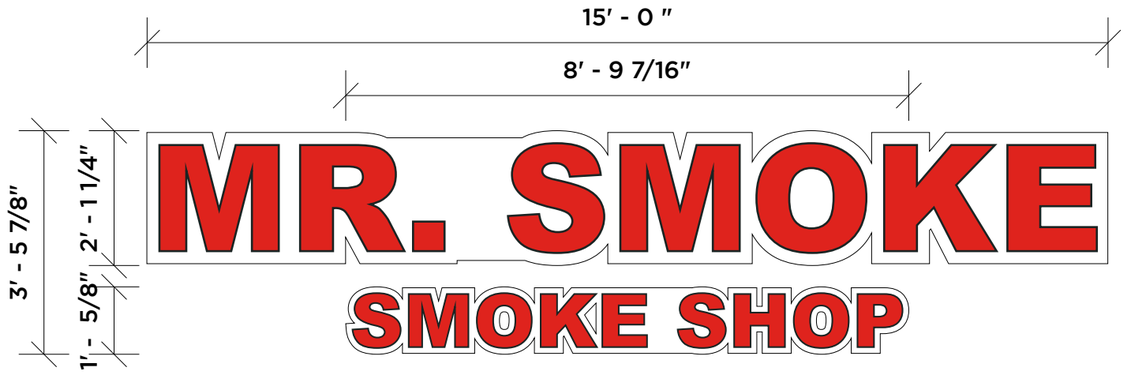
FACE:
PMS 485 C

RETURN AND TRIM:
PMS 485 C

BACKER:
WHITE

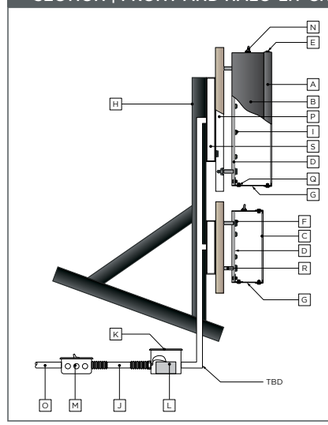
BEFORE

MEASUREMENTS



SECTION

SECTION | FRONT AND HALO-LIT CHANNEL LETTER ON WIREWAY



- A TRIM CAP
- B RETURN
- C POLYCARB/ACRYLIC FACE
- D POLYCARB/ACRYLIC BACK
- E FLATHEAD SCREW
- F MOUNTING HARDWARE
- G 1/4" DRAIN HOLES
- H ROOF MOUNT BRACKET
- I LED MODULE
- J REMOTE LED POWER SUPPLY
- K WATERPROOF ENCLOSURE BOX
- L FLEXIBLE CONDUIT
- M PRIMARY DISCONNECT SWITCH
- N EXTERIOR DISCONNECT SWITCH
- O 120V DEDICATED SIGN CIRCUIT
- P BACKER
- Q ANGLE CLIP
- R SPACER
- S WIREWAY

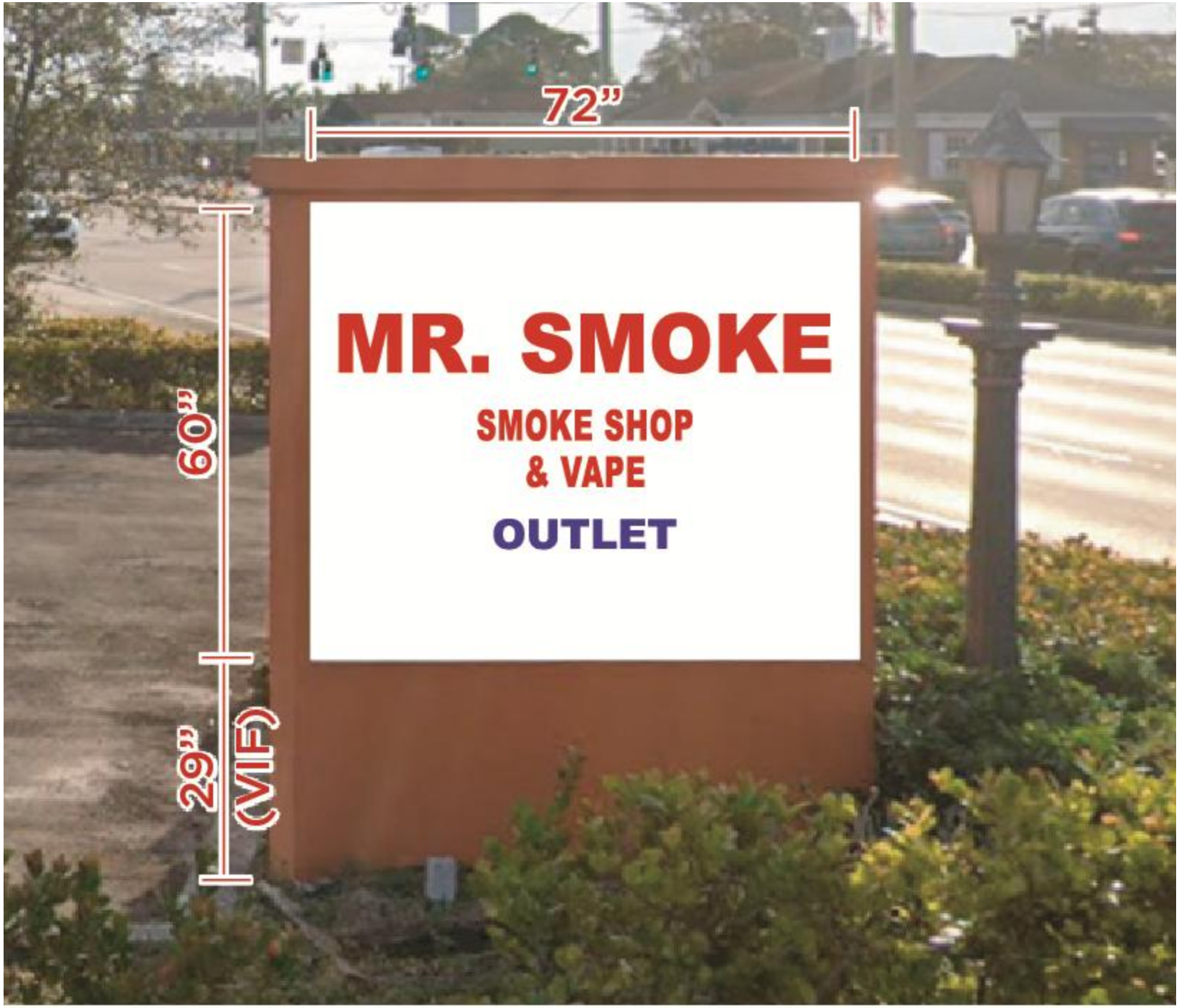
CONTRACTOR:
RAMI BAZLAMIT
rami@signarama-houstonmw.com
832.973.9992
signarama.com

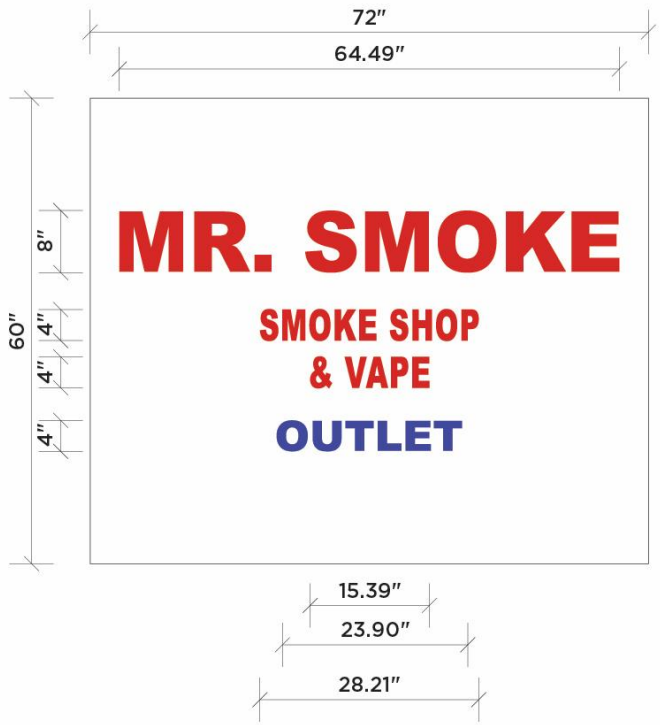
CUSTOMER:
MR. SMOKE - NORTH PALM
2545 Northlake Blvd,
North Palm Beach, FL 33403

DESCRIPTION:
Front and Halo lit Channel Letters with backer, roof mounted with brackets.

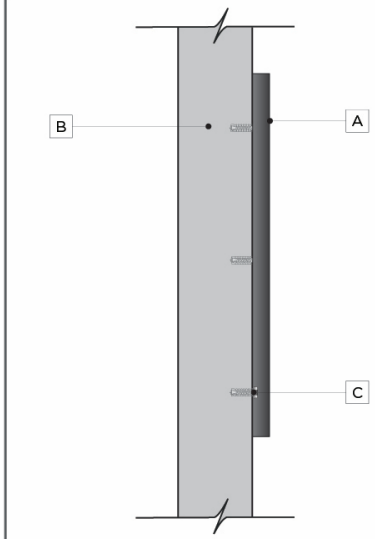
NOTES:
UL CERTIFIED
INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

Signarama


72”
60”
29” (VIF)
MR. SMOKE
SMOKE SHOP
& VAPE
OUTLET

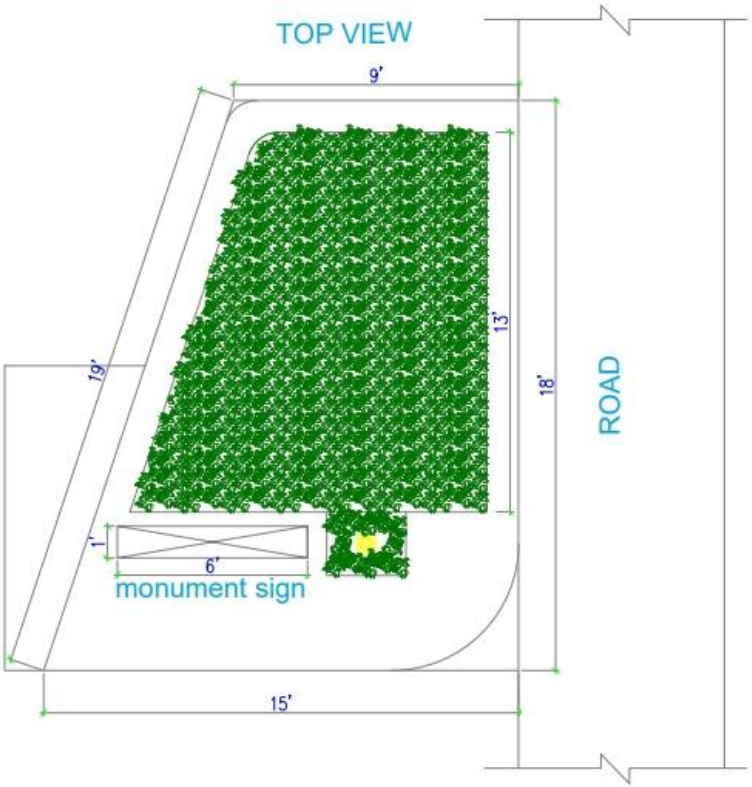


SECTION | ACRYLIC MONUMENT FACE



A ACRYLIC
B MONUMENT
C MOUNTING HARDWARE

LANDSCAPE PLAN



RENOVATION AREA

coco plum

Quantity : 60 Sixty
Plan hight : 2.3 feet

light pole

2" HEIGHT RED MULCH
I'ROVIDEC AROUND
ALL SHRUBS

COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION

Subject/Agenda Item:

SP-2024-02 11000 Ellison Wilson Road (the Benjamin School)

Consideration of Approval: A request from Lentzy Jean-Louis of Urban Design Studio, agent for Benjamin Private School Inc., property owner, for Site Plan and Appearance Approval and a Major Modification to an existing Planned Unit Development (PUD) for the addition of a 0.93 acre parcel to the PUD, the construction of a one-story 4,837 square foot Administrative Office Building, and the removal of both an existing 2,300 square foot Administrative Office Building and the unbuilt 10,000 square foot maintenance facility on the Benjamin School campus located at 11000 Ellison Wilson Road on the northwest corner of U.S. Highway One and McLaren Road (PCN's: 68-43-42-04-10-008-0030 and 68-43-42-04-10-008-0043).

[X] Quasi-Judicial
[ ] Legislative
[ ] Public Hearing

Originating Department: **Planning & Zoning** Project Manager	**Reviewed By:** Caryn Gardner-Young, AICP (former Community Development Director)
Attachments: • SPAR Application • Justification Statement prepared by Urban Design Studio • Warranty Deeds • Proposed Site Plan prepared by Urban Design Kilday Studios • Proposed Architectural Plans • Exhibit - Traffic Flow During Construction • Proposed Landscape Plan	Public Notice: [X] Required [ ] Not Required Dates: Paper: Mailing [X] Required [ ] Not Required Notice Distance:

I. Executive Summary

The Applicant is proposing to add a 0.93-acre parcel to the existing PUD, add a one-story, 4,837-square-foot Administrative Office building, and remove both the existing 2,300-square-foot Administrative Office building and the unbuilt 10,000-square-foot maintenance facility. As a result, the total square footage of buildings on the campus will be 166,018 square feet.

II. Site Data

Existing Use:	Private School
Parcel Control Numbers:	68-43-42-04-10-008-0030 68-43-42-04-10-008-0043
Parcel Size:	15.74 acres
Existing Future Land Use Designation:	Commercial
Existing Zoning District:	Shopping Commercial (C-S)/Planned Unit Development (PUD)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:

Direction	Existing Land Use	Future Land Use	Zoning District
North	Shopping Center	Commercial	Commercial Shopping (C-S)
South	Shopping Center Multifamily Residential	High Density Residential	R-3 – Apartment Dwelling Zoning District
East	Office Buildings Religious Institution	Commercial High Density Residential	R-3 – Apartment Dwelling Zoning District Commercial Shopping (C-S)
West	Single Family Residential (Unincorporated Palm Beach County)	Residential Low Density	RM – Multifamily Residential

III. Annexation/Zoning History

The subject parcel is located east of Ellison Wilson Road, west of US Highway 1, north of McLaren Road, and south of Carolinda Drive. It has a future land use designation of Commercial and a zoning designation of Shopping Commercial (C-S).

On March 28, 2013, the Village Council granted approval to assign a Commercial Land Use designation to four parcels totaling 12.66 acres within the Benjamin School campus pursuant to Ordinance No. 2013-05. Over the years, the school had been developed by increasing its land area and constructing additional facilities, resulting in inconsistent land use designations and zoning non-conformities. The approval assigned a uniform land use designation of Commercial to the overall 14.38-acre school campus.

Concurrently, the Village Council also approved a rezoning request to Commercial Planned Unit Development (CPUD) with an underlying zoning of C-1, Commercial District, pursuant to Ordinance No. 2013-06. The approval included waivers and site plan approval for the overall site.

This approval allowed for a 10,000-square-foot maintenance facility on the property north of Carolinda Drive, bringing the total square footage of the campus to 162,310 square feet, as shown in the site plan exhibit dated December 3, 2012. General waivers were approved that vested the

structures, setbacks, and landscaping, making the existing improvements conforming through the granting of the waivers.

On July 27, 2017, the Village Council approved Ordinance No. 2017-10, which approved a Major Amendment to the PUD. This amendment reinstated the prior approval of the proposed Maintenance Facility and changed its configuration to add a two-story, 13,171-square-foot Science, Technology, Engineering, and Mathematics (STEM) Building to the existing campus.

On April 25, 2019, the Village Council approved Resolution No. 2019-36, which approved a minor amendment to reflect as-built conditions and minor landscape and pedestrian circulation adjustments near the approved STEM building.

The bank parcel was previously occupied by the First City Bank of Commerce and was acquired by the Benjamin Private School in 2021. Since then, the site has been utilized as office space by security staff at the school, with limited use of the building for storing lunches and restroom access. No educational use of the building has occurred.

On February 1, 2022, the Village Planning Commission approved a Site Plan amendment for parking, paint colors, and signage for the bank parcel, designating the site as a future expansion of the Benjamin School.

IV. Applicable Code Provisions:

Sec. 45-33. - C-S shopping commercial district.
Sec. 45-35.1. - Planned unit development

V. Summary of Proposed Site Plan and Appearance Details:

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

1. SPAR Application
2. Justification Statement prepared by Urban Design Studio
3. Warranty Deeds
4. Proposed Site Plan prepared by Urban Design Kilday Studios
5. Proposed Architectural Plans
6. Exhibit - Traffic Flow During Construction
7. Proposed Landscape Plan

VI. Staff Analysis:

Background:

The Benjamin School has operated as a private school since its approval in 2013. Over the years, the school has continued to grow, expanding its property and adding additional facilities. In 2021, the Benjamin School acquired the First City Bank of Commerce, with plans for potential

expansion. The Applicant has submitted a site plan and appearance application to modify the existing property and incorporate the 2021 bank acquisition.

The petition is for Site Plan and Amendment review approval for the following:

1. Add 0.93 acres of land area into the overall PUD with the inclusion of the Bank Parcel, for a total CPUD acreage of 15.78 acres.
2. Demolish the existing 2,878 SF bank/office building to create additional parking.
3. Extend pick-up/drop-off loop off of McLaren Road into the existing Bank Parcel to allow for increase stacking.
4. Remove approved 10,000 SF Maintenance Facility (Building 19) from Site Plan to reflect current as-built parking layout north of Carolinda Drive.
5. Demolish existing 2,300 SF Administrative Office Building east of existing pick-up/drop-off lane (Building 18 on Approved Site Plan).
6. Construct new 4,837 SF Administrative Office Building (Building 18 on Proposed Site Plan) proximate to existing Building 18 location.
7. Reconstruct portion of parking provided within McLaren Road right-of-way for a total of 40 parking spaces provided in the right-of-way.

Site Plan
The Site Plan and Appearance Review application includes amendments to the previously approved site plan. It incorporates the addition of a 0.93-acre bank parcel into the overall CPUD, the removal of the previously approved, unbuilt 10,000 SF maintenance building, and reflects the current built conditions in the parking area north of Carolinda Drive. Additionally, the application includes the removal of the existing 2,300 SF administrative office building (Building 18) and the 2,878 SF bank building, the addition of faculty parking, the extension of the pick-up/drop-off lane, and the addition of a 4,837 SF administrative office building (Proposed Building 18). The proposed site plan also includes the redesign of a section of parking within the McLaren Road right-of-way, increasing the number of spaces from 33 to 40.

Architecture
With the proposed Site Plan and Appearance Review application, the Applicant is proposing the demolition of the existing administrative office building to construct a new 4,837-square-foot structure. The new building will house clerical offices for the dean and other executive staff, as well as a meeting space for the school's aftercare program, a clinic, and additional office space for school guidance counselors. The proposed administrative building will feature the colors "Color PT-01 White," "Color PT-02 Light Grey," and "Color PT-03 Dark Blue." According to the Applicant, all proposed colors and stucco finishes will match the existing buildings and color palette on the subject property. The graphics below show the existing and proposed conditions for the Benjamin School's administrative office building.

Existing Administrative Building

EXTERIOR ELEVATION NOTES: (NN)

1. METAL ROOF
2. ALUMINUM IMPACT RATED STOREFRONT
3. FIRE RATED EXTERIOR DOOR
4. 0.25" WALL REVEAL (TYP.)
5. BLACK ALUMINUM DECORATIVE PICKET FENCE
6. BLACK ALUMINUM DECORATIVE PICKET GATE. REFER TO GATE SCHEDULE.

COLOR / MATERIAL LEGEND

COLOR "PT-01" WHITE

COLOR "PT-02" LIGHT GREY

COLOR "PT-03" DARK BLUE

NOTE:

ALL COLORS & STUCCO FINISH TO MATCH THE EXISTING BLDGS. ON SITE.

Proposed Administrative Building

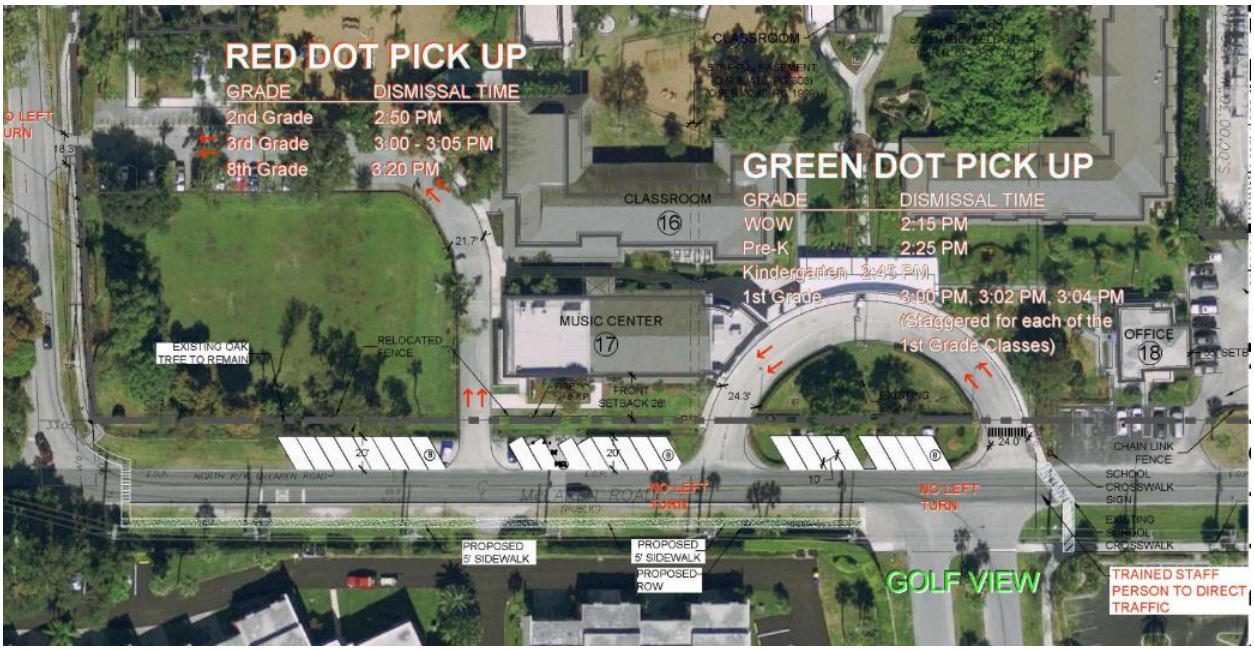
Parking and Circulation

Parking

The Applicant has provided a proposed site plan indicating the existing and proposed parking spaces in accordance with the Village Code. The subject property is required to have a total of 223 parking spaces but currently provides 321 spaces on the school property and an additional 40 spaces within the McLaren Road right-of-way, which are excluded from the parking calculations. The parking spaces located within the McLaren Road right-of-way were approved by the Village Council pursuant to Ordinance No. 2013-06 through a parking waiver. The Village Council also approved a Revocable License and Indemnification Agreement to allow parking within the right-of-way, which will need to be amended to accommodate the additional parking. Furthermore, there are 45 additional parking spaces available at Crystal Cove Plaza for the Benjamin School that are not included in the proposed parking count. The graphic below shows the parking layout at the Benjamin School.

Circulation

As part of the subject request, the Applicant has revised the previously approved traffic circulation and configuration to improve vehicular flow throughout the site, allowing for an extension of the pick-up/drop-off driveway. This extension provides additional on-site stacking and queuing. In 2013, the Applicant was required to provide a Drop-Off and Pick-Up Circulation Plan. The subject plan was reviewed as part of the previous approval pursuant to the conditions of approval (Section 6 I. of Ordinance No. 2013-06). According to the existing condition of approval, the Applicant is required to submit a circulation plan to the Village of North Palm Beach Police Department to ensure that vehicular circulation is functioning properly and is not detrimental to public safety and welfare. The proposed plan also maintains the same ingress and egress locations as currently depicted in the circulation plan. According to the Applicant, there will be no increase in the approved number of students as part of this application.



The Applicant has provided the graphic below indicating the traffic flow during the construction phase. According to the traffic flow graphic, commuters will no longer enter the school from McLaren Road. Instead, parents and faculty will be redirected to Golfview Road toward the existing bank property. Commuters will continue westward, passing the newly proposed administrative building (Building 18), and exit the site back onto McLaren Road, utilizing the existing exit points for pick-up/drop-off. As part of the development approval process, the proposed traffic flow exhibit has been reviewed by Officer Lopez with the Village of North Palm Beach Police Department. Additionally, the Applicant has received an FDOT review letter for the closure of the existing right-in/right-out driveway located along the west side of US Highway 1 (see attached letter).

EXHIBIT – Traffic Flow During Construction Phase

Pick up and Drop Off Locations

A WOW, Pre-K through 3rd grade

B 2nd and 3rd grade
(middle school pick up only)

C Middle School

D 4th and 5th grade

Tree Mitigation

The Applicant was previously granted waivers for the subject property. The subject amendment to the existing PUD, includes requests for two (2) additional waivers from the Village Code for the proposed Administrative Office building:

- Waiver #1: Reduction in the required number of foundation plantings along the building facade, from four (4) facades to two (2).
- Waiver #2: Reduction of three (3) foundation plants, where the code requires four (4) trees.

The Applicant has provided the following table to demonstrate the requested waivers.

WAIVER #	CODE	REQUIREMENT	PROPOSED	WAIVER
W1.	Sec 45-91. A.1.a.	1.There shall be foundation landscaping within five (5) feet of all buildings and structures. a. These landscape areas shall be provided along all four (4) facades of all structures, excluding rear service areas not visible by a public road right-of-way or not generally traveled by the public or visible from adjacent structures.	Foundation landscaping provided along north and east building façade.	Allow proposed foundation planting along (2) facades of the proposed administrative office building.
W2.	Sec 45-91. B.2.	A minimum of one (1) tree shall be planted for each seventy-five (75) linear feet of building perimeter, using a species suitable for this location. 324.3 LF / 75 = 4 Required Foundation Planting Trees	One (1) proposed foundation planting tree on east façade of building	Allow reduction of three (3) required foundation planting trees for proposed administrative office building.

Justification for Waivers

Staff supports the justification for the requested waiver. There is limited space available for foundation planting on the west and south facades, creating a geographical hardship for installing required vegetation. The proposed administrative office is located adjacent to impervious material such as an existing sidewalk and surrounding facilities. The project area, however, features ample landscaping around its perimeter, and the site has a landscaping surplus to accommodate for the lack of foundation plantings. The proposed waivers are subject to approval at the board's discretion.

The Planning, Zoning and Adjustment Board determines whether the proposed improvements meet the Code's Appearance Plan requirements. The criteria and design standards are listed next.

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.

VIII. Conclusion & Finding of Fact

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

1. SPAR Application
2. Justification Statement prepared by Urban Design Studio
3. Warranty Deeds
4. Proposed Site Plan prepared by Urban Design Kilday Studios
5. Proposed Architectural Plans
6. Exhibit - Traffic Flow During Construction
7. Proposed Landscape Plan

If the Planning, Zoning and Adjustment Board approves the Site Plan and Appearance Review petition and waivers, staff suggests the following conditions:

A. South Florida Water Management District approval prior to issuance of first building permit
B. PBC Health Department approval prior to issuance of first building permit
C. Unity of Control approved by Village Attorney and recorded prior to issuance of first building permit
D. Irrigation Plans to be submitted and approved by the Village prior to issuance of first building permit
E. Revocable License and Indemnification Agreement approved by the Village and recorded prior to issuance of first building permit

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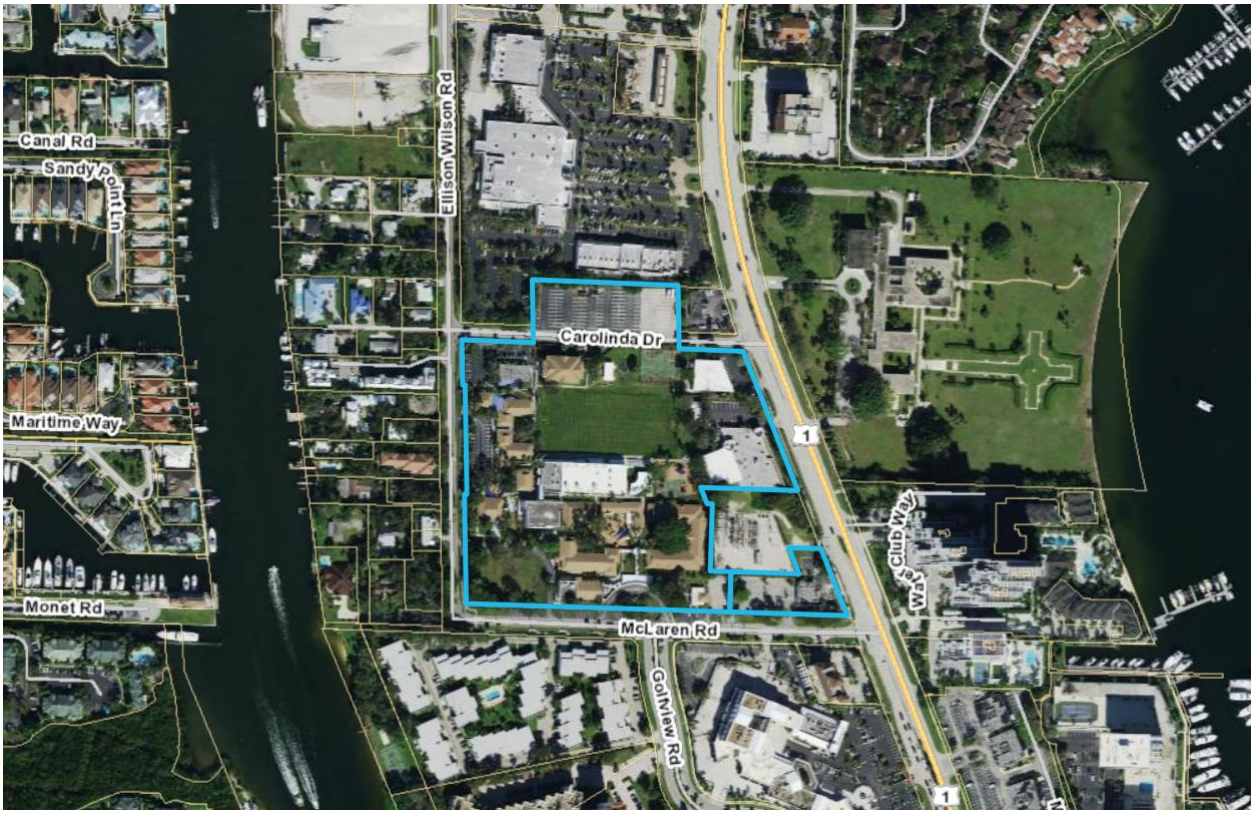
PLANNING, ZONING AND ADJUSTMENT BOARD ACTION – April 1, 2025

Exhibit B

Location Map



THE VILLAGE OF NORTH PALM BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
420 U.S. HWY 1 • SUITE 21 • NORTH PALM BEACH, FLORIDA 33408
561.841.3365 • PERMITS@VILLAGE-NPB.ORG • WWW.VILLAGE-NPB.ORG

Date 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	

Project Number

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)*:			
x	Paint Colors/Materials (***Sec. 6-31)***	x	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: 11000 ELLISON WILSON RD , 11011 US HIGHWAY 1	PCN Number: 68-43-42-04-10-008-0030 , 68-43-42-04-10-008-0043	Zoning District: C-S/PUD
Subdivision:	Block:	Lot:
Representative or Agent's interest in property (Owner, Lessee, Etc): Owner		
Date of Pre-Application Meeting Requested: 6/18/2024		
Has a previous application been filed? No		
Project Name: The Benjamin School PUD Amendment		

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Urban Design Studio	Business Name (if applicable): THE BENJAMIN PRIVATE SCHOOL INC
Print Name and Title: Lentzy Jean-Louis & Joni Brinkman - Planner	Print Name and Title: Leslie Downs , CFO/COO
Signature:	Signature:
Date: 10/14/2024	Date: 10/8/24
Street Address: 610 Clematis St Suite CU02	Street Address: 11000 ELLISON WILSON ROAD
Mailing Address City/ State/ Zip: West Palm Beach, FL , 33401	Mailing Address City/ State/ Zip: NORTH PALM BEACH, FL 33408
Phone Number: 561-366-1100	Phone Number: 561.472.3470
Email: ljean-louis@udsflorida.com / jbrinkman@udsflorida.com	Email: leslie.downs@thebenjaminschool.org

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 wav 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***
Rezoning	10	7	15	10	Statutory notice for ordinance adoption	15
Large-scale Comprehensive Plan Amendment	10	7	15	10	Statutory notice for ordinance adoption	15
Small-scale Comprehensive Plan Amendment	10	7	15	10	Statutory notice for ordinance adoption	15
*Variance***	7	7	10	N/A	N/A	N/A
Waiver						
Planned Unit Development	10	7	15	10	Statutory notice for ordinance adoption	15
Special Exception Use	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.**

Leslie L Downs — Leslie Downs, CFO/COO - The Benjamin Private School Inc — 10/11/24

Signature(s) of property owner(s) | Print Name | Date

The foregoing was sworn to, subscribed and acknowledged before me this 10/11/24 (Date)

By means of physical presence / online notarization

by: Leslie Downs (Name of Person Making the Statement)

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

Genevieve G. Karmeris (Signature of Notary)

GENEVIEVE G. KARMERIS
MY COMMISSION # HH 318575
EXPIRES: December 20, 2026

Leslie L Downs — Leslie L Downs — 10/11/24

Signature(s) of applicant/agent | Print Name | Date

The foregoing was sworn to, subscribed and acknowledged before me this 10/11/24 (Date)

By means of physical presence / online notarization

by: Leslie L Downs (Name of Person Making the Statement)

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

Genevieve G. Karmeris (Signature of Notary)

GENEVIEVE G. KARMERIS
MY COMMISSION # HH 318575
EXPIRES: December 20, 2026

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) | Print Name | Date

The foregoing was sworn to, subscribed and acknowledged before me this _____ (Date)

By means of physical presence / online notarization

by: _____ (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 | Lentzy Jean-Louis (Print Name) | 10-14-2024 (Date)

The foregoing was sworn to, subscribed and acknowledged before me this 10/14/2024 (Date)

By means of physical presence / online notarization

by: Lentzy Jean-Louis (Name of Person Making the Statement)

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

_____ (Signature of Notary)

NOTARY PUBLIC STATE OF FLORIDA

SANDRA J. MEGRUE
Commission # HH 516103
Expires August 13, 2026

A RESOLUTION OF THE BOARD OF TRUSTEES OF
THE BENJAMIN PRIVATE SCHOOL, INC.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE BENJAMIN PRIVATE SCHOOL, INC. (THE "SCHOOL") THAT:

Section 1. The Board of Trustees authorizes the Authorized Officers identified below to execute on behalf of the School any and all documents, instruments and contracts as may be necessary or desirable for the conduct of School business, including but not limited to the opening of bank accounts. Only one Authorized Officer is required to execute any such document or contract, except that any document, instrument or contract conveying or obligating the School to convey any interest in real property, or creating new debt or the providing for an increase in the amount of existing debt of the School, must be signed by any two of the Authorized Officers.

Section 2. This Resolution shall be effective upon its adoption.

I hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by the Board of Trustees of The Benjamin Private School, Inc. at a meeting held December 12, 2023 and that a quorum was present at the time the Resolution was approved by the affirmative vote of a majority of the Trustees present.

I further certify that the individuals identified below are the holders of the offices specified, and that the specimen signature of each individual is his or her true and correct signature.

Dated this 12th day of December, 2023.

Kimberly Odom, Secretary

Authorized Officers and Specimen Signatures:

Sasha Klein, Chair

Rebecca Kujawa, Treasurer

Leslie Downs, CFO/COO

David Faus, Head of School and Chief Administrative Officer

The Benjamin School
Justification Statement
Site Plan Modification/
Landscape Waiver
October 14, 2024
Resubmittal: January 22, 2025
Resubmittal: February 18, 2025

urban design studio

Urban Design
Land Planning
Landscape Architecture

Request

On behalf of the applicant and property owner, The Benjamin Private School, Inc., Urban Design Studio, as agent, requests a Major PUD Amendment to The Benjamin School located at the northwest corner of McLaren Road and US Highway 1, within the municipal jurisdiction of The Village of North Palm Beach, as referenced by the following property control numbers:

- 68-43-42-04-10-008-0030 ("Benjamin School")
- 68-43-42-04-10-008-0043 "(Bank Parcel")

The PUD Amendment request consists of the following:

- Add .93 acres of land area into the overall PUD with the inclusion of the Bank Parcel, for a total CPUD acreage of 15.78 acres
- Demolish the existing 2,878 SF bank/office building to create additional parking
- Extend pick-up/drop-off loop off of McLaren Road into the existing Bank Parcel to allow for increase stacking
- Remove approved 10,000 SF Maintenance Facility (Building 19) from Site Plan to reflect current as-built parking layout north of Carolinda Drive
- Demolish existing 2,300 SF Administrative Office Building east of existing pick-up/ drop-off lane (Building 18 on Approved Site Plan)
- Construct new 4,837 SF Administrative Office Building (Building 18 on Proposed Site Plan) proximate to existing Building 18 location.
- Reconstruct portion of parking provided within McLaren Road right-of-way for a total of 40 parking spaces provided in the right-of-way.

The previously approved site plan dated April 5, 2019 allowed a 175,481-square foot campus. The proposed modification of the Site Plan to include the addition of a one story 4,837-square foot Administrative Office building, and the removal of the existing 2,300 SF Administrative Office building, and the unbuilt 10,000 SF maintenance facility results in a overall total of 168,018 square feet of buildings on the campus. No increase in students or staff is proposed with this increase. As such, no increase in traffic is anticipated with the proposed improvements.

Location

The Property is located north of Carolinda Drive, west of U.S. Highway 1 (US1), north of McLaren Road and east of Ellison Wilson Road. This area of the Village, east of Ellison Wilson Road, is non-residential in nature. The compatibility with the surrounding uses will be discussed in greater detail later in this Justification Statement. However, this proposal does not introduce any new uses on site other that those typically associated with the existing school.

Project History

Benjamin School

On March 28, 2013, the Village Council granted approval to assign a Commercial Land Use designation to four parcels totaling 12.66 acres within the Benjamin School campus pursuant to Ordinance No. 2013-05. The school had been developed over the years through increases in its land area and construction of additional facilities, resulting in inconsistent land use designations and zoning non-conformities. The approval assigned a uniform land use designation of Commercial to the overall 14.38-acre school campus.

Concurrently, the Village Council also granted approval of a rezoning request to the Commercial Planned Unit Development (CPUD) with an underlying zoning of C-1-Commercial District pursuant to Ordinance No. 2013-06. The approval included waivers and site plan approval for the overall site.

This approval allowed a 10,000-square foot maintenance facility on the property north of Carolina Drive, bringing the square footage of the overall campus to 162,310 square feet per site plan exhibit dated December 3, 2012. General waivers were approved that vested the structures, setbacks, and landscaping which resulted in the existing improvements being deemed conforming via the granting of the waivers.

On July 27, 2017, The Village Council Approved Ordinance No. 2017-10 which approved a Major Amendment to the PUD to reinstate the prior approval of the proposed Maintenance Facility and change its configuration to add a two-story 13,171 SF Science, Technology, Engineering, and Mathematics (“STEM Building”) to the existing campus.

On April 25, 2019, The Village Council approved Resolution 2019-36 which approved a minor amendment to reflect as-built conditions and minor landscape and pedestrian circulation adjustments proximate to the approved STEM building.

Bank Parcel

The bank parcel was previously occupied by the First City Bank of Commerce being acquired by the Benjamin Private School in 2021. The site has since been utilized as

office space by security workers at the Benjamin Private School who have limited use of the building to store lunches and use the restroom. No educational use of the building has occurred.

On February 01, 2022, The Village Planning Commission approved a Site Plan amendment to parking, paint colors and signage for the bank parcel depicting the site as a future expansion to the Benjamin School.

Proposed Architecture

The proposed project consists of a new Administrative Office Building located on the Benjamin School Lower Campus. The proposed Administrative Office Building is a one-story building made up of 4,837 square feet. The office building will consist of clerical offices for the dean, and other similar executive staff personnel for the private school. The administrative office building will also provide a meeting space for the school's aftercare program, a nurse's office, and additional office space for school guidance counselors. The color palette for the proposed administrative office building will also be consistent with the Benjamin School theme of white and blue as established throughout the rest of the campus. The hue of blue utilized is a specific shade of blue unique to this Benjamin School campus and is not mass produced by a specific paint company. A sample of this paint color has been physically provided as part of this resubmittal.

Site Plan

A site plan has been included with this request that reflects the previous buildings and uses approved on the subject site, the addition of the .93-acre bank parcel into the overall CPUD, the removal of the 10,000 SF maintenance building and reflection of current built conditions in the parking area north of Carolinda, the removal of the existing 2,300 SF administrative office building (Building 18), the removal of the existing 2,878 SF bank building, the addition of faculty parking and extension of the pick-up/drop-off lane, and the addition of a 4,837 SF administrative office building (Proposed Building 18). Also included in the Site Plan revisions is the redesign of a portion of parking provided within McLaren Road right-of-way for a total of 40 parking spaces provided in the right-of-way, limited to use by school faculty. These spaces are subject to a Revocable License and Indemnification Agreement with the Village of North Palm Beach approved by Resolution 2013-42. It is anticipated that this agreement with the Village for the proposed McLaren Road right-of-way improvements will be conditioned to be revised.

With the inclusion of the .93-acre bank parcel into the PUD, and the removal of the existing bank building and existing administrative office building, vehicular circulation to the Benjamin Private School has been improved with the extension of the pick-up/drop-off lane to the east within the existing bank parcel. The pick-up/drop-off lane will maintain the same entry and exit points as in the existing approved plan. However, parents and faculty arriving via McLaren Road will now be directed eastward towards the existing bank parcel area. They will then loop around to the west, passing the newly proposed

administrative office building, and exit the site back onto McLaren Road using the existing exit point for the pick-up/drop-off loop

This revised configuration is designed to improve vehicular circulation throughout the site by extending the pick-up/drop-off driveway length. This extension will allow for more on-site stacking and queuing.

Throughout this proposed loop, 71 parking spaces are included along the driveway for the Benjamin School. The existing freestanding monument sign within the bank parcel located at the northwest corner of US Highway 1 and McLaren Road is also proposed to remain. An additional seven (7) faculty parking spots are provided within the McLaren Road right-of-way, for a total of 40 faculty parking spots provided along the northern side of the McLaren Road right-of-way. These spaces are subject to a license agreement with the Village of North Palm Beach.

At the northern end of the site, the Site Plan has been revised to remove the approved 10,000 SF maintenance building as it was never constructed, and now depicts the current as-built layout of the parking lot which consists of a total of 118 spaces. The parking lot design maintains the existing staging for parking three buses for the Benjamin School within the private Carolinda Drive right-of-way.

Landscape Plan

Landscape plans are provided for the affected areas only. The Landscape Plan provides code compliant 5’ buffers along the perimeter of the newly included bank parcel and code compliant interior and terminal islands for the proposed parking additions. This proposed design improves the existing landscape condition of the bank parcel which consisted of a nonconforming buffer width along the southern, and eastern property lines, as well as a dumpster enclosure encroaching within the 5’ yard setback. These nonconformities have been remedied with the proposed design as there are 5’ compliant perimeter buffers provided and no proposed structures encroaching into the required setback for the bank parcel portion of the site.

It has also been determined that 150 inches of tree material at Diameter at Breast Height (DBH) is required to be mitigated for the proposed removal of trees in good condition which require mitigation at a 3” caliper per 1” lost (50” DBH removed). 27 palms are also proposed to be planted in order to mitigate the 27 palms removed at a 1:1 rate. The Applicant is providing 150.5” DBH inches of proposed tree plantings on site. Please refer to the Tree Survey certified by the Applicant’s arborist on sheet LA-2.

Additional waivers are requested to required foundation planting for the proposed administrative office building, as detailed later in this narrative.

Unity of Control

In lieu of replatting the site to combine the Bank Parcel and the Benjamin School parcel into one site, or combining both sites via Unity of Title, the Applicant would like to request the allowance of a Unity of Control for both parcels to ensure all structures, uses and parking areas on both properties are and will be part of a single unified planned development.

With a Unity of Control, the Applicant can maintain separate titles and property control numbers for the existing school property and the added bank parcel, but still operate the parcels as a single planned development. This is beneficial for financing for the development project itself, as it allows current mortgage to be maintained independently, as opposed to having a mortgage on one property that impacts development and financing. A draft unity of control document has been provided to staff and Village legal counsel for review.

Parking

The proposed site plan includes a parking tabular indicating that the existing and proposed buildings require a total of 223 parking spaces. A total of 321 spaces are provided on the school property. An additional 40 spaces are provided in the McLaren Road right-of-way which are not included in the provided parking count, intended for faculty use. An additional 45 parking spaces, which are also not included in the provided parking count, are available at Crystal Cove Plaza for Benjamin School. As such, the plan complies with the code requirements in this regard.

Please note that parking along McLaren Road has historically occurred associated with faculty and staff use. The March 28,2013 Village Council approval pursuant to Ordinance No. 2013-06 granted a parking waiver that allowed use of existing and proposed parking spaces in the McLaren Road right-of-way. A Revocable License and Indemnification Agreement was required by condition of approval (Section 6 G.). The Village Council approved the Revocable License and Indemnification Agreement pursuant to Resolution No. 2013-42, to allow the construction of parking within the McLaren Road right-of-way. Thirty-three (33) parking spaces were constructed pursuant to the agreement and are limited to the school's faculty use only. A copy of the agreement has been included with this request. It is anticipated that the Applicant will have to revise this license agreement to continue to provide parking for the school use, and to reflect the 40 proposed parking spaces within the right-of-way as part of the agreement, and this will be conditioned in the development order.

Circulation

A Drop-Off and Pick Up Circulation Plan was reviewed as part of the previous approval. pursuant to conditions of approval (Section 6 I. of Ordinance No. 2013-06). The existing development order condition further provides that should the Police Chief determine that the circulation plan is not functioning properly or otherwise detrimental to the public safety and welfare, the applicant shall implement reasonable modification to the plan as requested by the Village. Additionally, the School has continued to monitor access and circulation during the day to assure the safety of the students and faculty. No substantial

changes have been warranted to the plan which is still in place today. The proposed plan also maintains the same ingress and egress locations as currently depicted in the circulation plan. As previously mentioned, no additional increase to the approved number of students is proposed by this request. Therefore, no changes are proposed to the existing Drop Off and Pick Up Circulation Plan. See attached Drop-Off and Pick Up Circulation Plan for additional information.

Also provided within this submittal package is an exhibit displaying the proposed traffic flow during the construction phase for the proposed improvements. During construction, traffic incoming from the south will circulate via access from Golfview Road in which drop off will occur at points labeled “B”, “C”, and “D” on the Site Plan, ultimately discharging vehicular traffic onto Ellison Wilson Road where those dropping off students will have the opportunity to exit the site via Carolinda Drive to the north or back south towards Golfview Road. It is anticipated that McLaren Rd and the drop-off/pick-up point labeled “A” may be closed off during construction and limited to construction access, if necessary. Parents will be instructed that they are not to utilize access from US-1 onto McLaren, and it is anticipated that will be the route utilized for construction access.

The Applicant also met with the Village Zoning Department and Police Department on February 12th, 2025 to discuss the optimal traffic flow and potential concerns related to the pick-up/drop-off circulation during construction. The Applicant is proposing several mitigation measures to offset negative impacts of the proposed pick-up/drop-off circulation from Golfview Rd. Each lane of the Golfview Rd right-of-way is roughly 25’ in width. In order to accommodate the staggered pick-up schedule for the students, the Applicant will direct the parents to utilize the left 12’ northbound lane of Golfview Rd. Traffic cones will be placed in the middle of the northbound lane of Golfview Rd in order allow for the traffic flow for thru-traffic in the right by-pass lane to avoid any impacts to access to Crystal Cove Plaza traffic, and to avoid parents pulling off to the side and blocking the right 12’ lane while waiting for their kids to be let out. The applicant will also reach out to the County Traffic Division to discuss the possibility of a longer green light cycle at the intersection of US-1 and Golfview Rd, and Elison Wilson Rd and PGA Blvd for the turning movements anticipated for the Benjamin School pick-up/drop-off circulation during construction. The Applicant will also make best efforts to notify tenants of Crystal Cove Plaza and the offices at 1295 US-Highway 1 of the temporary pick-up/drop-off circulation that will take place on Golfview Rd for the Benjamin School during the construction of the expanded pick-up from off loop and the new administrative office building. This is a fluid situation and it is anticipated that the Applicant will coordinate with North Palm Beach Police during the construction process.

Section 45-35.1-IV.A.

After a study of an application for a planned unit development and the required public hearing, the planning commission shall make a recommendation to the village council to approve, approve as modified, or reject the application based upon the following standards

1. The proposed use or uses shall be of such location, size and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.

   Response: The proposed use will be of such location, size and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and will not be detrimental to the orderly development of adjacent zoning districts. The proposed administrative office building will replace the existing administrative office building on site, and will continue the established educational uses that have been occurring on the site and the CPUD. The increased stacking through the added parcel will serve to improve the orderly pick up and drop off of students.

2. The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor conflict with the normal traffic of the neighborhood. In applying this standard, the commission shall consider, among other things: convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed project to main traffic thoroughfares and to street and road intersections; and, the general character and intensity of the existing and potential development of the neighborhood. In addition, where appropriate, the commission shall determine that noise, vibration, odor, light, glare, heat, electromagnetic or radioactive radiation, or other external effects, from any source whatsoever which is connected with the proposed use, will not have a detrimental effect upon neighboring property or the neighboring area in general.

   Response: No increase in traffic, noise, vibration, odor, light, glare, heat, electromagnetic or radioactive radiation, or other external effects are anticipated as part of the proposed improvements. The proposed administrative office building will replace the existing administrative office building on site, and will continue the established educational uses that have been occurring on the site and the CPUD. There is no anticipated increase in students or staff with this request. As such, there is no increase in traffic proposed and the added length of the drop off/pick up loop will provide for more efficient traffic circulation in the area

3. The location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of landscaping of the site shall be such that they will not hinder or discourage the proper development and use of adjacent land and buildings nor impair the value thereof.

Response: The proposed administrative office building will replace the existing administrative office building on site, and will continue the established educational uses that have been occurring on the site and the CPUD. The proposed improvements will not hinder or discourage the proper development and use of adjacent land and buildings nor impair the value thereof.

4. The standards of density and required open space in the proposed project are at least equal to those required by this ordinance in the zoning district in which the proposed project is to be located, except as may be permitted for key redevelopment sites through subsection 45-35.1.VIII.
   Response: No residential density is proposed as part of this CPUD. There is no required open space prescribed for the district, however, the proposed improvements remain below the maximum allowances of FAR and building coverage within the CPUD.

5. There shall be no uses within the proposed project which are not permitted uses in the zoning district in which the proposed project is to be located.
1. *Exception*: Mixed uses may be allowed if the existing zoning district usage is commercial. The mixed uses shall only be residential and mercantile or residential and business.
   Response: The proposed administrative office building will replace the existing administrative office building on site, and will continue the established educational uses that have been occurring on the site and the CPUD as permitted.

Waivers

WAIVER #	CODE	REQUIREMENT	PROPOSED	WAIVER
W1.	Sec 45-91.A.1.a.	1.There shall be foundation landscaping within five (5) feet of all buildings and structures. a. These landscape areas shall be provided along all four (4) facades of all structures, excluding rear service areas not visible by a public road right-of-way or not generally traveled by the public or visible from adjacent structures.	Foundation landscaping provided along north and east building façade.	Allow proposed foundation planting along (2) facades of the proposed administrative office building.
W2.	Sec 45-91.B.2.	A minimum of one (1) tree shall be planted for each seventy-five (75) linear feet of building perimeter, using a	One (1) proposed foundation planting tree	Allow reduction of three (3) required foundation planting trees for

		species suitable for this location. 324.3 LF / 75 = 4 Required Foundation Planting Trees	on east façade of building	proposed administrative office building.

Waiver #1: Waiver #1 is requested from Sec 45-91.A.1.a. which prescribes that there shall be foundation landscaping within five (5) feet of all buildings and structures. Further, it is required that landscape areas shall be provided along all four (4) facades of all structures, excluding rear service areas not visible by a public road right-of-way or not generally traveled by the public or visible from adjacent structures. Foundation planting is provided along the north and east façade of the administrative office building. As such, the requested waiver is to allow proposed foundation planting along (2) facades of the proposed administrative office building. No foundation planting is provided along the southern façade of the proposed building since the building is adjacent to an existing 5.3' sidewalk. This sidewalk is necessary for entry into the proposed administrative office building, as well as for consistent pedestrian circulation within the pick-up/drop-off area for the school. This sidewalk connects to a larger sidewalk network that provides access to the McLaren Road right-of-way, and also provides access to the Crystal Cove Plaza to the south via a proposed crosswalk to the site. Minimal foundation planting is provided along the building's west façade due to conflicting utilities, however, four (4) existing palms are proposed to remain proximate to the west façade of the proposed structure. Although the foundation planting waiver is requested for the southern and western portions of the administrative building façade, the intent of the landscape code is met as the affected area is designed to provide landscaping above and beyond code minimum quantity requirements. Per section 45-87.D – 100 landscape points are required for the affected area of the site. The site has been designed to provide 1,200 points as of a result of 320 points for preserved and relocated trees and an additional 880 points for proposed trees. The site has also been designed to provide 100% native trees. As such, the intent of the landscape code within the affected area is being met.

Waiver #2: Waiver #2 is requested from Sec 45-91.B.2. which prescribes that a minimum of one (1) tree shall be planted for each seventy-five (75) linear feet of building perimeter. The proposed linear footage of the administrative office building is 324.3 LF. As such, four (4) foundation planting trees are required. The affected area has been designed to provide one (1) foundation planting tree along the east façade of the building. The code also prescribes that 40% of each façade shall be planted with foundation planting. This would amount to a total linear footage (LF) of required foundation planting of 130 LF for the administrative office building. The entirety of the northern and eastern façade of the administrative office building is planted with foundation planting material, with the exception of 6' along the eastern façade to allow for a 6' sidewalk entry into the building. This amounts to an approximate total of 164 LF of foundation planting for the proposed administrative office building, which results in a 34 LF surplus over what the minimum length requirement of the code would be. Tree plantings are not proposed along the north

façade of the building due to limited growth area, and since the area is not visible by a public road right-of-way or not generally traveled by the public. Tree plantings along the southern and western façade are not proposed for similar reasons as to why no foundation planting is proposed along those facades. The location of the pedestrian pathways and utilities that serve the building inhibit the ability to plant require foundation planting in these areas.

Additionally, four (4) existing palms are proposed to remain proximate to the west façade of the proposed structure. Although the foundation planting waiver is requested for required trees along the building façade, the intent of the landscape code is met as the affected area is designed to provide landscaping above and beyond code minimum quantity requirements. Per section 45-87.D – 100 landscape points are required for the affected area of the site. The site has been designed to provide 1,200 as of a result of 320 points for preserved and relocated trees and an additional 880 points for proposed trees. The site has also been designed to provide 100% native trees. As such, the intent of the landscape code within the affected area is being met.

Conclusion

On behalf of The Benjamin School, Inc., Urban Design Studio respectfully requests favorable review and consideration of this Rezoning and Site Plan application. The project managers at Urban Design Studio are Joni Brinkman and Lentzy Jean-Louis. Please feel free to contact either of these project representatives with any questions or for additional information in support of these applications.

CFN 20210432632
OR BK 32881 PG 1271
RECORDED 09/20/2021 13:09:41
Palm Beach County, Florida
AMT 1,650,000.00
DEED DOC 11,550.00
Joseph Abruzzo
Clerk
Pgs 1271-1273; (3Pgs)

PREPARED BY AND RETURN TO:

Karen Levin Alexander
Alexander & Dambra, P.A.
5737 Okeechobee Boulevard, Suite 201
West Palm Beach, Florida 33417
21-0080

TAX PARCEL #68-43-42-04-10-008-0043

NOT A CERTIFIED COPY

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WARRANTY DEED

THIS INDENTURE, made this 13th day of September, 2021, **Between** Nauman Enterprises, Inc., a Florida Corporation, whose post office address is 513 US Highway 1, Suite 207, North Palm Beach, Florida 33408, **Grantor***, and The Benjamin Private School, Inc., a Private School Corporation, whose post office address is 11000 Ellison Wilson Road, North Palm Beach, Florida 33408, **Grantee***,

WITNESSETH, that said Grantor for and in consideration of the sum of $1,650,000.00 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:

See Exhibit "A" attached here to and made a part hereof.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, in fee simple forever.

SUBJECT TO:

1. Taxes for the year 2021 and all years subsequent thereto.

2. Covenants, restrictions, and public utility easements of record, provided however, that this shall not serve to reimpose any of the same.

And Grantor hereby covenants with said Grantee that: Grantor is lawfully seized of the land in fee simple; Grantor has good right and lawful authority to sell and convey the land; Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and the land is free of all encumbrances excepting only those items described in items 1. and 2. above.

*"Grantor" and *"Grantee" are used for singular or plural, as context requires

{17428.05000.00703083. 1 }

NOT A CERTIFIED COPY

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

(1) _____
Signature of Witness

_____
Printed Name of Witness

(2) _____
Signature of Witness

_____
Printed Name of Witness

Nauman Enterprises, Inc., a Florida Corporation

By: _____
Nancy Nauman, President

STATE OF GEORGIA
COUNTY OF Coweta

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization, on this 8th day of September, 2021, by Nancy Nauman, President of Nauman Enterprises, Inc., a Florida Corporation who is/are personally known to me or who has produced DL as identification.

MELISSA QUICK
Notary Public, State of Georgia
Coweta County
My Commission Expires
October 30, 2021

(Notary Seal)

_____
Notary Public, STATE of GEORGIA

Commission Expires:

_____
Printed Name of Notary Public

{17428.05000.00703083. 1 }

CFN 20210432632
BOOK 32881 PAGE 1273
3 OF 3

EXHIBIT "A"

Parcel 1:

A portion of that parcel of land shown as "Lot 4-Not Included" on the Plat of Subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, recorded in Plat Book 18, Page 4, public records of Palm Beach County, Florida, more particularly described as follows:

Commencing at the Southeast corner of said Lot 4; thence run Westerly along the South line of said Lot 4, 9.84 feet to the point of intersection of the West right-of-way line of U.S. One and the North right-of-way line of McClaren Road; thence continue Westerly along the South line of said Lot 4, a distance of 100.00 feet to the Point of Beginning of the herein described parcel; thence run Northwesterly along a line parallel with the East line of said Lot 4, a distance of 122.46 feet, more or less, to a point in a line which is parallel to the North line of said Lot 4 and 190 feet South of the said North line of Lot 4, as measured along the West line of said Lot 4; thence run Westerly along this said parallel line a distance of 190.00 feet; thence run Southerly to a point in the South line of said Lot 4, this point being 240.00 feet Westerly as measured along the South line of said Lot 4, from the Point of Beginning; thence run Easterly along the South line of said Lot 4 a distance of 240.00 feet to the Point of Beginning.

AND

Parcel 2:

Part of Lot 4, as shown on the plat of Government Lot 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, and recorded in Plat Book 18, Page 4, Palm Beach County Public Records, more particularly described as follows:

Beginning at the Northeast corner of Lot 4, aforedescribed, thence Southeasterly along the East line of said Lot 4, a distance of 129.49 feet; thence Westerly, parallel to the North line of said Lot 4, a distance of 9.84 feet to the Point of Beginning of the parcel of land to be herein described; thence continue Westerly along the same course a distance of 90.16 feet; thence Southeasterly, parallel to the said East line of Lot 4, a distance of 78.25 feet; thence Westerly, parallel to the said North line of Lot 4, a distance of 9.84 feet; thence Southeasterly, parallel to the East line of Lot 4 aforementioned, a distance of 122.46 feet to a point in the South line of Lot 4 aforedescribed; thence Easterly along the said South line of Lot 4, a distance of 100.00 feet; thence Northwesterly, parallel to the said East line of Lot 4, a distance of 200.50 feet to the Point of Beginning.

NOT A CERTIFIED COPY

CIKLIN/LUBITZ / aza
WILL CALL BOX #69

CFN 20130159681
OR BK 25932 PG 0708
RECORDED 04/08/2013 15:28:00
Palm Beach County, Florida
AMT 128,000.00
Doc Stamp 896.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0708 - 711; (4pgs)

Prepared by and return to:

Will Call No.: **69/aza**

Alan J. Ciklin, Esq
CIKLIN LUBITZ, ET AL
515 North Flagler Drive 20th Floor
West Palm Beach, FL 33401
561-832-5900
File Number: **B971-50062**

Grantee S.S. No. _____
Parcel Identification No. **68-43-42-04-10-008-0069**
Portion of 68-43-42-04-10-008-0030

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument was $128,000.00.

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made **as of the** 8th **day of April, 2013**, between **Village of North Palm Beach, Florida, a municipal corporation of the State of Florida** whose post office address is **501 US Highway One, North Palm Beach, FL 33408,** of the County of **Palm Beach**, State of **Florida**, grantor*, and **The Benjamin Private School, Inc., a private school corporation** whose post office address is **11000 Ellison Wilson Road, Juno Beach, FL 33408**, of the County of **Palm Beach**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of 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 heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida**, to-wit:

A parcel of land being a portion of Lot 6, of the Plat of Subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, according to the Plat thereof, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida, and being more particularly described as follows:

The Northerly 125 feet (measured at right angles to North boundary thereof) of the Easterly 142.27 feet of the Westerly 620 feet (measured along North and South boundaries)

And

A parcel of land being a portion of Lot 6, of the Plat of Subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, according to the Plat thereof, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida, and also described in Deed Book 1154, Page 545, and being more particularly described as follows:

Commencing at the centerline intersection of Carolinda Drive (Deed Book 1154, Page 545) and the centerline of U.S. Highway No. 1 (State Road 5) (F.D.O.T. Right-of-Way Map Section 93040-2520); thence along the centerline of said Carolinda Drive, North 88°08'06' West, a distance of 223.18 feet to the point of beginning:

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DoubleTime®

Thence continuing along said centerline, North 88°08'06" West, a distance of 142.27 feet; thence, leaving said centerline, North 01°22'26" West a distance of 25.04 feet to the point on the Northerly right-of-way line of said Carolinda Drive, thence along said Northerly right-of-way line, South 88°08'06" East, a distance of 142.27 feet; thence leaving said Northerly right-of-way line, South 01°22'26" East a distance of 25.04 feet to the Point of Beginning.

And

A parcel of land being a portion of Lot 6, of the Plat of Subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, according to the Plat thereof, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida, and also described in Deed Book 1154, Page 545, and being more particularly described as follows:

Commencing at the centerline intersection of Carolinda Drive (Deed Book 1154, Page 545) and the centerline of U.S. Highway No. 1 (State Road 5) (F.D.O.T. Right-of-Way Map Section 93040-2520); thence along the centerline of said Carolinda Drive, North 88°08'06' West, a distance of 223.18 feet to the point of beginning:

Thence continuing along said centerline, North 88°08'06" West, a distance of 142.27 feet; thence, leaving said centerline, South 01°22'26" East a distance of 25.04 feet to the point on the Southerly right-of-way line of said Carolinda Drive, thence along said Southerly right-of-way line, South 88°08'06" East, a distance of 142.27 feet; thence leaving said Southerly right-of-way line, North 01°22'26" West a distance of 25.04 feet to the point of beginning.

GRANTOR SPECIFICALLY RELEASES THEIR undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land pursuant to Sec. 270.11, F.S and any automatic rights granted thereunder.

SUBJECT TO: Covenants, easements and restrictions of record; matters of plat; existing zoning and government regulations; oil, gas and mineral rights of record without right of entry, none of the foregoing of which are reimposed hereby; and taxes for the year of closing and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

NOT A CERTIFIED COPY

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:

Witness Name: Jeannine Held

Witness Name: Christine A. Wilcott

Village of North Palm Beach, Florida, a municipal corporation of the State of Florida

By: William L. Manuel, Mayor

ATTEST: By: Melissa Teal, Village Clerk

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 5th day of April, 2013 by William L. Manuel, Mayor and Melissa Teal, Village Clerk, both of the Village of North Palm Beach, Florida, a municipal corporation of the State of Florida, on behalf of the corporation. They [✓] are personally known to me or [ ] have produced a driver's license as identification.

[Notary Seal]

CHRISTINE A. WILCOTT
Notary Public - State of Florida
My Comm. Expires Mar 4, 2016
Commission # EE 171755
Bonded Through National Notary Assn.

Notary Public

Printed Name: Christine A. Wilcott

My Commission Expires: MAR 4, 2016

NOT A CERTIFIED COPY

AFFIDAVIT

Before me, the undersigned authority, appeared Leonard G. Rubin, ("Affiant"), who being duly sworn, states as follows:

1. I currently serve as the Village Attorney for the Village of North Palm Beach, Florida.

2. As Village Attorney, I hereby certify that that the Village Council of the Village of North Palm Beach adopted Resolution No. 20012-13 at a properly noticed public meeting held on April 12, 2012, and that the Council's adoption of the Resolution complies with the terms of the Village Charter and all applicable legal requirements.

3. Resolution 2012-13 authorizes the sale of a .49 acre vacant parcel of Village-owned real property located on the north side of Carolinda Drive, including the adjacent right-of-way, to The Benjamin Private School, Inc. The terms of the transaction and a complete legal description of the property are set forth in the Contract for Sale and Purchase attached to the Resolution and incorporated therein by reference.

Leonard G. Rubin

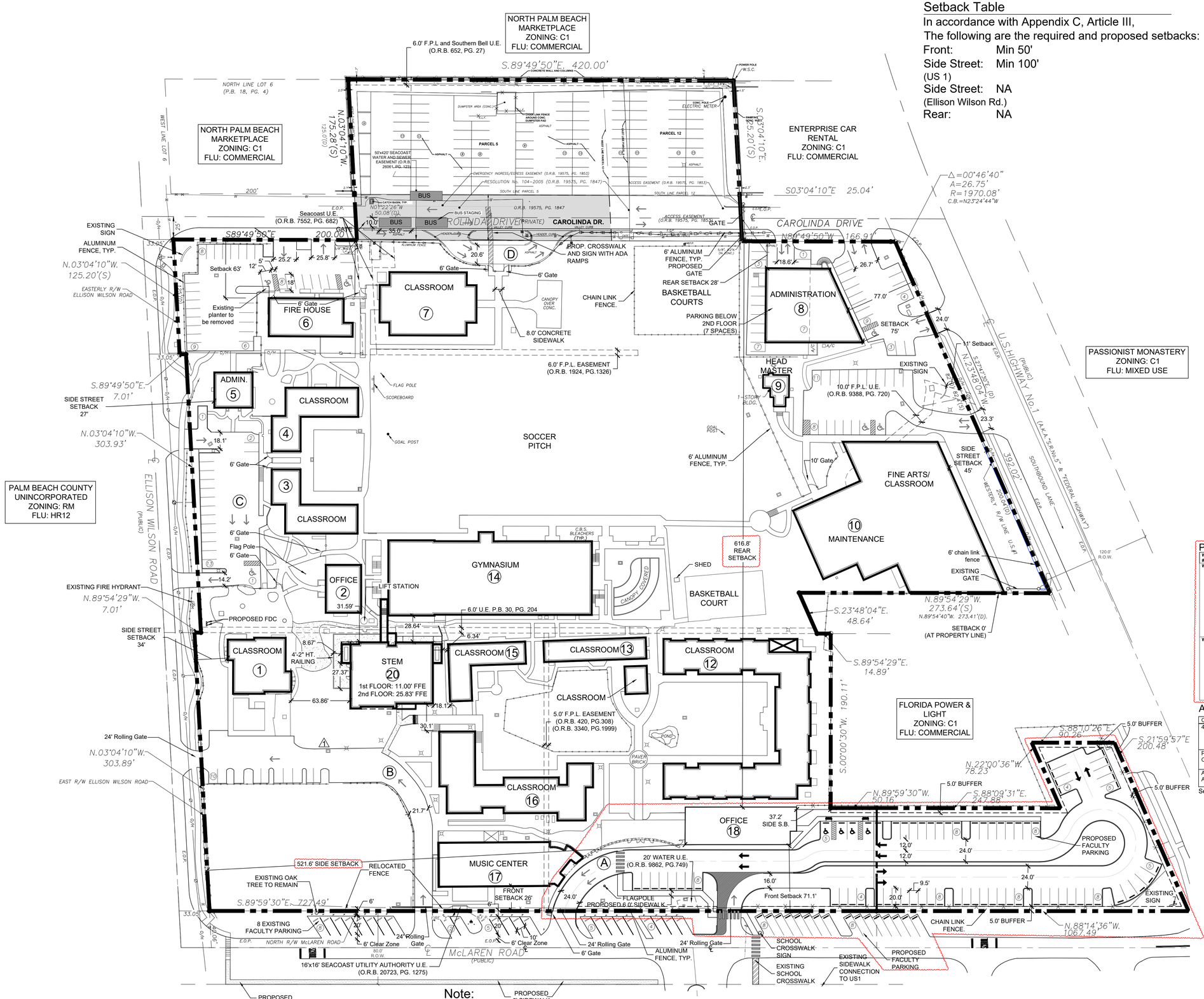
STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

The foregoing instrument was sworn and subscribed before me this 5th day of April, 2013, by Leonard G. Rubin as Village Attorney for the Village of North Palm Beach, Florida who ☑ is personally known to me or ☐ produced _____ as identification

Notary Public
Print Name: Christine Lehman
My Commission Expires:

CHRISTINE LEHMAN
MY COMMISSION # EE 012175
EXPIRES: October 26, 2014
Bonded Thru Notary Public Underwriters

NOT A CERTIFIED COPY

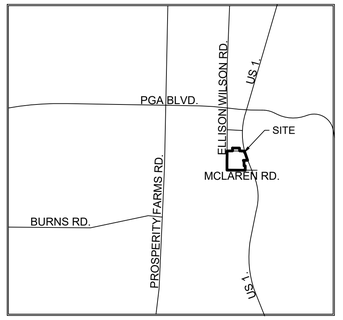


Setback Table

In accordance with Appendix C, Article III,
The following are the required and proposed setbacks:

Front:	Min 50'
Side Street: (US 1)	Min 100'
Side Street: (Ellison Wilson Rd.)	NA
Rear:	NA

LOCATION MAP



SITE DATA

NAME OF DEVELOPMENT	THE BENJAMIN SCHOOL
PRINCIPAL USE	PRIVATE SCHOOL
EXISTING LAND USE DESIGNATION EDUCATIONAL/COMMERCIAL	
PROPOSED LAND USE DESIGNATION	COMMERCIAL
EXISTING ZONING	C1,C1A,R2
PROPOSED ZONING	C1/PUD
SECTION 04 TOWNSHIP 42 RANGE 43	
PCN(S)	
68-43-42-04-18-001-0000	68-43-42-04-10-008-0050
68-43-42-04-10-008-0030	68-43-42-04-10-008-0066
68-43-42-04-10-008-0045	68-43-42-04-10-008-0069
68-43-42-04-10-008-0043	
SITE AREA	15.747 AC. (686,044.89 S.F.)
MAX FLOOR TO AREA RATIO (FAR)	.35
EXISTING FAR	.25
PROPOSED FAR	.25
MAX LOT COVERAGE	25%
EXISTING LOT COVERAGE	19.9%
PROPOSED LOT COVERAGE	20.1%
MAX BUILDING HEIGHT	4 STORIES (44')
EXISTING BUILDING AREA	150,010 S.F.
EXISTING STEM BUILDING	13,171 S.F.
PROPOSED OFFICE BUILDING	2,837 S.F.
TOTAL BUILDING AREA	166,018 S.F.
TOTAL PARKING REQUIRED	223 SP.
TOTAL REQUIRED PARKING	223 SP.
TOTAL PROVIDED PARKING	321 SP.
EXISTING CAMPUS PARKING	132 SP.
NORTH AREA PARKING	118 SP.
PROPOSED PARKING (INCLUSIVE OF ACCESSIBLE PARKING - 4 SP.)	71 SP.
ACCESSIBLE PARKING REQUIRED	8 SP.
ACCESSIBLE PARKING PROVIDED	10 SP.

PROPOSED WAIVERS

WAIVER #	CODE	REQUIREMENT	PROPOSED	WAIVER
W1.	Sec 45-91.A.1.a.	1.There shall be foundation landscaping within five (5) feet of all buildings and structures. a. These landscape areas shall be provided along all four (4) facades of all structures, excluding rear service areas not visible by a public road right-of-way or not generally traveled by the public or visible from adjacent structures.	Foundation landscaping provided along north and east building façade.	Allow proposed foundation planting along (2) facades of the proposed administrative office building.
W2.	Sec 45-91.B.2.	A minimum of one (1) tree shall be planted for each seventy-five (75) linear feet of building perimeter, using a species suitable for this location. 324.3 LF / 75 = 4 Required Foundation Planting Trees	One (1) proposed foundation planting tree on east façade of building	Allow reduction of three (3) required foundation planting trees for proposed administrative office building.

APPROVED WAIVERS

Code	Item	Requirement	Waiver
45-2, 45-19	Definition of *Lot*	Parcel of land occupied by one main building and its accessory buildings	Parcel of land occupied by more than one main building (e.g. multiple classroom buildings)
Part II, III Chapter 27	Trees and Shrubbery 27-17 & 27-18 Landscape Adjacent To Public Rights-of-Ways 27-63 Perimeter Landscaping Abutting Properties 27-64		
Appendix C, Article III	Setbacks, Parking 45-33		

See Justification Statement for waiver requests.

LOWER SCHOOL BUILDINGS, SQUARE FOOTAGES & PARKING

		Parking Spaces Required
1. Classroom	4,828 sf	5 sp.*
2. Office	2,268 sf	2 sp.*
3. Classroom	4,689 sf	5 sp.*
4. Classroom	4,689 sf	5 sp.*
5. Admission	2,062 sf	2 sp.*
6. Fire House	3,534 sf	4 sp.*
7. Classroom	12,536 sf	13 sp.*
8. Administration	8,000 sf	8 sp.*
9. Headmaster	769 sf	1 sp.*
10. Fine Arts/ Class Rm/ Maintenance	25,355 sf	25 sp.*
12. Classroom	18,000 sf	18 sp.*
13. Classroom	3,472 sf	3 sp.*
14. Classroom/ Library/ Wrestling room/ Gym/ Locker room/ Offices	350 seats	88 sp.**
15. Classroom	3,217 sf	3 sp.*
16. Classroom	13,553 sf	14 sp.*
17. Music Center	6,900 sf	7 sp.*
18. Office	4,837 sf	5 sp.*
20. Stem Building	13,171 SF	13 sp.*
Total		**223 sp.**

* Per Section 45-28.F.4; 1 parking space per 1,000 SF of floor area.
** Per Section 45-33.E.5; 1 parking space per 4 seats of Auditorium.

Note:

- 45 parking spaces are available at Crystal Tree Plaza for Benjamin School parent parking for drop-off and pickup per agreement.
- 40 parking spaces in the McLaren Road ROW are subject of a licence agreement with Town of North Palm Beach.
- These spaces are not included in the provided parking tabular

CONDO ZONING: R3 FLU: HIGH DENSITY RESIDENTIAL

CRYSTAL TREE ZONING: C1 FLU: COMMERCIAL

PICKUP AND DROP OFF LOCATION

- (A) WOW, Pre-K through 3rd grade
- (B) 2nd and 3rd grade (Middle School pick up only)
- (C) Middle School
- (D) 4th and 5th grade

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Date:	06.01.2010
Project No.:	05-017.002
Designed By:	LMB
Drawn By:	LMB
Checked By:	WT/CV

Submittal Dates : Comments

10.26.10	LMB	Submittal
02.15.11	SCM	SP Revisions
03.15.11	SCM	Add Area
03.16.12	SCM	Submittal
06.29.12	SCM	Resubmit to Village
12.03.12	SCM	Resubmit to Village
04.17.13	SCM	Add Security Fences
03.14.17	SCM/TLM	Add Stem Building
04.11.17	SCM/TLM	Add Stem Building
05.18.17	TLM	Resubmittal
06.08.17	TLM	Resubmittal
04.04.19	JWB	As-Built STEM Bldg.
10.14.24	JEV	SUBMITTAL
12.20.24		RESUBMITTAL

The Benjamin School
Lower School
North Palm Beach, Florida
Record Site Plan

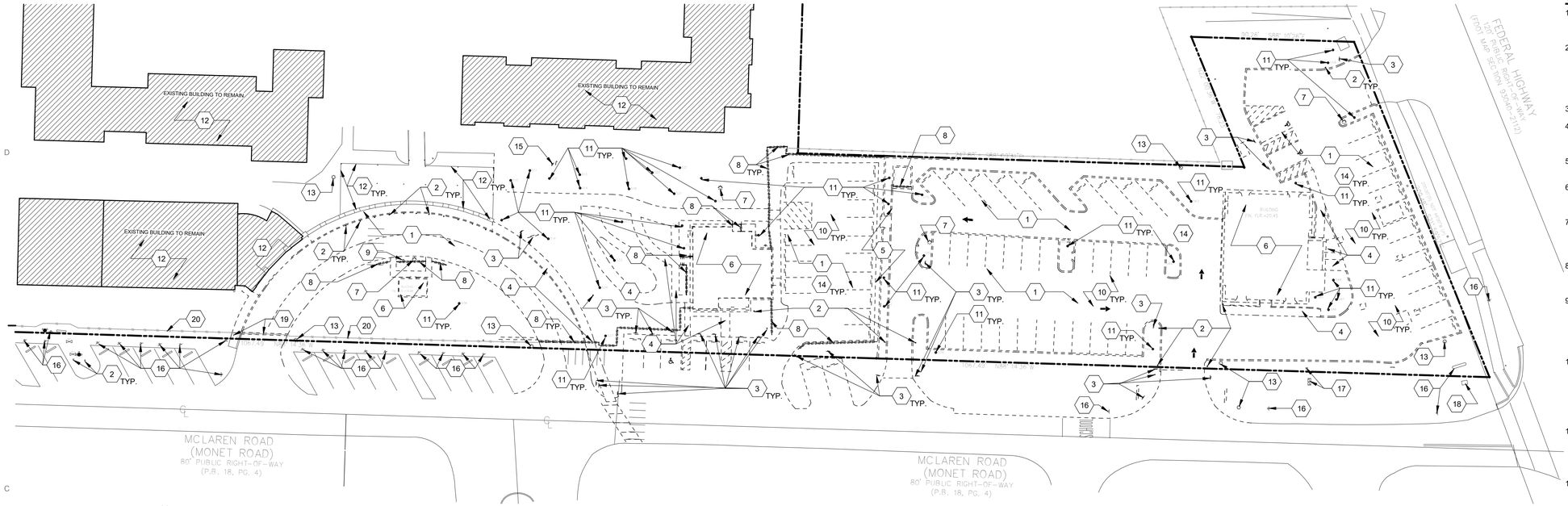
Drawing name: H:\UDKS\Benjamin Maintenance Facility_06-017\The Benjamin School_PnID_dir\Drawings\Site Plan\SP-13-19-24_RESUBMITTAL.dwg

NORTH

0 25' 50' 100'

Scale: 1" = 50'-0"

SP-1
of 1



N

1 DEMOLITION SITE PLAN

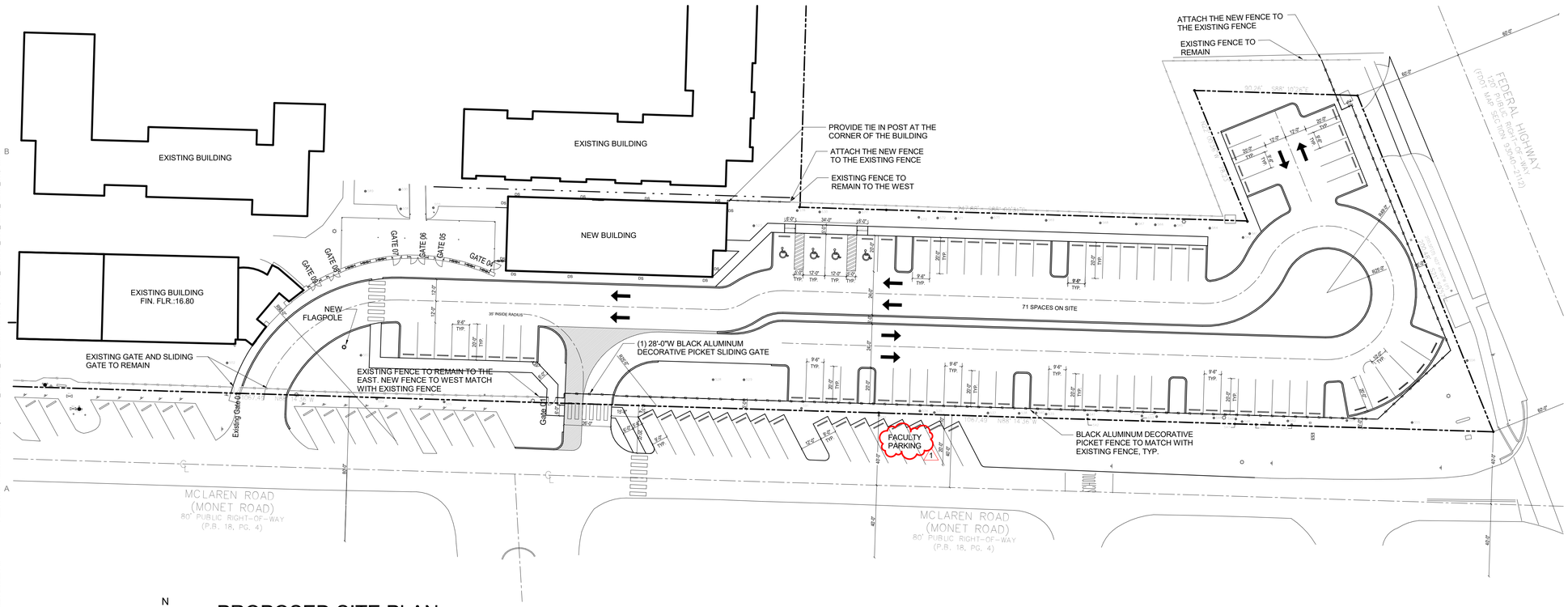
1/32" = 1'-0"

SITE DEMOLITION NOTES: (#)

1. COMPLETELY REMOVE EXISTING ASPHALT PAVING SYSTEM, INCLUSIVE OF DRAINAGE STRUCTURES. COORDINATE REMOVAL OF UNDERGROUND UTILITIES W/ CIVIL DRAWINGS.
2. COMPLETELY REMOVE EXISTING BOLLARDS IN ITS ENTIRETY.
3. COMPLETELY REMOVE EXISTING SIGNAGE IN ITS ENTIRETY.
4. COMPLETELY REMOVE EXISTING CONCRETE WALKWAY/ PAVER SYSTEM IN ITS ENTIRETY.
5. COMPLETELY REMOVE EXISTING SITE WALL/ COLUMN STRUCTURE IN ITS ENTIRETY INCLUSIVE OF FOOTINGS AND ALL ATTACHED COMPONENTS.
6. COMPLETELY REMOVE EXISTING BUILDING/ STRUCTURE IN ITS ENTIRETY, INCLUSIVE OF BELOW GRADE STRUCTURES & UTILITIES, METAL STAIRS & RAMPS AND ALL ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT, U.N.O.
7. COMPLETELY REMOVE EXISTING POLE MOUNTED LIGHT SYSTEM. COORDINATE WITH ELECTRICAL.
8. COMPLETELY REMOVE EXISTING FENCE SYSTEM AND ASSOCIATED GATES, U.N.O. INCLUDING FOUNDATION.
9. COMPLETELY REMOVE EXISTING FLAG POLE IN ITS ENTIRETY.
10. EXISTING WATER/ SANITARY/ STORM/ ELECTRICAL/ LOW VOLTAGE TO BE REMOVED. COORDINATE WITH CIVIL, PLUMBING AND ELECTRICAL.
11. EXISTING TREE, REFER TO TREE DISPOSITION PLAN IN CIVIL AND LANDSCAPE DOCUMENTS FOR REQUIREMENTS. (REFER TO SURVEY FOR TREE TYPE.)
12. EXISTING STRUCTURE TO REMAIN. PROTECT DURING CONSTRUCTION.
13. EXISTING LIGHT POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
14. COMPLETELY REMOVE EXISTING SITE FURNISHING IN ITS ENTIRETY.
15. REMOVE WELL PUMP INCLUDING ALL PIPING AND ELECTRICAL. CAP WELL BELOW GRADE.
16. EXISTING SIGNAGE TO REMAIN. PROTECT DURING CONSTRUCTION.
17. EXISTING IRRIGATION EQUIPMENT TO REMAIN (REFER TO CIVIL DRAWINGS). PROTECT DURING CONSTRUCTION.
18. AT&T HAND HOLE TO REMAIN.
19. EXISTING GATE TO REMAIN. PROTECT DURING CONSTRUCTION.
20. EXISTING FENCE TO REMAIN (SEE SITE PLAN). PROTECT DURING CONSTRUCTION.

GENERAL DEMOLITION NOTES

1. SITE VISIT - PRIOR TO SUBMITTING A PRICE, CONTRACTOR SHALL VISIT THE PROJECT SITE AND THOUGHROUGHLY BECOME FAMILIAR WITH EXISTING CONDITIONS. NO CLAIMS FOR ADDITIONAL WORK DUE TO OBSERVABLE CONDITIONS WILL BE CONSIDERED.
2. DEMOLITION WORK - CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO ADJACENT OCCUPIED BUILDING AREAS. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMODATE NEW WORK. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION. TAKE CARE TO PREVENT DAMAGE AND EXCESSIVE NOISE OR VIBRATION SO AS TO NOT DISTURB ADJACENT AREAS TO REMAIN.
3. SCHEDULING - SCHEDULE DEMOLITION WORK WITH FACILITY ADMINISTRATION/ OWNER PRIOR TO START OF THE WORK.
4. PROTECTION - EXERCISE CARE DURING WORK TO PROTECT EXISTING ELEMENTS AND SYSTEMS TO REMIAN. REPAIR TO EXISTING CONSTRUCTION DUE TO DAMAGE CAUSED BY PERFORMING THE WORK SHALL BE PERFORMED AT NO COST TO THE OWNER.
5. HAZARDOUS MATERIALS - THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY HAZARDOUS OR TOXIC MATERIALS DISCOVERED TO ARCHITECT, OWNER, AND AUTHORITIES HAVING JURISDCITION.
6. WHERE OPENINGS ARE CREATED IN EXISTING CONSTRUCTION TO REMAIN, VISIBLE EDGES OF THE OPENING SHALL BE FINISHED TO A MATCHING CONDITION OF SIMILAR EXISTING OPENINGS IN THE AREA OF WORK.
7. WHERE DOORS OR WINDOWS OR SYSTEMS IN AN EXISTING OPENING ARE REMOVED, REMOVE ALL NON STRUCTURAL ELEMENTS SUCH THAT WILL ALLOW FOR REQUIRED INFILL WALLS ALIGNED TO BE FINISHED AND MATCHED FLUSH ON BOTH VISIBLE SIDES OF ADJACENT WALLS U.O.N.
8. WHERE EXISTING MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION SYSTEMS ARE AFFECTED BY DEMOLITION WORK, THE SERVICES SHALL BE REMOVED TO A POINT WHERE THEY CAN BE CAPPED AND TERMINATED U.O.N.
9. WHERE NEW FINISHES ARE SCHEDULED FOR EXISTING OR RENOVATED SPACES, REMOVE EXISTING FINISHES AND PREPARE SUBSTRATES AS REQUIRED TO RECEIVE NEW FINISHES AS SCHEDULED. PREPARATION INCLUDES BUT IS NOT LIMITED TO: PATCHING AND/ OR LEVELING OF FLOORS, SKIM COATING OF GYPSUM AND PLASTER SURFACES, SANDING OF NON-PRE-FINISHED METALS.
10. CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF WORK OF OTHER TRADES SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION DRAWINGS AS APPLICABLE. SUCH CUTTING AND PATCHING INCLUDES BUT IS NOT LIMITED TO ROOF PENETRATIONS AND FLASHINGS, CEILING REMOVAL AND REPLACEMENT, DRYWALL AND MASONRY PARTITIONS, CONCRETE FLOORS ETC.
11. WHERE DEMOLITION WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING, PROVIDE TEMPORARY SUPPORTS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY FOUND CONDITION WHICH WOULD REPRESENT A HAZARDOUS CONDITION TO THE STRUCTURE BEFORE PROCEEDING. DO NOT PERFORM STRUCTURAL DEMOLITION UNTIL APPROVED MEANS OF SUPPORTS IS INSTALLED.
12. CONSTRUCTION LIMITS - SOME ITEMS OF DEMOLITION MAY REQUIRE ACCESS IN AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. PROPER COORDINATION AND NOTIFICATION OF THE OWNER SHALL BE REQUIRED PRIOR TO PERFORMING SUCH WORK.
13. ALL MATERIALS REMOVED UNDER THIS CONTRACT, WHICH IS NOT TO BE SALVAGED OR REUSED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. TO CONVEY MATERIALS, USE MOVABLE COVERED, DEBRIS BOXES. DO NOT STORE/ PERMIT DEBRIS TO ACCUMULATE ON SITE.
14. FLOORS - CONTRACTOR SHALL FIELD VERIFY LEVELNESS OF EXISTING FLOOR SLABS AFTER COMPLETION OF DEMOLITION WORK AND BRING TO THE ARCHITECT'S ATTENTION ANY DEVIATION FROM SPECIFIED TOLERANCES. ANY CORRECTIVE WORK SHALL BE ACCOMPLISHED PRIOR TO NEW CONSTRUCTION.
15. EQUIPMENT COORDINATION - OWNER AND CONTRACTOR SHALL COORDINATE PRIOR TO CONSTRUCTION FOR ANY SYSTEM/ DEVICE/ EQUIPMENT THE OWNER PREFERS TO REMOVE INCLUDING ITS STORAGE REQUIREMENTS.
16. DEMOLITION NOTES - NUMBERED NOTES BELOW ARE SUMMERIZED FOR SYSTEMS TO BE DEMOLISHED. THESE ARE NOT CONSIDERED TO BE ALL-INCLUSIVE OR COMPLETE IN OF THEMSELVES. PERFORM ADDITIONAL DEMOLITION THAT MIGHT REASONABLY BE REQUIRED FOR PREPARATION OF INSTALLING NEW WORK AND SPECIFIED FINISHES.
17. REFER TO CIVIL AND MEP DRAWINGS FOR ADDITIONAL SITE DEMOLITION KEYNOTES
18. CM TO COORDINATE THE REMOVAL OF THE EXISTING LANDSCAPING AS REQUIRED TO REMOVE AND REPLACE SITE FENCING. COORDINATE WITH LANDSCAPE PLANS.



N

2 PROPOSED SITE PLAN

1/32" = 1'-0"

SITE PLAN NOTES:

1. WORK SHALL BE SCHEDULED WITH THE FACILITY TO MINIMIZE DISRUPTION OF ON-GOING OPERATIONS.
2. BEFORE WORK IN ANY EXISTING AREA COMMENCES THE OWNER/ ADMINISTRATION MUST BE NOTIFIED AND THE AREAS RELEASED FOR CONSTRUCTION.
3. THE CONSTRUCTION PHASING OF THIS PROJECT IS OF THE UTMOST IMPORTANCE. ALL TRADES SHALL GUARANTEE THAT THEIR WORK IS IN ACCORD WITH THE PHASING PLANS. SHOULD IT BE NECESSARY TO ACCOMPLISH WORK IN AREAS WHICH ARE NOT INCLUDED IN THE PHASING PLANS, SUCH WORK SHALL BE DONE WITH THE MINIMUM OF DISTURBANCES AND INTERRUPTIONS OF EXISTING SERVICES AS POSSIBLE. ALL SERVICE INTERRUPTION ESSENTIAL TO THE WORK SHALL BE SCHEDULED WITH THE OWNER. ALL TRADES SHALL COOPERATE AND COORDINATE THEIR WORK TO ALLOW THE COMPLETION OF THE WORK WITH THE LEAST POSSIBLE NUMBER OF INTERFERENCES WITH THE SERVICES OF THE EXISTING BUILDING.
4. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN SAFE EXITS, CLEARLY MARKED DIRECTION, INFORMATION AND WARNING SIGNAGE CONFORMING TO EXISTING SIGNAGE SIZE, SHAPE AND COLOR THROUGHOUT THE DURATION OF THE PROJECT. WORK SHALL BE PERFORMED TO ALLOW FOR CONTINUING ACCESS THROUGH CORRIDORS.
5. CONTRACTOR SHALL PROVIDE A DETAILED WORK SCHEDULE FOR PHASING OF THE WORK.
6. CONTRACTOR MAY RECOMMEND ALTERNATIVE PHASING PLANS SUBJECT TO THE OWNER'S APPROVAL.
7. SILENCERS SHALL BE REQUIRED IN HILTIGUNS AND OTHER SPECIAL TOOLS FOR CONSTRUCTION.
8. CONTRACTOR SHALL FOLLOW INTERIM LIFE SAFETY MEASURES AS REQUIRED BY THE OWNER; REFER TO THE SPECIFICATIONS.
9. INSTALLATION OF NEW FINISHES SHALL IMMEDIATELY FOLLOW REMOVAL OF OLD FINISHES TO MINIMIZE DISRUPTION TO FACILITY.
10. IT IS ASSUMED THAT WORK WILL BE REQUIRED IN OCCUPIED AREAS SCHEDULED FOR LATER PHASED WORK TO EXTEND SERVICES AND UTILITIES. SUCH WORK SHALL BE SCHEDULED WITH THE OWNER/ ADMINISTRATORS TO MINIMIZE DISRUPTION OF ON GOING OWNER OPERATIONS.
11. IF A HEALTHCARE RELATED PROJECT, PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH INFECTION CONTROL, PHASING AND DEMOLITION REQUIREMENTS INCLUDED IN THE ENTIRE CONTRACT DOCUMENTS, THE OWNER'S INFECTION CONTROL CONSTRUCTION WORKSHEETS AND THE OWNERS INFECTION CONTROL STANDARD PROCEDURES.
12. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL MEET WITH THE OWNER TO REVIEW PHASING, SCOPE OF WORK AND FACILITY'S REQUIREMENTS.
13. ALL TEMPORARY CONSTRUCTION BARRIER AND VESTIBULE ACCESS DOORS SHALL HAVE POSITIVE LATCHING HARDWARE AND CLOSER.

—×— CHAIN LINK FENCE

—▨— ARCHITECTURAL FENCE

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The Benjamin School-Lower School

Admin. Bldg. & Parent Drop-off

11000 Ellison Wilson Rd,
North Palm Beach, FL, 33408

SITE PLAN APPROVAL

Comm. No: 23108.00

Date: 10/07/2024

Drawn: AK

Revisions		
No.	Date	Revision Description
1	12/02/24	ADD. 1 STAFF COMMENTS

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

RENE TERCILLA, AIA, ALEP
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ARCHITECTURAL DEMO & PROPOSED SITE PLAN

AS-000

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BUILDING: ADMINISTRATION BUILDING AND DROP OFF AREA			
BUILDING CATEGORIZATION & PHYSICAL PROPERTIES			
CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION	FLORIDA BUILDING CODE 8TH EDITION (2023)	FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023) NFPA 101	
	CHAPTER 3, SECTION 302 CHAPTER 4, SECTION 453 CHAPTER 5, SECTION 508	CHAPTER 6, SECTION 6.1.1	
	OCCUPANCY CLASSIFICATION: EDUCATIONAL GROUP E	OCCUPANCY CLASSIFICATION: EDUCATIONAL GROUP E	
CONSTRUCTION TYPE CHAPTER 5 TABLES 504.3, 504.4, 506.2	CHAPTER 6	CHAPTER 8 8.2.1.1 and 8.2.1.2 TABLE A.8.2.1.2	
	TYPE II-B	TYPE II-B	
BUILDING PHYSICAL PROPERTIES	FLORIDA BUILDING CODE 8TH EDITION (2023)	FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023) NFPA101 (2021)	PROVIDED
	CHAPTER 5	CHAPTER 6 6.1.1.1. AND 6.1.1.2	
SPRINKLER SYSTEM	S1		YES
TABLE 504.3 ALLOWABLE HEIGHT IN FEET ABOVE GRADE PLANE	S: 75'-0"		24'-0"
TABLE 504.4 ALLOWABLE NO. OF STORIES ABOVE GRADE PLANE	S: 2 STORIES		1 STORY
BUILDING AREAS	**OCCUPANTS**		
ADMINISTRATION BUILDING	4,880 GSF	OCCUPANTS: 84	
ADMIN BLDG: ALLOWABLE BUILDING AREA (FBC TABLE 506.2) FOR TYPE II-B / S1	ALLOWABLE: 58,000 GSF / PROVIDED: 4,880 GSF < 58,000 GSF THEREFORE OK		

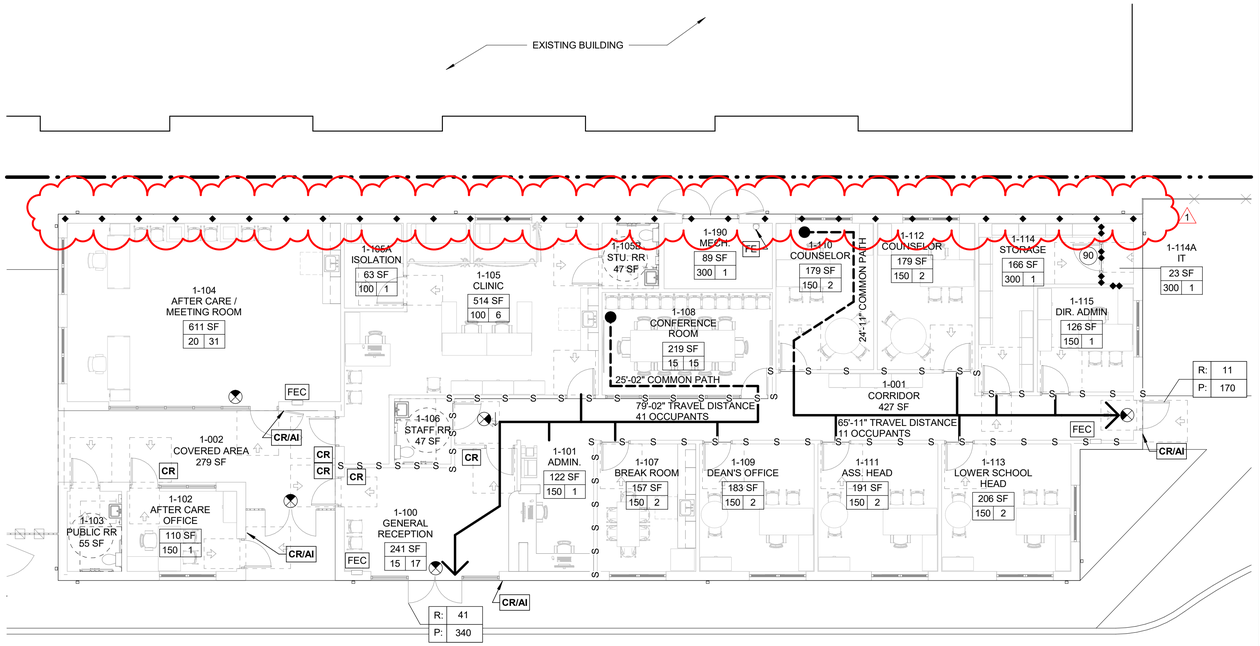
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS			
BUILDING ELEMENTS	FLORIDA BUILDING CODE 8TH EDITION (2023)	FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)	PROVIDED
	TABLES 601, 602508.4, 509 & 1020.1	NFPA 101 7.1.3 AND TABLES 6.1.14.4.1 AND ANNEX TABLE A8.2.1.2	
STRUCTURAL FRAME	0 - HOUR	0 - HOUR	0 - HOUR
BEARING WALLS - EXTERIOR	0 - HOUR	0 - HOUR	0 - HOUR
BEARING WALLS - INTERIOR	0 - HOUR	0 - HOUR	0 - HOUR
NON-BEARING WALLS - EXTERIOR	0 - HOUR	0 - HOUR	0 - HOUR
NON-BEARING WALLS - INTERIOR	0 - HOUR	0 - HOUR	0 - HOUR
FLOOR CONSTRUCTION	0 - HOUR	0 - HOUR	0 - HOUR
ROOF CONSTRUCTION	0 - HOUR	0 - HOUR	0 - HOUR
OCCUPANCY SEPARATION TABLE 508.4	0 - HOUR	0 - HOUR	0 - HOUR
CORRIDORS TABLE 1020.1	0 - HOUR	0 - HOUR	0 - HOUR

FIRE AND SMOKE PROTECTION FEATURES			
	FLORIDA BUILDING CODE 8TH EDITION (2023)	FLORIDA FIRE PREVENTION CODE 8TH EDITION (2021) NFPA 101 (2021)	PROVIDED HR=HOUR
	CHAPTER 7	CHAPTERS 7 AND 8	
706: FIRE WALLS	TABLE 706.4	SECTION 8.3	N/A
707: FIRE BARRIERS:			
707.3.7 INCIDENTAL USES 707.3.9 SEPARATED OCCUPANCIES	TABLE 509	6.1.14.1.3.1	0 HR
	TABLE 508.4	6.1.14.4.1	0 HR
708: FIRE PARTITIONS	TABLE 1020.1 CORRIDOR WALLS	SECTION 7.1.3.1 SECTION 8.3	0 HR
710: SMOKE PARTITIONS		SECTION 8.4	SEE PLANS
714: PENETRATIONS	NOT LESS THAN FIRE REQUIRED RESISTANCE RATING OF ASSEMBLY BEING PENETRATED	SECTION 8.3.5	SEE DETAILS/ SPECS
715: FIRE-RESISTANT JOINT SYSTEMS	715.4 EXTERIOR CURTAIN WALL/ FLOOR INTERSECTION: FIRE RATING NOT LESS THAN FLOOR RATING	SECTION 8.3.5.1 SECTION 8.3.6.7	SEE DETAILS/ SPECS
716: OPENING PROTECTIVE	TABLE 716.5 TABLE 716.6	SECTION 8.3.4.2	SEE DOOR SCHEDULE/ SPECS
717: DUCT AND TRANSFER OPENINGS		SECTION 8.5.5	SEE MECH. DRAWINGS/ SPECS

MEANS OF EGRESS			
MEANS OF EGRESS COMPONENT	FLORIDA BUILDING CODE 8TH EDITION (2023)	FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023) NFPA 101 - LIFE SAFETY CODE	PROVIDED
OTHER EGRESS COMPONENTS: 0.2 INCHES PER OCCUPANT	SECTION 1005.3.2	TABLE 7.3.3.1	
COMMON PATH OF EGRESS TRAVEL	SECTION 1006.2.1 75'	ANNEX A TABLE A.7.6 100'	SEE LIFE SAFETY PLANS
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2 250'	ANNEX A TABLE A.7.6 200'	SEE LIFE SAFETY PLANS
MINIMUM CORRIDOR WIDTH	SECTION 1020.2: 44 INCHES 72" IF 100 OR MORE OCCUPANTS	SECTION 7.3.4: 44 INCHES 72" IF 100 OR MORE OCCUPANTS (FFPC 14.2.3.2.1 AND 14.2.3.2.2)	[>THAN LISTED AT LEFT]
MAXIMUM DEAD END CORRIDOR	20' MAX [3]	FFPC 14.2.5.5 50' MAX	SEE LIFE SAFETY PLANS
NUMBER OF EXITS:	SECTIONS 1006.3.1: <500 OCCUPANTS: (2) EXITS >500 <1000 OCCUPANTS: (3) EXITS >1000 OCCUPANTS: (4) EXITS	SECTION 7.4 <500 OCCUPANTS: (2) EXITS >500 <1000 OCCUPANTS: (3) EXITS >1000 OCCUPANTS: (4) EXITS	SEE LIFE SAFETY PLANS
FIRST FLOOR - BUILDING 4	84 OCCUP: (2) EXITS	84 OCCUP: (2) EXITS	(3) EXITS
PANIC HARDWARE	SECTION 1010.1.10		YES
RAMP WIDTH REQUIRED WHEN USED AS A COMPONENT OF A MEANS OF EGRESS	SECTION 1012.1		N/A

REMARKS:

1. CORRIDORS SERVING LESS THAN 100 OCCUPANTS, 44 INCH MIN. WIDTH PROVIDED.
2. CORRIDORS WALLS ARE ASSUMED TO BE SMOKE PARTITIONS. ANY WORK IN THESE AREAS MUST NOT COMPROMISE THE WALLS' ABILITY TO RESIST THE PASSAGE OF SMOKE.
3. 20' MAXIMUM DEAD END CORRIDOR PROVIDED PER 69A-58.0081 (14) (a), 2008.



N 1 FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

N 2 FIRE SEPERATION SITE PLAN
1" = 10'-0"

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE			
FIRE SEPARATION DISTANCE (FT) [1]	FLORIDA BUILDING CODE - BUILDING TABLE 705.5		FIRE RESISTANCE RATING PROVIDED
	TYPE OF CONSTRUCTION	REQUIRED FIRE-RESISTANCE RATING	
NORTH WALL: 4' - 2" FT	TYPE II-B	1 HR	1 HR
EAST WALL: N/A	TYPE II-B	0 HR	0 HR
SOUTH WALL: N/A	TYPE II-B	0 HR	0 HR
WEST WALL: 105' - 0" FT	TYPE II-B	0 HR	0 HR

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION				
FIRE SEPARATION DISTANCE (FT) - (PROVIDED)	FLORIDA BUILDING CODE - BUILDING TABLE 705.8			WALL OPENING AREA PROVIDED [1]
	DEGREE OF OPENING PROTECTION	FIRE SEPERATION DISTANCE (FT) - (REQUIRED)	ALLOWABLE AREA (%)	
NORTH WALL (4' - 2" FT) [1]	NONE	3 FT TO LESS THAN 5 FT	15% ALLOWABLE	8% PROVIDED
EAST WALL: N/A	NONE	30 FT OR GREATER	NO LIMIT % ALLOWABLE	N/A
SOUTH WALL: N/A	NONE	30 FT OR GREATER	NO LIMIT % ALLOWABLE	N/A
WEST WALL: (105' - 0" FT)	NONE	30 FT OR GREATER	NO LIMIT % ALLOWABLE	N/A

LIFE SAFETY PLAN LEGEND

- 150' — GRAPHIC ILLUSTRATION OF TRAVEL DISTANCE TO EXIT FROM REMOTE POINT
- 150' — GRAPHIC ILLUSTRATION OF COMMON PATH TO TRAVEL DISTANCE
- LIGHTED EXIT SIGN
- R: XXX / P: XXX — REQUIRED EGRESS CAPACITY OF DOORS & EXITS (# OF OCCUPANTS) / PROVIDED EGRESS CAPACITY OF DOORS & EXITS (# OF OCCUPANTS)
- DH — DOOR HOLDER [IF REQUIRED BY AHJ]
- F — FIRE ALARM PULL STATION
- L — STROBE LIGHT
- SD — SMOKE DETECTOR
- HD — HEAT DETECTOR
- FACP — FIRE ALARM CONTROL PANEL
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- FE — FIRE EXTINGUISHER
- FEC / FBC — FIRE EXTINGUISHER CABINET / FIRE BLANKET CABINET
- FEC-K — FIRE EXTINGUISHER CABINET-K
- EMERGENCY DUAL HEAD LIGHTING UNIT WITH BATTERY PACK
- S — FIRE ALARM SPEAKER / STROBE
- EMERGENCY LIGHTING. SEE ELECTRICAL PLANS FOR THE EXACT LOCATIONS
- EMERGENCY LIGHTING. SEE ELECTRICAL PLANS FOR THE EXACT LOCATIONS
- EMERGENCY LIGHTING. SEE ELECTRICAL PLANS FOR THE EXACT LOCATIONS
- CR — CARD READER - COORDINATE WITH SYSTEMS DRAWINGS
- CR / AI — CARD READER W/ AI PHONE - COORDINATE WITH SYSTEMS DRAWINGS
- ROOM # / ROOM NAME — ROOM TAG
- Area Rounded SF / 15 Occupant Load — OCCUPANT LOAD FACTOR/ OCCUPANT LOAD
- EPO — EMERGENCY POWER-OFF
- (45) — DOOR FIRE RATING (MINUTES)

1. SEE ELECTRICAL SYSTEMS DRAWINGS FOR ADDITIONAL LIFE SAFETY DEVICES NOT SHOWN ON THIS DRAWING.
2. EXTEND ALL RATED PARTITIONS TO DECK ABOVE U.O.N.
3. FIRE EXTINGUISHERS - ALL EXISTING EXTINGUISHERS SHALL BE REPLACED WITH NEW
4. PROVIDE STENCILING AT RATED AND SMOKE TIGHT CONCEALED ASSEMBLIES AS REQUIRED PER AUTHORITY HAVING JURISDICTION. (SEE FIRE RATING NOTES ON SHEET G-022)

- 1 HOUR FIRE RATED WALL
- 1 HOUR RATED SMOKE WALL
- 2 HOUR FIRE RATED WALL
- 2 HOUR RATED SMOKE WALL
- SMOKE PARTITION

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The Benjamin School-Lower School
Admin. Bldg. & Parent Drop-off
11000 Ellison Wilson Rd,
North Palm Beach, FL, 33408
SITE PLAN APPROVAL

Comm. No: 23108.00
Date: 10/07/2024
Drawn: AK

Revisions		
No.	Date	Revision Description
1	12/02/24	ADD. 1 STAFF COMMENTS

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES

RENE TERCILLA, AIA, ALEP
LICENSE # AR13566

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FIRE SEPERATION SITE PLAN AND LIFE SAFETY PLAN

AS-001

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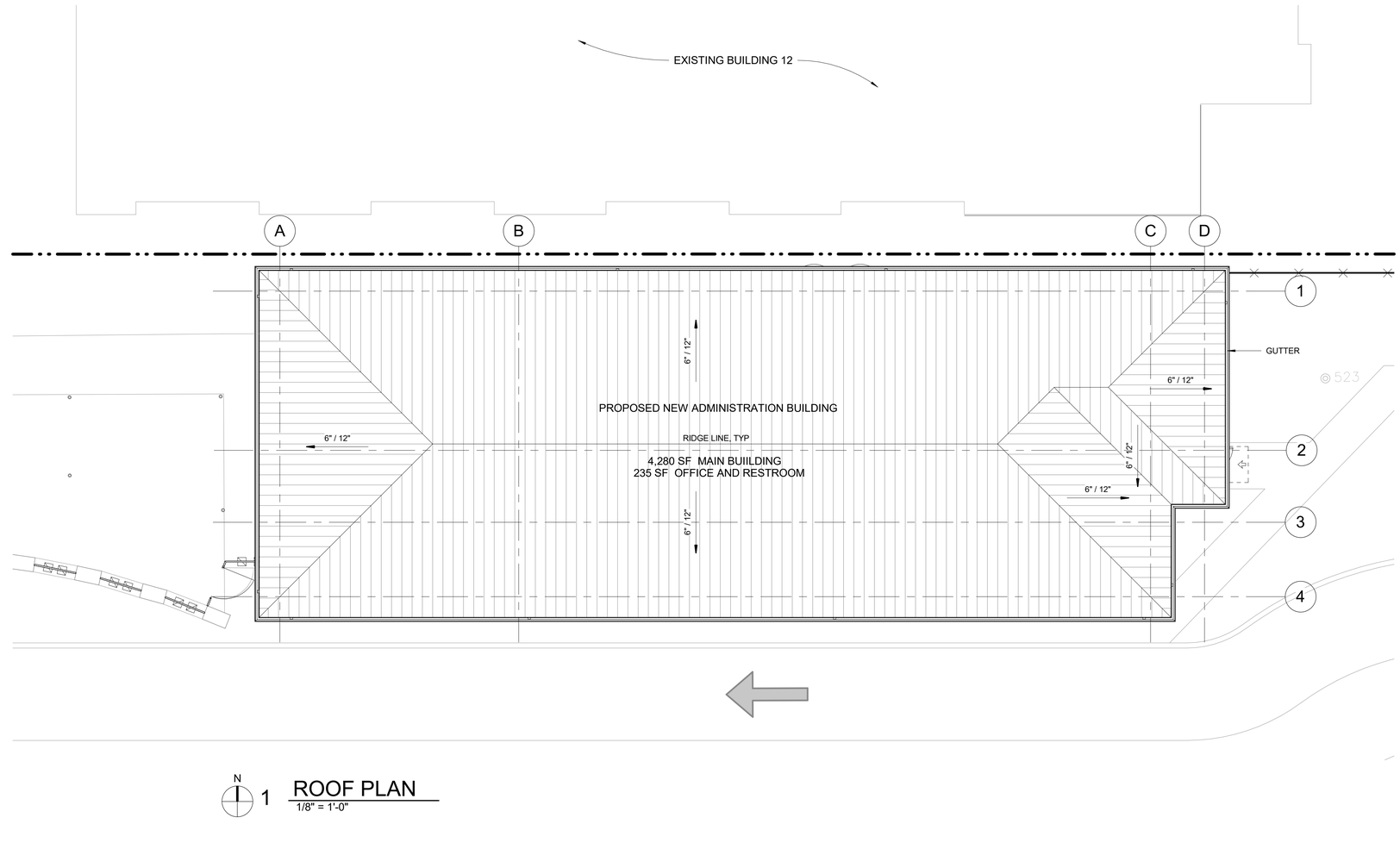

N

1 ROOF PLAN

1/8" = 1'-0"

ROOF PLAN NOTES:

1. GENERAL - IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE FOR A COMPLETE AND WEATHERTIGHT INSTALLATION OF ALL ROOF ITEMS, PENETRATIONS, ETC. THE CONTRACTOR SHALL PROVIDE ALL ROOF ACCESSORIES, FLASHING, SEALANT, SCUPPERS, DRAINS, LABOR, MATERIALS, EQUIPMENT, ETC. REQUIRED FOR COMPLETION OF A WEATHERTIGHT ROOF INSTALLATION. FOLLOW ALL RECOMMENDATIONS OF THE NRCA REGARDING INSTALLATION PROCEDURES, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
2. ELEVATIONS - LOCATIONS THAT ARE NOTED THUS (+5") INDICATE THICKNESS OF ROOF INSULATION BOARD ABOVE THE TOP OF STRUCTURAL ROOF DECK OR CONCRETE SLAB. NOT INCLUDING THE PROTECTION BOARD THICKNESS, IF ANY.
3. SLOPE - ROOF SURFACE SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT IN A PERPENDICULAR DIRECTION FROM THE ROOF EDGE DOWN TOWARD THE ROOF DRAINS AS INDICATED BY THE ARROWS DRAWN ON THE ROOF PLAN. WHERE REQUIRED TO FACILITATE DRAINAGE, PROVIDE VALLEYS, CRICKETS, RIDGES, ETC. OF REQUIRED SLOPE TO PROPERLY DRAIN ALL ROOF SURFACES.
4. ROOF DRAINS - COORDINATE LOCATION OF ALL ROOF DRAINS TO AVOID RATED WALLS, BEAMS, COLUMNS, JOISTS, ETC. BELOW.
5. PENETRATIONS - PROPERLY FLASH, WATERPROOF, SECURE AND SEAL ALL ITEMS THAT PENETRATE THE ROOF MEMBRANE. DO NOT INSTALL ANY PITCH POCKETS. FOLLOW GUIDELINES OF NRCA CONCERNING FLASHING AND WATERPROOFING ALL ROOF PENETRATIONS. SEE ROOF DETAILS.
6. ROOF EQUIPMENT - MOUNT ALL ROOF EQUIPMENT ON PREFABRICATED EQUIPMENT SUPPORT CURBS WITH INTEGRAL INSULATION. WHERE EQUIPMENT IS RAISED ABOVE ROOF SURFACE, ALIGN SUPPORTS PARALLEL TO DIRECTION OF WATERFLOW TO FACILITATE DRAINAGE. VERIFY ALL REQUIREMENTS WITH EQUIPMENT AND CURB MANUFACTURERS. WHERE ROOF MEMBRANE EXTENDS BENEATH EQUIPMENT, MOUNT EQUIPMENT ABOVE THE ROOF SURFACE IN ACCORDANCE WITH BUILDING CODE AND NRCA REQUIREMENTS TO ALLOW FOR INSTALLATION OF ALL REQUIRED ROOFING COMPONENTS AND TO ALLOW FOR FUTURE OWNER MAINTENANCE.
7. LIGHTNING PROTECTION - REFER TO ELECTRICAL DRAWINGS PROTECTION FOR ALL LIGHTNING PROTECTION. GROUNDING RODS, CABLES, CONNECTIONS, ETC. SHALL BE INSTALLED IN SUCH A MANNER TO PREVENT ANY DAMAGE TO INSTALLED ROOF MEMBRANE. GROUNDING RODS SHALL BE FASTENED TO THE SUBSTRATE ON WHICH THEY ARE MOUNTED. PROVIDE ALL REQUIRED FLASHING, SEALANT, WATERPROOFING, NON-CORROSIVE FASTENERS, ETC. AT EACH LOCATION AND AT MEMBRANE PENETRATION POINTS.

HARVARD • JOLLY | PBK
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The Benjamin School-Lower School

Admin. Bldg. & Parent Drop-off

11000 Ellison Wilson Rd,
North Palm Beach, FL, 33408

SITE PLAN APPROVAL

Comm. No:	23108.00
Date:	10/07/2024
Drawn:	AK

Revisions		
No.	Date	Revision Description

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

RENE TERCILLA, AIA, ALEP
LICENSE # AR13566
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ROOF PLAN

A1-141

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1 EXISTING BUILDING
SCALE: N.T.S.

4 CONCEPT RENDERING
SCALE: N.T.S.

EXTERIOR ELEVATION NOTES: (NN)

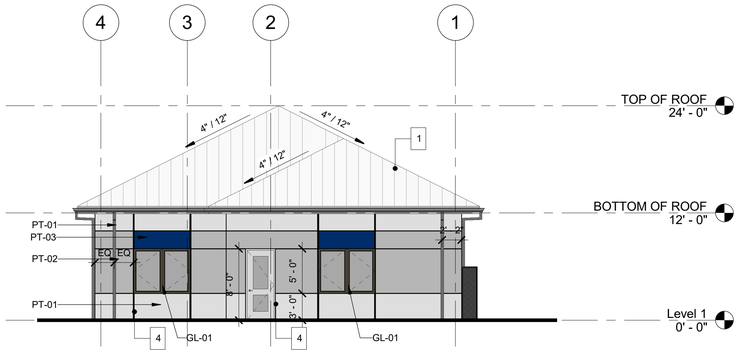
1. METAL ROOF
2. ALUMINUM IMPACT RATED STOREFRONT
3. FIRE RATED EXTERIOR DOOR
4. 0.25" WALL REVEAL (TYP.)
5. BLACK ALUMINUM DECORATIVE PICKET FENCE
6. BLACK ALUMINUM DECORATIVE PICKET GATE. REFER TO GATE SCHEDULE.

COLOR / MATERIAL LEGEND

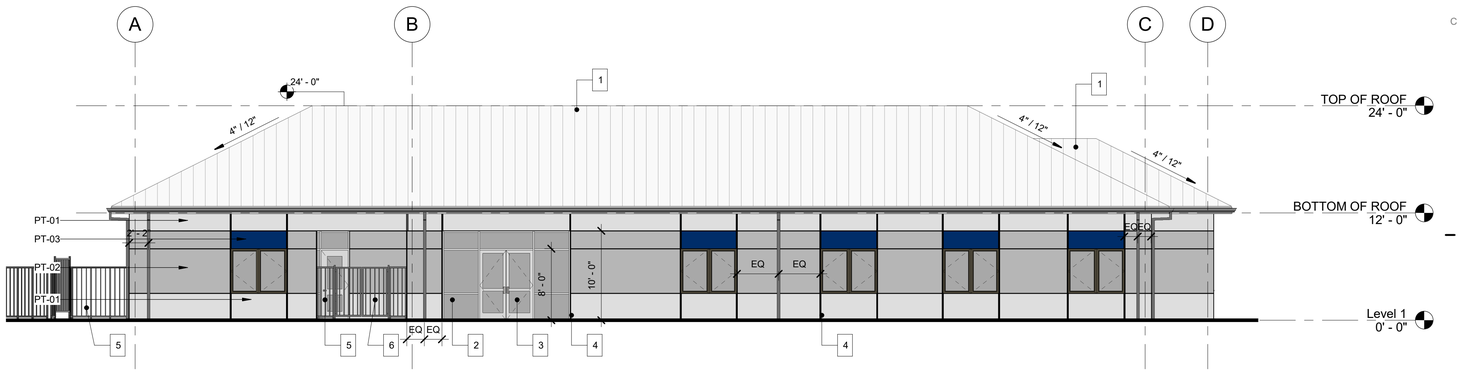
- COLOR "PT-01" WHITE
- COLOR "PT-02" LIGHT GREY
- COLOR "PT-03" DARK BLUE

NOTE:

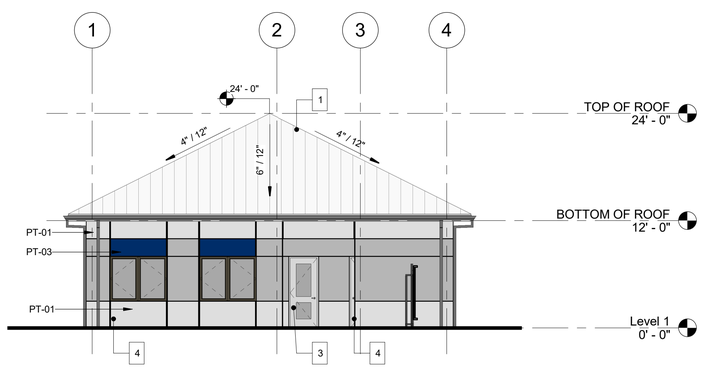
ALL COLORS & STUCCO FINISH TO MATCH THE EXISTING BLDGS. ON SITE.



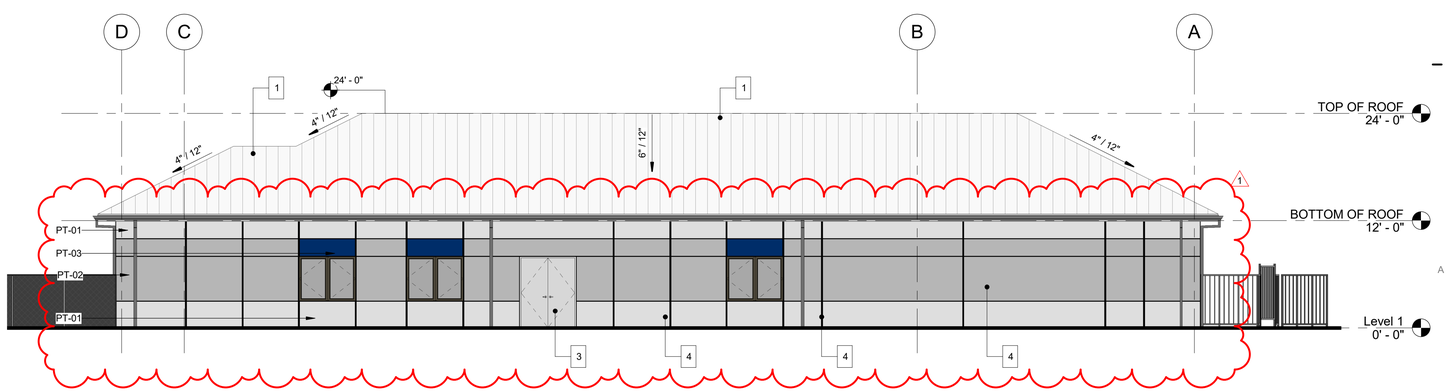
2 EAST ELEVATION
1/8" = 1'-0"



5 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



6 NORTH ELEVATION
1/8" = 1'-0"

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The Benjamin School-Lower School
Admin. Bldg. & Parent Drop-off
11000 Ellison Wilson Rd,
North Palm Beach, FL, 33408
SITE PLAN APPROVAL

Comm. No: 23108.00
Date: 10/07/2024
Drawn: AK

Revisions		
No.	Date	Revision Description
1	12/02/24	ADD. 1 STAFF COMMENTS

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

RENE TERCILLA, AIA, ALEP
LICENSE # AR13566
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EXTERIOR ELEVATION

A1-200

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EXHIBIT – Traffic Flow During Construction Phase

Pick up and Drop Off Locations

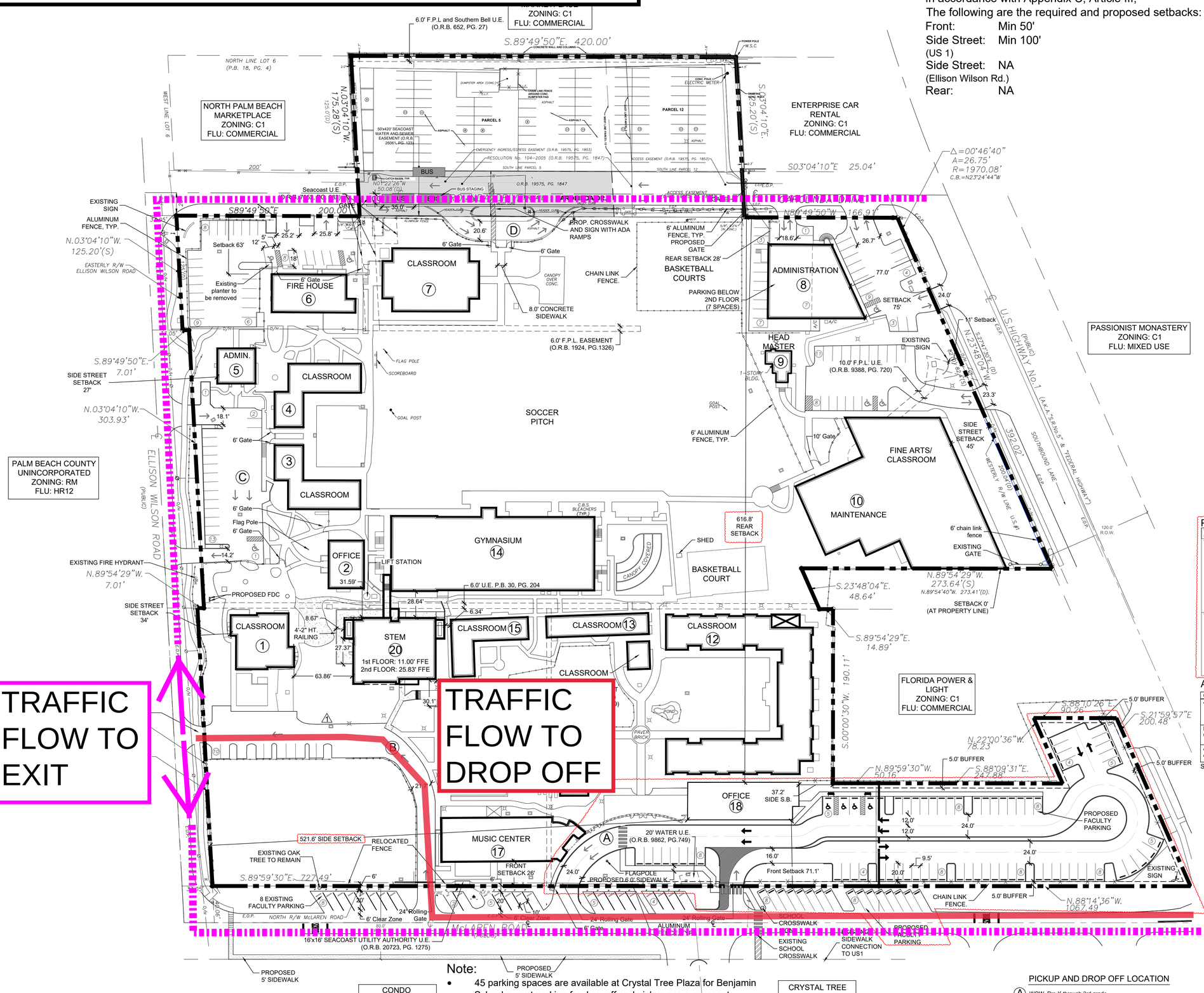
A WOW, Pre-K through 3rd grade

B 2nd and 3rd grade
(middle school pick up only)

C Middle School

D 4th and 5th grade

EXHIBIT - TRAFFIC FLOW DURING CONSTRUCTION PHASE

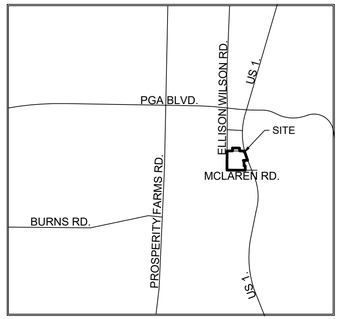


Setback Table

In accordance with Appendix C, Article III,
The following are the required and proposed setbacks:

Front:	Min 50'
Side Street: (US 1)	Min 100'
Side Street: (Ellison Wilson Rd.)	NA
Rear:	NA

LOCATION MAP



SITE DATA

NAME OF DEVELOPMENT	THE BENJAMIN SCHOOL
PRINCIPAL USE	PRIVATE SCHOOL
EXISTING LAND USE DESIGNATION EDUCATIONAL/COMMERCIAL	
PROPOSED LAND USE DESIGNATION	COMMERCIAL
EXISTING ZONING	C1,C1A,R2
PROPOSED ZONING	C1/PUD
SECTION 04 TOWNSHIP 42 RANGE 43 PCN(S)	
68-43-42-04-18-001-0000	68-43-42-04-10-008-0050
68-43-42-04-10-008-0030	68-43-42-04-10-008-0066
68-43-42-04-10-008-0045	68-43-42-04-10-008-0069
68-43-42-04-10-008-0043	
SITE AREA	15.747 AC. (686,044.89 S.F.)
MAX FLOOR TO AREA RATIO (FAR)	.35
EXISTING FAR	.25
PROPOSED FAR	.25
MAX LOT COVERAGE	25%
EXISTING LOT COVERAGE	19.9%
PROPOSED LOT COVERAGE	20.1%
MAX BUILDING HEIGHT	4 STORIES (44')
EXISTING BUILDING AREA	150,010 S.F.
EXISTING STEM BUILDING	13,171 S.F.
PROPOSED OFFICE BUILDING	2,837 S.F.
TOTAL BUILDING AREA	166,018 S.F.
TOTAL PARKING REQUIRED	223 SP.
TOTAL PROVIDED PARKING	321 SP.
EXISTING CAMPUS PARKING	132 SP.
NORTH AREA PARKING	118 SP.
PROPOSED PARKING (INCLUSIVE OF ACCESSIBLE PARKING - 4 SP.)	71 SP.
ACCESSIBLE PARKING REQUIRED	8 SP.
ACCESSIBLE PARKING PROVIDED	10 SP.

PROPOSED WAIVERS

WAIVER #	CODE	REQUIREMENT	PROPOSED	WAIVER
W1.	Sec 45-91.A.1.a.	1.There shall be foundation landscaping within five (5) feet of all buildings and structures. a. These landscape areas shall be provided along all four (4) facades of all structures, excluding rear service areas not visible by a public road right-of-way or not generally traveled by the public or visible from adjacent structures.	Foundation landscaping provided along north and east building façade.	Allow proposed foundation planting along (2) facades of the proposed administrative office building.
W2.	Sec 45-91.B.2.	A minimum of one (1) tree shall be planted for each seventy-five (75) linear feet of building perimeter, using a species suitable for this location. 324.3 LF / 75 = 4 Required Foundation Planting Trees	One (1) proposed foundation planting tree on east façade of building	Allow reduction of three (3) required foundation planting trees for proposed administrative office building.

APPROVED WAIVERS

Code	Item	Requirement	Waiver
45-2, 45-19	Definition of *Lot*	Parcel of land occupied by one main building and its accessory buildings	Parcel of land occupied by more than one main building (e.g. multiple classroom buildings)
Part II, III Chapter 27	Trees and Shrubbery 27-17 & 27-18 Landscape Adjacent To Public Rights-of-Ways 27-63 Perimeter Landscaping Abutting Properties 27-64		
Appendix C, Article III	Setbacks, Parking 45-33		

See Justification Statement for waiver requests.

LOWER SCHOOL BUILDINGS, SQUARE FOOTAGES & PARKING

		Parking Spaces Required
1. Classroom	4,828 sf	5 sp.*
2. Office	2,268 sf	2 sp.*
3. Classroom	4,689 sf	5 sp.*
4. Classroom	4,689 sf	5 sp.*
5. Admission	2,062 sf	2 sp.*
6. Fire House	3,534 sf	4 sp.*
7. Classroom	12,536 sf	13 sp.*
8. Administration	8,000 sf	8 sp.*
9. Headmaster	769 sf	1 sp.*
10. Fine Arts/ Class Rm/ Maintenance	25,355 sf	25 sp.*
12. Classroom	18,000 sf	18 sp.*
13. Classroom	3,472 sf	3 sp.*
14. Classroom/ Library/ Wrestling room/ Gym/ Locker room/ Offices	350 seats	88 sp.**
15. Classroom	3,217 sf	3 sp.*
16. Classroom	13,553 sf	14 sp.*
17. Music Center	6,900 sf	7 sp.*
18. Office	4,837 sf	5 sp.*
20. Stem Building	13,171 SF	13 sp.*
Total		223 sp.

* Per Section 45-28.F.4; 1 parking space per 1,000 SF of floor area.
** Per Section 45-33.E.5; 1 parking space per 4 seats of Auditorium.

Note:

- 45 parking spaces are available at Crystal Tree Plaza for Benjamin School parent parking for drop-off and pickup per agreement.
- 40 parking spaces in the McLaren Road ROW are subject of a licence agreement with Town of North Palm Beach.
- These spaces are not included in the provided parking tabular

PICKUP AND DROP OFF LOCATION

- (A) WOW, Pre-K through 3rd grade
- (B) 2nd and 3rd grade (Middle School pick up only)
- (C) Middle School
- (D) 4th and 5th grade

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Date:	06.01.2010
Project No.:	05-017.002
Designed By:	LMB
Drawn By:	LMB
Checked By:	WT/CV

Submittal Dates :	Comments	
10.26.10	LMB	Submittal
02.15.11	SCM	SP Revisions
03.15.11	SCM	Add Area
03.16.12	SCM	Submittal
06.29.12	SCM	Resubmit to Village
12.03.12	SCM	Resubmit to Village
04.17.13	SCM	Add Security Fences
03.14.17	SCM/TLM	Add Stem Building
04.11.17	SCM/TLM	Add Stem Building
05.18.17	TLM	Resubmittal
06.08.17	TLM	Resubmittal
04.04.19	JWB	As-Built STEM Bldg.
10.14.24	JEV	SUBMITTAL
12.20.24		RESUBMITTAL

The Benjamin School
Lower School
North Palm Beach, Florida

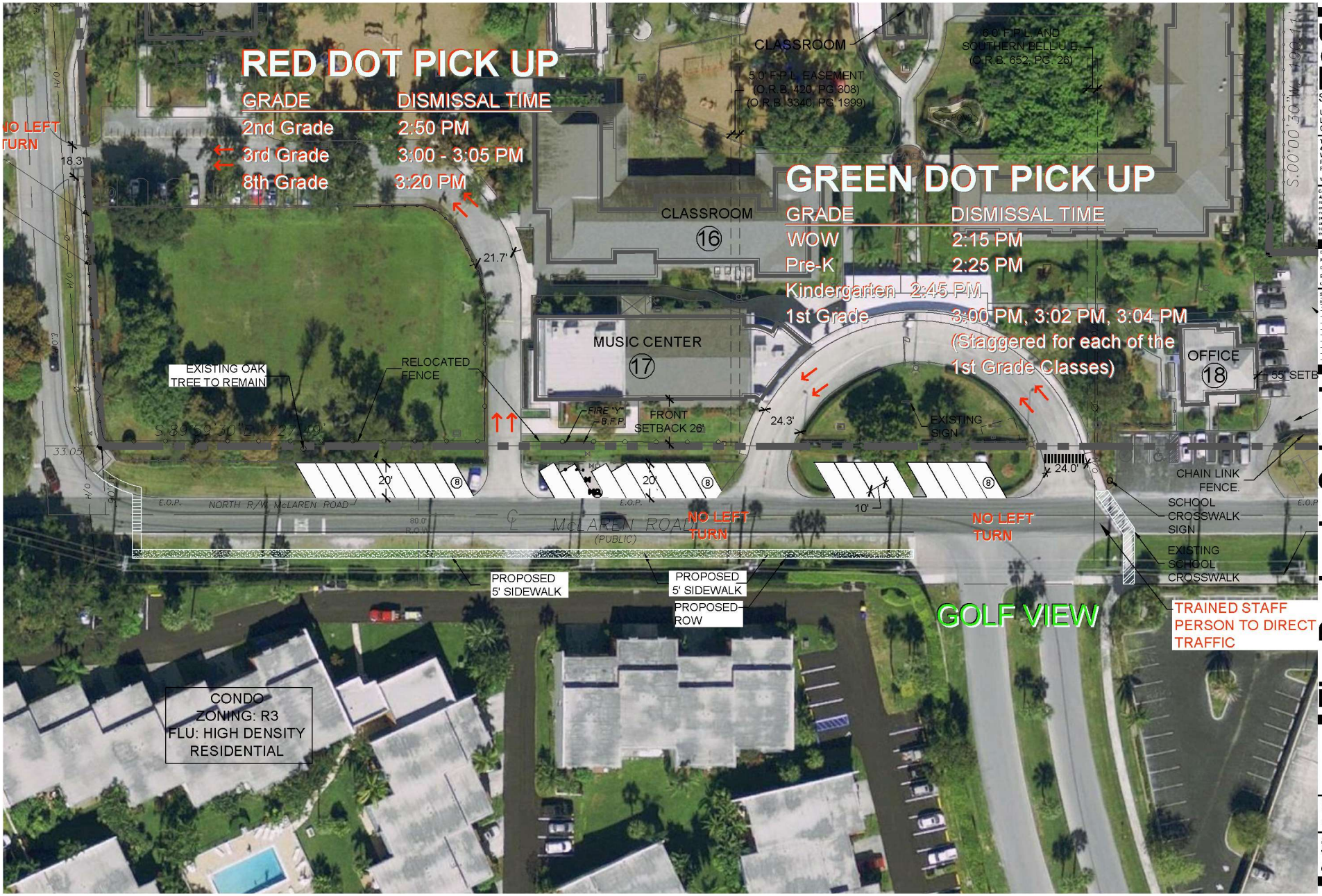
NORTH

0 25' 50' 100'

Scale: 1" = 50'-0"

EXHIBIT

Drawing name: H:\JOBS\Benjamin Maintenance Facility_#A417\The Benjamin School_PUD_#03\Drawings\Site Plan\SP_12-19-24_RESUBMITTAL.dwg



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Date:	06.01.2012
Project No.:	05-017.002
Designed By:	LMB
Drawn By:	LMB
Checked By:	WT/CV

Submittal Dates - Comments
06.14.12 SCH
10.02.12 SCH

The Benjamin School

North Palm Beach, Florida
McClaren Parking Detail

NORTH

0 25' 50' 1

Scale: 1" = 50'-0"

SP-1
of 1

The Benjamin School
Lower School
Landscape Plan - Affected Area
North Palm Beach, Florida

SHEET INDEX

COVER SHEET AND PLANT SCHEDULE LA-1
TREE DISPOSITION PLAN AND CHART..... LA-2
LANDSCAPE PLAN LA-3
TREE PROTECTION MANAGEMENT PLAN LA-4
PLANTING DETAILS LA-5
LANDSCAPE SPECIFICATIONS LA-6

LANDSCAPE DATA TABULAR - AFFECTED AREA

PERIMETER BUFFERS

BUFFER LOCATION	NORTH		EAST		SOUTH		WEST	
BUFFER WIDTH/TYPE	5' BUFFER		5' BUFFER		5' BUFFER		5' BUFFER	
BUFFER LENGTH	250.80' + 90.26' = 341.06'		200.48'		487.90'		78.23'	
CANOPY TREE REQUIREMENT	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
1 PER 30 LINEAR FEET - PALMS (3:1 REQ. TREE) >50% SUBSTATION - PINES (3:1 REQ. TREE)	12	13 TREES 9 TREES + 12 PALMS = 13 TOTAL	7	7	17	17 TREES 12 TREES + 15 PALMS = 17 TOTAL	3	4 TREES 3 TREES + 3 PALMS = 4 TOTAL
SHRUBS REQUIREMENT	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LARGE CONTINUOUS	CONT.	YES	CONT.	YES	CONT.	YES	CONT.	YES

INTERIOR PLANTINGS

TREE SPECIES MIX	REQUIRED	PROVIDED
	4	4 (PIGEON PLUM, GREEN BUTTONWOOD, SPANISH STOPPER, & LIVE OAK)

FOUNDATION PLANTING REQUIREMENT PROPOSED BUILDING - WITHIN AFFECTED AREA	LOCATION (PERCENT REQUIRED)	LENGTH	TREES		SHRUBS / (ETC.)		
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	
1 TREE / 75 LF. SHRUBS / VINES / FLOWER BOXES / GROUNDCOVER / MULCH	NORTH SIDE (40%)	122'	2	0*	CONT.	YES	W2.
	EAST SIDE (40%)	41'	1	1	CONT.	YES	
	SOUTH SIDE (40%)	122'	2	0**	CONT.	NO**	W1. W2.
	WEST SIDE (40%)	41'	1	0**	CONT.	PARTIAL**	W1. W2.

PARKING ISLAND REQUIREMENT	PARKING ISLANDS PROVIDED	TREES REQUIRED	TREES PROVIDED
1 TREE PER PARKING ISLAND	37	37	37
NATIVE TREES	REQUIRED	PERCENTAGE PROVIDED	
	<50%	100%	

** TREE(S) NOT PROVIDED ALONG NORTH FACADE OF PROPOSED BUILDING DUE TO NOT BEING VISIBLE TO PUBLIC.*
*** TREE(S) NOT PROVIDED ALONG EAST AND SOUTH FACADE OF PROPOSED BUILDING DUE TO EXISTING SIDEWALK.*

DISPOSITION & MITIGATION SUMMARY CHART - AFFECTED AREA

EXISTING TREE DISPOSITION SUMMARY	QTY.	DBH (INCHES)
Preserve	17	266
Remove *Non-native &/OR less than 60% conditon rating (no mitigation required)*	18	187
Remove *Native & 60% or greater conditon rating (mitigation required)*	3	50
Total Trees	38	

EXISTING PALM DISPOSITION SUMMARY	
Preserve	32
Relocate on-site	0
Remove & Replace 1:1	27
Remove (<6' CT, no mitigation required)	4
Total Existing Palms	63

REPLACEMENT REQUIRED FOR MITIGATION		
TREE SPECIES	TOTAL DBH INCHES LOST	REQUIRED REPLACEMENT DBH INCHES *
OAK	50	150
* Replacement required for mitigation (3" caliper for ea. 1" lost)		

LANDSCAPE POINTS TO EXCEED MINIMUM STANDARDS - AFFECTED AREA

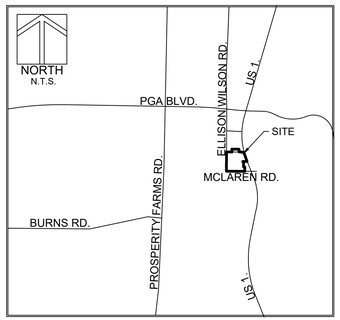
(PER SEC. 45-87.D)

REQUIRED: 100 PTS. (2 AC. AFFECTED AREA)
100 PTS. FOR 1 AND 2 AC.
PLUS 50 PTS. PER EA. ADD'L ACRE

PROVIDED: 320 PTS. (PRESERVED TREES) + 880 PROPOSED TREES
NATIVE TREES
20 PTS. PER TREE RETAINED OR PLANTED
PLUS 1 PTS. FOR EACH INCH > 5" DBH

TOTAL PROVIDED POINTS: 1,200 PTS.

LOCATION MAP



DEVELOPMENT TEAM

OWNER / APPLICANT:
BENJAMIN SCHOOL
11000 ELLISON WILSON ROAD
North Palm Beach, FL 33408

LANDSCAPE ARCHITECT & PLANNER:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

ARCHITECT:
HARVARD JOLLY
RENE TERCILLA
2047 VISTA PARKWAY, SUITE 100
WEST PALM BEACH, FL 33411
(561) 478-4457

SURVEYOR:
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
(561) 392-1991

PROPOSED WAIVERS

WAIVER #	CODE	REQUIREMENT	PROPOSED	WAIVER
W1.	Sec 45-91.A.1.a.	1.There shall be foundation landscaping within five (5) feet of all buildings and structures. a. These landscape areas shall be provided along all four (4) facades of all structures, excluding rear service areas not visible by a public road right-of-way or not generally traveled by the public or visible from adjacent structures.	Foundation landscaping provided along north and east building façade.	Allow proposed foundation planting along (2) facades of the proposed administrative office building.
W2.	Sec 45-91.B.2.	A minimum of one (1) tree shall be planted for each seventy-five (75) linear feet of building perimeter, using a species suitable for this location. 324.3 LF / 75 = 4 Required Foundation Planting Trees	One (1) proposed foundation planting tree on east façade of building	Allow reduction of three (3) required foundation planting trees for proposed administrative office building.

PLANT SCHEDULE - AFFECTED AREA

1) DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION.
2) ALL PLANT MATERIAL SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANT SCHEDULE ARE REQUIRED MINIMUMS. CONTRACTOR MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
3) ALL PLANT MATERIAL SHALL MEET AND ADHERE TO LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER.THE LANDSCAPE ARCHITECT OR OWNER/OWNER'S REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.
4) QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
TREES					
	CD	5	Coccoloba diversifolia / Pigeon Plum Min. 12' Ht. x 6' Spr. 2.5" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	CE	3	Conocarpus erectus / Green Buttonwood Min. 12' Ht. x 6' Spr. 3" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	EF	15	Eugenia foetida / Spanish Stopper Min. 12' Ht. x 4' Spr. 3" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	QV	21	Quercus virginiana / Southern Live Oak Min. 12' Ht. x 6' Spr. 4" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
EXISTING PALMS					
EX-P	EX-P	30	Existing Palm / Existing Palm Existing Palm To Remain	Yes	Yes
EXISTING TREES					
EX-T	EX-T	16	Existing Tree / Existing Tree Existing Tree to Remain	Yes	Yes
PALM TREES					
	SP	27	Sabal palmetto / Cabbage Palmetto 12' - 15' Ct. Hurrican Cut, Single Trunk, Full Head, No Scarred Trunk	Yes	Yes
SHRUBS					
	CRI	7	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum Min. 24" Ht. x 24" Spr. 24" O.C. Full and Even Foliage, No Scarred Foliage, Full to Base	No	Yes
	POD	804	Podocarpus macrophyllus / Yew Podocarpus Min. 24" Ht. x 24" Spr. 24" O.C. Full and Dense Shrub, Full to Base	Yes	Yes
SHRUB AREAS					
	IXO	53	Ixora 'Nora Grant' / Ixora Nora Grant Min. 24" Ht. x 24" Spr. 24" O.C. Full and Dense Shrub, Full to Base	No	Very
GROUND COVERS					
	ANN	89	Annuals / Seasonal Annuals Min. 4" Pots, Full Flowering When Installed, 12" O.C.	No	Yes
	TRA	1,217	Trachelospermum asiaticum `Minima` / Minima Jasmine Min. 12" Ht. x 12" Spr. 15" O.C.Full and Dense Shrub, Full to Edge of Pot	No	Yes
	TUV	800	Tulbaghia violacea / Society Garlic Min. 8" HT. x 6" Sprd., Full and Dense, 18" O.C.	Yes	Yes
SOD AND MULCH					
	MULCH	9,421 sf	Shredded Melaleuca / Mulch Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3", Quantity to be Verified in the Field	N/A	N/A
	SOD	TBD	Stenotaphrum secundatum `Floritam` / Floritam St. Augustine Sod Disease Free, Laid Tightly w/ Staggered Joints, Rolled and Sanded to Level Lawn *Quantity to be Verified in the Field	N/A	N/A

GENERAL NOTES

1) SEE ENGINEERING PLANS PREPARED BY OTHERS FOR CONFIGURATION, HEIGHT AND SLOPE OF BERMS.
2) DETAILING OF FOCAL POINTS AND HARDSCAPE ARE A SEPARATE DOCUMENT. SEE PLANS PREPARED BY OTHERS FOR THESE DETAILS.

LANDSCAPE NOTES

1) BASE INFORMATION OBTAINED FROM ENGINEERING PREPARED BY KPFF CONSULTING ENGINERS DATED 05/31/2024.
2) ALL INVASIVE SPECIES WILL BE ERADICATED FROM SITE AS REQUIRED BY CODE.
3) ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE MOST RECENT STANDARDS AS OUTLINED BY THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL SHALL BE FLORIDA #! OR BETTER.
4) SIGHT TRIANGLES SHALL BE PROVIDED AND MAINTAINED BY OWNER CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES AND 8 FEET ABOVE GRADE.
5) UTILITY EASEMENTS SHALL NOT ENCROACH INTO LANDSCAPE BUFFERS MORE THAN 5 FEET OR AS PERMITTED BY CODE.
6) FDOT TYPE "D" OR "F" CURB OR WHEEL STOPS TO BE PROVIDED ALONG ALL LANDSCAPE AREAS, INCLUDING DRIVE AISLES AND PARKING SPACES.
7) ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
8) ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED.
9) TREES SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES.
10) CONTRACTOR TO COORDINATE PLANTING OPERATIONS WITH ALL UNDERGROUND UTILITY PROVIDERS AND CALL "SUNSHINE DIG" / 811 TO FLAG UTILITY LOCATIONS PRIOR TO COMMENCING PLANTING OPERATIONS FOR ANY PORTION OF THE SITE. IF "SUNSHINE DIG" / 811 DOES NOT LOCATE ALL UNDERGROUND UTILITIES ON-SITE, THE CONTRACTOR IS RESPONSIBLE FOR SECURING THESE SERVICES FROM A PRIVATE PROVIDER.
11) LANDSCAPE CONTRACTOR TO HAND DIG PLANTING HOLES FOR TREES AND/OR SHRUBS WITHIN FIVE (5') OF ALL FP&L EASEMENTS.
12) GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED PER THESE PLANS INCLUDING AS-BUILT EQUIPMENT LOCATIONS AT TIME OF LANDSCAPE INSTALLATION. CONTRACTOR TO NOTIFY OWNER / OWNER'S REPRESENTATIVE OF ADDITIONAL REQUIRED PLANT MATERIAL QUANTITIES AT TIME OF LANDSCAPE INSTALLATION FOR ADDITIONAL MECHANICAL EQUIPMENT OR RELOCATED EQUIPMENT THAT MAY REQUIRE ADDITIONAL LANDSCAPE SCREENING.
13) PLANTINGS ADJACENT TO OVERHEAD LINES TO COMPLY WITH FP&L's "RIGHT TREE IN THE RIGHT PLACE" GUIDELINES FOR MINIMUM SEPARATIONS TO OVERHEAD LINES.
14) REQUIRED HEDGES SHALL FORM A SOLID, CONTINUOUS VISUAL SCREEN OF AT LEAST THREE (3) FEET IN HEIGHT WITHIN TWO (2) YEARS OF PLANTING.
15) HEDGES USED IN COMBINATION WITH NONLIVING LANDSCAPE BARRIERS TO MEET THE SIX (6) FEET SCREEN REQUIREMENTS IN SECTION 45-88 SHALL BE INSTALLED AT THE HEIGHT NECESSARY TO PROVIDE THE TOTAL SIX (6) FOOT SCREEN WITHIN (2) YEARS OF PLANTING.

UTILITY SETBACK NOTES

1) ALL SETBACK DIMENSIONS SHOWN ON THE PLANS ARE TO BE MET AT THE TIME OF INSTALLATION.
2) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS. HOWEVER IN NO CASE SHALL A TREE ENCROACH INTO A UE WITHOUT PRIOR UTILITY PROVIDER APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND UTILITY PROVIDER.
3) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY DRAINAGE OR STORM SEWER INFRASTRUCTURE, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" ON SHEET LA-3 SHEET FOR INSTALLATION REQUIREMENTS.
4) WHERE REQUIRED, ROOT BARRIER TO BE INSTALLED WITH A MINIMUM 5' SEPARATION TO THE EDGE OF ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
5) TREES SHALL BE PLANTED WITH A MIN. 2' SEPARATION BETWEEN ANY ROOT BARRIER (MEASURED FROM THE CENTER OF THE TREE).

LANDSCAPE EXCAVATION & BACKFILL NOTES

1) TREE AND SHRUB PLANTING BEDS WHICH FALL WITHIN OR NEAR ROADWAY AREAS SHALL BE COMPLETELY EXCAVATED AND BACK-FILLED WITH TOPSOIL. ALL SHELL-ROCK OR OTHER BASE MATERIALS, AND ALL SUBSOIL AND DEBRIS, SHALL BE COMPLETELY REMOVED FROM BENEATH SUCH PLANTING AREAS, TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.

2) ALL TREE AND/OR SHRUB PLANTING AREAS WITHIN 8' OF BUILDING FOUNDATIONS, AND ANY OTHER PLANTING AREAS WHERE SIGNIFICANT BURIED CONSTRUCTION DEBRIS IS ENCOUNTERED, SHALL BE COMPLETELY EXCAVATED TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.

MULCH NOTES

1) MULCH SHALL BE GRADE A PREMIUM NATURAL MULCH, OR APPROVED EQUAL, FREE OF FOREIGN MATERIALS AND WEED SEEDS. MINIMUM DEPTH AFTER SETTLING SHALL BE THREE (3") INCHES.

ALL FIELD ADJUSTMENTS MUST OBTAIN VILLAGE APPROVAL PRIOR TO AMENDING THE LANDSCAPE PLAN.

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The Benjamin School
Lower School
North Palm Beach. Florida
Cover Sheet Landscape Plan - Affected Area

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Date:	Oct. 11, 2024
Project No.:	05-017.008
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

Revision Dates:
2024-10-11 SUBMITTAL
2024-12-20 RESUBMITTAL
2025-02-14 RESUBMITTAL

RESUBMITTAL

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LA-1
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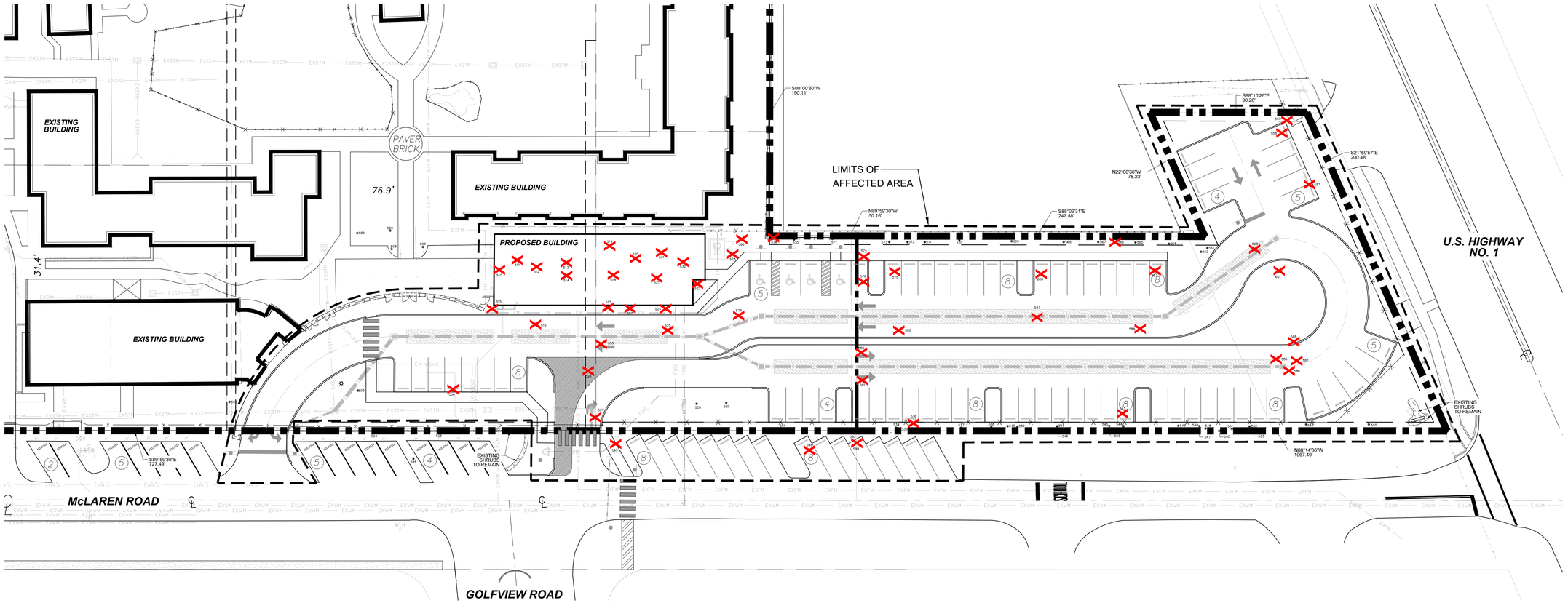
TREE DISPOSITION PLAN - AFFECTED AREA



Tree Number	CommonName	*Genus Species*	DBH (Inches)	Palm Height (Clear Trunk) (Feet)	Condition Rating (Percentage)	Notes	Native Tree	Disposition
500	Cabbage palm	*Sabal palmetto*	11"	22'	90%			Preserve
501	Live oak	*Quercus virginiana*	13"		50%		X	Preserve
502	Live oak	*Quercus virginiana*	14"		50%		X	Preserve
503	Royal poinciana	*Delonix regia*	11"		60%			Preserve
504	Bishopwood	*Bischofia javanica*	30"		45%			Preserve
505	Bishopwood	*Bischofia javanica*	28"		45%			Preserve
506	Royal poinciana	*Delonix regia*	10"		60%			Remove
508	Montgomery palm	*Veitchia Montgomeryana*	8"	36'	80%			Preserve
509	Montgomery palm	*Veitchia Montgomeryana*	12"	33'	80%	Double		Preserve
510	Queen palm	*Syagrus romanzoffiana*	10"	16'	70%			Remove
511	Pygmy date palm	*Phoenix roebelenii*	4"	8'	70%			Remove
512	Pygmy date palm	*Phoenix roebelenii*	8"	8'	75%	Double		Remove
513	Queen palm	*Syagrus romanzoffiana*	10"	18'	80%			Remove
514	Pygmy date palm	*Phoenix roebelenii*	13"	7'	60%	Triple		Remove
515	Tropical almond	*Terminalia catappa*	15"		75%			Remove
516	Live oak	*Quercus virginiana*	24"		60%		X	Remove
517	Live oak	*Quercus virginiana*	21"		60%		X	Remove
518	Queen palm	*Syagrus romanzoffiana*	9"	19'	80%			Remove
519	Golden trumpet tree	*Tabebuia chrysoricha*	18"		55%			Remove
520	Pygmy date palm	*Phoenix roebelenii*	4"	6'	80%			Remove
521	Queen palm	*Syagrus romanzoffiana*	10"	18'	40%			Remove
522	Queen palm	*Syagrus romanzoffiana*	8"	23'	80%			Remove
523	Queen palm	*Syagrus romanzoffiana*	9"	15'	80%			Remove
524	Pygmy date palm	*Phoenix roebelenii*	3"	6'	50%			Remove
525	Pygmy date palm	*Phoenix roebelenii*	8"	8'	80%	Double		Remove
526	Tropical almond	*Terminalia catappa*	25"		75%			Remove
527	Live oak	*Quercus virginiana*	15"		50%		X	Remove
528	Pygmy date palm	*Phoenix roebelenii*	8"	9'	70%	Double		Preserve
529	Pygmy date palm	*Phoenix roebelenii*	5"	8'	50%			Preserve
530	Queen palm	*Syagrus romanzoffiana*	10"	16'	50%			Preserve
531	Pygmy date palm	*Phoenix roebelenii*	8"	8'	80%	Double		Remove

Tree Number	CommonName	*Genus Species*	DBH (Inches)	Palm Height (Clear Trunk) (Feet)	Condition Rating (Percentage)	Notes	Native Tree	Disposition
532	Pygmy date palm	*Phoenix roebelenii*	10"	6'	80%	Triple		Remove
533	Cabbage palm	*Sabal palmetto*	12"	14'	90%			Remove
534	Cabbage palm	*Sabal palmetto*	16"	13'	90%			Preserve
535	Cabbage palm	*Sabal palmetto*	16"	17'	90%			Preserve
536	Cabbage palm	*Sabal palmetto*	8"	18'	70%			Remove
537	Cabbage palm	*Sabal palmetto*	12"	10'	90%			Preserve
538	Cabbage palm	*Sabal palmetto*	14"	11'	90%			Preserve
539	Cabbage palm	*Sabal palmetto*	12"	13'	60%			Preserve
540	Mahogany	*Swetenia mahagoni*	23"		40%		X	Preserve
541	Mahogany	*Swetenia mahagoni*	23"		50%		X	Preserve
542	Cabbage palm	*Sabal palmetto*	7"	5'	40%			Remove
543	Black olive	*Bucida buceras*	12"		35%			Remove
544	Cabbage palm	*Sabal palmetto*	9"	20'	75%			Preserve
545	Cabbage palm	*Sabal palmetto*	9"	19'	90%			Preserve
546	Cabbage palm	*Sabal palmetto*	10"	19'	80%			Preserve
547	Cabbage palm	*Sabal palmetto*	14"	17'	80%			Preserve
548	Cabbage palm	*Sabal palmetto*	14"	14'	80%			Preserve
549	Mahogany	*Swetenia mahagoni*	16"		40%		X	Preserve
550	Cabbage palm	*Sabal palmetto*	12"	14'	90%			Preserve
551	Cabbage palm	*Sabal palmetto*	12"	10'	60%			Preserve
552	Mahogany	*Swetenia mahagoni*	33"		40%		X	Preserve
553	Cabbage palm	*Sabal palmetto*	12"	13'	80%			Preserve
554	Mahogany	*Swetenia mahagoni*	27"		50%		X	Preserve
555	Mahogany	*Swetenia mahagoni*	23"		55%		X	Preserve
556	Foxtail palm	*Wodyetia bifurcata*	8"	13'	70%			Preserve
557	Black olive	*Bucida buceras*	23"		50%			Remove
558	Cabbage palm	*Sabal palmetto*	10"	25'	80%			Remove
559	Cabbage palm	*Sabal palmetto*	10"	25'	80%			Remove
560	Cabbage palm	*Sabal palmetto*	8"	18'	75%			Remove
561	Cabbage palm	*Sabal palmetto*	10"	20'	80%			Preserve
562	Cabbage palm	*Sabal palmetto*	10"	21'	80%			Preserve
563	Japanese fern tree	*Filicium decipiens*	4"		40%			Remove
564	Dahoon Holly	*Ilex cassine*	3"		80%			Preserve
565	Cabbage palm	*Sabal palmetto*	12"	15'	80%			Preserve
566	Tree has been Removed		"		%			Preserve
567	Cabbage palm	*Sabal palmetto*	12"	12'	45%			Preserve
568	Dahoon Holly	*Ilex cassine*	3"		70%			Preserve
569	Dahoon Holly	*Ilex cassine*	3"		75%			Preserve
570	Dahoon Holly	*Ilex cassine*	3"		70%			Preserve
571	Cabbage palm	*Sabal palmetto*	12"	14'	80%			Preserve
572	Cabbage palm	*Sabal palmetto*	12"	15'	90%			Preserve

Tree Number	CommonName	*Genus Species*	DBH (Inches)	Palm Height (Clear Trunk) (Feet)	Condition Rating (Percentage)	Notes	Native Tree	Disposition
574	Pink trumpet tree	*Tabebuia heterophylla*	14"		60%			Remove
575	Japanese fern tree	*Filicium decipiens*	4"		50%			Remove
576	Mahogany	*Swetenia mahagoni*	12"		35%		X	Remove
577	Live oak	*Quercus virginiana*	9"		60%		X	Preserve
578	Live oak	*Quercus virginiana*	6"		%	Dead	X	Preserve
579	Pygmy date palm	*Phoenix roebelenii*	12"	8'	80%	Triple		Remove
580	Mahogany	*Swetenia mahagoni*	20"		35%		X	Remove
581	Pink trumpet tree	*Tabebuia heterophylla*	7"		40%			Remove
582	Black olive	*Bucida buceras*	25"		50%			Remove
583	Live oak	*Quercus virginiana*	5"		75%		X	Remove
584	Live oak	*Quercus virginiana*	4"		40%		X	Remove
585	Pygmy date palm	*Phoenix roebelenii*	11"	8'	89%	Triple		Remove
586	Cabbage palm	*Sabal palmetto*	8"	20'	90%			Remove
587	Cabbage palm	*Sabal palmetto*	8"	20'	80%			Remove
588	Pygmy date palm	*Phoenix roebelenii*	8"	8'	80%			Remove
589	Queen palm	*Syagrus romanzoffiana*	10"	14'	80%			Preserve
590	Montgomery palm	*Veitchia Montgomeryana*	12"	31'	80%	Double		Preserve
591	Mahogany	*Swetenia mahagoni*	4"		70%		X	Preserve
592	Cabbage palm	*Sabal palmetto*	13"	17'	90%			Preserve
593	Cabbage palm	*Sabal palmetto*	18"	10'	90%			Preserve
594	Pygmy date palm	*Phoenix roebelenii*	4"	9'	80%			Remove
595	Cabbage palm	*Sabal palmetto*	11"	20'	90%			Remove
596	Queen palm	*Syagrus romanzoffiana*	10"	13'	80%			Remove
597	Pygmy date palm	*Phoenix roebelenii*	3"	4'	70%			Remove
598	Cabbage palm	*Sabal palmetto*	12"	21'	80%			Remove
599	Cabbage palm	*Sabal palmetto*	10"	10'	80%			Remove
600	Live oak	*Quercus virginiana*	4"		45%		X	Remove
601	Pygmy date palm	*Phoenix roebelenii*	7"	7'	75%	Double		Remove
Completed by:	Justin Rogers	ISA Certified Arborist FL-9547A			Condition Ratings Assigned in Accordance with 10th Edition Guide for Plant Appraisal			

LEGEND

- • TREE / PALM TO REMAIN
- ✕ TREE / PALM TO BE REMOVED

NOTES

1) BASE INFORMATION OBTAINED FROM A SURVEY PREPARED BY CAULFIELD & WHEELER DATED 02/02/2024.
2) EXISTING PLANT MATERIAL EVALUATED BY ISA CERTIFIED ARBORIST JUSTIN ROGERS (FL-9547A)
3) ALL TREES / PALMS TO REMAIN SHALL BE PROTECTED IN ACCORDANCE WITH THE TREE PROTECTION DETAILS ON SHEET LA-4.
4) ALL TREES / PALMS TO BE RELOCATED WILL BE EVALUATED BY A TREE RELOCATION PROFESSIONAL FOR POTENTIAL TO BE TRANSPLANTED AT ISSUANCE OF TREE BARRICADE PERMIT.
5) THE OWNER/APPLICANT MAY ESTABLISH A TEMPORARY HOLDING AREA FOR TREES TO BE RELOCATED, PRIOR TO MOVING THEM TO THEIR ULTIMATE FINAL LOCATION. THE HOLDING AREA AND FINAL LOCATION SHALL BE IRRIGATED DURING CONSTRUCTION.

EXISTING TREE DISPOSITION SUMMARY	QTY.	DBH (INCHES)
Preserve	17	266
Remove *Non-native &/OR less than 60% conditon rating (no mitigation required)*	18	187
Remove *Native & 60% or greater conditon rating (mitigation required)*	3	50
Total Trees	38	

EXISTING PALM DISPOSITION SUMMARY	
Preserve	32
Relocate on-site	0
Remove & Replace 1:1	27
Remove (<6' CT, no mitigation required)	4
Total Existing Palms	63

REPLACEMENT REQUIRED FOR MITIGATION		
TREE SPECIES	**TOTAL DBH INCHES LOST**	**REQUIRED REPLACEMENT DBH INCHES ***
OAK	50	150
*** Replacement required for mitigation (3" caliper for ea. 1" lost)**		

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The Benjamin School
Lower School
North Palm Beach, Florida
Tree Disposition Plan & Chart - Affected Area

H:\DRB\Benjamin Maintenance Facility_05-017\The Benjamin School_CPHD_DD_006\Drawings\Landscape Plan\2025-02-14_LP_Resubmittal.dwg

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

Date:	Oct. 11, 2024
Project No.:	05-017.008
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

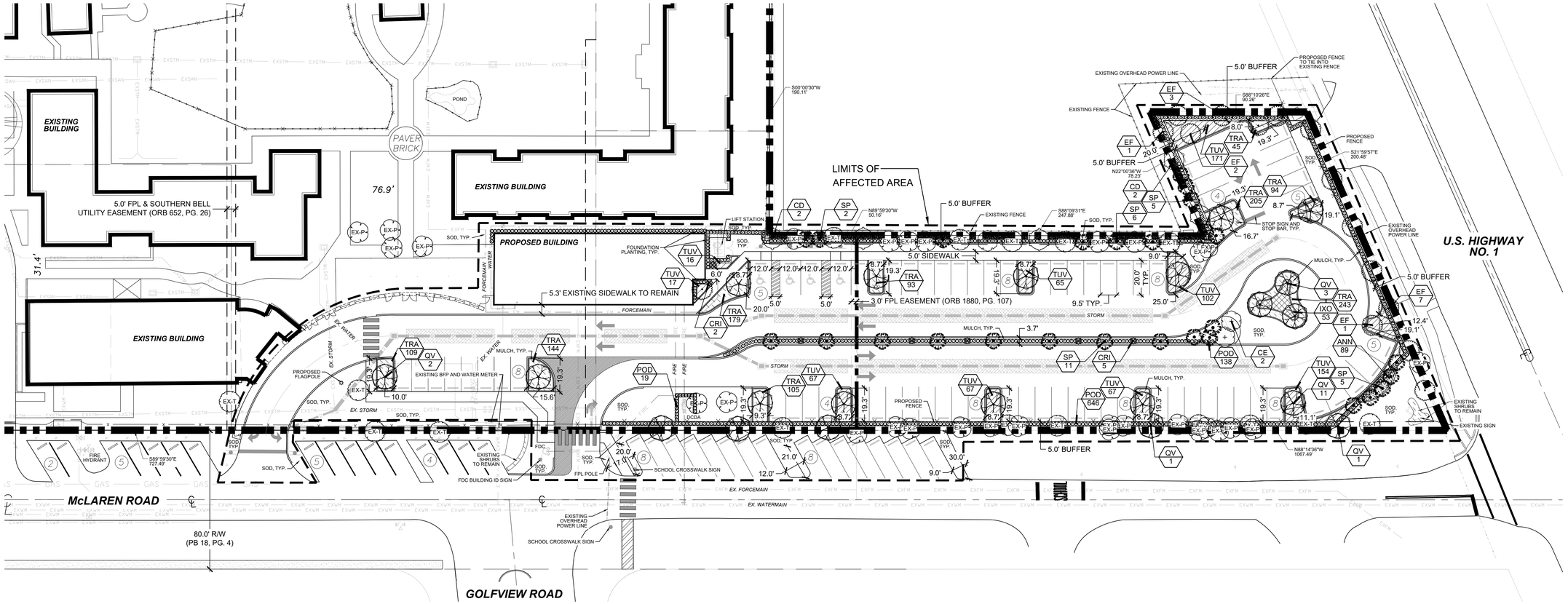
Revision Dates:

2024-10-11 SUBMITTAL
2024-12-20 RESUBMITTAL
2025-02-14 RESUBMITTAL

RESUBMITTAL

LA-2
of 6

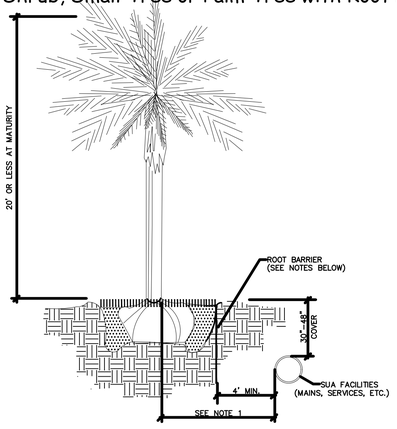
LANDSCAPE PLAN - AFFECTED AREA



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
TREES					
	CD	5	Coccoloba diversifolia / Pigeon Plum Min. 12' Ht. x 6' Spr. 2.5" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	CE	3	Conocarpus erectus / Green Buttonwood Min. 12' Ht. x 6' Spr. 3" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	EF	15	Eugenia foetida / Spanish Stopper Min. 12' Ht. x 4' Spr. 3" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	QV	21	Quercus virginiana / Southern Live Oak Min. 12' Ht. x 6' Spr. 4" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
EXISTING PALMS					
EX-P	EX-P	30	Existing Palm / Existing Palm Existing Palm To Remain	Yes	Yes
EXISTING TREES					
EX-T	EX-T	16	Existing Tree / Existing Tree Existing Tree to Remain	Yes	Yes
PALM TREES					
	SP	27	Sabal palmetto / Cabbage Palmetto 12' - 15' Ct. Hurrican Cut, Single Trunk, Full Head, No Scarred Trunk	Yes	Yes
SHRUBS					
	CRI	7	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum Min. 24" Ht. x 24" Spr. 24" O.C. Full and Even Foliage, No Scarred Foliage, Full to Base	No	Yes
	POD	804	Podocarpus macrophyllus / Yew Podocarpus Min. 24" Ht. x 24" Spr. 24" O.C. Full and Dense Shrub, Full to Base	Yes	Yes
SHRUB AREAS					
	IXO	53	Ixora `Nora Grant` / Ixora Nora Grant Min. 24" Ht. x 24" Spr. 24" O.C. Full and Dense Shrub, Full to Base	No	Very
GROUND COVERS					
	ANN	89	Annuals / Seasonal Annuals Min. 4" Pots, Full Flowering When Installed, 12" O.C.	No	Yes
	TRA	1,217	Trachelospermum asiaticum `Minima` / Minima Jasmine Min. 12" Ht. x 12" Spr. 15" O.C.Full and Dense Shrub, Full to Edge of Pot	No	Yes
	TUV	800	Tulbaghia violacea / Society Garlic Min. 8" HT. x 6" Sprd., Full and Dense, 18" O.C.	Yes	Yes
SOD AND MULCH					
	MULCH	9,421 sf	Shredded Melaleuca / Mulch Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3", Quantity to be Verified in the Field	N/A	N/A
	SOD	TBD	Stenotaphrum secundatum `Floritam` / Floritam St. Augustine Sod Disease Free, Laid Tightly w/ Staggered Joints, Rolled and Sanded to Level Lawn *Quantity to be Verified in the Field	N/A	N/A

Typical Shrub, Small Tree or Palm Tree with Root Barrier

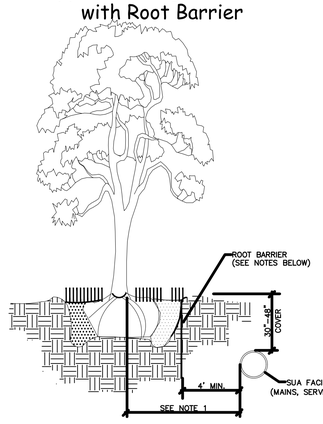


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 7' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4'MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT", "ROOT SOLUTIONS", AND "NDS EP SERIES".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

MAY 24, 2023 (Rev D-23)

Typical Canopy Tree, Large or Exotic Palm Tree with Root Barrier



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 10' MINIMUM WITH ROOT BARRIER AND 15' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT", "ROOT SOLUTIONS", AND "NDS EP SERIES".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARK AND SIMILAR SIZED SPECIES.

MAY 24, 2023 (Rev D-23)

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The Benjamin School
Lower School
North Palm Beach. Florida
Landscape Plan - Affected Area

H:\UDS\Benjamin Maintenance Facility_05-017\The Benjamin School_CPUD_DD_006\Drawings\Landscape Plan\2025-02-14_LP_Resubmittal.dwg

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

Date:	Oct. 11, 2024
Project No.:	05-017.008
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

Revision Dates:

2024-10-11 SUBMITTAL
2024-12-20 RESUBMITTAL
2025-02-14 RESUBMITTAL

RESUBMITTAL

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of 6

Tree Protection Management Plan

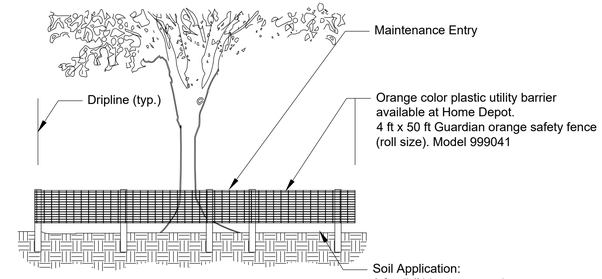
Prior to clearing any of the property for development, the contractor will do the following items:

Clearly identify and mark all trees to be preserved consistent with the approved Landscape Plan.

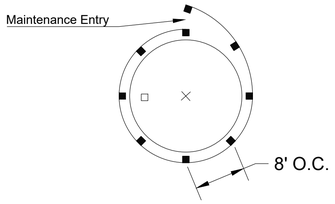
Install appropriate protective barriers around individual and groups of trees to be preserved.

A suitable protective barrier of metal, wood or other material shall be placed around individual protected trees:

- a distance of 6' or more from all species of mangroves
- a distance of 6' or more, or at a distance outside of 2/3 of the radius of the dripline, whichever is greater, from all protected hardwoods
- a distance of 6' or more, or at a distance outside of 2/3 of the radius of the dripline, whichever is greater, of all protected conifers



PLAN VIEW

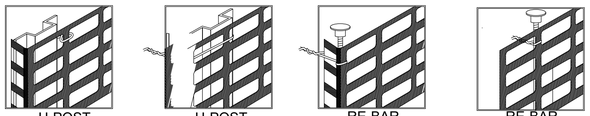


Soil Application:
6 ft tall #14 gauge metal u-post
Color: green
Driven into the ground 1 ft
Available at Home Depot/True Value

Asphalt Application:
6 ft tall #5 rebar with plastic safety cap.
Driven into the ground 1 ft

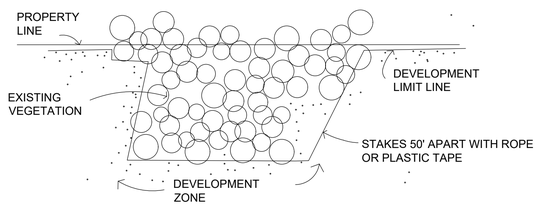
Installation Notes:
A. Space pots every 8 ft.
B. Secure fencing to post with nylon cable ties

Plastic and/or wood strips may also be used to provide additional support and protection between ties and posts.

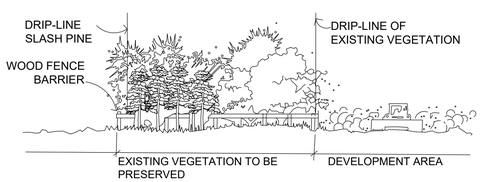


TREE PROTECTION BARRIER DETAIL

Unless conditioned in the vegetation removal permit, groups of trees or areas of vegetation to be preserved shall not require protective barriers. These areas will be marked by stakes installed at a maximum of 50' apart with rope or plastic tape attached to said stakes around the perimeter of the protected area.



Sturdy wood posts and rails shall be used to ensure that barricades can withstand construction activity.



Protective barriers or markings shall remain in place until they are authorized to be removed by staff or receipt of a CO.

There shall be limited development within tree preservation areas:

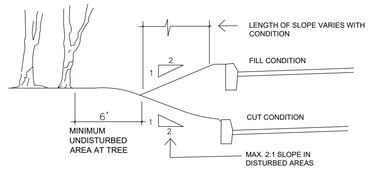
- maintained in its natural state
- provide permeable landscape natural. i.e., grass, mulch
- conform to governing landscape code.

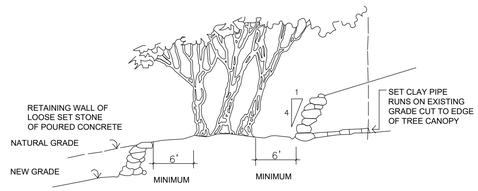
There will be no attachment of signs, etc. to vegetation unless of a non-damaging character.

Light machinery or hand-labor is to be used if vegetation is to be installed in preservation areas.

No grade changes shall be made within tree preservation areas, which require trenching or cutting of roots unless conditioned. Utility lines shall be installed to protect root systems as much as possible.

No removal of soil or fill in tree preservation areas shall occur.





RETAINING WALLS AROUND EXISTING TREES

No clearing shall commence until all protection devices are installed , inspected and approved by the Zoning Division and Environmental Resource Management Department.

TREE RELOCATION PROGRAM

Plant Species Requirements

Live Oaks - Best time to move is in their dormant season. Worst time to move is in the spring because of their flush of new growth and lack of precipitation. They should be root pruned at least two weeks in advance of the move and need to be watered in heavily the first two weeks after transplanting.

Root Pruning and Transplanting

When it is determined that a tree or palm needs to be transplanted, it is beneficial and sometimes required that the plant be root pruned. Root pruning is done to reduce the size of an existing root ball in preparation for transplanting. The root ball is reduced to create a new root system large enough to sustain life in the tree/palm while making its move more effective for transportation. The time it takes for the root system to develop before transplanting will vary from tree to tree, depending on soil moisture content. An estimated wait time follows in the schedule listed below.

1. Clear the area around the tree that has been selected.

2. Determine the size of the root ball that is being prepared.

Tree Caliper	Root Ball
2-4"	36-42"
4-6"	42-48"
6-8"	48-60"
8-10"	72-84"
12-14"	84-96"
14-16"	96-108"
16-18"	108-120"
18-20"	120-132"
20-24"	132-144"
24-28"	144-156"
28-32"	156-168"
32-36"	168-180"

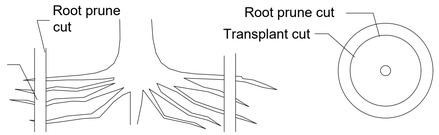
Sabal Palms	4' Root Ball
Coconut Palms	4-5' Root Ball
Queen Palms	4' Root Ball
Canary Island Date Palms	5-6' Root Ball
Reclinata Palms	6-8' Root Ball
Paurotis Palms	6-8' Root Ball
Sago Palms	3-4' Root Ball
Royal Palms	5-6' Root Ball

3. Palms may be cut on three sizes leaving the open side toward the strongest northeast winds.

4. Broadleaf trees should be cut on two sides initially opposite each other.

Transplant cut

5. Once the ball size has been determined, mark the spot around the ball and prepare for a 1' trench around the tree. Use sharp spades for root pruning and do not cut under the root ball. Leave old cut roots on top of root ball.



6. Fill trench with existing soil with 1/3 peat humus mixed in. Leave a depression to hold water.

7. Irrigate with a mist head at root ball to help promote feeder roots and maintain watering.

8. Wait time after root pruning until transplanting per individual specifications, for differing types of plant material.

Ficus Trees	6 weeks to 90 days
Palms	6 weeks to 90 days
Oaks, 6" and under	6 weeks to 90 days
Oaks, 6" - 12"	90 days to 6 months
Oaks, 12" and above	6 months to 1 year

9. Fertilize top of ball with milorganite after root pruning.

10. Some bracing may be required after root pruning.

11. A full top will encourage feeder root growth. Previous to transplanting, remove enough top growth to balance the smaller root system. Thin out and trim back unwanted foliage and branches.

12. Cut trench for transplanting outside of root pruned trench to allow for feeder roots.

13. Lift tree from one side to break suction and peel off root ball. If it doesn't break then dig under to sever roots.

Specifications:

1. Contractor shall be responsible for locating any and all underground utilities or obstructions prior to commencing work. In case of conflict with proposed work, notify landcape architect prior to commencement of work.

2. Contractor shall provide adequate irrigation to assure the healthy establishment of relocated trees.

3. Pruning of limbs shall occur only as necessary to facilitate relocation and shall maintain the natural shape and charracter of tree.

4. Finish grade for top of tree plug shall meet the proposed finsih grade after relocation.

5. All plant materials shall be relocated to freshly dug holes with similiar size and type of tree moving equipment. The holes should be filled 1/3 with water, place tree, back fill and water in thoroughly, being sure to avoid air pockets. Provide 4"-6" dish around newly dug plant material to retain water. Water thoroughly after planting as specified.

6. All trees exhibiting shallow root systems shall be staked as required.

7. Prune, thin out and shape relocated trees, shrubs and understory in accordance with desired effect of the landscape architect and to retain natural character. Remove all vines and exotic vegetation. Maintain relocated plant materials for a period of not less than 90 days. Maintain by watering, removing of exotic vegetation or weeds, providing insecticide applications and mulching.

8. The contractor shall protect trees during relocation procedures from scrapes, scars and undue breakage. Understory plant material moved with primary species shall be protected against damage.

9. Landscaping contractor shall provide a one (1) year warranty on all relocated material.

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The Benjamin School
Lower School
North Palm Beach. Florida
Tree Protection Management Plan

H:\UDS\Benjamin Maintenance Facility_05-017\The Benjamin School_CPUD_DD_Plan\Drawings\Landscape Plan\2025-02-14_LP_Resubmittal.dwg

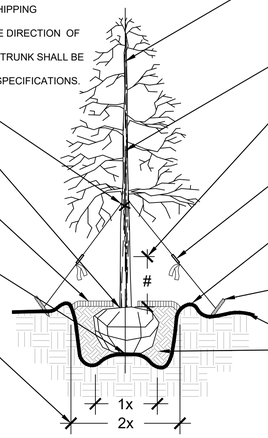
Date:	Oct. 11, 2024
Project No.:	05-017.008
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

Revision Dates:
2024-10-11 SUBMITTAL
2024-12-20 RESUBMITTAL
2025-02-14 RESUBMITTAL

RESUBMITTAL

LA-4
of 6

NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



PLASTIC HOSE OR (2) PLY 3/4" RUBBER TUBE TO PROTECT TRUNK FROM GUY WIRE.

TOP OF ROOT BALL SHALL SIT 2" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)

ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2' IN DIAMETER MAY SIT ON COMPACTED EARTH.

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

TREES SHALL BE PLANTED IN A VERTICAL POSITION AND ORIENTED TO GIVE THE BEST POSSIBLE APPEARANCE. DO NOT CUT OUT TERMINAL LEADER SELECTIVELY PRUNE TREE CROWN

USE A PLUM LINE TO ASSURE THE TREE IS PROPERLY PLANTED UPRIGHT BEFORE BACKFILLING AND TAMPING.

TREE CALIPER SHALL BE MEASURED 6" ABOVE GRADE FOR TREES UP TO 4" IN CALIPER AND MEASURED 12" ABOVE GRADE FOR TREES OVER 4" IN CALIPER.

#12 GALVANIZED STEEL GUY WIRE WITH TURNBUCKLE AND CONSPICUOUS COLOR SAFETY FLAGS.

CREATE A 6" HIGH CIRCULAR WATERING BASIN AROUND THE TREE BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.

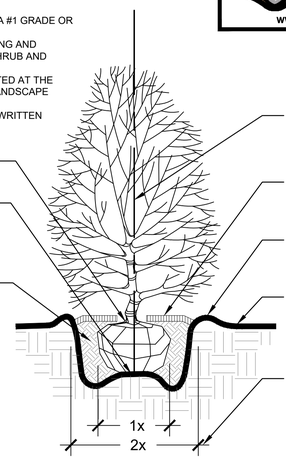
2" x 4" x 24" GUY WIRE STAKE MADE OF PRESSURE TREATED HARDWOOD

FINISHED GRADE

TREE PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. ALL SHRUBS SHALL MEET FLORIDA #1 GRADE OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE SHRUB AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



TOP OF ROOT BALL SHALL SIT 1" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)

ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2' IN DIAMETER MAY SIT ON COMPACTED EARTH.

SHRUB PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

SHRUBS SHALL BE PLANTED IN A VERTICAL POSITION AND ORIENTED TO GIVE THE BEST POSSIBLE APPEARANCE

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE SHRUB BASE. (SEE WRITTEN SPECIFICATIONS)

CREATE A 4" HIGH CIRCULAR WATERING BASIN AROUND THE SHRUB BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.

FINISHED GRADE

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

LARGE SHRUB PLANTING DETAIL
NOT TO SCALE

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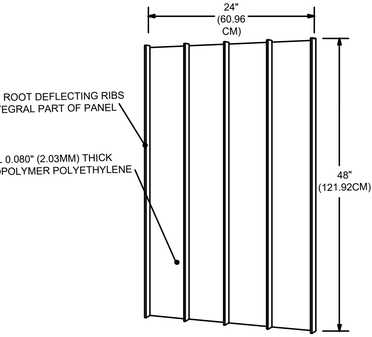


90° ROOT DEFLECTING RIBS INTEGRAL PART OF PANEL

PANEL 0.080" (2.03MM) THICK HOMOPOLYMER POLYETHYLENE

UB 48-2 SPECIFICATIONS
48" DEEPROOT TREE ROOT BARRIER

SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES, AND LANDSCAPES. ASSEMBLED IN 2 FOOT (61 CM) LONG MODULES TO CREATE VARYING LENGTHS FOR LINEAR APPLICATION DIRECTLY BESIDE A HARDSCAPE ELEMENT, ADJACENT TO ONE SIDE OF A TREE, OR FOR LARGE PERIMETER SURROUND APPLICATIONS WITH A MINIMUM 8 FOOT (2.43 M) DIAMETER USING 12 PANELS.

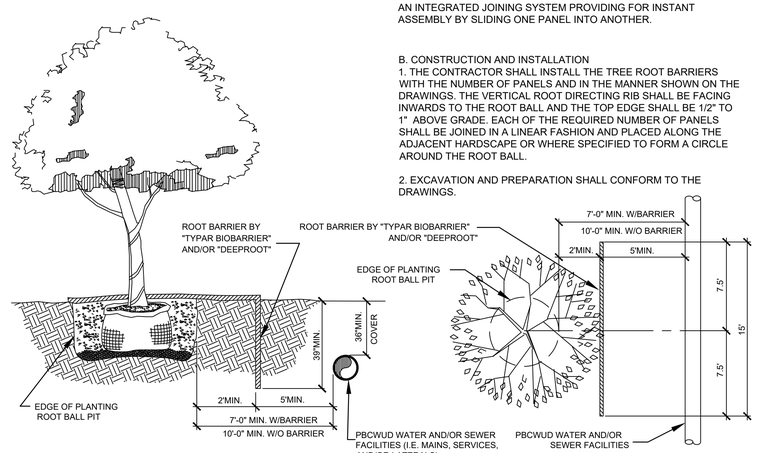
A. MATERIALS
1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE EITHER PRODUCT UB 48-2 AS MANUFACTURED BY DEEPROOT PARNTERS, L.P., 81 LANGTON STREET, SUITE 4, SAN FRANCISCO, CA 94103 (800.458.7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, EXTRUDE PANELS, OF 0.80" (2.03MM) WALL THICKNESS IN MODULES 24" (61CM) LONG 48" (122 CM) DEEP; MANUFACTURED WITH HOMOPOLYMER POLYETHYLENE WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE. EACH 2 FOOT (61CM) SECTION SHALL HAVE:

NOT LESS THAN 4 MOLDED INTEGRAL VERTICAL ROOT DIRECTING RIBS OF A MINIMUM 0.080" (2.03MM) THICKNESS PROTRUDING 1/2" (12.7MM) AT 90° FROM INTERIOR OF THE BARRIER PANEL, SPACED 6" (154 MM) APART.
SEE PANEL DRAWING.

AN INTEGRATED JOINING SYSTEM PROVIDING FOR INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.

B. CONSTRUCTION AND INSTALLATION
1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DIRECTING RIB SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP EDGE SHALL BE 1/2" TO 1" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE OR WHERE SPECIFIED TO FORM A CIRCLE AROUND THE ROOT BALL.

2. EXCAVATION AND PREPARATION SHALL CONFORM TO THE DRAWINGS.

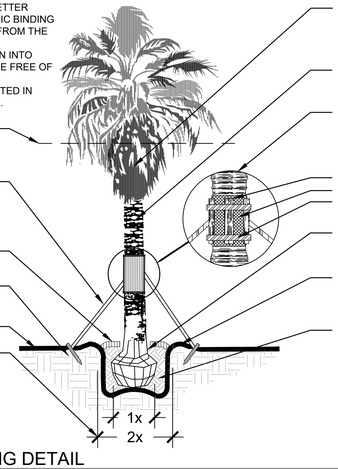


SECTION PLAN

NOTES:
1. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
2. TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5' MINIMUM OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND THE DEPARTMENT
4. SOD ONLY SHALL BE INSTALLED WITHIN 5.0' MINIMUM OF ANY DEPARTMENT WATER METER.
5. WHEN INSTALLING A SOLID ROOT BARRIER PANEL SYSTEM THE PANEL RIBS MUST FACE THE TREE ROOT BALL.

ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



PLASTIC HOSE OR (2) PLY 3/4" RUBBER TUBE TO PROTECT TRUNK FROM GUY WIRE.

TOP OF ROOT BALL SHALL SIT 2" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)

#12 GALVANIZED STEEL GUY WIRE WITH TURNBUCKLE AND CONSPICUOUSLY COLORED SAFETY FLAGS.

ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2' IN DIAMETER MAY SIT ON COMPACTED EARTH.

CREATE A 6" HIGH CIRCULAR WATERING BASIN AROUND THE TREE BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)

2" x 4" x 24" GUY WIRE STAKE MADE OF PRESSURE TREATED HARDWOOD

FINISHED GRADE

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

TREE PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. ALL PALMS SHALL MEET FLORIDA #1 GRADE STANDARDS OR BETTER
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE PALM AND ROOT BALL.
3. NO NAILS SHALL BE DRIVEN INTO PALM AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.

TRIM ONLY THOSE FRONDS WHICH HANG BELOW LEVEL OF TREE HEART

MINIMUM 3 (2"x4") WOOD BRACES

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)

2" x 4" x 24" STAKE MADE OF PRESSURE TREATED HARDWOOD

FINISHED GRADE

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

USE A PLUM LINE TO ASSURE PALM IS PROPERLY PLANTED UPRIGHT BEFORE BACKFILLING AND TAMPING.

TRUNK DIAMETER SHALL BE CONSISTENT WITHOUT ABRUPT CHANGES, LOOSE SHEATHES, HOLES, OR CAVITIES.

SECURE BATTENS W/ 2-3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.

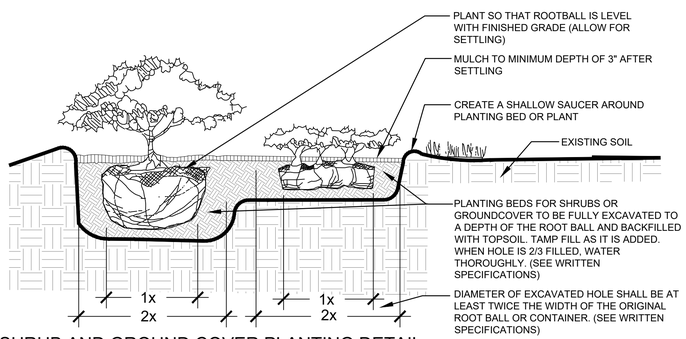
5 (2" x 4 " x 16") WOOD BATTENS.
5 LAYERS OF BURLAP TO WRAP TRUNK.
STEEL BANDS (3/4"; H.C.S.)

TOP OF ROOT BALL SHALL SIT 2" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)

CREATE A 6" HIGH CIRCULAR WATERING BASIN AROUND THE PALM BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.

PALM PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

PALM PLANTING DETAIL
NOT TO SCALE



PLANT SO THAT ROOTBALL IS LEVEL WITH FINISHED GRADE (ALLOW FOR SETTLING)

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING

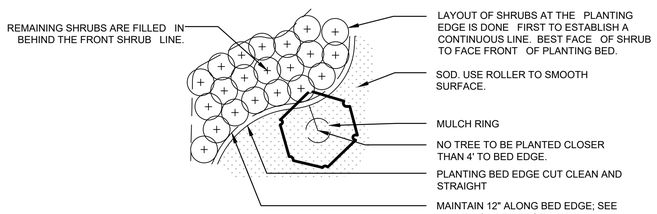
CREATE A SHALLOW SAUCER AROUND PLANTING BED OR PLANT

EXISTING SOIL

PLANTING BEDS FOR SHRUBS OR GROUNDCOVER TO BE FULLY EXCAVATED TO A DEPTH OF THE ROOT BALL AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY. (SEE WRITTEN SPECIFICATIONS)

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE



REMAINING SHRUBS ARE FILLED IN BEHIND THE FRONT SHRUB LINE.

LAYOUT OF SHRUBS AT THE PLANTING EDGE IS DONE FIRST TO ESTABLISH A CONTINUOUS LINE. BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.

SOD. USE ROLLER TO SMOOTH SURFACE.

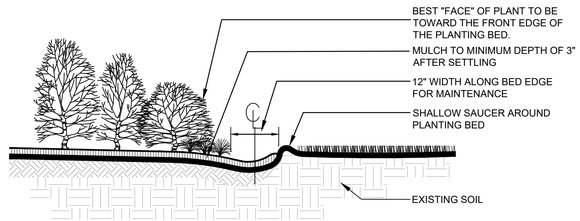
MULCH RING

NO TREE TO BE PLANTED CLOSER THAN 4' TO BED EDGE.

PLANTING BED EDGE CUT CLEAN AND STRAIGHT

MAINTAIN 12" ALONG BED EDGE; SEE PLANTING BED EDGE DETAIL.

SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE



BEST "FACE" OF PLANT TO BE TOWARD THE FRONT EDGE OF THE PLANTING BED.

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING

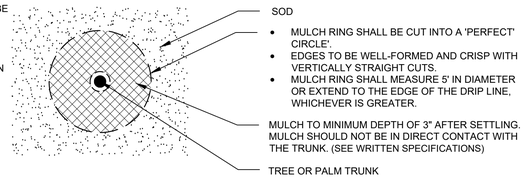
12" WIDTH ALONG BED EDGE FOR MAINTENANCE

SHALLOW SAUCER AROUND PLANTING BED

EXISTING SOIL

PLANTING BED EDGE DETAIL
NOT TO SCALE

NOTES:
1. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES AND PALMS PLANTED IN SODDED AREAS OR AS OTHERWISE NOTED ON LANDSCAPE PLAN.



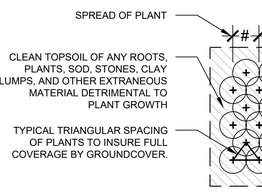
SOD

- MULCH RING SHALL BE CUT INTO A 'PERFECT' CIRCLE'.
- EDGES TO BE WELL-FORMED AND CRISP WITH VERTICALLY STRAIGHT CUTS.
- MULCH RING SHALL MEASURE 5' IN DIAMETER OR EXTEND TO THE EDGE OF THE DRIP LINE, WHICHEVER IS GREATER.

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)

TREE OR PALM TRUNK

MULCH RING IN SOD DETAIL
NOT TO SCALE



SPREAD OF PLANT

ON CENTER SPACING

CLEAN TOPSOIL OF ANY ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIAL DETRIMENTAL TO PLANT GROWTH

ROTARY-TILL SOIL THOROUGHLY TO A DEPTH OF 6". PLOWING OR DICING IS NOT AN ACCEPTABLE SUBSTITUTE.

TYPICAL TRIANGULAR SPACING OF PLANTS TO INSURE FULL COVERAGE BY GROUNDCOVER.

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. (SEE WRITTEN SPECIFICATIONS)

GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

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The Benjamin School
Lower School
North Palm Beach. Florida
Planting Details

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Date:	Oct. 11, 2024
Project No.:	05-017.008
Designed By:	JEV
Drawn By:	JEV
Checked By:	NM

Revision Dates:
2024-10-11 SUBMITTAL
2024-12-20 RESUBMITTAL
2025-02-14 RESUBMITTAL

RESUBMITTAL

LA-5
of 6

SECTION 02950
TREES, SHRUBS AND GROUND COVER

PART I - GENERAL
By bidding on this project and/or signing a contract for landscape work, the Contractor acknowledges that he/she has read and understood these specifications in their entirety, that he/she has inspected the site, and that he/she will abide by all plans, specifications, and conditions found herein. Any perceived conflicts or concerns within the specifications or on the plant list, including unavailability of materials, are to be brought to the attention of the Landscape Architect prior to bid submission.

1.01 WORK INCLUDED
A. Contractor shall obtain or ensure that all necessary permits have been granted to the Owner for work on the Owner's properties or in any adjacent easements prior to commencement of work.
B. All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
C. Any additional work or materials required to install landscape elements as called for on the plans, specifications or plant list shall be provided and installed by the Contractor.
D. Finish Grade Elevations: 2 inch below top of pathway edging.
E. The Contractor shall be entirely responsible for all work until final acceptance by the Owner. The Contractor shall protect all materials and work against injury and shall provide and maintain all necessary guards for the protection of the public. He shall be held responsible for any negligence during the execution of the work.

1.02 QUALITY ASSURANCE
A. All work specified herein shall be performed by a single firm specializing in landscape work. The Landscape Architect and the Owner retain the right to approve any proposed subcontractors prior to awarding the contract.
B. Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
C. Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
D. Provide trees, palms, shrubs and groundcover grown in a recognized nursery in accordance with good horticultural practice. Materials must be healthy and vigorous, free of disease, insects, eggs, larvae, and defects such as decay, rot, knots, sun scald, injuries, abrasions, and poor or unusual form. No collected material will be permitted unless specific written approval is granted.
E. Do not make substitutions. If specified landscape material is not available at time of planting, submit proof of non-availability and provide a list of proposed equivalent material. Once authorized, adjustments to the contract will be made. Owner is not financially responsible for unauthorized substitutions.
F. Plant materials of larger size than specified may be used if acceptable to Landscape Architect and if sizes of root balls are increased proportionately. Installation of larger sizes will not increase contract amount unless specifically authorized by Owner.
G. Owner and Landscape Architect reserve the right to inspect, approve or reject at any time plant materials or work either at the nursery or at the site which does not meet the condition in the plans, plant list or specifications.
H. The Contractor shall be responsible for planting the landscape in complete accordance with all applicable codes, ordinances, and laws. Any modification made to conform with said codes, laws and ordinances, after the bid is awarded, shall be completed at the Contractor's expense at no additional cost to the Owner.

1.03 SUBMITTALS
A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturers or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
D. Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING
A. Packaged Materials: Deliver packaged materials in original containers showing manufacturer's guaranteed weight analysis and name of manufacturer. Protect materials from damage and deterioration during delivery and storage.
B. Trees, shrubs, and ground covers: Provide freshly dug trees, palms, and shrubs. Do not prune prior to delivery. All plants shall be handled and stored so that they are adequately protected from drying out, from sun or wind burn, and from any other injury at all times. Any plant determined to be wilted or burned may be rejected at any time, whether in the ground or not. Plants shall be handled only by their containers or root balls, not by stems or trunks. Trees that are scraped or scarred during delivery, storage, or planting will be rejected. The on-site storage area shall be approved prior to the delivery of any plant materials. Do not bend or bind plants in such a manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery.
C. Deliver plant materials after preparations for planting are complete, and plant immediately. Roots or balls of all plants shall be adequately protected at all times from sun and/or wind. Balled and burlapped (B&B) plants that cannot be planted immediately upon delivery shall be set on the ground and protected by having soil, wet peat, or other acceptable material covering the roots or balls keeping them moist.
D. Do not remove container grown stock from containers until planting time.
E. Label at least one tree, one palm and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name, if requested by Owner.
F. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

1.05 JOB CONDITIONS
A. Proceed with and complete landscape work as rapidly as portions of site become available.
B. Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
C. Protection of Existing Structures: All existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to marks on pavers and cracks within existing walkways caused by the Contractor. The Owner may, at his discretion have any damage repaired by others and subsequently costs back-charged to the Contractor.
D. Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. This shall include compaction by driving or parking inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
E. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

PART II - PRODUCTS
2.01 TOPSOIL
A. The Contractor is required to obtain a soil sample and perform a soil analysis test to determine the existing soil composition and conclude whether it complies with the composition criteria below.
B. Where topsoil does not meet the specified limits within the project site, it shall be furnished. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
C. Topsoil shall be friable, fertile soil with representative characteristics of local soils. It shall be free of heavy clay, marl, stone, extraneous lime, plant roots, refuse and/or solid waste, sticks, brush, construction demolition debris, and any other deleterious materials. There shall be no noxious weeds or weed seeds (i.e., nut grass, Bermuda grass and the like). In no case shall there be more than five percent (5%) by dry weight of clay lumps or stones larger than 1". It shall test in the pH range of 6.0 to 7.2 and shall contain no substance that will impede plant growth. The Contractor shall have topsoil laboratory-tested at his expense and approved by Landscape Architect or Owner prior to material delivery.

Topsoil shall conform to the following specifications:

COMPONENTS	DRY WEIGHT MEASURE	PARTICLE SIZE
Organic Matter	2% - 7%	
Silt/Clay	2% - 10%	< 0.074 mm
Sand	85% - 98%	0.075 - 3.00 mm
Gravel	0% - 5%	4.75 mm - 1 inch

The analysis shall also show the following ranges:

Soluble salt	.2 - 1.0mmmhos/cm
Nitrogen	25-150 PPM
Phosphorus	26 - 39 PPM
Potassium	50 - 250 PPM
Calcium	500 - 2500 PPM
Magnesium	50 - 500 PPM
Iron	2.5 - 25 PPM
Manganese	2.5 - 25 PPM
Zinc	2.5 - 25 PPM
Copper	1.3 - 5 PPM
Boron	0.5 - 1.5 PPM
Sulphur	15 - 200 PPM
Chlorine	less than 100 PPM
Sodium	less than 10
Nematodes	none

2.02 SOIL AMENDMENTS AND FERTILIZERS
A. Peat Moss: Peat moss shall be a commercial, baled sphagnum material, free of woody material, minerals, or foreign matter, with a pH range of 3.0 - 5.5.
B. Sand: Sand shall be clean, sharp, and free of all deleterious material.
C. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
E. Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
1. Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any opened, caked, or damaged fertilizer will be rejected.
2. Tree, palm, shrub and grass fertilizer shall be "UF (University of Florida) Formulated" product 8-2-12 or 8-2-13 with minor elements as an all-purpose fertilizer, or equal, and applied according to the manufacturer's direction.
3. Application of fertilizer shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
4. Fertilizer shall be applied by an individual who has successfully completed the GI-BMP program and holds a current Urban Fertilizer License or as required by the State and Local Ordinances.

2.03 WATER
A. All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful, natural or man-made elements detrimental to plants.

2.04 OTHER LANDSCAPE PRODUCTS
A. Mulch: Mulch shall be shredded Melaleuca, Eucalyptus, Grade "A" Pine Bark Nuggets, or approved equal, free of foreign materials and weed seeds. Minimum depth after settling shall be 3".
B. Guying and Bracing: Tree guying and bracing shall be the responsibility of the Contractor in accordance with the planting details to insure stability and maintain plants in an upright position.
C. Anti-desiccant: Anti-desiccant shall be "Wiltpruf" or equal, if specified on plans.
D. Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibacterial agent, specially prepared for tree surgery work.
E. Super Absorbent Polymer: "Terra Sorb" or approved equal as packaged in 3 oz. Handy Pac composed of synthetic acriamide copolymer, potassium, acrylate. Particle size of 1.0 mm to 3.0 mm and absorption rate of 300 times its weight in water, if specified on plans.

Apply dry, using the following amounts:
1. For trees and palms up to 36" diameter root ball, use one 3 oz. Handy Pac.
2. For trees and palms over 36" diameter root ball use two 3 oz.
3. Handy Pacs. Broadcast throughout planting hole and backfill as per manufacturers specifications.

For container grown plants:

Container Size	Application Rate
1 Gallon	1 Handy Pac / 9 Containers
3 Gallons	1 Handy Pac / 4 Containers
7-10 Gallons	1 Handy Pac / 2 Containers
20 Gallons	1 Handy Pac / 1 Container

2.05 PLANT MATERIAL
A. Plant list is part of this specification section. The Contractor shall be responsible for furnishing and installing all plant materials shown on the drawings and plant list. In case of conflict between the two documents, the drawings shall rule.
B. Quality: Trees, palms, shrubs, and other plants shall be Florida #1 or better as defined in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services. Multi-trunked trees will not be accepted unless they are specifically specified in the planting plans. All plants shall have a normal habit of growth and shall be sound, healthy, and vigorous. Trees shall have normal well-developed branching structures and vigorous root systems that are not root or container bound.

1. Balled and burlapped plants (BB or b&b) shall be dug with firm, natural balls of earth, of sufficient depth and diameter to include the fibrous and feeding roots. Plants with cracked, dry, or broken balls will not be accepted, nor will plants with root balls of insufficient size.
2. All plants, other than those collected on site, shall be nursery grown in accordance with good horticultural practices and under climatic conditions similar to the site for at least two years. Transplanting or root pruning shall have taken place during growth.

C. Size: Plant sizes shown in the plant list are minimums. When a plant size is given by height and spread or by container size, all specifications are minimums to be met or exceeded. All trees and shrubs shall be measured when their branches are in a normal position. Spread dimensions specified refer to the main body of the plant and not from extreme branch tip to tip. Height is measured from the soil line to the average height of the canopy. Measurement does not include any terminal growth; the container or root ball is also not included.

Unless otherwise specified, the determining measurement for trees shall be caliper, which shall be measured 6" above the ground for trees up to 4" in caliper, and 12" above the ground for trees over 4" caliper.

2.06 GRASS MATERIALS
A. Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
B. Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12-inch x 24-inch.
C. Measurement: Sod shall be measured on the basis of square footage. Contractor shall be responsible for complete coverage based on the square footage shown on plans; therefore, Contractor shall factor in cutting and shrinkage of materials.
D. The sod shall be sufficiently thick to cover the dense stand of live grass. The sod shall be live, fresh and uninjured, at the time of planting. It shall be a soil mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand all necessary handling. It shall be free of weeds and other grasses. It shall be planted as soon as possible after being dug, and shall be shaded and kept moist from the time it is dug until it is planted. After approval, the area from which the sod is to be harvested shall be closely mowed and raked as necessary to remove excessive top growth and debris.

2.07 REJECTION, SUBSTITUTION, AND RELOCATION
A. All plants not conforming to the requirements herein specified shall be considered defective and such plants shall be marked as rejected and removed from the site whether in the ground or not, at the Contractor's expense. Such removal shall take place immediately and new plants shall be brought in as replacements. The plant materials must meet all applicable inspections required by law.
B. The Owner or Landscape Architect also reserves the right to require that plants be relocated after installation if their initial installation does not conform to the plans or the intent of the plans, or if the original location poses an unforeseen threat to other facilities, human life, health, or safety, or to site utilities. Such relocation shall be at the Contractor's expense.

PART III - EXECUTION
3.01 GENERAL
A. Proceed with and complete landscape work as rapidly as portions of the site become available.
B. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared.
C. Adverse Conditions: When conditions potentially detrimental to plant growth are encountered during work, such as rubble or refuse fill, adverse drainage conditions, or obstructions, notify Owner or Landscape Architect before planting.
D. Work Scheduling: Work is to be scheduled to establish a logical sequence of steps for completion of each type and phase of landscape work, in such a way as to correspond with, and avoid damage and conflict with, other disciplines on site.
E. Coordination with Sod/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
F. Timing:
1. Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
2. Under no conditions shall work be done if weather or soil conditions are not satisfactory.
G. Clean-up:
1. At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
2. Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.02 SOIL PREPARATION
A. Grading and soil preparation work shall be performed only during periods when best results can be obtained. If the moisture content of the soil is high enough that work would damage soil structure, grading and tilling operations shall be suspended.

B. Before mixing in soil amendments, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth. Apply Herbicide for weed control as needed.
C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

1. Mix lime with dry soil prior to mixing of fertilizer.
2. Prevent lime from contacting roots of acid-loving plants.

E. Unless drawings indicate otherwise, berms shall not exceed a 3:1 slope. Berms near buildings or in potentially troublesome drainage situations shall be checked for correct drainage by the project Engineer or Owner prior to planting.
F. Tree and shrub planting beds which fall within or near parking lot areas shall be completely excavated and back-filled with topsoil. All shell-rock or other base materials, and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 24".
G. All tree and/or shrub planting areas within 36" of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be excavated to a minimum depth of 24" and backfilled with topsoil as specified elsewhere in these specifications.

3.03 TILLING
A. Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
B. After all soil conditioning (and topsoil if called for on plans) has been spread at specified rates, the areas to be planted should be thoroughly rotary-tilled to a depth of six (6) inches. Plowing or dicing is not an acceptable substitute for rotary-tilling.

1. If the sprinkler system is installed after grading and tilling is completed, the backfill shall be re-tilled in the affected areas.
2. When the subsoil, grading, topsoil addition, soil conditioning, and tilling have been accomplished, all areas so treated shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches. Erosion scars shall be repaired.

3.04 FINE FINISH GRADING
A. When preliminary grading has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the Engineering Plans. The top four (4) inches shall be completely free of stones larger than one (1) inch. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Positive drainage away from buildings shall always be maintained. Surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural run-off of water. All depressions where water will stand, all voids, erosion, settled trenches and excavations, and all ridges and rises shall be amended and/or removed leaving a smooth, even finish grade. If additional amended topsoil is required to accomplish the intent of this specification, it shall be according to the foregoing specifications for topsoil.

1. All area shall be graded so that the final grades are 2" below adjacent paved areas, sidewalks, valve boxes, mowing strips, clean-outs, drains, etc., with appropriate adjustments for varying sod thicknesses. The intent is for water always to drain away from paving into lawn/sod areas.
2. Eliminating all erosion scars prior to beginning planting.
3. The Owner and/or his representative shall approve all final finish grades prior to planting.

B. Prior to fine grading or the installation of plant material the Contractor shall obtain certification that the project area is at the grade levels proposed by the Civil Engineer or Landscape Architect from a licensed Surveyor. The Contractor shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth.

3.05 PLANTING TREES AND PALMS
A. Layout individual tree locations and areas for multiple plantings. Stake all locations and outline areas, then secure Landscape Architect's acceptance before the start of planting work.
B. Prior to preparation of tree pits, ascertain the location of all electrical cables, all conduits, all utility lines, oil tanks and supply lines, so that proper precautions may be taken not to disturb or damage any existing conditions. Properly maintain and protect existing utilities. Should such underground or overhead obstructions be encountered that interfere with planting, the Contractor will inform the Landscape Architect or Owner's representative and shall be consulted as to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction.
C. Tree pit locations shall be staked by the Contractor and approved by the Owner or Landscape Architect before digging. Pits shall be excavated to the depth and width indicated and all subsoil removed.
D. Protect all areas from excessive compaction by foot traffic or machinery when bringing trees to the planting area.
E. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is at least twice the width of the original plant container or ball. In all cases the holes shall be large enough to permit handling and planting without damage to the roots or root ball.
F. Trees and shrubs shall be moved as directed by Owner or the Owner's representative. If the excess soil will not be used, it is the responsibility of the Contractor to remove and dispose of the discarded soil off site in an acceptable manner.
G. Tree pits shall be backfilled with a topsoil mixture as specified elsewhere in these specifications Palm tree pits will be backfilled with a mixture of up to 95% sand and 5% organic material.
H. Add fertilizer to tree pits as specified elsewhere in these specifications.
I. Set balled and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Loosen burlap from top of sides of the ball but no burlap shall be pulled from underneath. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb to assure that the tree is properly upright, begin filling the hole and tamping the fill material. When the hole is 2/3 filled, water thoroughly and probe with a stick to be sure that no air pockets remain. Re-plumb, complete filling the hole, re-tamp, and water again.
J. Set container-grown stock as above, taking care not to damage roots when removing the container
K. During planting, do not cover the top of the root ball with the soil mixture. All rope, wires, burlap material, etc., and container shall be removed from the root ball. No synthetic burlap is allowed on any plant material. Synthetic burlap is unacceptable for rootballs. Trees shall be planted so that the top of the root ball is 2" above final grade. Allow for settling. Any trees resting deeper or higher must be either reset or replaced at the discretion of the Owner or Landscape Architect; such work shall be at the Contractor's expense.
L. Create a watering basin around each tree at least as wide as the root ball in diameter formed by a circular ridge of soil at least 6" high.
M. Each planting basin shall be mulched to a minimum depth of 3" (after settling). Mulch shall not be applied until the tree has been thoroughly watered and two days have elapsed. Mulch should be placed so that it is not in direct contact with trunks.
N. All trees are to be staked or guyed per these specifications. All stakes shall be painted a conspicuous color or shall be flagged for visibility and public safety; guy wires shall be flagged.
O. Palms shall be planted per above specifications.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS
A. The locations of all plants, bed outlines and all other areas to be planted shall be clearly marked with agricultural gypsum or landscape marking paint then approved by the Owner or Landscape Architect before any holes are dug.
B. No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
C. No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
D. Unless otherwise indicated, all plants shall be planted in pits, centered as called for on the plant list, and set in 24" depth of topsoil as specified elsewhere in these specifications to such depth that the soil line of the plants will match the surrounding grade after settling. Plants shall be planted in a vertical position and oriented to give the best possible appearance or relationship to adjacent structures or features. Remove all inorganic containers or binding. All damaged roots shall be cut away cleanly. Planting soil shall be placed and compacted carefully to fill all voids and avoid root injury. When the hole is 2/3 filled, water thoroughly. The hole shall then be filled to finish grade and a shallow saucer shall be formed around each bed. After settling, soil shall be added as needed to bring the hole to grade level.
E. Azaleas and other ericaceous and acid-loving plants shall be backfilled with a mixture of 20% topsoil and 80% acid peat. They shall be set so that the bases of the plants are slightly higher than they grew in the container or nursery after settling. At no time shall lime in any form be brought into contact with the plants or their roots. Mulch with pine straw unless noted otherwise.
F. Add fertilizer to plants as outlined in section 2.02.
G. Vines shall be planted in pits containing at least 2 cubic feet of prepared topsoil. They shall be planted in the same manner as shrubs, and shall be mulched. Vine stems shall be fastened to walls, trellises, etc. as specified in the drawings.
H. Groundcover plants shall be laid out in their proposed planting locations without being removed from their containers after the soil is properly prepared per these specifications. Planting methodology is the same as for other shrubs.
I. Any plants which, after settling, rest significantly higher or even slightly lower than they grew in the nursery or container are subject to resetting or replacement at the discretion of the OWNER or Landscape Architect. Such work shall be at the Contractor's expense.
J. If called for in the plans, landscape edging shall be installed as specified.
K. All planting beds and individual plantings shall be mulched with a minimum of 3" (after settling) of mulch as specified in this document. Mulch shall be free of weed seeds and other foreign matter.

3.07 ANNUAL AND SEASONAL COLOR BEDS
A. Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
B. Soil shall be covered with ½" - 1" deep layer of Pine Fines Mulch or comparable product.

3.08 PRUNING
A. All pruning shall be done in the presence of, and with the approval of, the Owner or Landscape Architect. Only clean, sharp tools designed for the purpose shall be used. The goal of pruning is always to preserve and enhance the natural character of the plant. Pruning shall be done per modern horticultural practice (see National Arborist Standards, latest edition).
B. Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and fronds, to compensate for root loss suffered during digging and transplanting, and to thin and shape shrubs and trees. In no case shall more than 1/3 of the branching structure be removed. Damaged, scarred, frayed, split, or skinned twigs, branches, or limbs shall be pruned back to the next sound outside lateral bud, branch or limb. The terminal bud or leader shall never be removed.
C. Prune trees and shrubs to retain required height and spread. Remove the minimal amount of wood necessary on flowering trees and shrubs. Remove only dead or dying fronds from palms. Cuts over 3/4" in diameter shall be treated with tree wound paint; all exposed living tissue shall be covered.
D. Existing Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing spurs is prohibited. All diseased, dead branches and those interfering with healthy plant growth shall be removed. Also, remove root suckers, low branches, and any others as directed by the Owner or Landscape Architect. Cuts shall be flush with the trunk or limb and shall be painted with tree paint. Remove any nails, wires, etc. fastened to the tree.

3.09 PLANTERS - DECORATIVE OR STRUCTURAL
A. If specified, landscaping in planters shall be installed using the following method:

1. Install 4" deep layer of fine crushed stone in bottom of planter.
2. Install filter fabric over stone layer. Turn up edges of fabric all around.
3. Install planting soil mix over filter fabric to within 3½" of top for planter. Do not compact planting soil.
4. Install plant material as specified elsewhere in these specifications.
5. Install 3" of mulch over planting soil.

3.10 SODDING NEW LAWNS
A. The Contractor shall sod all areas indicated and noted on the drawings. No sodding shall occur until areas to be sodded are cleared of any rough grass, weeds and debris, the ground brought to an even grade and specified amendments have been added. See details for specific amendments as per sod type.
B. Whenever a suitable area has been graded and is ready for sodding the Contractor shall, when directed by the Landscape Architect, proceed at once with the sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. No sod which has been cut for more than seventy two (72) hours shall be used unless specifically authorized by the Landscape Architect or Owner after the careful inspection thereof. Any sod which is not planted within twenty four (24) hours after cutting shall be stacked in an approved manner and maintained properly moistened.
C. The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appropriate tools. Sod shall be rolled with 1,000 lbs. roller unless waived by the Landscape Architect or Owner.
D. Where sodding is used in drainage ditches, sod panels shall be set in a staggered pattern, such as to avoid a continuous seam along the line of flow. Offsets of individual strips shall not exceed six (6) inches. At the inside of the curbs, sod shall abut squarely and evenly.
E. On areas where the sod may slide, due to height and slope, the Landscape Architect or Owner may direct that the sod be pegged, with pegs driven through the sod blocks into firm earth, at suitable intervals.
F. Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.
G. Where placement of new sod abuts existing sodded areas, new sod must be placed in such a manner as to produce an even transition to existing sodded areas.
H. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

PART IV MAINTENANCE, ESTABLISHMENT AND WARRANTY PERIODS
4.01 MAINTENANCE AND ESTABLISHMENT PERIOD
A. The Maintenance Period shall begin immediately after each plant is planted, and the Contractor shall continuously maintain all areas involved in this contract during the progress of the work.
B. The Establishment Period shall begin on the first day after all planting and installation of all landscape elements is completed and initially accepted. The Contractor shall continuously maintain all areas from initial acceptance until final acceptance by the Owner. The Establishment Period shall continue for not less than ninety (90) continuous calendar days. Hurricane cut Sabal Palms shall have an Establishment Period of not less than one hundred and eighty (180) continuous calendar days. The Establishment Period will end at the time the project is given final acceptance. An inspection shall be made by the Owner or Landscape Architect to accept the completed work and issue a determination of substantial completion. Inspections may be performed on all or partially completed phased work under the Contract, as directed by the Owner.
C. Maintenance of new plantings shall consist of, but not necessarily be limited to, pruning, watering, cultivating, weeding, mulching, tightening or replacing guys and stakes, resetting plants to proper grade or upright positions, furnishing and applying sprays as necessary to combat insects and disease, litter control, rolling, fertilizing and replanting.
D. Planting areas and plants shall be protected at all times against damage of any kind for the duration of the maintenance and establishment periods. If any plants are injured or damaged, they shall be treated or replaced as directed by the Owner or Landscape Architect at no additional cost. The Contractor is responsible for acts of vandalism or theft during the maintenance and establishment period unless this responsibility is assumed in writing by another party.
E. Restrict foot and vehicular traffic from all lawn and planting areas after seeding and planting operations. Erect signs and barriers if required and remove when lawn and plantings are well established and accepted by Owner.
F. The Contractor shall be responsible for maintaining adequate protection of the site. Areas damaged by the Landscape Contractor's men or equipment, or the men or equipment of his Subcontractors shall be repaired at the Landscape Contractor's expense.
G. The Contractor is responsible for keeping all plant materials adequately watered after installation even if the irrigation system is not operational. Plants shall receive a thorough watering immediately after planting. Afterwards, plants shall be watered during the maintenance and establishment periods per the requirements set forth in "Water Requirements for Newly Planted Grass, Ground Covers, Shrubs and Trees in Florida", distributed by South Florida Water Management District. In those areas where a permanent irrigation system will not be provided, the Contractor is responsible for implementing the Watering Program identified in the Landscape Plans.
H. The Landscape Contractor is responsible for keeping all plant materials adequately fertilized throughout the Maintenance and Establishment Periods. Fertilizer shall be applied at a rate to keep plant materials healthy. All fertilizer shall be done under the direction of a licensed fertilizer operator.
I. The Landscape Contractor shall control disease and pest infestations in the planting area. Upon approval, the Contractor shall implement the control measures, exercising extreme caution in using hazardous materials and taking all necessary steps to protect others on and near the job site. All disease and pest control shall be done under the direction of a licensed disease and pest control operator.
J. Herbicide Weed Control: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds until final acceptance of work.

1. "Round-up" shall be applied to all planting areas as needed and determined on-site by the Owner for weed control. Apply per manufacturers specifications.
2. "Ronstar" pre-emergent or OWNER - approved equal, shall be applied 2 weeks before planting. Apply per manufacturers specifications.
3. Apply "Fusilade" in all areas where torpedo grass has emerged. Apply per manufacturers specifications.
4. Apply "Basagram" or "Marage" in all areas where nutgrass has emerged. Apply per manufacturers specifications.

K. Mowing of turf will commence ten (10) days after installation. The height of cut will be 3". After the first cut, the Contractor shall adjust the frequency of mowing so that at each operation no more than 1/3 of the grass blade is removed per cutting.
L. If the lawn surface becomes uneven or develops any low spots or gaps in the sod at any time during the maintenance or establishment periods, contractor to provide clean sand to fill all low spots and gaps to level the lawn surface. Roll the lawn immediately afterwards with a 1,000 lb. roller after thoroughly irrigating lawn. If required, level the lawn again, using the same procedure until a uniform level lawn surface is provided. Between the 15th and 20th day of the Establishment Period, the Contractor shall re-sod all spots or areas within the lawn where normal turf growth is not evident. Turf must be well established and free of bare spots and weeds to the satisfaction of the OWNER or Landscape Architect prior to final acceptance. All planted areas other than lawn shall be weeded at intervals of not more than ten (10) days.
M. Application of fertilizer to be done between the fortieth (40) and fiftieth (50) day of the establishment period. Landscape Architect or Owner are to be notified a minimum of forty eight (48) hours in advance.
N. Improper maintenance or poor condition of any planting at the time of the termination of the scheduled Establishment Period may cause postponement of the final acceptance of the contract. Any material found to be dead, missing, or in poor condition during the establishment period shall be replaced immediately. Maintenance shall be continued by the Contractor until the work is acceptable.
O. Inspection and Final Acceptance:

1. In all cases the Landscape Architect will perform an initial and final inspection at the beginning and end of the Establishment Period, respectively. It is the responsibility of the Contractor to notify the Owner or Landscape Architect of the beginning and end of this period and to submit a written request for an inspection ten (10) days in advance.
2. Following inspection(s), Landscape Architect will prepare a listing of outstanding items to be addressed prior to final acceptance. Final acceptance will be given once the outstanding items are completed, and the work performed to the satisfaction of the Landscape Architect and OWNER.
3. Any material that is 25% or more dying shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died or when 25% of the crown is dead. A tree that has suffered significant leaf drop but shows signs of life may be left for later re-inspection. Such trees shall be subject to removal and replacement at any time up to and including the first re-inspection, as requested by the Owner or Landscape Architect. The Warranty Period for such trees shall not begin until after the second re-inspection.

4.02 WARRANTY PERIOD
A. Unless a different agreement is reached in writing between the Owner and the Contractor, all trees and other plant material, including ground covers, installed under this agreement shall be guaranteed to live and grow, and shall be warranted against defects, death and unsatisfactory growth for a period of one (1) year from the day of final acceptance of contract work.
B. Non-living landscape elements shall also carry a one (1) year guarantee on materials, labor, and workmanship.
C. Material found to be dead or in poor condition within the Warranty Period shall be replaced by the Contractor within fifteen (15) days of written notification by the Owner's representative. The Owner or Landscape Architect shall be the sole judges as to the condition of the material.
D. Materials and labor involved in the replacing of materials shall be supplied by the Contractor at no additional cost to the Owner.
E. Soil Testing: Should plant materials show yellowing or other signs of soil and/or nutritional problems, the Owner or Landscape Architect may request soil testing and analysis. Such testing will be at the expense of the Contractor.
1. Soil problems (as revealed by testing) shall be corrected by application of corrective chemicals and nutrients, removal and replacement of soil, or other measures as agreed upon by all parties. All such measures shall be at the Contractor's expense unless clear evidence establishes that the soil problem is not pre-existing and is caused by factors beyond the Contractor's control.
F. Replacement and Conditions:
1. Materials will be replaced as many times as necessary to satisfy the OWNER'S representative and the specifications. All replacement costs will be the responsibility of the Contractor.
2. Replacements will be of the same size, species, and specifications as the original. No additional soil additives will be required unless significant amounts of soil mix are lost before or during replacement.
3. Plant losses due to abnormal weather conditions such as floods, excessive wind damage (on properly staked or guyed trees), severe freezing, or hail will not be the responsibility of the Contractor.
4. Deciduous materials will be guaranteed to break dormancy at the proper season. Materials planted during their normal dormant period will be guaranteed to resume normal growth at the proper time for that species.

LANDSCAPE NOTES
GENERAL:
1. All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Part 1&2, Florida Dept. of Agriculture and Consumer Services, latest edition. No deviations will be permitted.
2. By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
3. Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.
4. All work shall proceed in a professional manner in accordance with standard nursery and installation practice.
5. Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
6. Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.
7. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
8. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
9. Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
10. Existing plant material to be removed, except as noted.

TREES & PALMS
1. All trees, new and relocated, to be staked and guyed as detailed.
2. No double or multi-trunk trees unless otherwise specified.
3. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surface, unless otherwise notated on plans.
4. Root suckers on Live Oaks are not acceptable.
5. All trees falling within grassed areas to have a mulch ring 3' in diameter, mulched 3" deep with no more than 1" deep directly adjacent to the trunk of the tree.

PLANTING BEDS
1. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
2. All planting beds to receive mulch per plans.
3. Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backfilled as noted in attached specifications. Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.
4. All existing paving base material to be removed from planting areas and replaced with clean top soil prior to planting. Final grade within planting areas to be 2" below adjacent paved areas

Feburuary 14, 2025

urban design studio

Urban Design
Land Planning
Landscape Architecture

Caryn Gardner-Young
Community Development Director
Village of North Palm Beach
701 U.S. Highway 1 Suite 100
North Palm Beach, FL 33408

RE: The Benjamin School – Lower School
UDS REF# 05-017.008

Dear Mrs. Gardner-Young,

Please accept this letter regarding The Benjamin School – Lower School Landscape Plan that is in compliance with the Village of North Palm Beach landscape code requirements. All existing trees/palms shown on the Landscape Plan are depicted correctly per the Tree Survey (prepared by Caulfield and Wheeler) and existing plant material evaluated by ISA Certified Arborist Justion Rogers (FL-9547A). Please contact me if you have any questions regarding this letter.

Respectfully,

Robert Dinsmore
Florida Registered Landscape Architect
License #LA6667464

CC: Janelle Vinson, UDS

H:\JOBS\Benjamin Maintenance Facility_05-017\The Benjamin School_CPUD_DD_.008\Drawings\Landscape Plan\PDFs\2025-02-14 Resubmittal

Building 8

Building 7

Building 3 & 4

Building 17

CIVIL DESIGN, INC.
Service Driven Design ~ Engineered Results

September 24, 2024

Re: **DRAINAGE REPORT for The Benjamin School – Lower School Admin. Building & Parent Drop-Off**
11000 Ellison Wilson Rd., North Palm Beach, FL 33408
PCN: 68-43-42-04-10-008-0030

BACKGROUND

The proposed project is known as The Benjamin School – Lower School Admin. Building & Parent Drop-Off. The entire campus comprises ±14.73 acres and is located at 11000 Ellison Rd., North Palm Beach. The site is bounded by Carolina Dr. to the north, McLaren Ed. to the south, Federal Highway US-1 to the east, and Ellison Wilson Rd.to the west.

PROJECT DESCRIPTION

The project proposes a parent loop, drop-off area, parking lot and one (1) building with associated sidewalks to serve the student population of Benjamin Lower School. There will be selective demolition/removal of existing impervious areas and existing buildings to accommodate the new site plan configuration.

The proposed drainage system includes grading and overland flow to direct stormwater runoff into the inlets and culverts where the runoff will join the existing system for treatment, storage and attenuation prior to its offsite discharge. The existing point of discharge occurs at the north-west side of the campus through an existing 36” storm pipe into the intracoastal waterway.

Proposed exfiltration trenches have been provided for stormwater attenuation, water quality treatment volume and comply with current allowable discharge rates. The additional exfiltration trench also provides additional soil storage to offset any potential loss.

The existing and proposed stages, storage volume and discharge rate of the campus would be reviewed and analyzed to ensure that the required levels of service will be met.

The proposed drainage design will comply with applicable standards of PBC, SFWMD, FEMA and FDEP including volume, rate, pollutant loads, and water quality.

There are no changes to the outfall pipe as part of this project.

FLOOD DESIGNATION

The site is located in FEMA flood zone X. The flood map for this area is 12099C0379F, effective on 10/05/2017. Flood requirements have been met for FEMA parameters.

ADJACENT PARCELS & OFFSITE FLOWS

a. *NORTH*

The north property limit consists of Carolina Dr. which has its own stormwater management system that includes a series of inlets and swales preventing runoff into the school property. Based on our site visit, a review of the survey and available topography, there does not appear to be any offsite flow entering onto or through the property fromthe north.

b. SOUTH

The south property limit consists of McLaren Rd. which has its own stormwater management system that includes a series of inlets and swales preventing runoff into the school property. Based on our site visit, a review of the survey and available topography, there does not appear to be any offsite flow entering onto or through the property fromthe south.

c. EAST

The east property limit consists of Federal Highway US-1 which has its own stormwater management system that includes a series of inlets and swales preventing runoff into the school property. Based on our site visit, a review of the survey and available topography, there does not appear to be any offsite flow entering onto or through the property fromthe east.

d. WEST

The west property limit consists of Ellison Wilson Rd. which has its own stormwater management system that includes a series of inlets and swales preventing runoff into the school property. Based on our site visit, a review of the survey and available topography, there does not appear to be any offsite flow entering onto or through the property fromthe west.

T. Jeff Trompeter, State of Florida, Professional Engineer, License No. 51045. This item has been digitally signed and sealed by T. Jeff Trompeter on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

To:	Village of North Palm Beach Planning, Zoning & Adjustment Board
From:	Alex Ahrenholz, JMorton Planning and Landscape Architecture
CC:	Jennifer Morton, President, JMorton Planning and Landscape Architecture
	Kara Wood, Principal, District Planning Group
Date:	April 1, 2025
Subject:	Proposed Commercial Mixed-Use (C-MU) District Sign Ordinance

Previous Action

Village of North Palm Beach Planning, Zoning & Adjustment Board held a first public hearing on the proposed ordinance on February 4, 2025, and continued the hearing with the following requested revisions:

1. Insert a reference to the master sign plan requirement.
2. Clarify the definition and clearance requirements for Projecting Signs.
3. Clarify the number of sign types permitted and calculate based on building entrance rather than building façade.
4. Remove window signs, which do not require PZAB review.

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 to 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 requirement from non-right-of-way (side) property line from a fixed dimension of 50 feet to 20% of lot width to allow for flexibility to accommodate various lot sizes 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.

Public Engagement

Staff and the consultants presented the draft ordinance to the Business Advisory Board on January 21, 2025, to elicit their feedback. They offered helpful suggestions to assist with visibility and directionality:

1. **Comment**: Street numbers should be prominently placed and large enough to read from the road.
   Response: These standards are addressed in Sec. 45-104.F.
2. **Comment**: Street numbers should be placed on top 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 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 Zoning[1]

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, as approved in the Master Signage Plan, and further described below:

1. A canopy or awning sign;

2. A ground or monument sign with one (1) or two (2) faces;

3. A Projecting sign; and/or

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~~each entrance;

   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 mounted perpendicular to the building façade, or ceiling-mounted 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 entrance may ~~choose~~ be permitted 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.

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

Key:

Y: Sign permitted
N: Sign not permitted
C: Sign conditionally permitted by PZAB

Table 45-6
Business Sign Standards

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

Projecting Sign (under architectural element)	1 per business entrance	2	8 sq. ft.	May not exceed beyond furthest edge of architecture	• Minimum 8 ft. clearance.
Projecting Sign (outside of an architectural element)			16 sq. ft..	5 ft from building façade	

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

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

C. *Accessory Signs permitted.*

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

D. *Waivers*

1. 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.