



VILLAGE OF NORTH PALM BEACH REGULAR SESSION AGENDA

VILLAGE HALL COUNCIL CHAMBERS
501 U.S. HIGHWAY 1

THURSDAY, APRIL 10, 2025
6:00 PM

Deborah Searcy
Mayor

Lisa Interlandi
Vice Mayor

Kristin Garrison
President Pro Tem

Susan Bickel
Councilmember

Orlando Puyol
Councilmember

Chuck Huff
Village Manager

Leonard G. Rubin
Village Attorney

Jessica Green
Village Clerk

INSTRUCTIONS FOR “WATCH LIVE” MEETING

To watch the meeting live please go to our website page (link provided below) and click the “Watch Live” link provided on the webpage:

<https://www.village-npb.org/CivicAlerts.aspx?AID=496>

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS, AND MODIFICATIONS TO THE AGENDA

AWARDS AND RECOGNITION

1. Proclamation - Water Conservation Month

APPROVAL OF MINUTES

2. Minutes of the Regular Session held February 27, 2025
3. Minutes of the Regular Session held March 13, 2025

COUNCIL BUSINESS MATTERS

STATEMENTS FROM THE PUBLIC, PETITIONS AND COMMUNICATIONS

Members of the public may address the Council concerning items on the Consent Agenda or any non agenda item under Statements from the Public. **Time Limit: 3 minutes**

Members of the public who wish to speak on any item listed on the Regular Session or Workshop Session Agenda will be called on when the issue comes up for discussion. **Time Limit: 3 minutes**

Anyone wishing to speak should complete a Public Comment Card (on the table at back of Council Chambers) and submit it to the Village Clerk prior to the beginning of the meeting.

REPORTS (SPECIAL COMMITTEES AND ADVISORY BOARDS)**CONSENT AGENDA**

The Consent Agenda is for the purpose of expediting issues of a routine or pro-forma nature. Councilmembers may remove any item from the Consent Agenda, which would automatically convey that item to the Regular Agenda for separate discussion and vote.

- 4.** **MOTION** approving a merit increase of 3% for the Village Manager based on the total score of each Councilmember's performance evaluations.
- 5.** Receive for file Minutes of the Audit Committee meeting held 1/13/25.
- 6.** Receive for file Minutes of the Recreation Advisory Board meetings held on 1/14/25 and 2/11/25.
- 7.** Receive for file Minutes of the Library Advisory Board meetings held 1/28/25 and 2/25/25.
- 8.** Receive for file Minutes of the Business Advisory Board meeting held 2/18/25.
- 9.** Receive for file Minutes of the Planning, Zoning, and Adjustment Board meetings held 2/4/25 and 3/4/25.
- 10.** Receive for file Minutes of the Environmental Committee meeting held 3/3/25.

DECLARATION OF EX PARTE COMMUNICATIONS**PUBLIC HEARINGS AND QUASI-JUDICIAL MATTERS**

- 11.** **1ST READING OF ORDINANCE 2025-07 – CODE AMENDMENT – BOARDS AND COMMITTEES** Consider a motion to adopt on first reading Ordinance 2025-07 amending Article I, "In General" Chapter 2, "Administration," of the Village Code of Ordinances by amending section 2-1 "Board and Committees," to modify the required meeting schedule and absentee policy, add an anti-nepotism provision, and require quarterly reports to the Village Council.
- 12.** **1ST READING OF ORDINANCE 2025-08 – MAJOR PUD AMENDMENT TO THE BENJAMIN SCHOOL** Consider a motion to adopt on first reading Ordinance 2025-08 amending the Benjamin School Commercial Planned Unit Development to add an adjacent 0.93 acre parcel to the PUD and extend the pick-up/drop-off loop, demolish the existing administrative office building and construct a new administrative office building, remove the unconstructed maintenance facility from the site plan, and reconstruct a portion of parking within the McLaren Road right-of-way.
- 13.** **PUBLIC HEARING AND 2ND READING OF ORDINANCE 2025-06 – CODE AMENDMENT – COUNTRY CLUB** Consider a motion to adopt and enact on second reading Ordinance 2025-06 amending Chapter 9, "Country Club" of the Village Code of Ordinances by amending Sections 9-1 and 9-2 of Article I "In General," to update the General Rules and Regulations applicable to the North Palm Beach Country Club and the enforcement thereof.
- 14.** **PUBLIC HEARING AND 2ND READING OF ORDINANCE 2025-09 – VILLAGE PLACE PLANNED UNIT DEVELOPMENT** Consider a motion to adopt and enact on second reading Ordinance 2025-09 creating the Village Place Planned Unit Development within the C-3 Regional Business Zoning District and approving a Master Site Development Plan and Master Phasing Plan on 13.155 acres of real property located at the northwest corner of Palmetto Drive and U.S. Highway One, as more particularly described herein; providing for development of the property in accordance with the plans and conditions referenced in this ordinance.

OTHER VILLAGE BUSINESS MATTERS**COUNCIL AND ADMINISTRATION MATTERS**

- 15.** **MOTION** – Designation of voting delegate and alternates for PBC League of Cities

MAYOR AND COUNCIL MATTERS/REPORTS

VILLAGE MANAGER MATTERS/REPORTS

ADJOURNMENT

If a person decides to appeal any decision by the Village Council with respect to any matter considered at the Village Council meeting, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes 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 Village Council. Due to the nature of governmental duties and responsibilities, the Village Council reserves the right to make additions to, or deletions from, the items contained in this agenda.



***DRAFT* MINUTES OF THE REGULAR SESSION
VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA
FEBRUARY 27, 2025**

Present:

Susan Bickel, Mayor
Deborah Searcy, Vice Mayor
Lisa Interlandi, President Pro Tem
Kristin Garrison, Councilmember
Orlando Puyol, Councilmember
Chuck Huff, Village Manager
Len Rubin, Village Attorney
Jessica Green, Village Clerk

ROLL CALL

Mayor Bickel called the meeting to order at 6:00 p.m. All members of Council were present. All members of staff were present.

PLEDGE OF ALLEGIANCE

Vice Mayor Searcy led the public in the Pledge.

AWARDS AND RECOGNITION

Mayor Bickel presented a Business of the Season (spring) award to Lott Brothers, Inc.

Rob Rennebaum expressed his appreciation for the Lott brothers and Lott Brothers, Inc.

Mr. Atwater expressed his appreciation for the Lott brothers and Lott Brothers, Inc.

George and John Lott accepted their award and thanked Council.

Mayor Bickel read a proclamation for Let's Move Palm Beach County Month. Ms. Deborah Feinsinger, Director of Community Relations accepted the proclamation and thanked Council.

APPROVAL OF MINUTES

The Minutes of the Regular Session held January 9, 2025 were approved as written.

STATEMENTS FROM THE PUBLIC

John Samadi, 512 Marlin Road, expressed his concerns regarding the time taken to discuss certain agenda items and recommended that more time be spent discussing certain items.

STATEMENTS FROM THE PUBLIC *continued*

Kendra Zellner on behalf of the Environmental Committee expressed her strong support of the Environmental Committee and discussed the accomplishments of the Environmental Committee. Ms. Zellner thanked Mr. Holloway for his support and work as the Environmental Committee’s staff liaison.

Mary Phillips, 525 Ebbtide Drive, stated that it was great to be a part of the Environmental Committee and gave an update on the Oyster Garden Event.

CONSENT AGENDA APPROVED

Councilmember Garrison moved to approve the Consent Agenda and Councilmember Puyol seconded the motion, which passed unanimously. The following items were approved:

Resolution approving a Third Amendment to the Contract for Building Department Services with C.A.P. Government, Inc. to increase the total amount of compensation for Fiscal Year 2025 from \$50,000 to \$150,000 and authorizing the Village Manager to execute the Third Amendment.

Receive for file Minutes of the Business Advisory Board meeting held 1/21/25.

PUBLIC HEARINGS AND QUASI-JUDICIAL MATTERS

PUBLIC HEARING AND 2ND READING OF ORDINANCE 2025-03- CODE AMENDMENT- PERMISSIBLE TIME FOR CONSTRUCTION ACTIVITY

A motion was made by Vice Mayor Searcy and seconded by President Pro Tem Interlandi to adopt and enact on second reading Ordinance 2025-03 entitled:

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING ARTICLE VI, “NOISE CONTROL,” OF CHAPTER 19, “OFFENSES AND MISCELLANEOUS PROVISIONS,” OF THE VILLAGE CODE OF ORDINANCES BY AMENDING SECTION 19-104, “PERMISSIBLE TIME FOR CONSTRUCTION ACTIVITY,” TO MODIFY THE PERMISSIBLE HOURS FOR CONSTRUCTION ACTIVITY AND THE USE OF POWER-DRIVEN MACHINERY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rubin explained that per Council’s instructions, the ordinance was modified since its adoption on first reading. The revision would change the construction hours from 8 a.m. to 8 p.m. Monday through Saturday to 8 a.m. to 5:30 p.m. Monday through Friday and 9 a.m. to 5 p.m. on Saturday. No construction activity creating unreasonable noise would be permitted on Sundays and legal holidays without a permit. The permissible times for power-driven machinery and equipment, including power mowers, was changed from 8 a.m. to 8 p.m. on weekdays and Saturdays and 10 a.m. to 8 p.m. on Sundays to 8 a.m. to 5:30 p.m. on weekdays, 9 a.m. to 5:30 p.m. on Saturdays, and 10 a.m. to 5:30 p.m. on Sundays.

Mayor Bickel opened the public hearing.

There being no comments from the public, Mayor Bickel closed the public hearing.

PUBLIC HEARING AND 2ND READING OF ORDINANCE 2025-03- CODE AMENDMENT- PERMISSIBLE TIME FOR CONSTRUCTION ACTIVITY *continued*

Mayor Bickel stated that she was unsure about the change to cut off power-driven tools at 5:30 p.m. since it includes mowers and would restrict residents from mowing their lawns after work or other times that were necessary.

Vice Mayor Searcy stated that mowing lawns should not be restricted to end at 5:30 p.m.

Discussion ensued between Mr. Rubin, Mr. Huff and Councilmembers regarding the proposed cut off time of 5:30 p.m. for power-driven tools.

A motion was made by Vice Mayor Searcy and seconded by President Pro Tem Interlandi to amend the permissible times for power-driven machinery and equipment, including power mowers, to 8 a.m. to 8 p.m. on weekdays, 9 a.m. to 8 p.m. on Saturdays, and 10 a.m. to 8 p.m. on Sundays. Thereafter the motion to amend Ordinance 2025-03 passed unanimously.

Thereafter, the motion to adopt and enact on second reading Ordinance 2025-03 as amended passed unanimously.

PUBLIC HEARING AND 2ND READING OF ORDINANCE 2025-04 - CODE AMENDMENT - PENSION AND CERTAIN OTHER BENEFITS FOR FIRE AND POLICE EMPLOYEES

A motion was made by President Pro Tem Interlandi and seconded by Vice Mayor Searcy to adopt and enact on second reading Ordinance 2025-04 entitled:

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA AMENDING DIVISION 4, “PENSION AND CERTAIN OTHER BENEFITS FOR FIRE AND POLICE EMPLOYEES,” OF ARTICLE V, “PENSIONS AND RETIREMENTS SYSTEMS,” OF CHAPTER 2, “ADMINISTRATION,” OF THE VILLAGE CODE OF ORDINANCES TO IMPLEMENT CHANGES TO RETIREMENT BENEFITS RESULTING FROM COLLECTIVE BARGAINING WITH THE UNION REPRESENTING THE VILLAGE’S FIREFIGHTER EMPLOYEES (IAFF); PROVIDING FOR AMENDMENTS AFFECTING THE CALCULATION OF FIREFIGHTER EMPLOYEES’ RETIREMENT BENEFITS WHEN THEY BECOME ELIGIBLE FOR SAME; INCREASING EMPLOYEE CONTRIBUTION RATES; CLARIFYING THE ENTRY WINDOW FOR PARTICIPATION IN THE DEFERRED RETIREMENT OPTION PLAN (DROP); APPLYING THE USE OF INSURANCE PREMIUM TAX REVENUE TO THE VILLAGE ANNUAL RETIREMENT CONTRIBUTION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rubin discussed and explained the purpose of the proposed ordinance. Mr. Rubin stated that the following amendments would be made to the Pension and Certain Other Benefits for Fire Police Employees of the Village Code of Ordinances:

- Changed the normal retirement age to 52 years of age or 25 years of credited service (in lieu of 55 years and 25 years of credited service).
- Increased the benefit accrual rate to 3 percent for all years of credited service on or after October 1, 2021.

PUBLIC HEARING AND 2ND READING OF ORDINANCE 2025-04 - CODE AMENDMENT - PENSION AND CERTAIN OTHER BENEFITS FOR FIRE AND POLICE EMPLOYEES *continued*

- A new Section 2-161.1 was included to add a firefighter health insurance supplement equal to \$15.00 per year of credited service.
- Increase the employee contribution from 8.5% to 11% effective the first payroll after March 31, 2025.
- Amended to provide that effective April 1, 2025, an employee may elect to participate in the Deferred Retirement Option Plan (DROP) by the late of: (1) 30 days after reaching their latest normal retirement date; or (2) 90 days after April 1, 2025.

Mayor Bickel opened the public hearing.

There being no comments from the public, Mayor Bickel closed the public hearing.

Thereafter, the motion to adopt and enact on second reading Ordinance 2025-04 passed unanimously.

PUBLIC HEARING AND 2ND READING OF ORDINANCE 2025-05 - CODE AMENDMENT- GENERAL FUND BUDGET AMENDMENT

A motion was made by Councilmember Garrison and seconded by President Pro Tem Interlandi to adopt and enact on second reading Ordinance 2025-05 entitled:

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING THE ADOPTED GENERAL FUND BUDGET TO PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY FOR A NEW PUBLIC WORKS DEPARTMENT FACILITY; TRANSFERRING \$1,065,000 FROM THE UNASSIGNED FUND BALANCE TO THE CAPITAL PROJECTS FUND PUBLIC WORKS LAND ACQUISITION CAPITAL ACCOUNT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rubin discussed and explained that the ordinance was necessary to amend the Fiscal Year 2025 Budget by transferring the funds from the Unassigned Fund Balance to the Capital Projects Fund to fund the purchase of the property located at 9555 Old Dixie Highway.

Mayor Bickel opened the public hearing.

There being no comments from the public, Mayor Bickel closed the public hearing.

Councilmember Puyol asked Deputy Village Manager Samia Janjua to clarify which fund balance was being utilized for the purchase of the property at 9555 Old Dixie Highway.

Discussion ensued between Councilmember Puyol and Mrs. Janjua regarding the Village's Unassigned Fund Balances for the current and prior fiscal years.

Mr. Huff explained that the Unassigned Fund Balance could not be used for operating expenses but only for capital purchases.

PUBLIC HEARING AND 2ND READING OF ORDINANCE 2025-05 - CODE AMENDMENT-GENERAL FUND BUDGET AMENDMENT *continued*

Mayor Bickel stated that the purchase of the property gave the Village the opportunity to utilize the property for something that is environmentally friendly and sustainable using the latest technology.

Discussion continued regarding the purchase of the property and the opportunities it would present.

Mr. Huff clarified that only the purchase of the property was taking place and not a new Public Works Facility. The property would be considered as a future site for a new Public Works Facility.

Thereafter, the motion to adopt and enact on second reading Ordinance 2025-05 passed unanimously.

OTHER VILLAGE BUSINESS MATTERS

RESOLUTION 2025-08 DECLARING VARIOUS COUNTRY CLUB EQUIPMENT AS SURPLUS

A motion was made by President Pro Tem Interlandi and seconded by Councilmember Puyol to adopt Resolution 2025-08 entitled:

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, DECLARING EQUIPMENT FROM FOOD AND BEVERAGE OPERATIONS AS SURPLUS PROPERTY AND AUTHORIZING ITS DISPOSAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Country Club General Manager Beth Davis explained that the purpose of the resolution was to dispose of equipment and furniture at the Country Club that would not be utilized by the new restaurant operator.

Vice Mayor Searcy asked if it were possible for residents to purchase the equipment or furniture.

Mr. Huff stated that the equipment and furniture could be purchased by residents through GovDeals.

Thereafter, the motion to adopt Resolution 2025-08 passed unanimously.

RESOLUTION 2025-09 PUBLIC RECORDS EXEMPTION FOR MUNICIPAL CLERKS

A motion was made by Councilmember Garrison and seconded by Councilmember Puyol to adopt Resolution 2025-08 entitled:

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, URGING THE FLORIDA STATE LEGISLATURE TO ENACT LEGISLATION TO PROVIDE A PUBLIC RECORDS EXEMPTION FOR MUNICIPAL CLERKS AND EMPLOYEES WHO PERFORM MUNICIPAL ELECTIONS WORK OR HAVE ANY PART IN THE CODE ENFORCEMENT FUNCTIONS OF A MUNICIPALITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION 2025-09 PUBLIC RECORDS EXEMPTION FOR MUNICIPAL CLERKS *continued*

Village Clerk Jessica Green stated that the Florida Association of City Clerks was requesting that municipalities in the State of Florida adopt a resolution urging the Florida State Legislature to provide a public records exemption for the personal information of current municipal clerks and employees who perform municipal elections work or code enforcement functions.

Municipal Clerks administer elections and election workers have been targeted with threats due to the nature of materials for which they are responsible. There were currently twenty-seven (27) public records exemptions for specific government roles, one of which applies to code enforcement officers. Mrs. Green requested that Council adopt the resolution urging the Florida State Legislature to add Municipal Clerks to the list of public records exemptions.

Deborah Cross, 2560 Pepperwood Circle, S stated that Village staff should be protected and expressed her support for adopting the resolution.

Discussion ensued between Councilmembers, Mrs. Green, and Mr. Rubin regarding public records exemptions.

Thereafter, the motion to adopt Resolution 2025-09 passed unanimously.

MAYOR AND COUNCIL MATTERS/REPORTS

Councilmember Garrison announced that the Conservatory School would be celebrating their 10th anniversary. Councilmember Garrison stated that residents should be proud of having the Conservatory School in their community.

Councilmember Puyol expressed his concerns with the MyGovernmentOnline system utilized by the Community Development Department explaining that there was a certain construction site on Corsair Drive that still did not have screening.

VILLAGE MANAGER MATTERS/REPORTS

Mr. Huff addressed Mr. Puyol's concerns and stated that the Village gives residents reasonable time to correct code violations.

Mr. Huff introduced Liz Soulen, General Manager of the Lessing Group to speak about the Country Club Restaurant and answer questions.

Ms. Soulen gave an update on the restaurant operations at the Country Club. Ms. Soulen reviewed the menu options and items that were currently offered at the Country Club. Ms. Soulen explained and discussed menu pricing. Ms. Soulen concluded with announcing upcoming events at the Country Club and hours of operation.

Discussion ensued between Ms. Soulen and Councilmember Puyol regarding menu offerings and the history and current status of the Snack Shack at the Country Club.

Mr. Huff introduced the Olivia Glowala as the newest addition to the Village's Communications Department. Mr. Huff explained Ms. Glowala implemented the community engagement software that was discussed last year.

VILLAGE MANAGER MATTERS/REPORTS *continued*

Ms. Glowala introduced herself and stated that ZenCity also known as “The Village Hub” was a new software platform for sharing the latest information on Village projects and events with residents. Ms. Glowala gave a presentation that demonstrated the new platform that is located on the Village’s website. Ms. Glowala gave statistics of views and shares over the past week.

Councilmembers gave feedback and suggestions for “The Village Hub.”

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 7:15 p.m.

Jessica Green, MMC, Village Clerk



***DRAFT* MINUTES OF THE REGULAR SESSION
VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA
MARCH 13, 2025**

Present:

Susan Bickel, Mayor
Deborah Searcy, Vice Mayor
Lisa Interlandi, President Pro Tem
Kristin Garrison, Councilmember
Orlando Puyol, Councilmember
Chuck Huff, Village Manager
Len Rubin, Village Attorney
Jessica Green, Village Clerk

ROLL CALL

Mayor Bickel called the meeting to order at 6:00 p.m. All members of Council were present. All members of staff were present.

PLEDGE OF ALLEGIANCE

Vice Mayor Searcy led the public in the Pledge.

APPROVAL OF MINUTES

The Minutes of the Regular Session held February 13, 2025 were approved as written.

COUNCIL BUSINESS MATTERS

ADMINISTRATION OF INTERIM COUNCILMEMBER OATHS

Village Clerk Jessica Green administered the Oath of Office to re-elected councilmembers Susan Bickel and Kristin Garrison. Said Oaths are attached to the official Minutes of Record.

COUNCIL REORGANIZATION

Mayor Bickel stated that it had been a pleasure to serve the Village as Mayor and thanked everyone for their help and support.

Mayor Bickel opened the floor to nominations for the office of Mayor. Kristin Garrison nominated Deborah Searcy for Mayor. With no other nominations for Mayor, Deborah Searcy was declared Mayor.

Susan Bickel nominated Lisa Interlandi for Vice Mayor. With no other nominations for Vice Mayor, Lisa Interlandi was declared Vice Mayor.

Lisa Interlandi nominated Kristin Garrison for President Pro Tem. With no other nominations for President Pro Tem, Kristin Garrison was declared President Pro Tem.

COUNCIL REORGANIZATION *continued*

Thereafter, the names of Deborah Searcy, Lisa Interlandi and Kristin Garrison were entered into Resolution 2025-10.

RESOLUTION 2025-10 – APPOINTING COUNCIL OFFICERS

A motion was made by Councilmember Garrison and seconded by Vice Mayor Searcy to adopt Resolution 2025-10 entitled:

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, APPOINTING THE MAYOR, VICE MAYOR AND PRESIDENT PRO TEM FOR THE UPCOMING YEAR; AND PROVIDING FOR AN EFFECTIVE DATE.

Thereafter, the motion to adopt Resolution 2025-10 passed unanimously. Village Clerk Jessica Green administered the Oath of Office to Mayor Searcy, Vice Mayor Interlandi, and President Pro Tem Garrison. Said Oaths are attached to the official Minutes of Record.

STATEMENTS FROM THE PUBLIC

Mary Phillips, 525 Ebbtide Drive announced Saint Patrick’s Day adults only bingo at the Library. Ms. Phillips thanked the sponsors of the event.

CONSENT AGENDA APPROVED

Councilmember Bickel moved to approve the Consent Agenda. Vice Mayor Interlandi seconded the motion, which passed unanimously. The following items were approved:

Resolution amending the Comprehensive Pay Plan adopted as part of the Fiscal Year 2025 Budget to reclassify the Full-Time Parks Supervisor position to the Full-Time Recreation Supervisor position, add One Full-Time Communications Specialist position and remove one Full-Time Fire Inspector position; Reclassify the Pay Grade of the Full-Time Facilities Manager position, reclassify the Full-Time Building Official position to a Full-Time Building Director position and eliminate the Community Development Director position.

Receive for file Minutes of the Golf Advisory Board meeting held 1/13/25.

Receive for file Minutes of the Waterways Board meeting held 1/28/25.

Receive for file Minutes of the Environmental Committee meeting held 2/10/25.

ORDINANCE 2025-06 - CODE AMENDMENT – COUNTRY CLUB

A motion was made by Vice Mayor Interlandi and seconded by Councilmember Bickel to adopt on first reading Ordinance 2025-06 entitled:

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING CHAPTER 9, “COUNTRY CLUB,” OF THE VILLAGE CODE OF ORDINANCES BY AMENDING SECTIONS 9-1 AND 9-2 OF ARTICLE I, “IN GENERAL,” TO UPDATE THE GENERAL RULES AND REGULATIONS APPLICABLE TO THE NORTH PALM BEACH COUNTRY CLUB AND THE ENFORCEMENT THEREOF; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2025-06 - CODE AMENDMENT – COUNTRY CLUB *continued*

Mr. Huff clarified that the ordinance was not prohibiting golf carts driving to and from the Country Club. Mr. Huff discussed and explained the purpose of the proposed ordinance stating that there were damages on the golf course and the proposed ordinance would allow police to enforce the rules of prohibiting motorized vehicles, electric bikes, and bicycles from driving on the golf course. The proposed ordinance would update and clarify the general rules and regulations, including operating hours and prohibitions applicable to the North Palm Beach Country Club facilities and provide for enforcement.

Ryan Kadyszewski, 501 Overlook Drive expressed his concerns regarding the proposed ordinance.

Brent Keller, 2562 Pepperwood Circle N, expressed his concerns regarding the proposed ordinance.

Mayor Bickel asked Mr. Rubin if the proposed ordinance prohibited privately owned golf carts from driving on the golf course or the pathways to and from the Country Club.

Mr. Rubin stated that privately owned golf carts would be prohibited from driving on the golf course grass.

Mayor Bickel asked if the privately owned golf carts could drive on the golf course pathways.

Mr. Rubin stated that he believed that the privately owned golf carts could not drive on the golf course pathways but that staff would need to answer that question.

Mr. Huff explained that there was a circle pathway off of Greenway Drive that goes up to the Country Club Clubhouse that can be utilized by privately owned golf carts. Privately owned golf carts are allowed to take pathways to the clubhouse and all amenities surrounding the clubhouse such as pool and tennis. The privately owned golf carts are also allowed on the golf course during specific sanctioned events at the Country Club. The intent of the proposed ordinance was to prevent the golf course greens from getting damaged.

Mr. Rubin stated that the ordinance prohibits anyone from being physically present on the golf course from sunset to sunrise. Mr. Rubin stated that if that was not the intent, then that portion of the ordinance would need to be revised.

Discussion ensued between Councilmembers regarding the intent of the propose ordinance.

Mr. Rubin discussed and explained the revisions in the proposed ordinance.

Discussion continued between Councilmembers.

Head Golf Professional Allan Bowman clarified and explained that the intent of the proposed ordinance was to prevent damages, vandalism and potential injuries to golf cart drivers on the golf course.

Mayor Searcy stated that it appeared that everyone was in favor of restricting all motorized vehicles from leaving the cart paths around the golf course in order to protect residents and the golf course.

Councilmember Bickel asked if walkers could be allowed to walk the course one (1) hour after sunset.

ORDINANCE 2025-06 - CODE AMENDMENT – COUNTRY CLUB *continued*

Discussion continued between Councilmembers, Mr. Bowman, Mr. Huff and Police Chief Robert Coliskey regarding the proposed ordinance.

Councilmember Bickel recommended tabling the proposed ordinance in order to address the concerns and recommendations by Council.

Discussion continued.

Mr. Rubin clarified that Council was recommending that the loop and pathways that the motorized vehicles could utilize must be identified in the ordinance as well keeping the hours of access to the golf course at an hour before sunrise and an hour after sunset.

Council agreed with Mr. Rubin's assessment of their recommendations.

Councilmember Bickel stated that bicycles, skateboards, roller skates, roller blades, stroller, carriage, or wagon should also be allowed to use the designated loop and pathways.

Vice Mayor Interlandi stated that motorized scooters, electric bicycles or personal golf carts should also be included in the list of motorized vehicles and other equipment that would be allowed to use the designated loop and pathways.

Councilmember Bickel asked if the scooters and e-bikes should be restricted to adult only operators during the hours of access to the golf course.

Discussion ensued between Mr. Rubin and Councilmembers regarding restrictions for scooters and e-bikes.

Mr. Rubin stated that he would make the recommended revisions to the ordinance and bring it back for 2nd reading at the next Council meeting.

Thereafter, the motion to adopt on first reading Ordinance 2025-06 passed unanimously.

Councilmember Bickel stated that she would support more funding towards additional cameras on the golf course.

Mayor Searcy recommended putting the completion of the golf cart path higher on the priority list.

Discussion ensued between Councilmembers and Mr. Bowman regarding the completion of the golf cart path and additional cameras.

RESOLUTION 2025-12 – ACCEPTANCE OF FY 2024 AUDIT REPORT

A motion was made by Vice Mayor Interlandi and seconded by Councilmember Puyol to adopt Resolution 2025-12 entitled:

RESOLUTION 2025-12 – ACCEPTANCE OF FY 2024 AUDIT REPORT *continued*

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, ACCEPTING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT PREPARED BY THE VILLAGE AUDITOR FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024 AND AUTHORIZING ITS FILING WITH THE STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Village Manager Samia Janjua recognized Erica Ramirez, Finance Director. Mrs. Janjua stated that she appreciated Mrs. Ramirez’s hard work and dedication toward completing her first audit. Mrs. Janjua introduced Mr. Terry Norton who would present the 2024 Audit Report.

Terry Norton of Nowlen, Holt & Miner, reviewed the Comprehensive Annual Financial Report (CAFR) for the fiscal year ending September 30, 2024.

Council expressed their appreciation to the Finance Department for their hard work and dedication.

Discussion ensued between Councilmembers and Mrs. Janjua regarding the Audit Report and the upcoming Fiscal Year 2025-2026 Budget.

Thereafter the motion to adopt Resolution 2025-12 passed unanimously.

MAYOR AND COUNCIL MATTERS/REPORTS

Councilmember Puyol thanked Mr. Huff and the Code Compliance Department for enforcing the screening requirement at Corsair Drive.

Councilmember Puyol asked for clarification of the letter that was sent to staff regarding the docks on the south side.

Mr. Huff stated that the buoys underneath the docks were not safe and needed to be replaced. Mr. Huff stated that they would all eventually be replaced.

President Pro Tem Garrison stated that she would not be able to physically attend the Council meeting on April 10th because she has to travel to North Carolina to care for her mother. President Pro Tem Garrison stated that she was willing to virtually attend if possible.

Mayor Searcy announced that the Village’s Boards and Committees had membership openings and encouraged residents to apply.

Mayor Searcy announced the annual Heritage Day Festival taking place on April 5th with a morning parade to kick off the event and a golf cart parade on April 4th. Mayor Searcy encouraged participation in the parades.

Mayor Searcy asked for an update on the construction on the U.S. Highway 1 Bridge and the proposed construction of the Lighthouse Drive Bridge.

Mr. Huff stated that the Lighthouse Drive Bridge would not be started for approximately two (2) years and not occur until after the completion of the U.S. Highway 1 Bridge, and would also not occur at the same time of the construction of the Prosperity Farms Road Bridge.

MAYOR AND COUNCIL MATTERS/REPORTS *continued*

Mr. Huff discussed and explained the traffic issues that have occurred with the U.S. Highway 1 Bridge and the solutions that he and Police Chief Coliskey have been working on to address the issues.

Discussion between Councilmembers and Mr. Huff ensued regarding traffic and large trucks going over the Lighthouse Drive Bridge and the traffic issues on the U.S. Highway 1 Bridge.

Mayor Searcy asked for clarification on what the meeting for the Lighthouse Drive Bridge would be about.

Mr. Huff stated that the meeting would be the first of many public meetings with the engineering firm that was contracted to design the bridge. The meetings would be about the design of the bridge only and not the construction.

VILLAGE MANAGER MATTERS/REPORTS

Mr. Huff stated that he received consensus from all of the staff liaisons for the Village's Advisory Boards and Committees regarding the scheduling of their meetings.

Consensus was to have the Business Advisory Board, Country Club Advisory Board, General Employees' Pension Board, Library Board, Police and Fire Pension Board and the Waterways Board meet quarterly. The Environmental Committee, Recreation Advisory Board and Planning, Zoning and Adjustment Board would remain meeting monthly and the Audit Committee would remain on-call. The Infrastructure Surtax Committee will sunset in December of 2025 and the members can remain on the board up until that time.

Vice Mayor Interlandi recommended that the boards and committees develop their own work plan to determine their goals and identify how frequently they need to meet.

Mayor Searcy expressed concern with some of the boards and committees meeting quarterly.

Councilmember Bickel explained that the quarterly meetings would be a minimum requirement and that they could schedule extra meetings if necessary.

Mayor Searcy recommended that the absence policy be changed due to some of the boards meeting quarterly.

Discussion ensued regarding how many absences would be allowed for boards and committees.

Council came to consensus to change the absence policy to reflect that members cannot be absent for more than two (2) meetings per year for the boards or committees that meet monthly, quarterly or on-call.

Councilmember Bickel asked that if certain members of the Waterways Board who have exceeded their number of absences for the year would be waived from removal from the board since the meetings would now be quarterly.

VILLAGE MANAGER MATTERS/REPORTS *continued*

Council agreed to waive the absences.

Mr. Huff asked Mr. Rubin if he would be bringing back an ordinance for consideration to make the changes for the boards and committees meeting requirements.

Mr. Rubin stated that a proposed ordinance would come back to the next meeting which will address the boards and committees meeting requirements, add an anti-nepotism clause and require that boards and committees periodically bring reports to Council at Council meetings.

President Pro Tem Interlandi announced that there would be a public outreach meeting regarding the findings of the Vulnerability Assessment study on April 2nd.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 7:23 p.m.

Jessica Green, MMC, Village Clerk

**VILLAGE OF NORTH PALM BEACH
HUMAN RESOURCES DEPARTMENT**

TO: Honorable Mayor and Council
THRU: Charles D. Huff, Village Manager
FROM: Jennifer Cain, Director of Human Resources
DATE: April 10th, 2025
SUBJECT: **MOTION – Approval of Performance Evaluation salary increase for the Village Manager**

Each year, all Village employees are evaluated on their performance during the previous twelve months and typically receive either merit increases based upon a final numeric score or step-plan increases in accordance with the applicable collective bargaining agreements. Those performance evaluations are completed by the respective first line supervisors in conjunction with the respective employee's anniversary (hire) date or date of promotion, whichever is applicable.

Likewise, the Village Manager is evaluated by all five members of the Village Council. The numeric scores of those five performance evaluations are added together to establish a total score. That score is then converted to a percentage score, which determines the increase in salary.

The evaluation form consists of eight categories with numerical ratings from zero (performance needs immediate improvement) to four (exceptional). This year, out of a possible high score of 160, the Manager received a score of 119, Successful Level II. As shown on the attached performance evaluation calculation sheet, the Manager's merit increase is calculated at 3.0%. The effective date of the merit increase is retroactive to February 9th, 2025.

Article IV, section 2(c) of the Village Charter provides that "the compensation of the manager shall be fixed by the council." Additionally, section 4.B of the Manager's Employment Agreement provides that "the Village Council shall review and evaluate the Village Manager's performance on an annual basis on the anniversary of his Employment Date and shall consider appropriate adjustments, if any, to the Village Manager's base annual salary and benefits."

The attached performance evaluation calculation sheet has been provided by the Human Resources Department.

Recommendation:

Village Administration requests Council consideration and approval of a motion granting a merit increase of 3.0% to the Village Manager based on the total score of each Councilmember's performance evaluation retroactive to February 9th, 2025.

Village Manager

Performance Evaluation Calculation Sheet

Employee Name: Chuck Huff

FY: 2024/2025

Performance Criterion

1. Budget and Cost Control
2. Improvement of Village Operations
3. Staff Development, Supervision and Leadership
4. Citizen Engagement
5. Relationship with Village Councilmembers
6. Intergovernmental Relations
7. Job Competency
8. Development and Achievement of Goals

	Council 1	Council 2	Council 3	Council 4	Council 5	Total
1. Budget and Cost Control	3	4	4	4	0	15
2. Improvement of Village Operations	4	4	4	4	1	17
3. Staff Development, Supervision and Leadership	4	4	4	4	1	17
4. Citizen Engagement	4	1	4	4	0	13
5. Relationship with Village Councilmembers	3	4	3	4	0	14
6. Intergovernmental Relations	3	3	3	4	1	14
7. Job Competency	3	3	4	4	0	14
8. Development and Achievement of Goals	4	3	3	4	1	15

Explanation of Evaluation Score Calculation

Score Column - Includes the rating assigned to each performance criterion by your supervisor; scores were assigned based on the following scale:

Exceptional	4.0
Meets Expectations	3.0
Average Performance	2.0
Below Average	1.0
Needs Immediate Improvement	0.0

Total Score - The sum of all scores given by Council

Final Evaluation Score - The total score is compared to the Scale for Evaluation Scores to determine the Final Evaluation Score and Merit Increase.

TOTAL SCORE	119
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Scale for Evaluation Scores

Exceptional Level III	151-160	6.00%
Exceptional Level II	141-150	5.00%
Exceptional Level I	129-140	4.00%
Successful Level II	119-128	3.00%
Successful Level I	107-118	2.00%
Below Standards	Below 107	0.00%

Final Evaluation Score:

Successful Level II

Village of North Palm Beach
Audit Committee
Minutes
January 13, 2025 – 5:30 PM
Village Council Chambers

1. Roll Call: Marie Silvani, Daryl Aubrey, Allen Kramer, Dave Talley, Erica Ramirez (Director of Finance), Samia Janjua (Deputy Village Manager), Terry Morton, Village Auditor, Kris Garrison (Councilmember Representative)
2. Approval of November 18, 2024, Minutes, Motion made and approved.
3. Public Comments – None
4. New Business: Marie Silvani reviewed the latest quarterly PFM report. Samia Janjua reported that the purchasing limits, which were being reviewed by Council, has been approved for Department Heads within the Village. It still requires three bids as in the past.

With the audit being conducted by Terry Morton beginning field work on February 4 and final draft submitted to the Audit Committee by March 7, 2025, we have scheduled our next meeting will be held **March 12, 2025 (Wednesday) at 5:30 pm.** Terry Morton, as well as the Finance Department, invited all Audit Committee members to feel free to visit Terry during his audit review. He will be working in the Council Chambers. Terry's email is TLM@nhmcpa.com if you would like to confirm a time to meet with him during review.

5. Old Business: - None
6. Member Comments: - None
7. Staff Comments: - None
8. Committee adjourned at 5:55 pm

Village of North Palm Beach
Recreation Advisory Board Meeting
AGENDA
January 14, 2025 at 7:00 pm
Village Hall Council Chambers

- 1) **Call to Order:** Chair Heiman at 7pm
- 2) **Roll Call:** Stephen Heiman, Mia St. John, Rita Budnyk, Karen Paxton, Jennifer Gold-Dumas, Jason Frogge, Ashley Knieriemen, Vice Mayor Searcy, and Village staff member Ashley Shipman.
- 3) **Approval of Minutes:** Motion to approve minutes from December meeting by Mia St. John; seconded by Jennifer Gold-Dumas. Approved unanimously.
- 4) **Public Comments:** No public comments.
- 5) **Director's Report:**

Special Projects:

- Dry Storage Renovations began on Monday, November 4th – Installation of the fence is occurring; expected completion is the middle of March.
 - Questions came up regarding the undergrounding that has been delayed. Specifically, what are the issues surrounding the delay and how will this impact those boats/trailers who will have just been moved back into Dry Storage. Shipman discussed that Public Works staff are working with FPL with the anticipation that they will handle the entire project (inclusive of installation). More information has been requested by the Board to be shared at next month's meeting.
 - Permit holders will receive a credit on their account to be applied to next years' renewal.
- Anchorage Park Restroom Renovations began on Monday, November 4th – **Completed!**
- Commencement of the Boat Ramp Renovation will begin on **February 10, 2025**.
 - Discussed that we will have a projects page, similar to Public Works, to help better inform the public about current and upcoming construction projects at the parks.
 - This project is expected to take approximately 90 days
- Anchorage Park Merry Go Round piece has been repaired and installed as of Friday, January 10th
 - Discussed that playground pieces take a bit of time to replace due to the manufacturer of said piece as well as their availability for install.

Special Events - Reflections & Upcoming:

- UPCOMING:
- ✓ Hot Cars & Chili – January 25th 12PM-4PM
 - Judges: Stephen Heiman, President Pro Tem Lisa Interlandi, Jennifer Holloway
 - Currently 8 chili entries; looking for 10

- Approximately 20 cars registered; usually 70+ more show up on event day
- ✓ Beats & Eats – February 15th
 - 10 of Food Trucks
 - My Generation Band
 - We are hiring a production company to help enhance the sound for this event
 - Draft House will provide the beverage for purchase sales

Bus Trips:

- UPCOMING:
- ✓ **February 8th:**
 - Renaissance Fest (Melbourne, FL)
 - 22 Registered
- ✓ **February 21st-23rd:**
 - Porchfest (Sanford, FL)
 - 22 Registered
- ✓ **March 6th:**
 - Rodeo (Arcadia, FL)
 - 22 Registered
- ✓ **March 15th:**
 - Southern Hill Farms (Clermont, FL)
 - 18 Registered

Athletics:

- Soccer and mini-soccer registration ran from Dec. 2nd through January 10th
 - Evaluations took place on Monday, January 13th for all age groups
 - Ages 6-8: 38 Participants; Ages 9-11: 24 Participants; Ages 12-14: 8 Participants
 - Mini Soccer (Monday): 6 Participants; Mini Soccer (Wednesday): 7 Participants
- Question about what avenues staff use to get the word out about registration. Discussed adding VMS and school flyers on top of the email and Facebook outreach that we currently utilize.

Upcoming Topics for Discussion:

- Grants, construction projects, reimagined park concepts, etc.
- Shipman requested clarification on purpose of Board and appropriate topics to present. Rita and Stephen explained that the Board is in place to share and create new ideas as the community changes as well as make suggestions/recommendations as representatives for the community.
- Requested help from Board to create and send out monthly agendas. Rita has offered to take this on – Thank you!

6) New Business: No new business.

7) Old Business: Discuss Anchorage Park - Boat/RV Storage - Wait List - Rules and Procedures – Enforcement

- Discussed waitlist process, concerns regarding current permit holders, and non-compliance with the contract. Board members discussed that this is a

good time to audit current permit holders and the waitlist process. Shipman confirmed that Parks & Rec staff are working on this plan and will be utilizing Parks staff differently so help ensure we have better/more thorough inspections of the dry storage lots. The waitlist process (which is a separate software) needs improvement, so staff are working on that as well.

- 8) **Member Comments:** Jennifer Gold-Dumas brought up noticing individuals sleeping out front of the Library. Vice Mayor discussed bringing this to PD's attention (non-emergency) so they can assist with providing services and/or resources to those who may be without a home.
- 9) **Staff Comments:** Interviews for the Parks Supervisor took place and the intent is for that person to begin in early February. Questions came up regarding the additional Parks Supervisor position that was approved, but Shipman explained that there are opportunities to efficiently improve the current job roles to better align with what is needed in the parks and what is needed in recreational programming. By doing so, the additional position may be better served on the recreational side to support current and upcoming operations.
- 10) **Adjournment:** Meeting adjourned at 8:15pm.

Village of North Palm Beach
Recreation Advisory Board Meeting
MINUTES
February 11, 2025 at 7:00 pm
Village Hall Council Chambers

- 1) **Call to Order:** Chair Heiman at 7:00pm
- 2) **Roll Call:** Stephen Heiman, Jason Frogge, Jennifer Gold Dumas, Karen Paxton, Mia St John, Rita Budnyk, President Pro Tem Interlandi, and Village staff Stephen Poh and Ashley Shipman. Not in attendance: Ashley Knieriemen
- 3) **Approval of Minutes:** Motion to approve minutes from February's meeting by Mia St. John; seconded by Rita Budnyk
- 4) **Public Comments:** No public comments.
- 5) **Director's Report:**

Special Events

- RECAP:
 - ✓ Hot Cars & Chili – January 25th 12PM-4PM
 - 117 Cars
 - Hundreds of people!
- UPCOMING
 - ✓ Beats & Eats – February 15th
 - 9 of Food Trucks
 - Music: My Generation Band
 - ✓ Heritage Day Festival – April 4th & 5th
 - Osborne Kickoff Night – April 4th
 - Event Day – April 5th

Athletics/Programs

- Soccer
 - Games will begin the week of February 18th (barring any significant inclement weather)
 - Ages 6-8: 38 Participants (4 teams); Ages 9-13: 31 Participants (3 teams)
 - Two sponsorships (Family Mortgage)
 - Tentative Cookout Date – March 20th; need volunteers
- Soccer (Mini's) – program ends the week of March 3rd; kids are having a great time!
- School's Out Camp - NEW
 - February 24th – Registration still open
- Parks & Recreation Month (July 2025) – Nationally recognized month

Project Updates

- Ed Cunningham created webpage for us to mirror Public Works' project page; info regarding active and upcoming projects can be found there.
- Anchorage Park Dry Storage, Electrical Undergrounding
 - Public Works is meeting with FPL to discuss this project as the intent is for FPL to take on the entirety of the project. The undergrounding will not displace the dry storage space holders once the project is finalized and commences.
- Anchorage Park Boat Ramp Renovation began Monday, February 10th. This is an anticipated 90 project with an expected completion date of May 30th, weather permitting. The construction crew will immediately begin with installing the cofferdam and then begin

dewatering the area once the cofferdam is in place. They are using a whisper pump to minimize the noise. They will work on the ramp from the bottom up.

➤ Osborne building interior update

➤ Upcoming CIP's:

○ Anchorage Park Pathway, Kayak Launch, and Fitness Station project

○ Community Center parking lots and basketball court resurfacing

6) New Business:

• 2025 Heritage Day Parade and Events – sponsorship, parade participation, vender booths, volunteers, activities (old and new)

○ Feedback provided by Board regarding age appropriate rides; request for reduced-cost wrist band sales for children; changing the putting contest to begin at 2pm instead of 1pm

○ Rita discussed going in-person to ask for parade participation

7) Old Business: Request to next month: Final Phase for Dry Storage – Day Parking

8) Member Comments: Jason Frogge asked for an update regarding the Master Plan for Osborne Park and the Community Center Park. Staff explained that we are not moving forward with individual Master Plans for these parks and instead will utilize previous survey data (and consider new survey data) in the development of conceptual design plans for each of these parks. Board requested that staff send the contract for dry storage.

9) Staff Comments: No additional comments.

10) Adjournment: Meeting adjourned at 7:54pm.

**VILLAGE OF NORTH PALM BEACH
LIBRARY ADVISORY BOARD MEETING MINUTES
DATE: January 28th, 2025**

CALL TO ORDER

Vice-Chair DiGangi called the meeting to order at 7:01 pm.

ROLL CALL

Present:

- Christine DelGuzzi, Chair
- Stephanie DiGangi, Vice-Chair
- Brad Avakian, Secretary
- Bonnie Jenkins, Member
- Carolyn Kost, Member
- Tina Chippas, Member
- Phyllis Wissner, Member
- Julie Morrell, Library Director

APPROVAL OF MINUTES

The minutes from the November meeting were approved without any changes.

DIRECTOR'S REPORT

Facilities:

- The downstairs bathrooms are near completion, with reopening planned for March. A changing table was added to the children's restroom.

Staffing:

- Norma Minchin was hired as a part-time Library Assistant and is settling in well, supporting the children's department.

Children's Programming:

- Storytimes continue to see strong attendance, with programs like Lego Club and monthly alphabet scavenger hunts remaining popular.
- Special activities, including the New Year's craft and Winter Bingo, have also been successful.
- A Nintendo Switch has been purchased for teen gaming programs.

Adult Programming:

- Programs like Knit and Crochet, the Italy lecture series, and health-related seminars are ongoing.
- Author talks and silent film screenings also continue to attract participants.

ADJOURNMENT

A motion to adjourn was made by Member Kost and seconded by Member Chippas. The meeting was adjourned at 7:18 pm.

Next Meeting:

The next meeting is scheduled for February 25, 2025.

VILLAGE OF NORTH PALM BEACH LIBRARY ADVISORY BOARD MEETING MINUTES

DATE: February 25th, 2025

CALL TO ORDER

Chair Christine DelGuzzi called the meeting to order at 7:03 pm.

ROLL CALL

Christine DelGuzzi, Chair
Stephanie DiGangi, Vice-Chair
Carolyn Kost, Member
Phyllis Wissner, Member
Brad Avakian, Secretary
Orlando Puyol, Council Member
Julie Morrell, Library Manager

Bonnie Jenkins, Member – Absent (excused)
Tina Chippas, Member – Absent (excused)

APPROVAL OF MINUTES

A motion to approve January minutes with the correction of Chair DelGuzzi being present and Brad Avakian being absent was made and seconded; the motion passed unanimously.

MANAGER'S REPORT

Library Manager Julie Morrell reported the following:

Facilities

- Renovation of downstairs bathrooms progressing well; tile work happening now. Bathrooms should be opening in the coming weeks.

Children's Programming

- Weekly Storytimes: Continuing with four sessions per week with good attendance to all sessions.
- Beyond the Bricks (formerly Lego Club): Additional activities added to Legos; average of 22 kids and parents attending each month to build with Legos and play with toys. The Library's float theme for the Heritage Day Parade will highlight this program.
- Heart Pillow Craft: 18 children participated in creating heart-shaped pillows on February 6th in advance of Valentine's Day.
- Homemade Playdoh Craft: 15 children and their parents attended and learned how to make their own playdoh with simple kitchen ingredients.
- Valentine's Day Bingo: 32 children attended on February 13th and everyone won a themed prize.
- Children's Artistic Groove Crafting Hour: new program aimed at older children is gaining traction. Seven participants attended to create art with each other.
- Alphabet Scavenger Hunts: every month a minimum of 50 children search the room for hidden letters to receive a small prize.

Library Advisory Board Meeting Minutes – February 25th, 2025

Adult Programming

- Knit and Crochet: meet every Monday, with an average of 10 attendees.
- Great Courses Series: The Essential Italy lecture series began January 7, with 14-19 attendees learning about history, culture and art on Library's new big screen.
- Silent Film Appreciation: 9 attendees on February 10th.
- Book Club: 23 attendees on February 6th.
- Guest Speaker Series: Maureen McCarthy from the Area Agency on Aging presented Living Healthy with Chronic Illness, Disease, and Self-Management; six-week course that concluded on February 11th.
- Aging with Grace Seminars with Shawn Woods: 23 attendees on February 13th.
- Computer Classes with Donna Parsons: 17 attendees on February 13th.
- Crafts for Grownups: 37 attendees created winter candle luminaries February 13th.

Special Events

- AARP Tax-Aide Program: Began on February 5th and provides free tax assistance in the Obert Room and Bob's Garage, serving an average of 900 people with 20-30 people per day; everyone is eligible for the assistance.
- Environmental Committee's Oyster Garden Event: On February 15th, Library Director Julie Morrell attended the event at Anchorage Park; staff and residents worked together to string oyster shells onto ropes to be submerged around Anchorage Park Marina to encourage oyster growth, which will help clean the waterway with natural filtration system.

Friends of the Library

- St. Patrick's Day Bingo: Friends will host bingo night on March 17th.

Statistics

- No stats currently as Library transitions to new reports.

NEW BUSINESS: None.

OLD BUSINESS: None.

MEMBER COMMENTS:

Members discussed the Book Sale, which brought in approximately \$3200.

PUBLIC COMMENTS: None.

STAFF COMMENTS: None.

ADJOURNMENT:

Member Kost moved to adjourn meeting, motion seconded by Member Wissner and unanimously approved. Meeting adjourned at 7:30 pm.

Respectfully submitted by Brad Avakian.



**THE VILLAGE OF NORTH PALM BEACH
BUSINESS ADVISORY BOARD
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 18, 2025 at 5:30 PM**

Present Ronald Lantz (Chair)
Nina Balgar (Vice Chair)
James Sebree
Mimi McAndrews
Brenda Robinson
Norma Mirsky

Not Present David Talley

Village Staff Ed Cunningham, Communications Manager
Orlando Puyol, Council Member
Chuck Huff, Village Manager
Phillipa Davis, Executive Assistant

1. CALL TO ORDER

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

3. Public Comment for Non-Agenda Items: NONE

4. Approval of Minutes

- a. January 21, 2025 Minutes approved.

5. New Business

- a. Business of the season- Spring Season. Lott Brothers
 - i. George and John Lott had their picture taken.

Check Huff, Village Manager, says these two men are all about the village, overcame hurdles together, and appreciate what they have done for the community; his door is always open.

6. Old Business.

- a. Table at Heritage Day, Ronald Lantz will create a schedule of one-hour increments and work with Shipman Parks Director on table and tent arrangements.
- b. A Member inquired about creating a new survey.

Chuck Huff, Village Manager, says that Village Hall will share the survey data. Village Manager suggests making a QR code to have folks that approach the table, scan and complete a new survey, the goal is to try and capture as many emails as possible, especially from businesses. Want the public to know that the board exists, what things the Village can do better, and we want to let them know they have a voice.

A Member suggests the board have name badges.

Philly Davis will attend the next meeting to bring name tags and review giveaway items for Heritage day.

Ronald Lantz inquires about a business holiday shopping discount coupon program. Village Manager, we need to nail down a date.

Ronald Lantz suggests a business expo. In the BTR mailer to renew, we can have that flyer ready to blast out. Village Manager says the renewals go out around June-July. Member ___ wants to make sure we are not just doing it for the seasonal businesses.

A Member asks about Ribbon-cutting ceremonies, what would be the protocol? Ribbon cutting photos are published in the ENews. So if a business is doing one, let us know. Village Manager gets a monthly list of new businesses, but not every business would get a ribbon cutting, it's usually a food service or retail business.

Ronald Lantz, when a new business gets an occupational license, one of the board members should make an appointment and provide the new business with what the Village offers.

7. Staff Updates / Member Comments

8. Adjournment

- a. Meeting adjourned at 6:10 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.

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.



2nd DRAFT MINUTES
THE VILLAGE OF NORTH PALM BEACH
PLANNING, ZONING AND ADJUSTMENT BOARD
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 4, 2025 at 6:30 PM

Present

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

Village Staff

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

1. CALL TO ORDER

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

a. ROLL CALL

Roll was called, and it was determined a quorum was present. Timothy Hulihan, 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. January 7, 2025

Mr. Solodar motioned to approve the January 7, 2025 minutes as submitted, seconded by Mr. Hicks. The **motion passed** unanimously (5-0).

5. DECLARATION OF EX-PARTE COMMUNICATIONS: None.

6. QUASI-JUDICIAL MATTERS

Village Attorney Leonard Rubin swore in those wishing to provide testimony.

a. SITE PLAN AND APPEARANCE REVIEW

i. NEW BUSINESS

1. 531 US Highway 1– (ASD)

Ms. Gardner-Young requested postponement until the applicant was present.



2nd DRAFT MINUTES
THE VILLAGE OF NORTH PALM BEACH
PLANNING, ZONING AND ADJUSTMENT BOARD
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 4, 2025 at 6:30 PM

The Board revisited the application at approximately 8:00 pm, although the applicant was still not in attendance.

Ms. Gardner-Young presented the request for Site Plan and Appearance Review approval for a face change on an existing monument sign located at 531 US Highway 1.

Ms. Gardner-Young stated that the sign in question is an existing monument sign that was damaged and needed to be replaced. She clarified that since it was an existing sign and remained in the same location, setbacks were not reviewed. She noted that the height of the sign was not altered and that the only change was to the sign's face.

Chair Cross opened public comment.

Deborah Cross, 2560 Pepperwood Circle South, emphasized the importance of making addresses highly visible. She noted that when visiting a new location, having a clearly displayed address is crucial for ensuring visitors can easily find their destination.

Chair Cross closed public comment.

Member comments

Dr. Michaels suggested that new signs should be designed to include visible address numbers. He acknowledged that while most signs may not change over the next 30 years, some will, and having address numbers can help with location identification.

Mr. Solodar stated that he would like to see the address included as well. However, he noted that since the applicant was not present and the area is not urban, staff should be asked to strongly recommend the inclusion of the address.

Mr. Haigh stated that the sign was originally a stucco sign that had its surface chipped off, leaving it in a deconstructed state for a few years. He noted that it previously had lettering or street numbers before being tiled and asked whether the approval included the tile on the exterior in addition to the face change. He pointed out that the tile appeared to have been added within the last six months, based on his frequent observations.

Ms. Gardner-Young confirmed that the approval would encompass all modifications, including the tile and the face change. She acknowledged the presence of black tile but had not previously noticed it

Mr. Solodar motioned to approve with the recommendation the street number is added to the sign, unless the number is located on the building, seconded by Mr. Haigh. The **motion passed** unanimously (5-0).



2nd DRAFT MINUTES
THE VILLAGE OF NORTH PALM BEACH
PLANNING, ZONING AND ADJUSTMENT BOARD
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 4, 2025 at 6:30 PM

2. 509 Northlake Blvd – (Village Cue Club)

Ms. Mimi McAndrews, of XMS Sports d/b/a Village Cue Club, lessee of the property, on behalf of the property owner, 509 Northlake Boulevard requested approval for a face change of an existing wall sign located at 509 Northlake Blvd.

Ms. McAndrews began her presentation and reviewed before and after pictures; billiard events; and face change request.

Chair Cross opened public comment. No one came forth to speak so Chair Cross closed public comment.

Member comments

Mr. Hogarth expressed concern about the size of the font.

Chair Cross asked if there was a sign plan for the building. Ms. Gardner-Young confirmed there is no master sign plan, noting that the property has not had one for a long time. She stated that past signage approvals were granted, but the property owner was informed that future approvals must comply with code requirements. She acknowledged that the current sign is well-designed and had no objections.

The remaining Board members had no questions or comments.

Mr. Haigh arrived at 6:37 PM.

Mr. Michaels motioned to approve, seconded by Mr. Hicks. The **motion passed** unanimously (5-0).

b. PUBLIC HEARING

i. NEW BUSINESS

1. Commercial Mixed Use Zoning District Sign Regulations

Ms. Gardner-Young explained that the zoning district lacks specific sign regulations due to its form-based code approach. When reviewing signage for the 200 Yacht Club project, staff encountered challenges with setbacks and building placement. To address this, the city hired Jennifer Morton's firm, including a specialist in signage for form-based codes. The updated regulations will be integrated into the existing sign code and presented as a single package to the village council.

Mr. Alex Ahrenholz, Principal Planner with J Morton, introduced himself and additional team members. He began his presentation and reviewed the following the Village of North Palm Beach Code of Ordinances Chapter 45, Article IX and Location Map.



2nd DRAFT MINUTES
THE VILLAGE OF NORTH PALM BEACH
PLANNING, ZONING AND ADJUSTMENT BOARD
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 4, 2025 at 6:30 PM

Ms. Kara Wood, District Planning Group, continued the presentation and reviewed the following: City Place, West Palm Beach; Form-Based Code sign research; Delray Beach; New Sec.45-117 – US -1 Mixed-Use (C-MU) District; Sign Types; CMY Frontage Types; and Ground/Monument Standards.

Mr. Ahrenholz concluded the presentation by reviewing the following: Proposed Ordinance; Temporary/Accessory Signage; and Public Engagement.

Chair Cross opened public comment.

Mr. Chris Ryder, 118 [rest of address inaudible], recommended banning all temporary signs, arguing that the current fix only reduces the issue without solving it. He suggested requiring permits for temporary signs, limiting them to 90 days per year. He also raised concerns about missing code sections in the agenda backup and noted that a simple clarification from staff could have avoided confusion. Lastly, he questioned the hiring of a former employee by the village, suggesting it could give the appearance of impropriety.

Chair Cross closed public comment.

Member comments

Mr. Haigh asked if the general sign code covers lighting and landscaping, with confirmation that it does. He suggested adding a minimum vertical clearance requirement for projected or hanging signs to ensure pedestrian safety. He also found the wording under section 45-6 regarding wall-mounted sign height unclear, noting that the intent may need to be clarified for better understanding.

Ms. Wood noted that the standard likely comes from the CNB district without modifications. She suggested that the wording aims to balance aesthetics by preventing wall-mounted signs from being too close to the roof while maintaining proportionality.

Mr. Hicks had no comments.

Mr. Solodar noted that the new sign regulations would primarily apply to new buildings, but few have been built in the zone aside from a pizza shop and a memory care center. He pointed out that existing signs have addresses at the bottom, while the new requirement places them at the top, potentially creating inconsistency.

Ms. Wood explained that non-conforming signs would not need to be updated unless removed or replaced. She stated that the intent is to allow property owners to benefit from their investment while gradually aligning signage with new regulations over time.



2nd DRAFT MINUTES
THE VILLAGE OF NORTH PALM BEACH
PLANNING, ZONING AND ADJUSTMENT BOARD
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Chair Cross asked if requiring address numbers at the top of signs would create an inconsistency issue. Ms. Wood acknowledged the concern but noted that inconsistencies are expected as properties redevelop under new form-based code standards. She explained that long-term planning aims to create a more pedestrian-oriented corridor, which will naturally differ from existing conditions. She added that placement should address visibility issues, such as numbers being obscured by landscaping.

Mr. Hogarth noted that the language in section 145-117 regarding the number of permanent sign types in the CMU district could be clearer, as not all businesses will qualify for five. He also pointed out that canopy and awning signs are the only sign types with a content restriction and suggested applying similar limitations across all sign types for consistency.

Ms. Wood explained that the restriction likely stems from space limitations, preventing excessive content on smaller signs. She agreed that staff should review the wording to ensure consistency and avoid allowing unrestricted messaging on some signs while limiting it on others.

Mr. Haigh noted that the wording could limit awnings to displaying only the building name instead of allowing individual tenants to use their space for signage. Ms. Wood agreed that the intent is to permit tenant names but acknowledged the language may need clarification.

Mr. Hogarth expressed concerns about painted wall signs, stating they can appear outdated and difficult to maintain. He also questioned the approach to permitting window signs and whether they should follow the same regulations as permanent signs. Ms. Wood clarified that window signs are subject to size limitations but do not require permits.

Mr. Hogarth also asked about the allowance of two facade signs per building and whether this applied to multi-tenant buildings. It was confirmed that the rule applies per building, but tenants can have additional signage through ground or monument signs and clarifying the language to distinguish between building-wide and tenant-specific signage was suggested.

Regarding sign size standards, Ms. Gardner-Young explained that most were carried over from previous codes, with minor adjustments for placement closer to the street. She acknowledged the need to clarify how square footage is calculated based on tenant space width.

Mr. Hogarth questioned whether the proposed sign regulations allow for larger signs than the current code, noting differences in square footage, height, and setbacks. He expressed concern about encouraging larger signs before buildings become conforming.

Ms. Gardner-Young acknowledged that the CMU district currently lacks a clear sign code and that the goal is to create regulations that work without



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requiring waivers. She confirmed that second-floor tenants are not permitted to have signage, even if they have walk-in access from a balcony.

Mr. Hogarth asked if a master sign plan applies to the district. Ms. Gardner-Young agreed that clarification is needed and stated that for multi-tenant properties, a uniform sign plan should be required to ensure consistency.

Dr. Michaels questioned why the village does not have a single, uniform sign code instead of separate regulations for different areas. He suggested that consultants should review the entire sign code to ensure consistency before sending it to the council. He also agreed with Mr. Hogarth's dislike of painted signs.

Ms. Gardner-Young explained that the mixed-use district follows a different design approach, bringing buildings closer to the street, unlike traditional shopping centers. A separate sign code prevents the need for frequent waivers due to differences in building design.

Chair Cross acknowledged the complexity of the CMU code and signage regulations but suggested simplifying some elements, such as standardizing the allowed size for projecting signs. He supported allowing signs for each ground-floor tenant with street frontage, similar to strip malls, regardless of sign type. He viewed the proposal as a good start but encouraged refinements based on feedback from staff and consultants.

Discussion ensued about second-floor signage.

Mr. Hogarth stated that one key takeaway is to clearly define building name signage, business signage, and tenant signage opportunities. He emphasized the importance of establishing clear guidelines for each building type to ensure consistency and clarity. Ms. Wood acknowledged the feedback.

Dr. Michaels motioned to continue the item until the next meeting. Mr. Haigh seconded the motion. The **motion passed** unanimously (5-0).

7. BOARD MEMBER COMMENTS

Chair Cross acknowledged Dr. Michaels' comment about incorporating the building address into signage and codifying that requirement. He stated that he believed this had already been done but noted that it applied to buildings rather than signs. He agreed that moving forward, this requirement should be implemented for signage as well.

Mr. Hogarth asked about the South Side Docks rebuild. Dr. Michaels referenced a previous discussion with the Waterways Board two years ago in which it was stated that the dock would be completed in 2025. They noted that they had raised the issue again at a recent meeting and questioned the timeline for planning and construction.

Clarification was sought regarding whether the filing was for the ramp construction and sheet piling to complete the wall. It was suggested that sheet piles might be driven to manage water flow. Dr. Michaels



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mentioned that they had not seen resolutions from the Waterways Board being sent to the council for consideration.

Concerns were raised about the condition of the South Side Docks, noting that they may pose safety risks due to potholes and unstable sections. Dr. Michaels emphasized that the docks should be a higher priority to prevent potential injuries.

8. STAFF UPDATES:

Chair Cross advised the next meeting was scheduled for Tuesday, March 4, 2025.

9. ADJOURNMENT

With no further business before the Board, Chair Cross adjourned the meeting at 8:13 p.m.



**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 Hulihan.

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.

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
Village Manager's Office

"THE BEST PLACE TO LIVE UNDER THE SUN"

Environmental Committee Meeting

MINUTES

Anchorage Park

Monday, Mar 3, 2025

6:00pm

1. Call to Order: Karen Marcus called the meeting to order at 6:01pm.
2. Roll Call:
 - Present: Karen Marcus, Kendra Zellner, Mary Phillips, Juliette Desfeux, Ellen Allen, and Brian Bartels
 - Absent:
 - Also Present: Marc Holloway, Field Operations Manager, Councilwoman Lisa Interlandi.
3. The Minutes of the Feb 10, 2025, regular meeting was approved.
4. Public Comments –
 - a.
5. Community Garden Update- No update.
6. Volunteer board request- Shawn will reach out to Ashley.
7. Oyster Project- Mary and Kendra explained that the event was a big success. Mary recommended weighing the VOGs before and after. The next event is April 12th. Kendra will email the principal and email Ed the information for the next event. Marc will ask if we can contact a news station (NBC) to promote this event. Mary will contact Logan to see if he can bring more supplies. Karen will try to coordinate someone to come to host the fishing clinic.
8. Lakeside Park erosion proposal- Marc has no update.
9. Wind and Heat Vulnerability Assessment- Marc said there is a public meeting in April.

10. Tree preservation permit- Councilwoman Lisa Interlandi provided a draft of the tree preservation permit for the committee to review. The committee made change recommendations. Lisa will update the draft and send the draft to Marc.
11. Earth Day- Kendra and Mary are coordinating the event. Earth Day/Arbor Day is scheduled for April 26th at 11am to 1pm. Kendra will email Joan Leder on the Community Garden.
12. Residential landscape code- no update.
13. Speaker Series- Ellen is going to write the email and send a photo to Ed for advertisement for the next speaker series on April 19th. Karen will ask the Country Club to create a Facebook event.
14. Previous newsletter about Oyster water cleaning information. The next newsletter about Arbor Day and Earth Day.
15. Member Comment-
 - a. The committee needs to discuss tree preservation at Parks at the upcoming meeting and would like to have Stephen or Ashley to attend.
 - b. Juliette made a motion to follow the Florida Green Building Certification for the next land purchase.
 - c. There was a motion to incorporate a mixed native vegetation around the boat storage area.
16. Staff Comment-
 - a. Marc advised that a tree was removed outside at Anchorage Park. The committee will review and provide a recommendation at the next meeting.
17. Next meeting- The next meeting will be on April 7, 2025 at 6:00 pm at Anchorage Park.
18. Adjournment- the meeting adjourned at 7:32pm

VILLAGE OF NORTH PALM BEACH
VILLAGE CLERK'S OFFICE
VILLAGE ATTORNEY'S OFFICE

TO: Honorable Mayor and Council

THRU: Chuck Huff, Village Manager

FROM: Leonard G. Rubin, Village Attorney
Jessica Green, Village Clerk

DATE: April 10, 2025

SUBJECT: **ORDINANCE 1st Reading** – Amending Section 2-1 of the Village Code governing Village boards and committees

At its February 27, 2025 workshop meeting, the Village Council discussed revisions to Section 2-1 of the Village Code of Ordinances, governing the appointment and operation of Village boards and committees. Specifically, the Council discussed revisions to the required number of meetings and the absentee policy, the appointment of relatives, and reports by the boards and committees to the Village Council.

Based on Council direction, the attached Ordinance revises Section 2-1 of the Village Code as follows:

- Revises Section 2-1(k)(1) to require that all boards and committees schedule a meeting at least once each quarter (in lieu of monthly), with the exception of the Audit Committee which shall meet on an on-call basis.
- Revises Section 2-1(m)(2) to require the removal of a member who misses two regular meetings within a twelve-month period for boards or committees meeting no more than quarterly, subject to the member's ability to appeal to the Village Manager. The threshold remains at three meetings for those boards or committees meeting monthly.
- Adds a new Section 2-1(n) to prohibit the Village Council from appointing a relative of any Councilmember to a Village board or committee. The definition of relative is taken from the State Ethics Code (which is slightly less restrictive than the County Ethics Code), with the addition of individuals residing within the same household as a Councilmember.
- Adds a new Section 2-1(o) to require the chairperson of each board or committee (or the chairperson's designee) to make a report the board or committee's activities to the Village Council at a regularly scheduled meeting on a quarterly basis.

The attached Ordinance has been prepared and/or reviewed for legal sufficiency by the Village Attorney.

There is no fiscal impact.

Recommendation:

Village Staff requests Council consideration and approval on first reading of the attached Ordinance amending Section 2-1 of the Village Code of Ordinances governing the appointment and operation of the Village's boards and committees in accordance with Village policies and procedures.

1 **ORDINANCE NO. _____**

2
3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH
4 PALM BEACH, FLORIDA, AMENDING ARTICLE I, "IN GENERAL," OF
5 CHAPTER 2, "ADMINISTRATION," OF THE VILLAGE CODE OF
6 ORDINANCES BY AMENDING SECTION 2-1, "BOARDS AND
7 COMMITTEES," TO MODIFY THE REQUIRED MEETING SCHEDULE AND
8 ABSENTEE POLICY, ADD AN ANTI-NEPOTISM PROVISION, AND REQUIRE
9 QUARTERLY REPORTS TO THE VILLAGE COUNCIL; PROVIDING FOR
10 CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR
11 CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

12
13 WHEREAS, Section 2-1 of the Village Code of Ordinances governs the appointment and operation
14 of Village boards and committees; and

15
16 WHEREAS, the Village Council wishes to amend Section 2-1 to: (1) require boards and committees
17 to meet at least quarterly and modify the absentee policy; (2) prohibit the appointment of relatives of
18 Councilmembers to boards and committees; and (3) require boards and committees to provide reports
19 to the Village Council on a quarterly basis; and

20
21 WHEREAS, the Village Council determines that the adoption of this Ordinance is in the interests of
22 the public health, safety, and welfare.

23
24 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF
25 NORTH PALM BEACH, FLORIDA as follows:

26
27 Section 1. The foregoing recitals are ratified as true and correct and are incorporated herein.

28
29 Section 2. The Village Council hereby amends Article I, "In General," of Chapter 2,
30 "Administration," of the Village Code of Ordinances as follows (additional language is underlined
31 and deleted language ~~stricken through~~):

32
33 **Sec. 2-1. Boards and committees.**

34
35 (a) *Purpose.* The purpose of this section is to establish procedures for
36 village boards and committees. Except as specifically provided by law or ordinance,
37 all boards and committees are advisory only and the existence of such advisory boards
38 and committees does not diminish or alter the statutory or constitutional authority of
39 the village council.

40
41 (b) *Scope.* The provisions of this section shall apply to all village boards
42 and committees and shall govern the conduct of all members of such boards.

43
44 (c) *Creation of advisory boards.* The village council may, by ordinance,
45 create a board or committee in connection with any function of the village. The
46 ordinance creating such board shall specify the purpose, powers, and duties of the

1 board. Nothing set forth herein shall prevent the village council from creating ad hoc
2 committees of limited duration by resolution.

3
4 (d) *Records.* Each board and committee shall maintain attendance records
5 and voting records of each member and shall forward such information to the village
6 clerk. The records shall include the reason given by the board or committee member
7 for any absence.

8
9 (e) *Compensation of members.* Board and committee members shall serve
10 without compensation except as may be provided by ordinance or resolution of the
11 village council.

12
13 (f) *General provisions.* Members of village boards and committees:

14
15 (1) Shall serve at the pleasure of the village council and may be removed
16 with or without cause by a vote of the village council;

17
18 (2) Shall be a resident of the village and maintain residency in the village
19 during the term of appointment (unless waived by the village council)
20 and meet such other eligibility requirements as may be established by
21 the village council;

22
23 (3) Shall not hold any employment or office in village government or any
24 contractual relationship with the village;

25
26 (4) Shall serve on only one village board or committee where membership
27 on two boards or committees would violate the constitutional dual
28 office-holding prohibition;

29
30 (5) Shall not appear before the board or committee on which they serve or
31 the village council as an agent or attorney on behalf of any person or
32 entity;

33
34 (6) Shall not have or hold any employment or contractual relationship that
35 will create a continuing or frequently recurring conflict between their
36 private interests and the performance of their public duties or that
37 would impede the full and faithful discharge of their public duties;

38
39 (7) Shall not initiate any grievance or complaint against any person
40 appearing before the board or committee on which they serve without
41 the approval of the village manager; and

42
43 (8) Shall attend all meetings in person and shall not participate as a member
44 of any board or committee or vote on any matter by telephone, video
45 conferencing, or any other electronic means.

46
47 (g) *Number of members.* Unless otherwise provided by law or ordinance,
48 each advisory board or committee shall have seven (7) members.

1 (h) *Terms of members.*

2
3 (1) The terms of members shall be established in the ordinance creating the
4 board or committee. Notwithstanding the foregoing, the village council
5 may, at the time of appointment, modify the term of any member in
6 order to provide for staggered terms.

7
8 (2) Members whose terms have expired shall continue to serve until their
9 successors are appointed.

10
11 (3) Board and committee members may be reappointed to successive
12 terms.

13
14 (4) Appointments to fill vacancies on any board or committee shall be for
15 the remainder of the unexpired term.

16
17 (i) *Officers.*

18
19 (1) All boards and committees shall, at a meeting during the month of May,
20 elect a chairperson, a vice-chairperson, and any other officers as the
21 board deems necessary. The chairperson shall preside at board
22 meetings and shall be the official spokesperson for the board. The term
23 of the chairperson shall be for one-year, and any person who has served
24 as chairperson for one term shall not serve as chairperson during the
25 following year. However, beginning one year after termination of his
26 or her term as chairperson, he or she may again serve as chairperson.

27
28 (2) The vice-chairperson shall assume the duties of the chairperson in the
29 absence of the chairperson. At any meeting where the chairperson and
30 the vice-chairperson are absent, the board or committee shall appoint a
31 chairperson pro tempore to assume the duties of the chairperson.

32
33 (j) *Rules.* Each board and committee shall adopt rules and regulations
34 regarding the manner of conducting its meetings, which shall be consistent with the
35 rules and regulations prescribed by the village council. Each board and committee
36 shall adhere to the basic rules of parliamentary procedure, which require that:

37
38 (1) All items of business and motions that are properly before the board or
39 committee are fully and freely discussed;

40
41 (2) Only one (1) issue or motion be considered at a time;

42
43 (3) All members direct their remarks to the chairperson and wait to be
44 recognized by the chairperson;

45
46 (4) While majority rules, the rights of the minority are protected by
47 assuring them the ability to speak and vote; and
48

1 (5) All members refrain from making personal remarks or otherwise
2 attacking the motives of other members.

3
4 (k) *Meetings.*

5
6 (1) All village ~~advisory~~ boards and committees shall schedule a regular
7 meeting at least once per month quarter (or four times between May 1st
8 and April 30th), except the audit committee, which shall meet on an on-
9 call basis. Meetings shall be held at the call of the chairperson, at such
10 other times as the board or committee may determine, or as otherwise
11 provided by law or ordinance. Special meetings may be called by the
12 chairperson or by written notice signed by a majority of all members
13 and shall not be held unless at least forty-eight (48) hours' notice is
14 given to each member and to the village clerk.

15
16 (2) Members shall notify the chairperson if they are unable to attend a
17 meeting. If a quorum will not be present, the scheduled meeting shall
18 be cancelled.

19
20 (3) Minutes shall be kept of the proceedings at each meeting and shall
21 record the official acts taken by the board or committee. Minutes shall
22 be transmitted to, and maintained by, the village clerk.

23
24 (4) All meetings and public hearings of village boards and committees
25 shall be open to the public. All meetings shall be governed by
26 Government-in-the-Sunshine Law, as set forth in F.S. § 286.011.

27
28 (5) Absent exigent circumstances, no board or committee meeting shall
29 begin prior to 5:30 p.m. and all meetings shall be adjourned on or
30 before 11:00 p.m. on the date when the meeting convened.

31
32 (l) *Quorum and required vote.*

33
34 (1) Unless otherwise provided by law or ordinance, a quorum for the
35 transaction of business shall consist of four (4) members.

36
37 (2) The affirmative vote of a majority of those present shall be necessary
38 to take official action. If any motion fails to achieve the affirmative
39 vote of a majority of those present, then such petition or other matter
40 shall be deemed denied.

41
42 (m) *Removal of members.*

43
44 (1) Unless waived by the village council, any member who no longer
45 resides within the village during his or her term shall automatically
46 cease to be a member of the board or committee and shall inform the
47 village clerk's office.

1 (2) If any member of a board or committee is absent from ~~three (3)~~ two (2)
2 regular meetings for boards or committees meeting no more than
3 quarterly or three (3) regular meetings for boards or committees
4 meeting monthly within a twelve-month period (from May 1st to April
5 30th), the village clerk shall notify the member in writing that he or she
6 shall be removed from the board or committee. Within ten (10) days of
7 receipt of notification of his or her removal, the member may appeal
8 his or removal to the village manager in writing. The decision of the
9 village manager shall be final.

10
11 (3) The village manager may, at his or her discretion, remove a member
12 for: attacking the motives of other board or committee members,
13 members of village staff or village consultants; making derogatory,
14 abusive, profane, threatening, or vulgar remarks or comments; or for
15 any other conduct that, in the village manager's sole determination,
16 reflects poorly upon the village. The decision of the village manager
17 shall be final.

18
19 (n) Anti-nepotism clause. No relative of a member of the village council
20 shall be appointed by the council to a village board or committee. For the purposes of
21 this section, a relative means an individual who is related to a councilmember as father,
22 mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband,
23 wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law,
24 sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister,
25 half-brother, or half-sister or an individual having the same legal residence as a
26 councilmember.

27
28 (o) Reports for village council. On at least a quarterly basis, the
29 chairperson of each board or committee or the chairperson's designee shall make a
30 report of the board or committee's activities to the village council at a regularly
31 scheduled council meeting.

32
33 (p) Resignation of members. Members of boards or committees may resign
34 at any time, by submitting a written letter of resignation to the village clerk.

35
36 (q) Clerical/technical support. The village manager may furnish the board
37 or committee necessary clerical services and technical assistance.

38
39 (r) Dissolution of boards. Unless otherwise provided by law or ordinance,
40 the village council may dissolve a board or committee if the village council determines
41 that the board is no longer needed to meet the purposes for which it was established.

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

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

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

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

5
6 PLACED ON FIRST READING THIS ____ DAY OF _____, 2025.

7
8 PLACED ON SECOND, FINAL READING AND PASSED THIS ____ DAY OF _____,
9 2025.

10
11
12 (Village Seal)

MAYOR

13
14
15 ATTEST:

16
17 _____
18 VILLAGE CLERK

19
20 APPROVED AS TO FORM AND
21 LEGAL SUFFICIENCY:

22
23 _____
24 VILLAGE ATTORNEY
25

**VILLAGE OF NORTH PALM BEACH
BUILDING & ZONING DEPARTMENT**

TO: Honorable Mayor and Council

THRU: Chuck Huff, Village Manager

FROM: Valentino Perez, Building Director

DATE: April 10, 2025

SUBJECT: **ORDINANCE 1ST READING – Approving a major amendment to The Benjamin School Planned Unit Development to add an adjacent parcel to the PUD and extend the pick-up/drop-off loop, demolish the existing administrative office building and construct a new administrative office building, remove the unconstructed maintenance facility, and reconstruct the parking within the McLaren Road right-of-way.**

Through the adoption of Ordinance No. 2013-06, the Village Council created The Benjamin School Planned Unit Development on 14.8 acres of real property located on McLaren Road between U.S. Highway One and Ellison Wilson Road. Through the adoption of Ordinance No. 2017-10, the Village Council approved a major amendment to the PUD to add a two-story STEM building, and in 2019, the Village Council approved a minor amendment to the PUD reflect as-built conditions.

In 2021, The Benjamin School acquired the adjacent 0.93-acre First City Bank of Commerce property with plans for potential expansion and is now seeking another major amendment to the approved PUD for the following (as fully detailed in the attached staff report):

1. Add 0.93 acres of land area into the overall PUD with the inclusion of the Bank Parcel, for a total PUD acreage of 15.78 acres.
2. Demolish the existing 2,878 square foot bank/office building to create additional parking.
3. Extend the pick-up/drop-off loop into the former bank parcel to allow for increased stacking.
4. Remove approved (and expired) 10,000 square foot Maintenance Facility (Building 19) from Site Plan to reflect current as-built parking layout north of Carolinda Drive.
5. Demolish the existing 2,300 square foot Administrative Office Building east of existing pick-up/drop-off lane (Building 18 on Approved Site Plan).
6. Construct new 4,837 square foot 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.

The Planning, Zoning and Adjustment Board considered the request at its April 1, 2025 meeting and recommended approval by a vote of 6 to 1, with the condition that the Applicant provide information addressing the impacts on drainage for McLaren Road caused by the additional impervious parking area within the right-of-way.

Recommendation:

Village Staff requests Council consideration and approval on first reading of the attached Ordinance approving a major amendment to The Benjamin School Planned Unit Development to add an adjacent parcel to the PUD and extend the pick-up/drop-off loop, demolish the existing administrative office building and construct a new administrative office building, remove the unconstructed maintenance facility, and reconstruct the parking within the McLaren Road right-of-way in accordance with Village policies and procedures.

- 1 A. Add 0.93 acres of land to the overall PUD (“former Bank Parcel”), as described in Exhibit
2 “B” attached hereto and incorporated herein by reference, thereby increasing the total
3 acreage of the PUD to 15.78 acres;
4
- 5 B. Demolish the existing structure on the former Bank Parcel and extend the pick-up/drop-off
6 loop into the former Bank Parcel;
7
- 8 C. Remove the approved 10,000 square-foot Maintenance Facility (Building 19) from the
9 approved Site Plan to reflect the current as-built layout north of Carolinda Drive;
10
- 11 D. Demolish the existing 2,300 square foot Administrative Office Building (Building 18) as
12 depicted on the approved Site Plan and construct a new 4,837 square foot Administrative
13 Office Building; and
14
- 15 E. Reconstruct a portion of the parking provided within the McLaren Road right-of-way for a
16 total of forty (40) parking spaces within the right-of-way.
17

18 Section 3. The Applicant shall develop and operate The Benjamin School PUD in accordance
19 with the plans approved through the adoption of Ordinance No. 2013-06, Ordinance No. 2017-10,
20 and Resolution No. 2019-03, as modified by the most recent version of the following plans on file
21 with the Village’s Building and Zoning Department:
22

- 23 A. Site Plan prepared by Urban Design Studio dated June 1, 2010 and last revised for submittal
24 to the Village on December 20, 2024 consisting of one page (SP-1).
25
- 26 B. Affected Area Landscape Plan prepared by Urban Design Studio dated October 11, 2024
27 and last revised for submittal to the Village on February 14, 2025 consisting of six pages
28 (LA-1 through LA-6).
29
- 30 C. Plans prepared by Harvard·Jolly dated October 7, 2024 and last revised for submittal to the
31 Village on December 2, 2024 consisting of four pages: an Architectural Demo & Proposed
32 Site Plan (AS-000); a Fire Separation Site Plan and Life Safety Plan (AS-001); a Roof Plan
33 (A1-141); and Exterior Elevation Rendering (A1-200).
34

35 Section 4. In approving this amendment to the PUD, the Village Council grants the following
36 additional modifications or “waivers” from the requirements of the Village’s land development
37 regulations:
38

- 39 A. A waiver from Section 45-91.A.1.a of the Village Code to allow for foundation landscaping
40 along the north and east building facades of the new Administrative Office building (the
41 Code requires foundation landscaping along all four facades excluding rear services areas
42 not visible by public road right-of-way or not generally traveled by the public or visible
43 from adjacent structures).
44
- 45 B. A waiver from Section 45-91.B.2 of the Village Code to allow one foundation planting tree
46 on the east façade of the new Administrative Office building (the Code requires one tree
47 for each seventy-five (75) linear feet of building perimeter or four foundation planting
48 trees).
49

1 Section 5. The Village Council’s approval of this Amendment to The Benjamin School PUD
2 is subject to the following additional conditions:
3

- 4 A. The Applicant shall obtain South Florida Water Management District approval prior the
5 issuance of the first building permit.
6
- 7 B. The Applicant shall obtain Palm Beach County Health Department approval prior to the
8 issuance of a first building permit.
9
- 10 C. In lieu of amending the existing Unity of Title, the Applicant shall submit a Unity of
11 Control for inclusion of the former Bank Parcel in the PUD, as reflected in the amended
12 Site Plan. The Unity of Control shall be subject to review and approval of the Village
13 Attorney and shall be recorded in the public records prior to the issuance of the first
14 building permit.
15
- 16 D. The Applicant shall enter into an amended Revocable License and Indemnification
17 Agreement, in a form approved by the Village Attorney, to reflect the revised parking
18 configuration within the McLaren Road right-of-way. The amended Agreement shall be
19 fully executed prior to the issuance of the first building permit.
20
- 21 E. The Applicant shall obtain approvals and/or permits from the Village and all applicable
22 authorities prior to any road closures or right-of-way improvements. In the event Village
23 or other public facilities are damaged during the construction process, the Applicant shall,
24 prior to the issuance of a Certificate of Occupancy or Certificate of Completion, as
25 applicable, repair or replace such facilities sot that they are in at least as good condition as
26 existed prior to construction.
27
- 28 F. During construction, the Applicant shall abide by the undated aerial Plan showing Traffic
29 Flow During Construction Phase submitted with the Application materials. Once
30 construction is completed, the Applicant shall submit a new Drop Off and Circulation Plan
31 to the Village for review and approval by the Police Department.
32
- 33 G. Separate site improvement permits and applications shall be required for: (1) paving,
34 grading, drainage, water, and sewer improvements; (2) site lighting; (3) landscaping; and
35 (4) irrigation.
36
- 37 H. In granting this approval, the Village Council relied upon the oral and written
38 representations of the Applicant both on the record and as part of this application process.
39 Any deviation from such representations shall be considered a violation of this Ordinance.
40

41 Section 6. A violation of any of the requirements or conditions of this Ordinance shall be
42 enforced in the same manner as a violation of a Code provision or ordinance in accordance with
43 Article IV of Chapter 2 of the Village Code of Ordinances.
44

45 Section 7. Each of the conditions and requirements of this Ordinance shall be binding upon
46 the Applicant and its successors in interest or assigns and shall be deemed covenants running with
47 the land.
48

1 Section 8. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for
2 any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void,
3 such holding shall not affect the remainder of this Ordinance.
4

5 Section 9. All ordinances, resolutions or prior development permits or approvals relating to
6 the Property in conflict with the provisions of this Ordinance are hereby repealed only to the extent
7 of such conflict. To the extent not expressly modified herein, the remaining provisions of
8 Ordinance No. 2013-06, Ordinance No. 2017-10, and Resolution 2019-36 shall remain in full force
9 and effect.
10

11 Section 10. This Ordinance shall become effective immediately upon adoption.

12
13 PLACED ON FIRST READING THIS ____ DAY OF _____, 2025.

14
15 PLACED ON SECOND, FINAL READING AND PASSED THIS ____ DAY OF
16 _____, 2025.
17

18
19 (Village Seal)

MAYOR

20
21
22
23 ATTEST:

24
25 _____
26 VILLAGE CLERK

27
28 APPROVED AS TO FORM AND
29 LEGAL SUFFICIENCY:

30
31 _____
32 VILLAGE ATTORNEY



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).

- Quasi-Judicial
- Legislative
- Public Hearing

<p>Originating Department:</p> <p>Planning & Zoning</p> <p>Project Manager</p>	<p>Reviewed By:</p> <p>Caryn Gardner-Young, AICP (former Community Development Director)</p>
<p>Attachments:</p> <ul style="list-style-type: none"> • 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 	<p>Public Notice:</p> <p><input checked="" type="checkbox"/> Required</p> <p><input type="checkbox"/> Not Required</p> <p>Dates:</p> <p>Paper:</p> <p>Mailing</p> <p><input checked="" type="checkbox"/> Required</p> <p><input type="checkbox"/> Not Required</p> <p>Notice Distance:</p>

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
<i>North</i>	Shopping Center	Commercial	Commercial Shopping (C-S)
<i>South</i>	Shopping Center Multifamily Residential	High Density Residential	R-3 – Apartment Dwelling Zoning District
<i>East</i>	Office Buildings Religious Institution	Commercial High Density Residential	R-3 – Apartment Dwelling Zoning District Commercial Shopping (C-S)
<i>West</i>	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



Proposed 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.

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. $324.3 \text{ LF} / 75 = 4$ 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.

At the request of The Benjamin School, Staff will attempt to review and approve both the Unity of Title and the Amendment to the Revocable License and Indemnification Agreement prior to the Village Council's consideration of the Ordinance on second reading and append those documents to the Ordinance.

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

Dr. Michels motioned to recommend approval of the Major Amendment to The Benjamin School as presented with one comment (as indicated below). The motion was seconded by Mr. Solodar and passed 6-1.

- Applicant to provide information addressing the impacts on drainage for McLaren Road caused by the additional impervious parking area within the right-of-way.

Exhibit B
Location Map

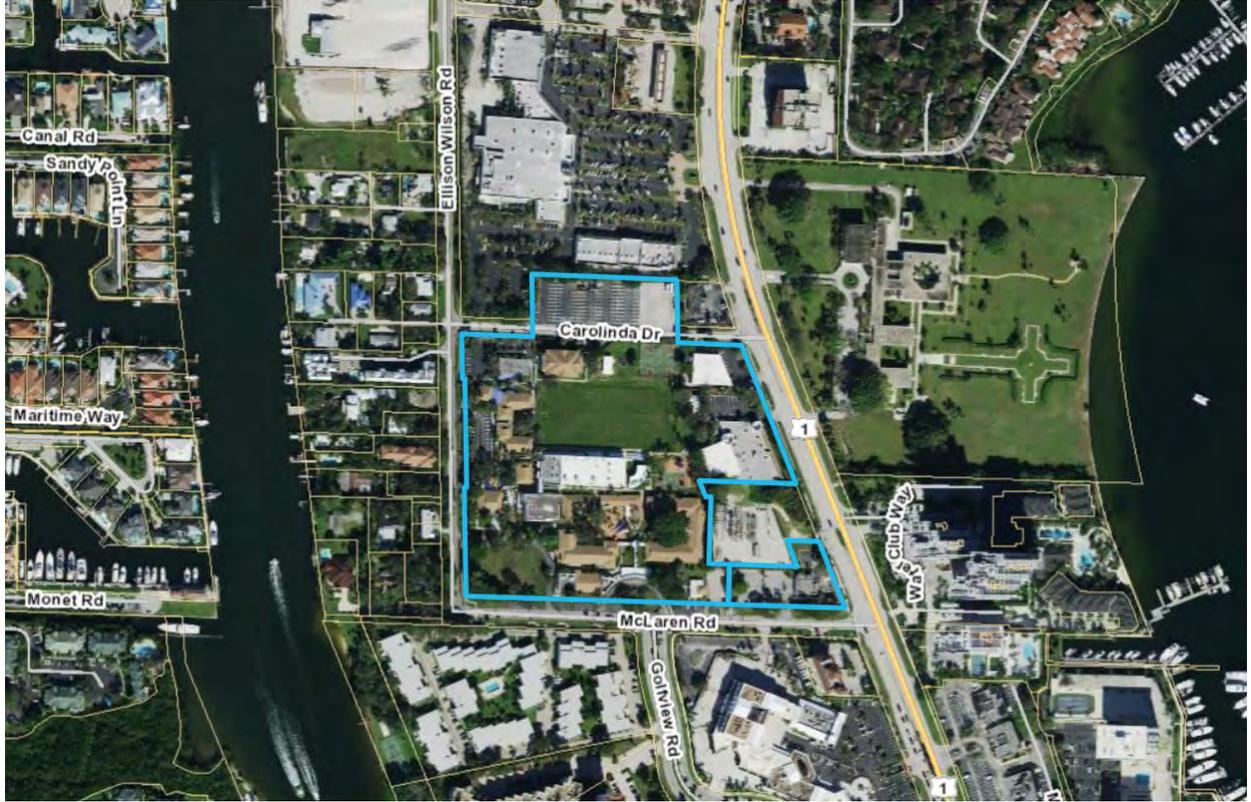


EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel One (PCN: 68-43-42-04-10-008-0030):

A portion of Lot 3 of the 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, more particularly described as follows:

COMMENCING at the point of intersection of the North Right of Way line of McLaren Road and the East Right of Way line of Ellison Wilson Road, said point being the Southwest corner of said Lot 3, run thence North 3° 04' 10" West along the East Right of Way line of Ellison Wilson Road, a distance of 153.66 feet to the POINT OF BEGINNING of the herein described parcel; thence continue North 03° 04' 10" West along said Right of Way, a distance of 150.23 feet to the Northwest corner of said Lot 3; thence South 89° 54' 55" East along the North line of Lot 3, a distance of 120.06 feet; thence South, a distance of 150.00 feet; thence North 89° 54' 55" West, a distance of 112.01 feet to the POINT OF BEGINNING.

TOGETHER WITH:

The East 120 feet of the West 620 feet of the South 125 feet of Lot 6, GOVERNMENT LOT 8 SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida.

TOGETHER WITH:

The North 125 feet of the East 300 feet of the West 500 feet of Lot 6, GOVERNMENT LOT 8 SUBDIVISION according to the Plat thereof, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida.

TOGETHER WITH:

That part of Lot 6, according to the PLAT OF SUBDIVISION OF GOVERNMENT LOT 8, Section 4, Township 42 South, Range 43 East, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida, more particularly described as follows:

Begin at the Southwest corner of Lot 6, of said Subdivision, run Northerly along the Easterly Right of Way line of Ellison Wilson Road, a distance of 125 feet; thence Easterly and parallel to the South line of Lot 6, a distance of 200 feet; thence continue South, a distance of 125 feet to the South line of said Lot 6; thence continue Westerly along the South line of Lot 6, a distance of 200 feet POINT OF BEGINNING.

TOGETHER WITH:

Being a tract of land of Lots 3 and 4 of the SUBDIVISION OF GOVERNMENT LOT 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida and more particularly described as follows:

BEGINNING at the Southeast corner Lot 3; thence Westerly along the South line of said Lot 3 a distance of 210.00 feet; thence Northerly parallel with the East line of said Lot 3 to a point 150.00 feet South of the North line of said Lot 3; thence Westerly parallel with said North line a distance of 157.33 feet to a point 218.24 feet Easterly of the West line of said Lot 3 as measured along a line 150 feet South of and parallel with the North line of said Lot 3; thence Southerly parallel with the East line of said Lot 3 to a point in the South line of said Lot 3; thence Westerly along the South line of said Lot 3 a distance of 210.00 feet to the Southwest corner of said Lot 3; thence Northerly along the West line of said Lot 3 a distance of 153.66 feet to a point 150.00 feet South of, as measured at right angles to the North line of said Lot 3; thence Easterly parallel with and 150.00 feet South of, as measured at right angles to the North line of said Lot 3 a distance of 112.01 feet; thence Northerly parallel with the East line of said Lot 3 a distance of 150.00 feet to the North line of said Lot 3; thence Easterly along the North line of said Lot 3 a distance of 473.56 feet to the Northeast corner of said Lot 3; thence continue Easterly along the North line of said Lot 4 a distance of 100.00 feet; thence Southerly parallel with the West line of said Lot 4 a distance of 130.00 feet; thence Westerly parallel with the North line of said Lot 4 a distance of 100.00 feet to a point in the West line of said Lot 4, said West line of Lot 4 is common with the East line of Lot 3; thence Southerly along the East line of said Lot 3 to the Southeast corner of said Lot 3 and the POINT OF BEGINNING.

The above described property may also be described as follows:

Being a tract of land in Lots 3 and 4 of the SUBDIVISION OF GOVERNMENT LOT 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, as recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida, consisting of the following described parcels:

Parcel A: Being all of said Lot 3 **LESS** the East 367.33 feet and **LESS** the North 150.00 feet thereof.

Parcel B: Being the East 210.00 feet of said Lot 3.

Parcel C: Being the West 263.56 feet of the East 473.56 feet of the North 150.00 feet of said Lot 3.

Parcel D: Being the North 130.00 feet of the West 100.00 feet of said Lot 4.

TOGETHER WITH:

The West 300.00 feet of the East 420.00 feet of the West 620.00 feet (as measured along the North and South boundaries thereof) of Lot 6, PLAT OF SUBDIVISION OF GOVERNMENT LOT 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida, according to the plat thereof recorded in Plat Book 18, Page 4 of the Public Records of Palm Beach County, Florida, LESS and EXCEPTING the North 175.00 feet (as measured at right angles to the North boundary thereof).

TOGETHER WITH:

A parcel of land in GOVERNMENT LOT 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, Florida; and being more particularly described as follows, to wit:

From the Southeast corner of Lot 3 of the SUBDIVISION OF GOVERNMENT LOT 8, Section 4, Township 42 South, Range 43 East, as same is recorded in Plat Book 18, Page 4 of the Public Records of Palm Beach County, Florida, run West with the South line of Lot 3 for a distance of 210.00 feet to the POINT OF BEGINNING of the parcel of land herein described; thence continue West for a distance of 132.33 feet to a point; thence North and parallel to the East line of said Lot 3, for a distance of 153.03 feet to a point in the South line of Van Munster; thence East and parallel to the North line of said Lot 3, for a distance of 132.33 feet to a point; thence South and parallel to the East line of said Lot 3 for a distance of 152.84 feet to the POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING at a point in the South line of said Lot 3, 210 feet from the Southwest corner of said Lot 3, running East along said South line a distance of 25 feet; thence North and parallel to the East line of said Lot 3, to a point 150 feet from the North line of said Lot 3, thence West and parallel to the North line of said Lot 3, a distance of 25 feet, thence South and parallel to the East lot line of said Lot 3, a distance of 152.53 feet to a POINT OF BEGINNING.

Parcel Two (PCN: 68-43-42-04-10-008-0045):

The South 172.53 feet of the West 100 feet and the South 112.33 feet of the East 50.16 feet of the West 150.16 feet of that certain 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 of the Public Records of Palm Beach County, Florida.

Parcel Three (PCN: 68-43-42-04-18-001-0000):

All of the PLAT OF NORTH PALM BEACH PRIVATE SCHOOL, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 30, Book 204; Less those portions dedicated to Board of County Commissioners for Right of Way purposes.

Parcel Four (PCN: 68-43-42-04-10-008-0050):

From the Northeast corner of Lot 5 according to the Plat of subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, as recorded in Plat Book 18, Page 4, in and for the records of Palm Beach County, Florida; thence Westerly along the North line of said Lot 5 a distance of 9.84 more or less feet to the Westerly right-of-way line of U.S. Highway No. 1 and the point of beginning of the herein described parcels; thence continue along the North line of said Government Lot 5 a distance of 240.28 feet to a point; thence run Southerly at right angles to the North line of said Lot 5, a distance of 74.91 feet to a point; thence run Easterly parallel with the North line of said Lot 5, a distance of 273.6 feet to a point in the Westerly right-of-way line of said U.S. Highway No. 1; thence run Northwesterly along said Westerly right-of-way line a distance of 82 feet to the point of beginning of the herein described parcel.

TOGETHER WITH:

From the Northeast corner of Lot 5, according the Plat of subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, as recorded in Plat Book 18, Page 4, in and for the records of Palm Beach County, Florida; thence run Southeasterly S2347'30"E along the Westerly right-of-way line of Highway No. 1, a distance of 82.00 feet to the point of beginning; thence continue Southeasterly along said Westerly right-of-way line, a distance of 200.04 feet to a point; thence North 89 54'40"W a distance of 273.41 feet to a point; thence North 23 47'30"W a distance of 200.63 feet to a point; thence run S89 47'58"E a distance of 273.64 feet more or less to a point in the Westerly right-of-way line of U.S. Highway No. 1, and the point of beginning of the above described parcel.

Parcel Five (PCN: 68-43-42-04-10-008-0066):

The South 125 feet (measured at right angles to the South boundary thereof) of Lot 6, Plat of Subdivision of Government Lot 8, Section 4, Township 42 South, Range 43 East, Palm Beach County, according to the plat thereof recorded in Plat Book 18, Page 4, Public Records of Palm Beach County, Florida, less the West 620 feet (measured along the North and South boundaries thereof), less that portion conveyed to Palm Beach County by Deed recorded in Deed Book 1150, at page 32.

Parcel Six (PCN: 68-43-42-04-10-008-0069):

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).

Together with a portion of the right-of-way for Carolinda Drive (50 feet in width and 142.47 feet in length) located along the southern boundary of the parcel.

EXHIBIT "B"

LEGAL DESCRIPTION:

(PCN: 68-43-42-04-10-008-0043):

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, aforescribed, 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 aforescribed, a distance of 122.46 feet to a point in the South line of Lot 4 aforescribed; 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.



Village of North Palm Beach
Universal Planning and Zoning Application

Instructions to Applicant

This application shall be submitted with the required items identified in the Application Matrix. Separate Applications must be submitted when multiple applications are associated with the same request.

Contact the Community Development Department at 561-882-1156 for a pre-application submittal meeting.

Please check each relevant application box below:

- | | | |
|---|---|--|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> PUD Amendment Major | <input type="checkbox"/> Variance (Sign) |
| <input type="checkbox"/> Comprehensive Plan | <input type="checkbox"/> Plat Preliminary | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Master Sign Plan Program | <input type="checkbox"/> Plat Final | <input checked="" type="checkbox"/> Waiver |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Similar Use | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> PUD Amendment Minor | <input type="checkbox"/> Special Exception | <input type="checkbox"/> Zoning Text Amendment |

Other:

- | | |
|--|---|
| <input type="checkbox"/> Appeal of Administrative Decision | <input type="checkbox"/> Postponement & Decision Withdrawal |
| <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Pre-application meeting |

Project Name The Benjamin School PUD Amendment **Agent's Name** Urban Design Studio

Address 610 Clematis St Suite CU02 **City** West Palm Beach **State** FL **Zip code** 33401

Phone 561-366-1100 **Email** ljean-louis@udsflorida.com / jbrinkman@udsflorida.com

Owner's Name THE BENJAMIN PRIVATE SCHOOL INC

Address 11000 ELLISON WILSON ROAD **City** NORTH PALM BEACH **State** FL **Zip code** 33408

Phone 561.472.3470 **Email** leslie.downs@thebenjaminschool.org

Correspondence Address: *(If different than agent or owner)*

Address _____ City _____ State ____ Zip code _____

Phone _____ Email _____

This is the address to which all agendas, letters and other materials will be forwarded.

Project Location & Address 11000 ELLISON WILSON ROAD

Parcel Identification Number(s) 68-43-42-04-10-008-0030 , 68-43-42-04-10-008-0043

Property Size (Square feet/Acres) 15.747

Existing Use of Property Private School

Proposed Use of Property Private School

Existing Future Land Use Designation Commercial

Proposed Future Land Use Designation Commercial

Existing Zoning of Property C-S/PUD

Proposed Zoning of Property C-S/PUD

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



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 than 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.	on east façade of building	proposed administrative office building.
		324.3 LF / 75 = 4 Required Foundation Planting Trees		

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.

**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:

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.

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:

Jeremy Teal
Witness Name: Jeremy Teal
Christine A. Wilcott
Witness Name: Christine A. Wilcott

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

By: William L. Manuel
William L. Manuel, Mayor

ATTEST: By: Melissa Teal
Melissa Teal, Village Clerk



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

Printed Name: Christine A. Wilcott

My Commission Expires: MAR 4, 2016

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:



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

Space above this line for recording data

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}

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:

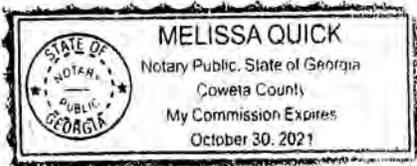
Nauman Enterprises, Inc., a Florida Corporation

- (1) [Signature]
Signature of Witness
J. Jones
Printed Name of Witness
- (2) [Signature]
Signature of Witness
Natalie M. Paister
Printed Name of Witness

By: [Signature]
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 [Signature] as identification.



(Notary Seal)

[Signature]
Notary Public, STATE of GEORGIA

Commission Expires:

[Signature]
Printed Name of Notary Public

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, aforescribed, 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 aforescribed, a distance of 122.46 feet to a point in the South line of Lot 4 aforescribed; 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.

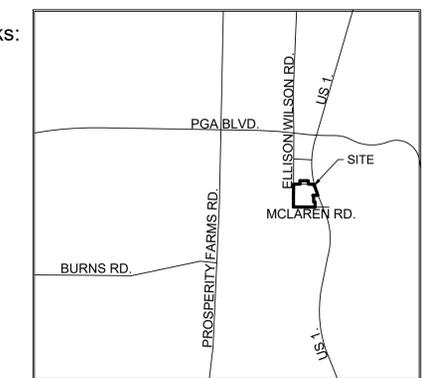
Copyright
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used, by or disclosed to any person, firm, or corporation without the written permission of the designer.

Date: 06.01.2010
Project No.: 05-017.002
Designed By: LMB
Drawn By: LMB
Checked By: WTCV

Submittal Dates / Comments
10.26.10 LMB Submittal
02.15.11 SCM SP Revisions
03.15.11 SCM Add Area
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
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

LOCATION MAP



Setback Table

In accordance with Appendix C, Article III,
The following are the required and proposed setbacks:
Front: Min 50'
Side Street: Min 100'
(US 1)
Side Street: NA
(Elison Wilson Rd.)
Rear: NA

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	165,481 S.F.
PROPOSED OFFICE BUILDING	4,837 S.F.
EXISTING OFFICE BLDG. TO BE DEMOLISHED	2,300 S.F.
TOTAL BUILDING AREA	168,018 S.F.

TOTAL PARKING REQUIRED	223 SP.
TOTAL PROVIDED PARKING	321 SP.
EXISTING CAMPUS PARKING	132 SP.
NORTH AREA PARKING	118 SP.
PROPOSED PARKING (INCLUDING OF ACCESSIBLE PARKING - 4 SP.)	71 SP.
ACCESSIBLE PARKING REQUIRED	8 SP.
ACCESSIBLE PARKING PROVIDED	10 SP.

APPROVED WAIVERS

WAIVER #	CODE	REQUIREMENT	PROPOSED	WAIVER
W1.	Sec 45-91A.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 facades.	Allow proposed foundation planting along (2) facades of the proposed administrative office building.
W2.	Sec 45-91B.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 facade of building	Allow reduction of three (3) required foundation planting trees for proposed administrative office building.

LOWER SCHOOL BUILDINGS, SQUARE FOOTAGES & PARKING

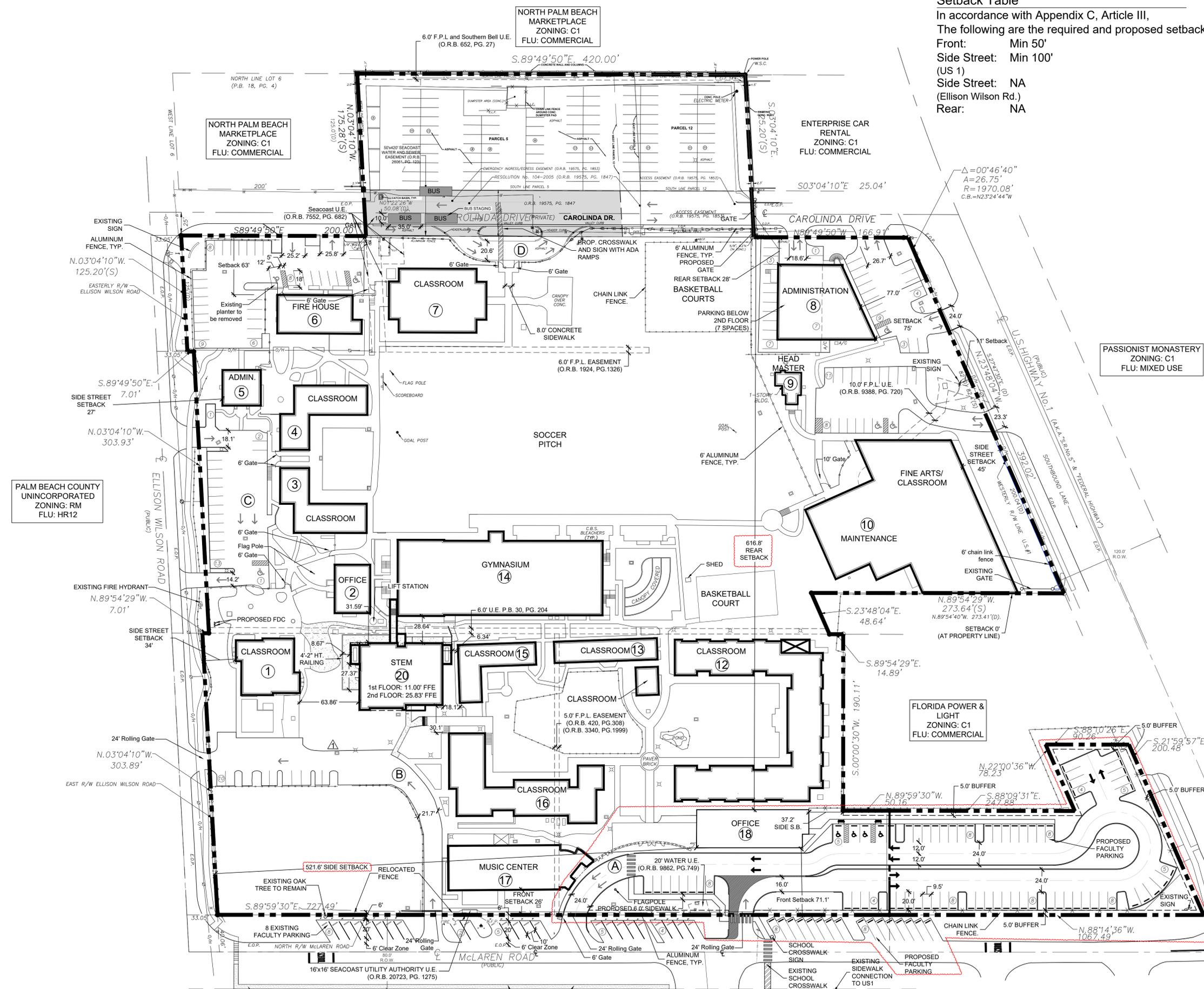
Item	Definition of Parcel of Land occupied by one main building and its accessory buildings	Requirement	Waiver
45-2, 45-19	Parcel of land occupied by one main building and its accessory buildings	Foundation landscaping provided along north and east building facades.	Parcel of land occupied by more than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

Item	Square Footage	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.

PICKUP AND DROP OFF LOCATION

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



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

The Benjamin School Lower School

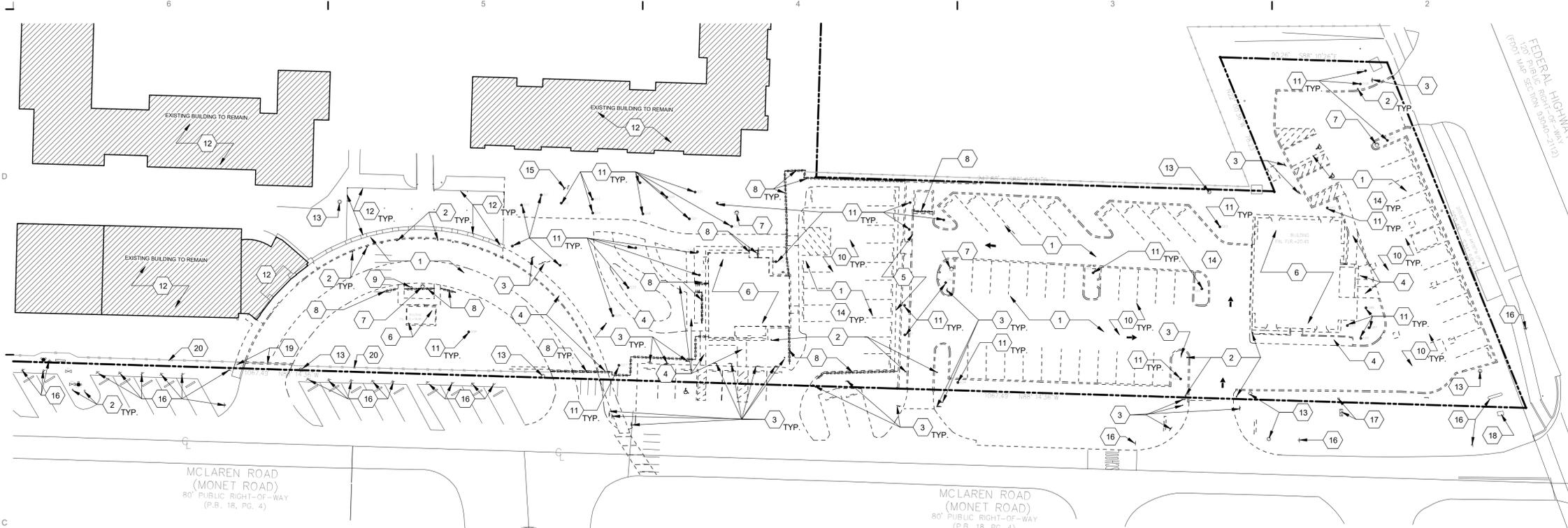
North Palm Beach, Florida
Record Site Plan

NORTH

Scale: 1" = 50'-0"

SP-1

of 1



1 DEMOLITION SITE PLAN
1/32" = 1'-0"

SITE DEMOLITION NOTES:

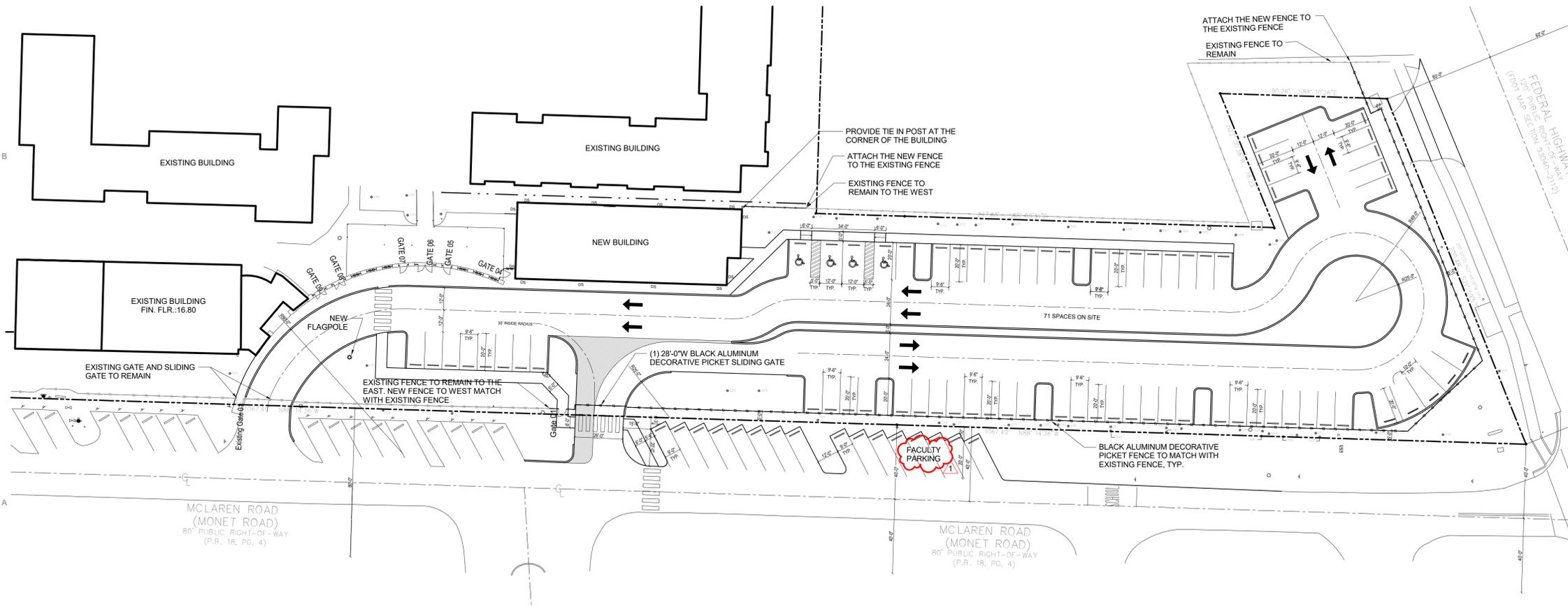
1. COMPLETELY REMOVE EXISTING ASPHALT PAVING SYSTEM, INCLUSIVE OF DRAINAGE STRUCTURES. COORDINATE REMOVAL OF UNDERGROUND UTILITIES W/ CIVIL DRAWINGS.
2. COMPLETELY REMOVE EXISTING BOLLARDS IN ITS ENTIRETY.
3. COMPLETELY REMOVE EXISTING SIGNAGE IN ITS ENTIRETY.
4. COMPLETELY REMOVE EXISTING CONCRETE WALKWAY/PAVER 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 THOROUGHLY 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 ACCOMMODATE 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 REMAIN. 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 JURISDICTION.
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 SYNOPSIS. 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.

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 HILTI GUNS 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. 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 OWNER'S INFECTION CONTROL STANDARD PROCEDURES. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL MEET WITH THE OWNER TO REVIEW PHASING, SCOPE OF WORK AND FACILITY'S REQUIREMENTS.
11. ALL TEMPORARY CONSTRUCTION BARRIER AND VESTIBULE ACCESS DOORS SHALL HAVE POSITIVE LATCHING HARDWARE AND CLOSER.



2 PROPOSED SITE PLAN
1/32" = 1'-0"

- X- CHAIN LINK FENCE
- S- ARCHITECTURAL FENCE

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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.

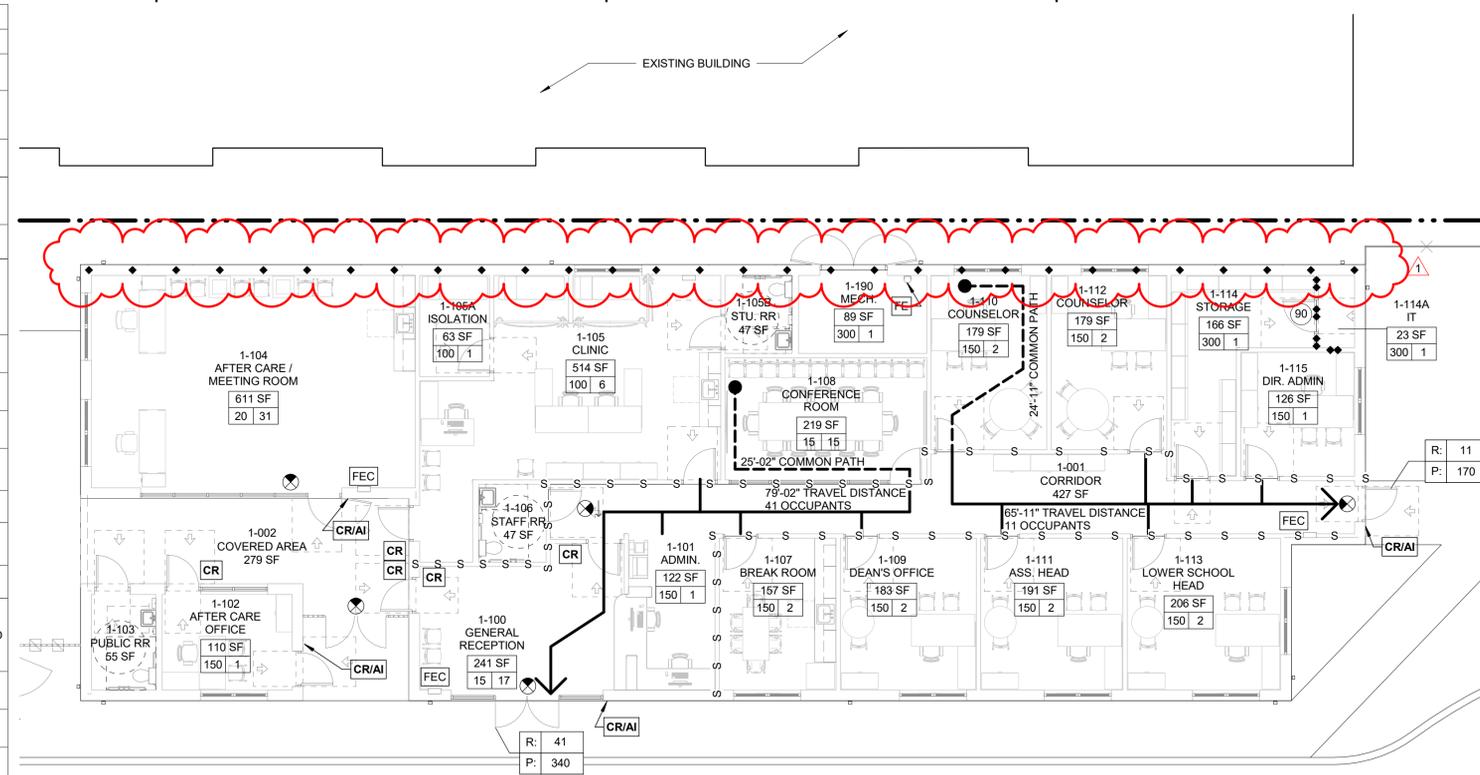
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ARCHITECTURAL DEMO & PROPOSED SITE PLAN

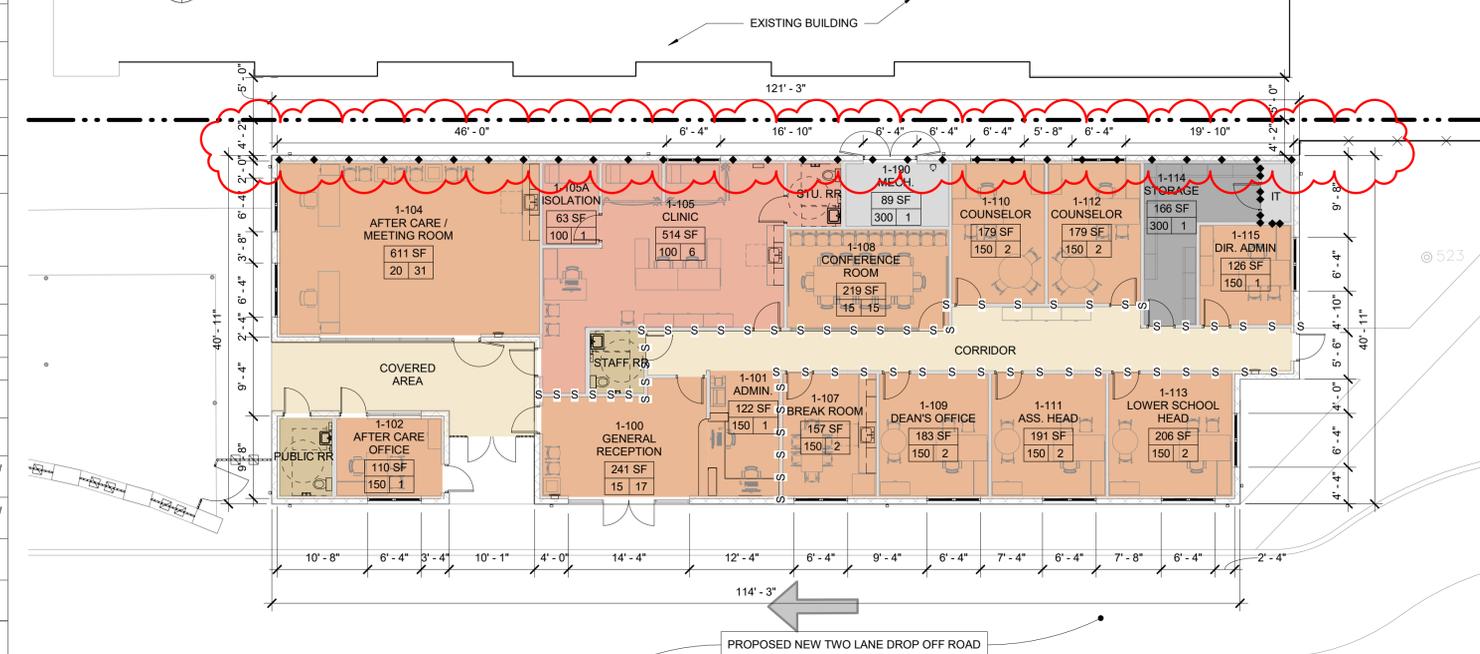
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BUILDING: ADMINISTRATION BUILDING AND DROP OFF AREA			
BUILDING CATEGORIZATION & PHYSICAL PROPERTIES			
CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION	FLORIDA BUILDING CODE 8TH EDITION (2023)	FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023) NFPA 101	
	CHAPTER 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			
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, 602, 508.4, 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	TABLE 509	6.1.14.1.3.1	0 HR
707.3.9 SEPARATED OCCUPANCIES	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 ^a	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. CORRIDOR 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.			



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



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

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE			
FIRE SEPERATION DISTANCE (FT)	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 SEPERATION DISTANCE AND DEGREE OF OPENING PROTECTION				
FIRE SEPERATION DISTANCE (FT) - (PROVIDED)	DEGREE OF OPENING PROTECTION	FLORIDA BUILDING CODE - BUILDING TABLE 705.8		
		FIRE SEPERATION DISTANCE (FT) - (REQUIRED)	ALLOWABLE AREA (%)	WALL OPENING AREA PROVIDED
NORTH WALL: 4' - 2' FT	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 REQUIRED EGRESS CAPACITY OF DOORS & EXITS (# OF OCCUPANTS)
- P: XXX 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 FIRE EXTINGUISHER CABINET
- FBC FIRE BLANKET CABINET
- FEC-K FIRE EXTINGUISHER CABINET-K
- EMERGENCY DUAL HEAD LIGHTING UNIT WITH BATTERY PACK
- SA 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 TAG
- Area Rounded SF OCCUPANT LOAD
- 15 Occupant Load
- EPO EMERGENCY POWER-OFF
- (45) DOOR FIRE RATING (MINUTES)

- SEE ELECTRICAL SYSTEMS DRAWINGS FOR ADDITIONAL LIFE SAFETY DEVICES NOT SHOWN ON THIS DRAWING
- EXTEND ALL RATED PARTITIONS TO DECK ABOVE U.O.N.
- FIRE EXTINGUISHERS - ALL EXISTING EXTINGUISHERS SHALL BE REPLACED WITH NEW 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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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

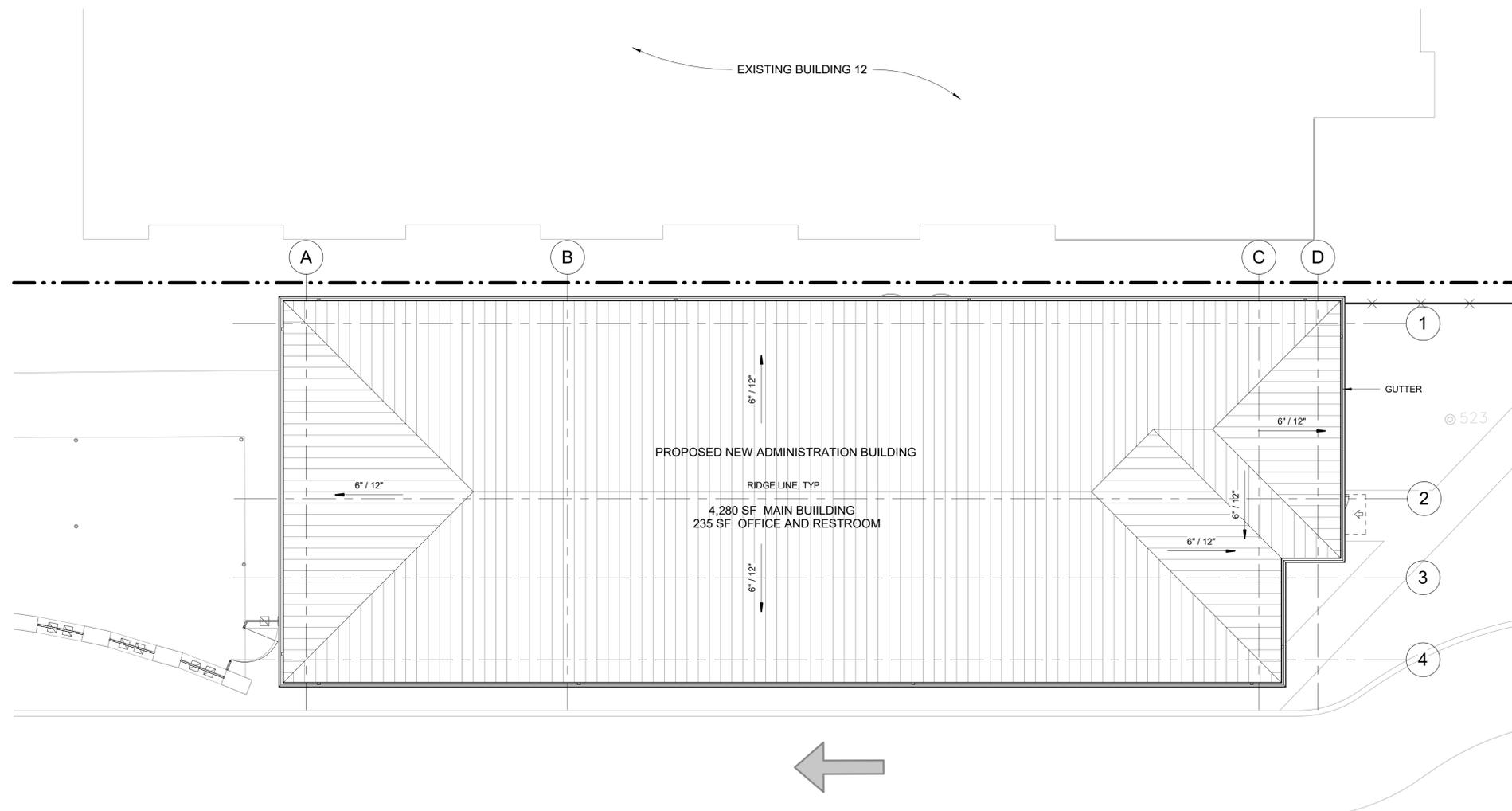
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

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FIRE SEPERATION SITE PLAN AND LIFE SAFETY PLAN

AS-001

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1 ROOF PLAN
1/8" = 1'-0"

- ROOF PLAN NOTES:**
- 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.
 - 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.
 - 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.
 - ROOF DRAINS - COORDINATE LOCATION OF ALL ROOF DRAINS TO AVOID RATED WALLS, BEAMS, COLUMNS, JOISTS, ETC. BELOW.
 - 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.
 - 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.
 - 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.

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ROOF PLAN

A1-141



1 EXISTING BUILDING
SCALE: N.T.S.



4 CONCEPT RENDERING
SCALE: N.T.S.

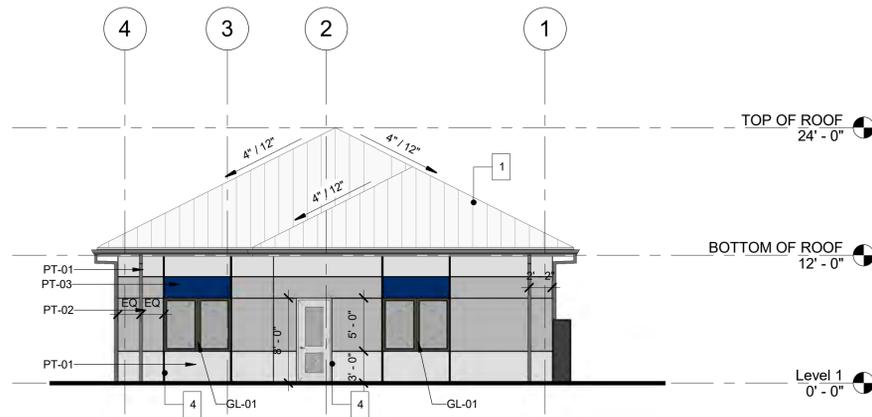
EXTERIOR ELEVATION NOTES: (NN)

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.

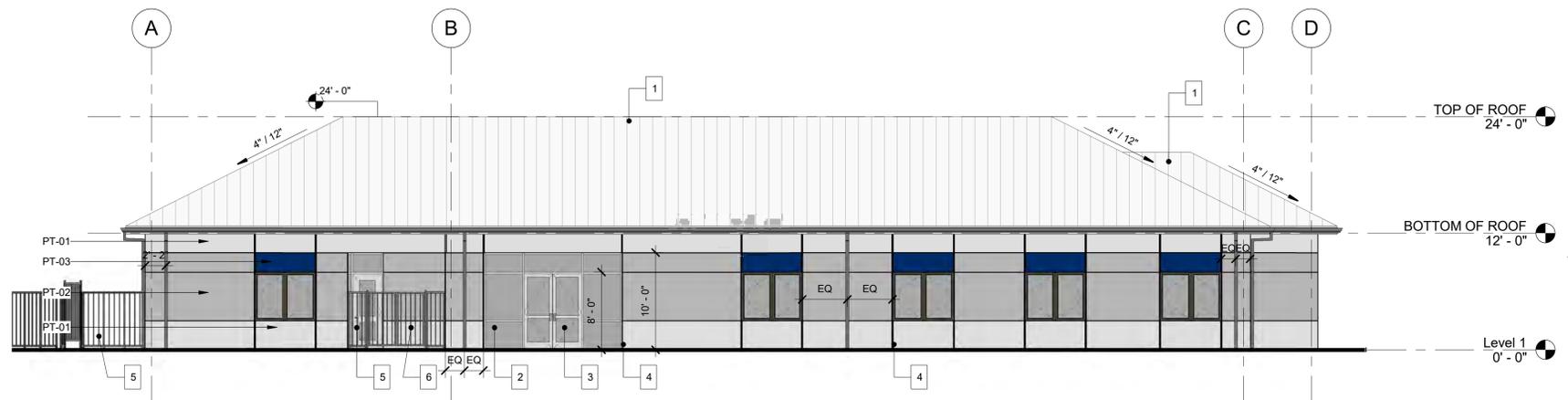
COLOR / MATERIAL LEGEND

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

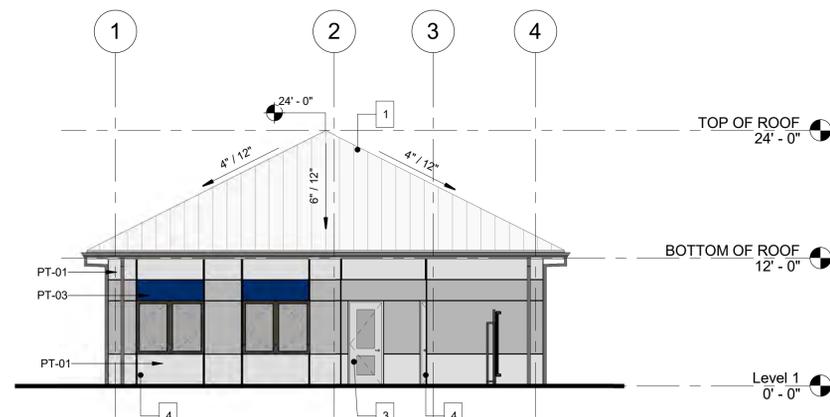
NOTE:
ALL COLORS & STUCCO FINISH TO MATCH THE EXISTING BLDGS. ON SITE.



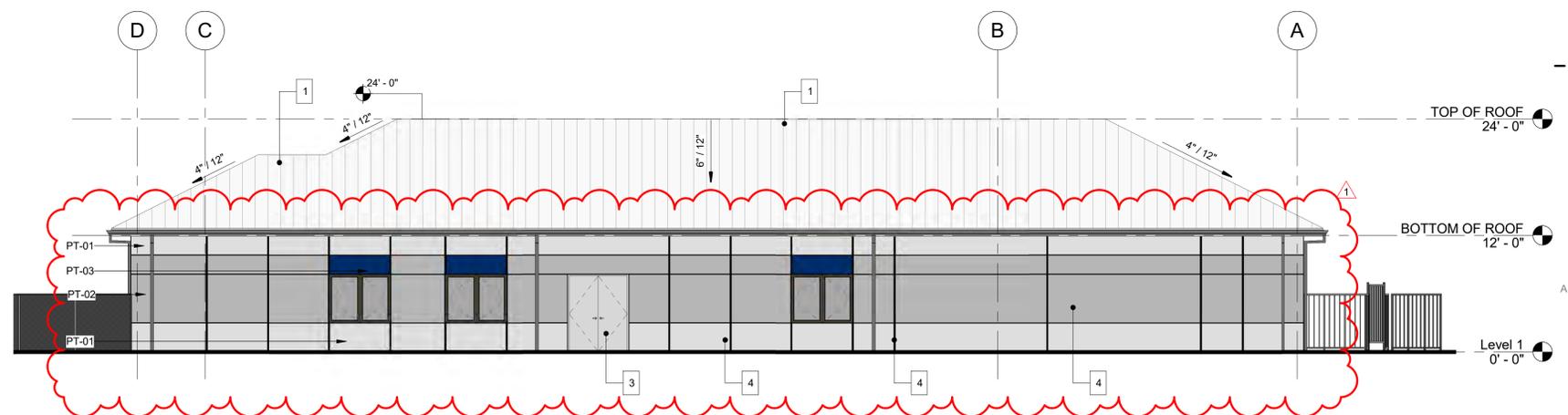
2 EAST ELEVATION
1/8" = 1'-0"



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



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



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

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



Building 8



Building 7



Building 3 & 4



Building 17

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 PLANLA-4
 PLANTING DETAILSLA-5
 LANDSCAPE SPECIFICATIONS LA-6

LANDSCAPE DATA TABULAR - AFFECTED AREA										
PERIMETER BUFFERS										
BUFFER LOCATION	NORTH		EAST		SOUTH		WEST			
BUFFER WIDTH/TYPE	6' BUFFER		6' BUFFER		6' BUFFER		6' BUFFER		6' 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	PROVIDED	
1 PER 30 LINEAR FEET - PALMS (31 REQ. TREE) ->50% SUBSTATION - PINES (21 REQ. TREE)	12	13 TREES = 9 TREES + 12 PALMS + 13 TOTAL	7	7	17	17 TREES + 15 PALMS + 17 TOTAL	3	4 TREES = 3 TREES + 3 PALMS + 4 TOTAL		
SHRUBS REQUIREMENT	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	PROVIDED	
LARGE CONTINUOUS	CONT.	YES	CONT.	YES	CONT.	YES	CONT.	YES	YES	
INTERIOR PLANTINGS										
TREE SPECIES MIX										
FOUNDAION PLANTING REQUIREMENT PROPOSED BUILDING - WITHIN AFFECTED AREA										
1 TREE / 75 LF. SHRUBS / VINES / FLOWER BOXES / GROUND COVER / MULCH	LOCATION (PERCENT REQUIRED)	LENGTH	TREES		SHRUBS / (ETC.)		W1	W2	W1	W2
			REQUIRED	PROVIDED	REQUIRED	PROVIDED				
	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										
1 TREE PER PARKING ISLAND										
	PARKING ISLANDS		TREES							
	PROVIDED		REQUIRED		PROVIDED					
	37		37		37					
	REQUIRED		PERCENTAGE PROVIDED							
	<50%		100%							

* TREES NOT PROVIDED ALONG NORTH FACADE OF PROPOSED BUILDING DUE TO NOT BEING VISIBLE TO PUBLIC.
 ** TREES 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	18	187
Non-native &/OR less than 60% condition rating (no mitigation required)		
Remove	3	50
Native & 60% or greater condition rating (mitigation required)		
Total Trees	38	

EXISTING PALM DISPOSITION SUMMARY		
	QTY.	DBH (INCHES)
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)

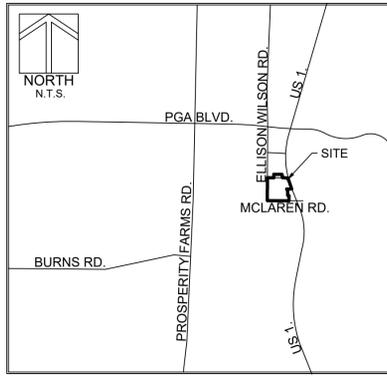
REQUIRED: 100 PTS. FOR 1 AND 2 AC. PLUS 50 PTS. PER EA. ADD'L ACRE 100 PTS. (2 AC. AFFECTED AREA)

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

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

LANDSCAPE ARCHITECT & PLANNER:

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

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 facade.	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 facade of building	Allow reduction of three (3) required foundation planting trees for proposed administrative office building.

PLANT SCHEDULE - AFFECTED AREA

- DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION. 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.
- 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.
- 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	6	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	30	Existing Palm / Existing Palm Existing Palm To Remain	Yes	Yes
EXISTING TREES					
	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 'Missima' / 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 Metaleuca / 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	760	Stenotaphrum secundatum 'Floritan' / Floritan 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

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

LANDSCAPE NOTES

- BASE INFORMATION OBTAINED FROM ENGINEERING PREPARED BY KPFF CONSULTING ENGINEERS DATED 05/31/2024.
- ALL INVASIVE SPECIES WILL BE ERADICATED FROM SITE AS REQUIRED BY CODE.
- 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 #1 OR BETTER.
- SIGHT TRIANGLES SHALL BE PROVIDED AND MAINTAINED BY OWNER CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES AND 8 FEET ABOVE GRADE.
- UTILITY EASEMENTS SHALL NOT ENCRoACH INTO LANDSCAPE BUFFERS MORE THAN 5 FEET OR AS PERMITTED BY CODE.
- FOOT TYPE 'D' OR 'F' CURB OR WHEEL STOPS TO BE PROVIDED ALONG ALL LANDSCAPE AREAS, INCLUDING DRIVE AISLES AND PARKING SPACES.
- ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
- ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED.
- 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.
- 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.
- LANDSCAPE CONTRACTOR TO HAND DIG PLANTING HOLES FOR TREES AND/OR SHRUBS WITHIN FIVE (5') OF ALL FP&L EASEMENTS.
- 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.
- PLANTINGS ADJACENT TO OVERHEAD LINES TO COMPLY WITH FP&L's "RIGHT TREE IN THE RIGHT PLACE" GUIDELINES FOR MINIMUM SEPARATIONS TO OVERHEAD LINES.
- REQUIRED HEDGES SHALL FORM A SOLID, CONTINUOUS VISUAL SCREEN OF AT LEAST THREE (3) FEET IN HEIGHT WITHIN TWO (2) YEARS OF PLANTING.
- 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

- ALL SETBACK DIMENSIONS SHOWN ON THE PLANS ARE TO BE MET AT THE TIME OF INSTALLATION.
- 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.
- 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.
- WHERE REQUIRED, ROOT BARRIER TO BE INSTALLED WITH A MINIMUM 5' SEPARATION TO THE EDGE OF ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
- TREES SHALL BE PLANTED WITH A MIN. 2' SEPARATION BETWEEN ANY ROOT BARRIER (MEASURED FROM THE CENTER OF THE TREE).

LANDSCAPE EXCAVATION & BACKFILL NOTES

- 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.
- 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

- 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.

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

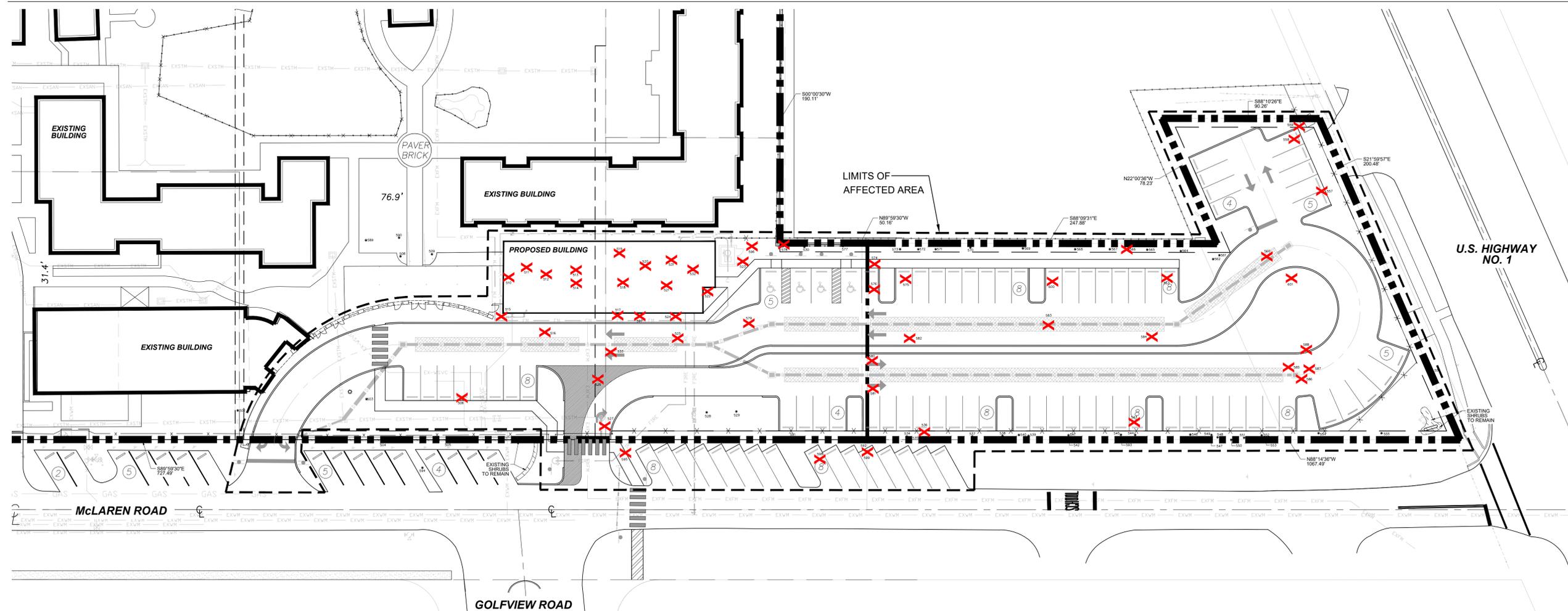
RESUBMITTAL



LA-1
of 6

The Benjamin School
 Lower School
 North Palm Beach, Florida
 Cover Sheet Landscape Plan - Affected Area
 H:\055\Benjamin Maintenance Facility_05-017\The Benjamin School_CPLD_DD_030825\wengalandscape Plan\02024-02-14_LP_Revision.dwg

TREE DISPOSITION PLAN - AFFECTED AREA



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Land Planning
Landscape Architecture**
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#LA0001739

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

Tree Number	Common Name	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"	16'	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	Common Name	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	Sweetenia mahagoni	23"		40%		X	Preserve
541	Mahogany	Sweetenia mahagoni	23"		50%		X	Preserve
542	Cabbage palm	Sabal palmetto	7"	5'	40%			Preserve
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	Sweetenia 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	Sweetenia mahagoni	33"		40%		X	Preserve
553	Cabbage palm	Sabal palmetto	12"	13'	80%			Preserve
554	Mahogany	Sweetenia mahagoni	27"		50%		X	Preserve
555	Mahogany	Sweetenia mahagoni	23"		55%		X	Preserve
556	Foxtail palm	Wodyenia 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	Common Name	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	Sweetenia 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'	60%	Triple		Remove
580	Mahogany	Sweetenia 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'	80%	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	Sweetenia mahagoni	4"		70%		X	Preserve
592	Cabbage palm	Sabal palmetto	13"	17'	80%			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

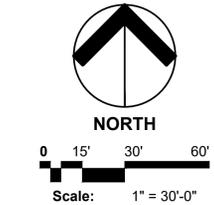
NOTES

- BASE INFORMATION OBTAINED FROM A SURVEY PREPARED BY CAULFIELD & WHEELER DATED 02/02/2024.
- EXISTING PLANT MATERIAL EVALUATED BY ISA CERTIFIED ARBORIST JUSTIN ROGERS (FL-9547A)
- ALL TREES / PALMS TO REMAIN SHALL BE PROTECTED IN ACCORDANCE WITH THE TREE PROTECTION DETAILS ON SHEET LA-4.
- ALL TREES / PALMS TO BE RELOCATED WILL BE EVALUATED BY A TREE RELOCATION PROFESSIONAL FOR POTENTIAL TO BE TRANSPANTED AT ISSUANCE OF TREE BARRICADE PERMIT.
- 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.

	QTY.	DBH (INCHES)
Preserve	17	266
Remove	18	187
Remove & Replace 1:1 (no mitigation required)		
Remove & Replace 1:1 (mitigation required)	3	50
Total Trees	38	

	QTY.	DBH (INCHES)
Preserve	32	
Relocate on-site	0	
Remove & Replace 1:1	27	
Remove (<6" CT, no mitigation required)	4	
Total Existing Palms	63	

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



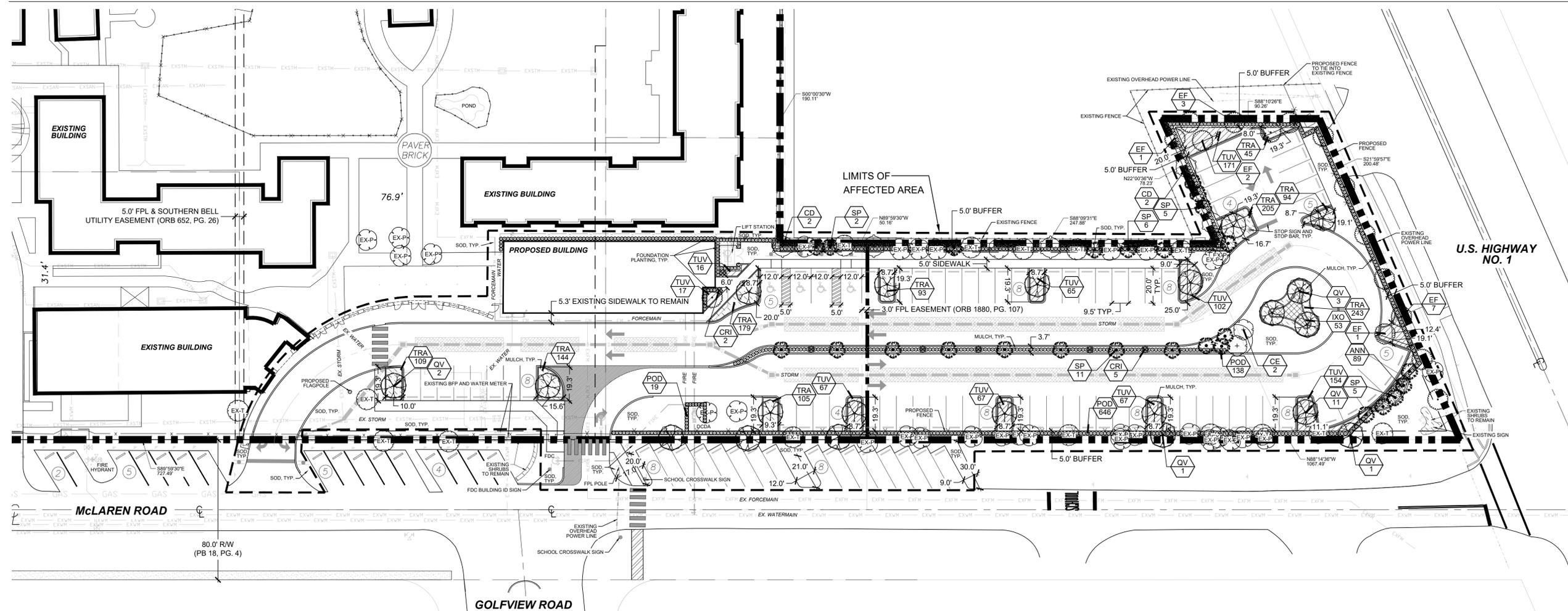
Date: Oct. 11, 2024
Project No.: 05-017.008
Designed By: JEV
Drawn By: JEV
Checked By: NM

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

RESUBMITTAL

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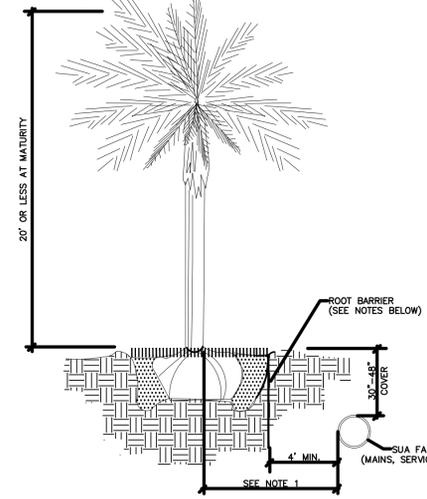
LANDSCAPE PLAN - AFFECTED AREA



PLANT LEGEND

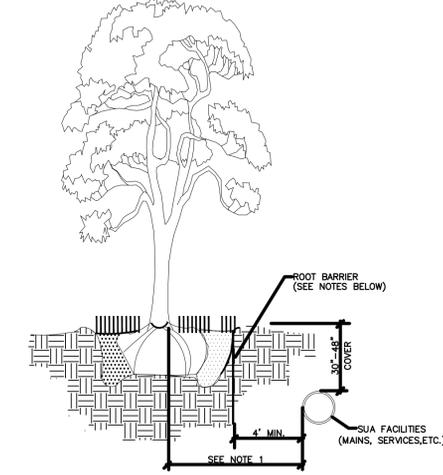
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
TREES					
	CD	5	Coccoloba diversifolia / Pigeon Plum Min. 12' Ht. x 6' Spr. 2.5" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	CE	3	Conocarpus erectus / Green Buttonwood Min. 12' Ht. x 6' Spr. 3" Cal. Single Straight Trunk, Full Canopy	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	30	Existing Palm / Existing Palm Existing Palm To Remain	Yes	Yes
EXISTING TREES					
	EX-T	16	Existing Tree / Existing Tree Existing Tree To Remain	Yes	Yes
PALM TREES					
	SP	27	Sabal palmetto / Cabbage Palmetto 12' - 15' Cl. Hurricane 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					
	IKO	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" Spr., 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/ Slaggered 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.

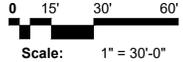
Typical Canopy Tree, Large or Exotic Palm Tree with Root Barrier



- 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, BISMARCK AND SIMILAR SIZED SPECIES.



NORTH



Scale: 1" = 30'-0"

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

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Tree Protection Management Plan

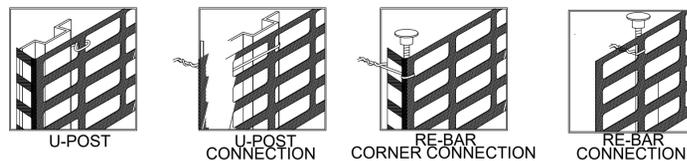
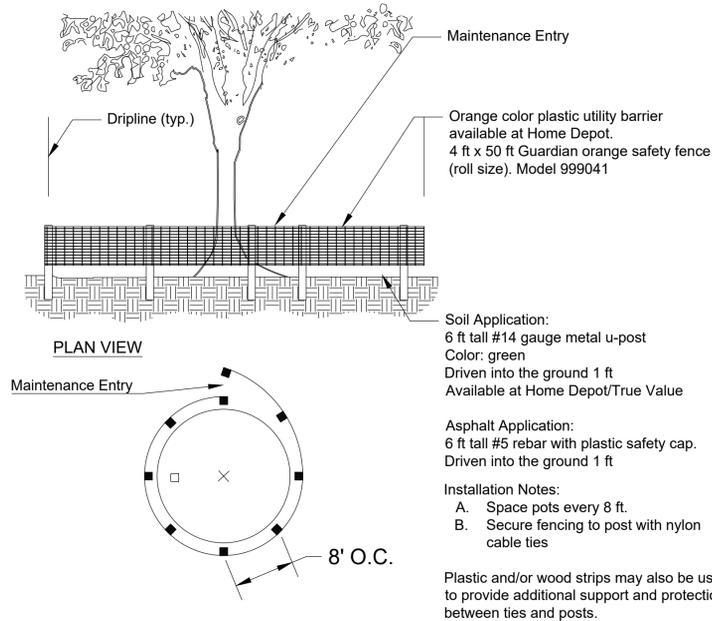
Prior to clearing any of the property for development, the contractor will do the following items:

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.

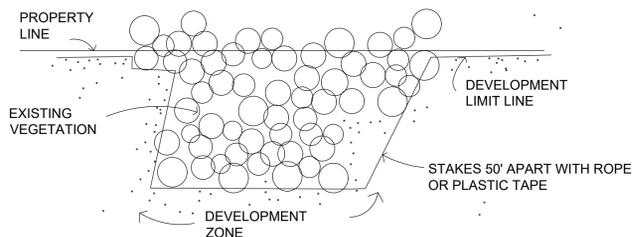
A suitable protective barrier of metal, wood or other material shall be placed around individual protected trees:

- 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

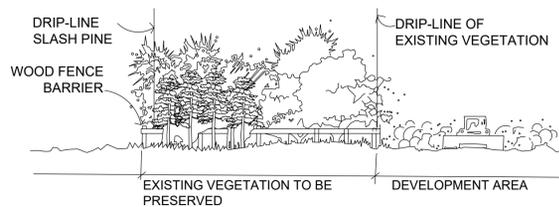


TREE PROTECTION BARRIER DETAIL

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:

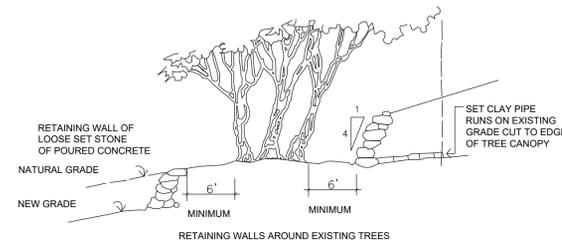
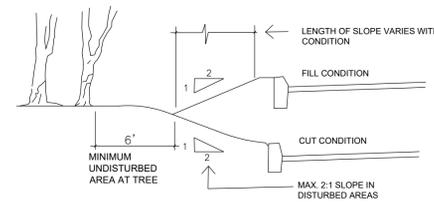
- maintained in its natural state
- provide permeable landscape natural. i.e., grass, mulch
- conform to governing landscape code.

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.



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.

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

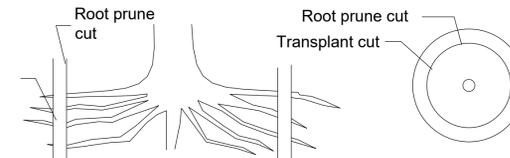
3. Palms may be cut on three sides leaving the open side toward the strongest northeast winds.

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 landscape 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 character of tree.

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

5. All plant materials shall be relocated to freshly dug holes with similar 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.



Urban design studio

Urban Design
Land Planning
Landscape Architecture

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The Benjamin School Lower School

North Palm Beach, Florida

Tree Protection Management Plan

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

Revision Dates:

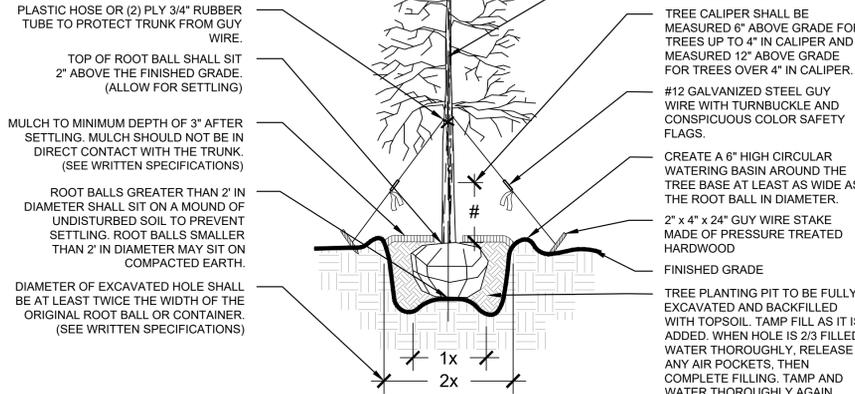
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2025-02-14 RESUBMITTAL

RESUBMITTAL

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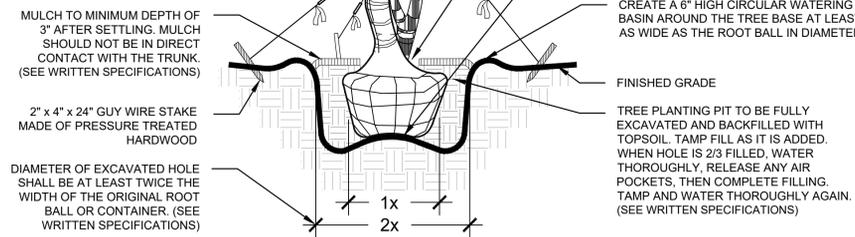


- NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
 2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
 3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
 4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE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



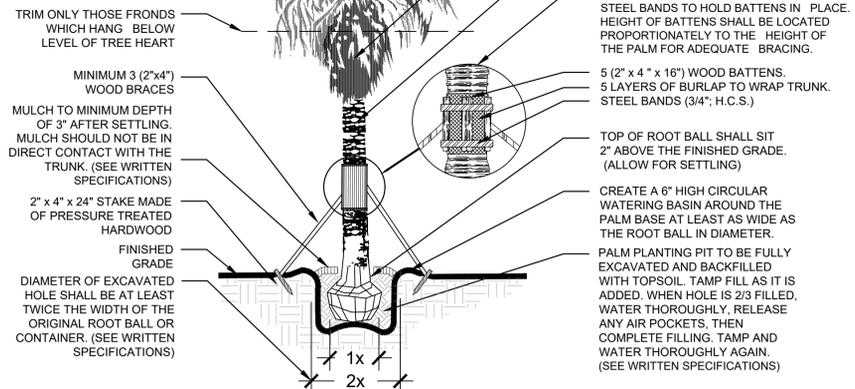
TREE PLANTING DETAIL
NOT TO SCALE

- 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.



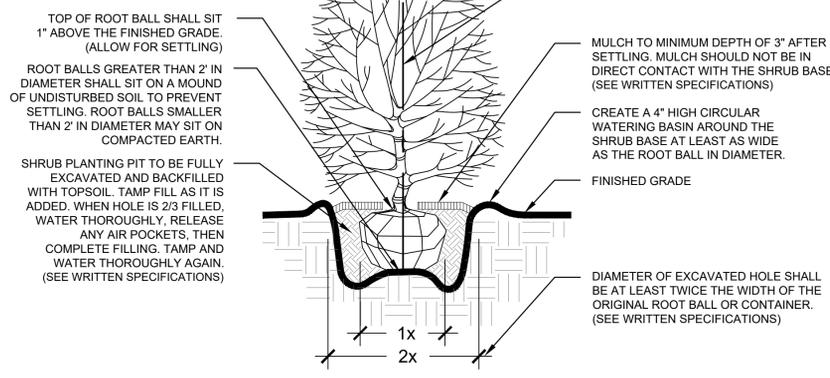
IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE

- 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.

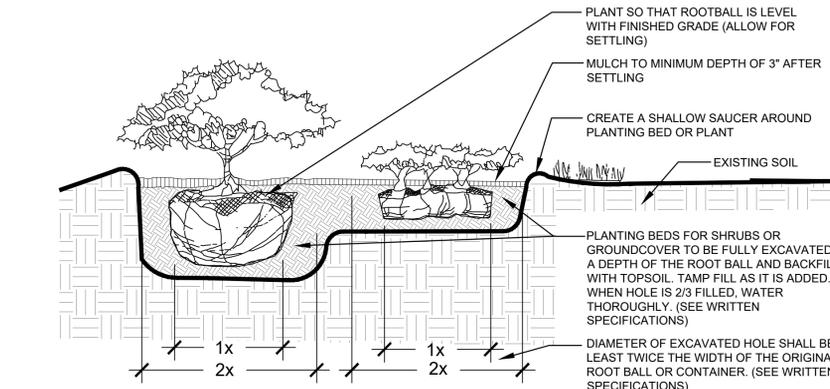


PALM PLANTING DETAIL
NOT TO SCALE

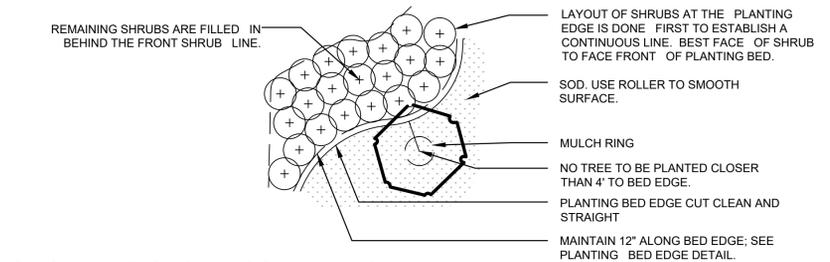
- NOTES:
1. ALL SHRUBS SHALL MEET FLORIDA #1 GRADE OR BETTER STANDARDS.
 2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE SHRUB AND ROOT BALL.
 3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
 4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



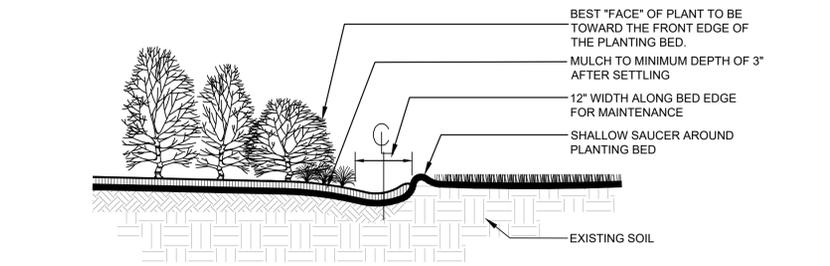
LARGE SHRUB PLANTING DETAIL
NOT TO SCALE



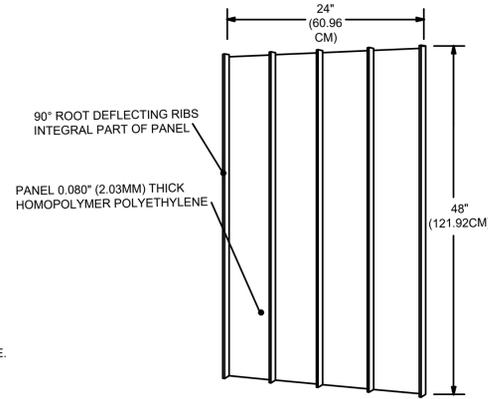
SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE



SHRUB & GROUND COVER LAYOUT DETAIL
NOT TO SCALE



PLANTING BED EDGE DETAIL
NOT TO SCALE



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 PARTNERS, L.P., 81 LANGTON STREET, SUITE 4, SAN FRANCISCO, CA 94103 (800.458.7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, EXTRUDED 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:

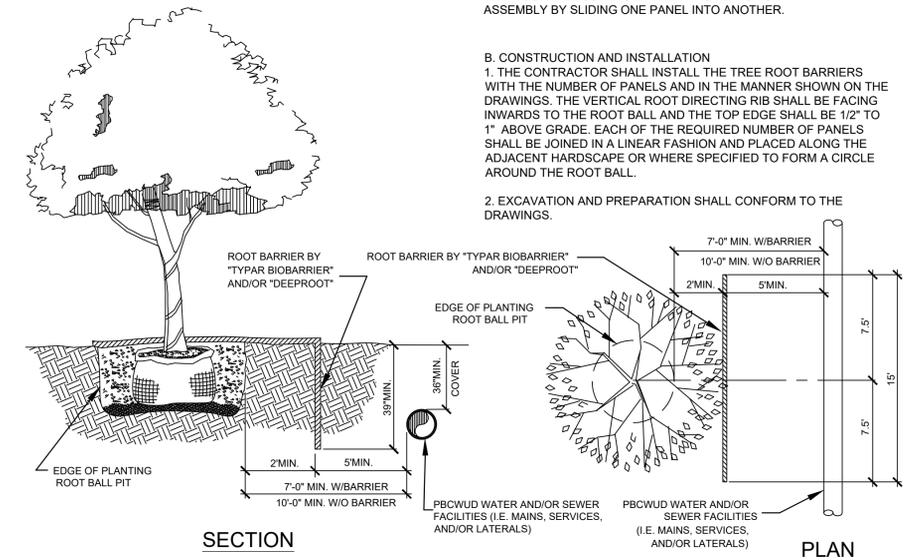
NOT LESS THAN 4 MOLDED INTEGRAL VERTICAL ROOT DIRECTING RIBS OF A MINIMUM 0.080" (2.03MM) THICKNESS PROTRUDING 1/2" (12.7MM) AT 90° FROM INTERIOR OF THE BARRIER PANEL, SPACED 6" (154 MM) APART. SEE PANEL DRAWING.

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.



NOTES:

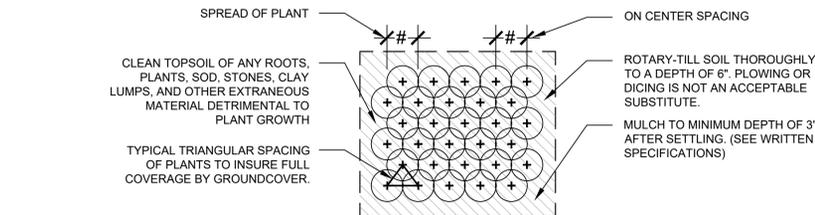
1. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND 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 ENCRUCH 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. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES AND PALMS PLANTED IN SODDED AREAS OR AS OTHERWISE NOTED ON LANDSCAPE PLAN.
- 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



GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

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Landscape Architecture

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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 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, scuffing or unusual form. No collected material will be permitted unless specifically 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 manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
- B. Submit seed catalogs and material data sheets, including 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 Manual: 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 name of 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. Plants 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 materials in containers 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. Deliver ground cover plants in 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 - 1.0mmhos/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	1.3 - 5 PPM
Copper	0.5 - 1.5 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 bioisolds 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 fertilizers 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 "Wiltripuf" or equal, if specified on plans.
 - D. Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibiotic, and 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 acrilamide 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 rot 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.
- 3. 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 ground 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 provide a dense stand of live grass. The sod shall be live, mature and ready for 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 adverse 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 Soil/Law: 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. Free 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 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 settled 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 soil 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 final grade 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 removal 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 excavations 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 roots and soil.
- F. Excess soil shall be removed or utilized 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.
 - 1. Set balled and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Locate 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 re-compact, and water again.
 - 2. 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 mesh, etc., shall be removed from the root ball. No synthetic burlap is allowed on any tree pits during planting. It shall be a soil mat of sufficient thickness, at least 2" above 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 six (6) inch rim or raised curb 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 location 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. Coordination with Soil/Law: Plant trees, palms, and shrubs 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. Vene 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 original structures or features. Remove all inorganic containers or binding. Planting methodology is the same as for other shrubs.
- I. Any plants which, after setting, 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 1/2" - 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 stems 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. Pruned 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 power lines shall be removed. Do not remove limbs, low branches, or limbs, and 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 3/32" of top for planter. Do not compact 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 add sods as 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, where indicated, specially prepared for tree surgery work.
- 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 be staggered to avoid a continuous seam.
- 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

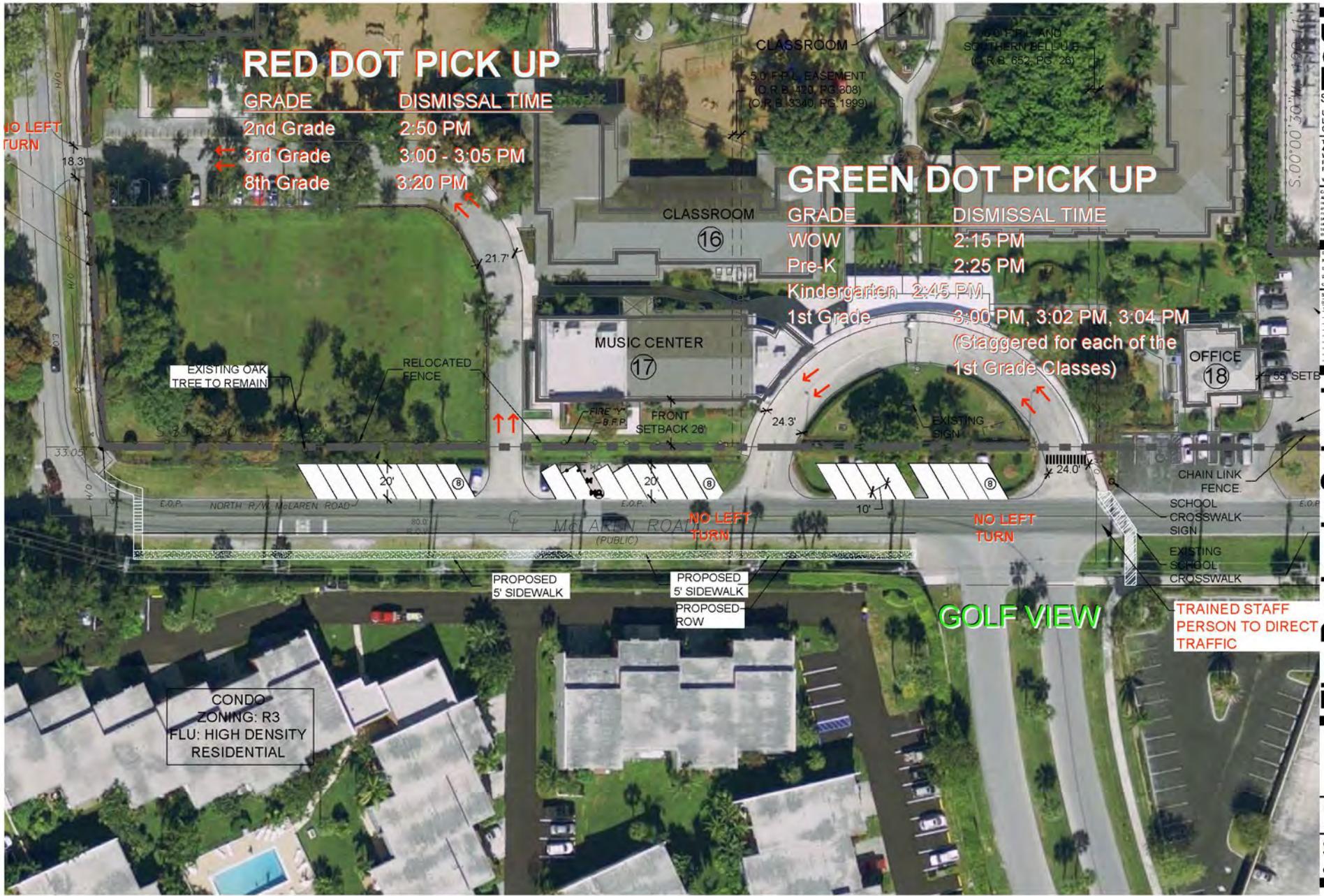
4.01 MAINTENANCE AND ESTABLISHMENT PERIOD

- 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 Maintenance Period.
- 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. Where pits 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.
- C. Inspections may be performed on all or partially completed phased work under the Contract, as directed by the Owner.
- D. 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 grades or upright positions, furnishing and applying sprays as necessary to combat insects and disease, light control, rolling, fertilizing and replanting.
- E. Tree pits 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.
- 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 Retention of 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.
- 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 "Basagran" 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 mowing, the Contractor shall adjust the frequency of mowing so that 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 the first mowing, the lawn, 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 plants and areas that have not been established at intervals of not more than ten (10) days application of fertilizer to be done between the fourth (4) and fifth (5) day of the establishment period. Landscape Architect or Owner are to be notified a minimum of forty eight (48) hours in advance.
- M. 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 judge 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.



RED DOT PICK UP

GRADE	DISMISSAL TIME
2nd Grade	2:50 PM
3rd Grade	3:00 - 3:05 PM
8th Grade	3:20 PM

GREEN DOT PICK UP

GRADE	DISMISSAL TIME
WOW	2:15 PM
Pre-K	2:25 PM
Kindergarten	2:45 PM
1st Grade	3:00 PM, 3:02 PM, 3:04 PM (Staggered for each of the 1st Grade Classes)

CONDO ZONING: R3
FLU: HIGH DENSITY RESIDENTIAL

GOLF VIEW

TRAINED STAFF PERSON TO DIRECT TRAFFIC

urban design kildal studios
STUDIOS
Urban Planning & Design
Landscape Architecture
Communication Graphic
The Loft at City Place
477 S. Rosemary Ave., Suite
West Palm Beach, FL 33409
P: 561-366-1100
F: 561-366-1115
www.urbandesign.com

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Date:	08.27.2010
Project No.:	08-017-002
Designer/In:	LEB
Drawn By:	LEB
Checked By:	WTCV
Submitted Date:	08.10.10
Comments:	08.08.10

The Benjamin School
North Palm Beach, Florida
McClaren Parking Detail



0 25' 50' 1'
Scale: 1" = 50'-0"

SP-1
of 1

EXHIBIT – Traffic Flow During Construction Phase



TRAFFIC FLOW TO DROP OFF B
 25' EXISTING LANE
 SCHOOL TO CONE OFF LEFT
 12' (WIDE) TO PROVIDE A
 STACKING LANE AND PROVIDE
 A RIGHT BY-PASS LANE FOR
 THRU TRAFFIC

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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

February 17, 2025

THIS PRE-APPLICATION LETTER IS VALID UNTIL – February 17, 2026
THIS LETTER IS NOT A PERMIT APPROVAL

Kyle Duncan
Simmons & White, Inc.
2581 Metrocentre Boulevard West, Suite 3, West Palm Beach FL 33407

Dear Kyle Duncan:

RE: Pre-Application Review for **Category B Safety Upgrade**, Pre-Application Meeting Date: **2/13/2025, 11:15 AM**
Palm Beach County - North Palm Beach; C3R - Suburban Residential; Sec. # 93040000; MP: 2.7; Access Class - 03;
Posted Speed - 45; SIS - N/A; FDOT Ref. Project: N/A

Request: Close the existing right-in/right-out driveway located along the west side of SR 5 located approximately 171 feet north of McLaren Road.

SITE SPECIFIC INFORMATION

Project Name & Address: **The Benjamin School – 11011 US Highway 1, North Palm Beach, FL**
Property Owner: **Benjamin Private School Inc.;** Parcel Size: **0.9 Acres**
Development Size: **4,837 SF Administrative Office**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,


Roya Edwards
2025.02.17 10:
13:58 -05'00'

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Patricia Moore

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2025-02-13\Pre-App 04 93040000 MP 2.80 SR 5 The Benjamin School\93040000 MP 2.80 SR 5 The Benjamin School.docx

February 14, 2025

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

**urban
design
studio**

Urban Design
Land Planning
Landscape Architecture

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

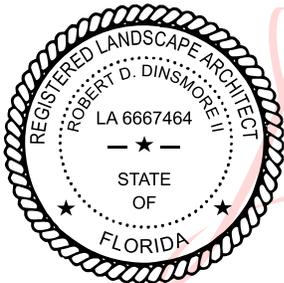
Dear Mrs. Gardner-Young,

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



Digitally signed
by Robert D.
Dinsmore II, PLA
Date: 2025.02.18
10:35:01 -05'00'

H:\JOBS\Benjamin Maintenance Facility_05-017\The Benjamin School_CPUD_DD_008\Drawings\Landscape Plan\PDFs\2025-02-14 Resubmittal

**VILLAGE OF NORTH PALM BEACH
NORTH PALM BEACH COUNTRY CLUB**

TO: Honorable Mayor and Council

FROM: Beth Davis, CCM, General Manager Country Club
Leonard G. Rubin, Village Attorney

DATE: April 10, 2025

SUBJECT: **ORDINANCE 2nd READING - Amending Chapter 9, "Country Club," of the Village Code of Ordinances by amending Article 1, "In General", Sections 9-1 and 9-2.**

Due to an overwhelming and costly amount of vandalism to the North Palm Beach Country Club golf course, staff requests that the Village Council approve an amendment to Chapter 9, "Country Club," of the Village Code of Ordinances by amending Sections 9-1 and 9-2 of Article I, "In General", to update and clarify the general rules and regulations, including operating hours and prohibitions, applicable to the North Palm Beach Country Club facilities and provide enforcement thereof.

The staff has reported several evening incidents where the course has been damaged by kids riding motorized vehicles, electric bikes, and bicycles across the greens and through the bunkers, while also running and sliding down the bunker faces. To date, the Club has spent well over \$20,000 to repair damages, which includes materials and labor. After discussion with the Village Manager and Village Police Department, Staff determined that the adoption of an Ordinance amending Sections 9-1 and 9-2 of the Village Code to update and clarify the general rules and regulations, including operating hours, and prohibitions, applicable to the North Palm Beach Country Club facilities and provide for enforcement is in the best interests of the Village and its residents.

The attached Ordinance has been prepared and/or reviewed by the Village Attorney for legal sufficiency.

There is no fiscal impact.

At its March 25, 2025 meeting, the Village Council adopted the Ordinance on first reading subject to certain revisions that have been incorporated into the Ordinance. These changes include:

- Amending Section 9-1(2) to prohibit the operation of motorcycles, dirt bikes, or all-terrain vehicles at the North Palm Beach Country Club, other than within designated parking areas;
- Amending Section 9-1(2) to allow the operation of specified motorized or electric vehicles, as well as bicycles, skateboards, roller skates, strollers, and wagons, only on paths providing access to the Country Club clubhouse from the Golf Course Addition residential neighborhood or from the driving range, swimming pool, tennis center, or parking areas;
- Allowing persons to be on the golf course one hour before sunrise and one hour after sunset each day (reverting to the original language); and
- Authorizing the Village Manger to waive certain provisions during Village-sponsored special events at the Country Club, including, but not limited to, the Fourth of July and the Holiday Boat Parade.

Recommendation:

Village Staff requests Council consideration and approval on the second and final reading of the attached Ordinance amending Chapter 9, "Country Club," of the Village Code of Ordinances by amending Article 1, "In General", sections 9-1 and 9-2, to update and clarify the general rules and regulations, including operating hours, and prohibitions applicable to the North Palm Beach Country Club in accordance with Village policies and procedures.

1 and parts of or appurtenances thereof, signs, notices, or
2 placards, whether temporary or permanent, or any other
3 structures, equipment, facilities or country club property or
4 appurtenances thereto, either real or personal.

5
6 b. Dig or remove or disfigure any of the tee areas, fairways,
7 greens, bunkers, or rough, driving ranges, cart paths, buildings,
8 or equipment on the North Palm Beach Country Club Golf
9 Course.

10
11 c. Dig or remove or disfigure any of common areas, walkways,
12 lawns, tennis courts, lights, fences, buildings, or equipment at
13 the North Palm Beach Country Club tennis center.

14
15 d. Dig or remove or disfigure any of the common areas, walkways,
16 pool deck, diving boards, ladders, splash pad flooring, splash
17 pad water features, buildings, or equipment at the North Palm
18 Beach Country Club swimming pool.

19
20 e. Dig or remove or disfigure any of the common areas, walkways,
21 lawns, lights, fences, parking areas, buildings, or equipment at
22 the North Palm Beach Country Club clubhouse.

23
24 e f. Damage, cut, carve, transplant, or remove any tree or plant or
25 injure the bark or pick the flowers or seeds of any tree or plant.
26 Nor shall any person attach any rope, wire or any contrivance
27 to any tree or plant. A person shall not dig in or otherwise
28 disturb grassy areas or in any other way injure or impair the
29 natural beauty or usefulness of any area.

30
31 (2) Operation of motorized vehicles and other equipment.

32
33 a. Operate motorcycles, dirt bikes, or all-terrain vehicles (ATV's)
34 at the North Palm Beach Country Club, other than within
35 designated parking areas.

36
37 b. Operate motorized or electric vehicles, including, but not
38 limited to, motorized scooters, electric bicycles, low speed
39 vehicles, or personal golf carts at the North Palm Beach
40 Country Club, other than within designated parking areas and
41 vehicular travel lanes or on paths providing access to the
42 Country Club clubhouse from the Golf Course Addition
43 residential neighborhood or from the driving range, swimming
44 pool, tennis center, or parking areas.

45
46 c. Operate any form of bicycle, skateboard, roller skates or roller
47 blades, stroller, carriage, or wagon other than on paths

1 providing access to the Country Club clubhouse from the Golf
2 Course Addition residential neighborhood or from the driving
3 range, swimming pool, tennis center, or parking areas.
4

5 (2 3) *Hours.* Be physically present on:
6

7 a. The golf course at the Village of North Palm Beach Country
8 Club, including all tees, fairways, greens, bunkers, cart paths,
9 ponds, and rough areas during the period from one (1)-hour after
10 sunset to one (1) hour before sunrise each day.
11

12 b. ~~Other areas at the North Palm Beach Country Club, including~~
13 ~~the clubhouse, tennis facilities, swimming pool area and winter~~
14 ~~club except during daylight hours and during the hours of one~~
15 ~~(1) hour after sunset and one (1) hour before sunrise as the~~
16 ~~premises are lighted and use thereof has been expressly~~
17 ~~approved by the village for the country club restaurant, bar~~
18 ~~facilities, swimming pool area, tennis courts, golf course,~~
19 ~~driving range and the winter club. The opening and closing~~
20 ~~hours for such latter areas shall be posted at the main entrance~~
21 ~~to the facilities for public information. One (1) hour after sunset~~
22 ~~and one (1) hour before sunrise, all portions of the North Palm~~
23 ~~Beach Country Club which are not lighted and permitted for use~~
24 ~~as described above shall be closed to the public, and no person~~
25 ~~or persons shall walk or be upon any portion of the country club~~
26 ~~premises which is closed to the public during those hours. Any~~
27 other areas of the North Palm Beach Country Club, including
28 the clubhouse facility, tennis center facilities, swimming pool
29 facilities, and the driving range facilities outside of posted
30 operating hours.
31

32 **Sec. 9-2. Same – Signs; enforcement; penalties.**
33

34 (a) The village manager or the manager's designee shall may place appropriate
35 signs advising the public of the of the operating hours of various facilities and
36 the prohibitions set forth above at appropriate locations throughout closing of
37 country club facilities at each entrance to the North Palm Beach Country Club
38 and at each of the North Palm Beach Country Club facilities main entrances.
39

40 (b) All employees at the North Palm Beach Country Club and the village's police
41 department shall, in connection with their duties imposed by law, diligently
42 enforce the provisions of section 9-1 ~~and 9-2~~. ~~The All persons employed at the~~
43 ~~North Palm Beach Country Club village manager or the manager's designee~~
44 shall have the authority to eject reject from the country club premises any
45 person acting in violation of sections 9-1 ~~and 9-2~~. The North Palm Beach
46 Police Department and any North Palm Beach law enforcement officer shall
47 have the authority to enforce sections 9-1 ~~and 9-2~~ and to arrest any person

trespassing upon the country club property or otherwise in violation of the hours of use and other ~~provisions~~ prohibitions of sections 9-1 ~~and 9-2~~.

(c) Waiver. The village manager or the manager’s designee may waive the provisions of subsections (2) and (3) during village-sponsored special events at the North Palm Beach Country Club, including, but not limited to, the Fourth of July and the Holiday Boat Parade.

(e d) Penalties. Violation of any provision of this ~~Code section~~ article shall be punished as provided in section 1-8 of this Code or as otherwise authorized by law.

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

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

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

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

PLACED ON FIRST READING THIS _____ DAY OF _____, 2025.

PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF _____, 2025.

(Village Seal)

MAYOR

ATTEST:

VILLAGE CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

VILLAGE ATTORNEY

Business Impact Estimate

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING CHAPTER 9, "COUNTRY CLUB," OF THE VILLAGE CODE OF ORDINANCES BY AMENDING SECTIONS 9-1 AND 9-2 OF ARTICLE I, "IN GENERAL," TO UPDATE THE GENERAL RULES AND REGULATIONS APPLICABLE TO THE NORTH PALM BEACH COUNTRY CLUB AND THE ENFORCEMENT THEREOF; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Village is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Village is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Village hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance: The proposed Ordinance updates the rules and regulations for the North Palm Beach Country Club to include all damages to individual Country Club facilities and to regulate the use of certain motorized and electric vehicles and non-motorized conveyances on Country Club grounds.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Village:

(a) There are no direct compliance costs that private, for-profit businesses in the Village may reasonably incur;

(b) There is no new charge of fee imposed by the proposed Ordinance; and

(c) There are no regulatory costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: None

**VILLAGE OF NORTH PALM BEACH
BUILDING & ZONING DEPARTMENT**

TO: Honorable Mayor and Council

THRU: Chuck Huff, Village Manager

FROM: Valentino Perez, Building Director

DATE: April 10, 2025

SUBJECT: **ORDINANCE 2ND READING** – Creating the Village Place Special C-3 Planned Unit Development and approving a Master Site Development Plan and Master Phasing Plan on 13.155 acres of real property located at the northwest corner of Palmetto Drive and U.S. Highway One.

The subject site is a redevelopment of the project that was once known as the Twin City Mall. The Twin City Mall opened in 1971 and was an enclosed shopping mall located in both the Village of North Palm Beach and the Town of Lake Park. During the 1980s, the mall saw an exodus of several stores and the center started to be met with “mixed” reaction. With the opening of the Gardens Mall in 1988, the last of the notable stores began to vacate, leaving the mall with a high vacancy rate.

Initiatives to redevelop this site started as soon as the early 90s, with plans for a temporary campus for FAU, or as a mixed-use site with offices and retail. Plans were also submitted in 1995 to demolish the building and redevelop it as a traditional shopping center. None of these development approaches came to fruition. More recently (within the last 20 years), a portion (primarily on the Lake Park side but also within the Village) of the site was redeveloped into Northlake Promenade Shoppes PUD, and a predominant portion of the subject site area on the Village side was redeveloped as the Village Shoppes PUD.

Section 45-34.1 of the Village Code provides for the creation of a Special C-3 planned unit development with the following threshold criteria:

1. The development parcel includes a minimum of at least five (5) contiguous acres of land that will be initially reviewed and approved as one (1) overall development project. Any subsequent amendments to such plan or individual phases of such plan shall also be subject to these special provisions.
2. The project provides a minimum of one-half (½) acre for a civic space within the project site. "Civic space" shall be defined as an open space that is dedicated for public use including all adjacent pedestrian amenities. The civic space may include, parks, plazas, courtyards, playgrounds, or similar uses. The civic space may be owned, maintained and/or operated either publicly or privately. The civic space may be reconfigured or relocated from the orientation shown on the regulating plan. Civic space provided pursuant to this subsection shall be credited towards the public sites and open spaces requirements of section 36-23 of this Code.
3. To achieve a mixed-use project, a minimum of fifty thousand (50,000) square feet of the total project development shall be allocated to non-residential uses.
4. The project provides additional public benefits in the form of enhanced landscaping over and above code requirements; enhanced pedestrian amenities (such as awnings canopies, outdoor

art, or seating areas); the creation of functional living, shopping and/or working environments; or innovative architectural design. The village council reserves the right to approve alternate public benefits.

The proposed 13.155-acre Master Plan is divided into 4 parcels and proposes a maximum Floor Area Ratio (“FAR”) for the parcels. The total FAR for the development will not exceed 2.75, which is the maximum allowed pursuant to the Code for Special C-3 Planned Unit Developments. For projects meeting the threshold criteria set forth above, Section 45-34.1(10)(k) of the Village Code provides for buildings of up to fourteen (14) stories and a maximum height of one hundred and seventy-five feet (not including rooftop amenities) for projects larger than ten (10) acres with at least 90,000 square feet of non-residential uses. However, buildings fronting U.S. Highway One and Palmetto Drive may not exceed nine (9) stories and one-hundred and twenty (120) feet within fifty (50) feet of the right-of-way.

<i>Proposed Development Parcels</i>	Acreage	Proposed Development Parameters
Parcel 1	2.70 ac	Max Height– 14 stories
Parcel 2	4.99 ac	Max Height– 14 stories
Parcel 3	1.34 ac	Max Height – 9 stories
Parcel 4	1.61 ac	Max Height – 9 stories
Civic Open Space	1.36 ac	N/A
Road ROW	1.155 ac	Roadway for project
Total	13.155 ac	

Note that the acreage of Parcel 2 decreased from 5.27 acres to 4.99 acres and the acreage of Civic Open Space increased from 1.08 acres to 1.36 acres.

After conducting a joint public hearing with the Town of Lake Park Planning and Zoning Board, the Village’s Planning, Zoning and Adjustment Board (“PZAB”) recommended approval of the Master Plan with certain suggested modifications. However, the PZAB’s recommendation was premised upon approval of a Master Plan only without any specific entitlements as to height and density.

At the August 22, 2024 hearing before the Village Council, the Applicant represented that it could not proceed with the project without certain entitlements as to height. At the conclusion of the public hearing, the Village Council, by a vote of 4 to 1 with Councilmember Puyol dissenting, approved the Ordinance creating the Village Place PUD (and approval of the Master Development Plan and Master Phasing Plan) on first reading with a guaranteed height of seven (7) stories for buildings located along U.S. Highway One and fourteen (14) stories for the interior of the project subject to the Applicant committing to provide sufficient public benefits prior to second reading of the Ordinance. The public benefits proposed by the Applicant are outlined in Section 5.B and 5.D of the proposed Ordinance.

Recommendation:

Village Staff recommends Council consideration on second and final reading of the attached Ordinance creating the Special C-3 Village Place Planned Unit Development and approving a Master Site Plan and Master Development Plan pursuant to the plans and conditions referenced in the Ordinance and in accordance with Village policies and procedures.

1 WHEREAS, the Village Council determines that approval of this Ordinance is in the best interests
2 of the Village and its residents.

3
4 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE
5 OF NORTH PALM BEACH, FLORIDA as follows:

6
7 Section 1. The foregoing recitals are ratified as true and correct and are incorporated herein.

8
9 Section 2. The Village Council hereby creates the Village Place Special Planned Unit
10 Development (“Village Place PUD”) on five parcels of real property totaling 13.155 acres located
11 at the northwest corner of Palmetto Drive and U.S. Highway One, as more particularly described
12 in Exhibit “A” attached hereto and incorporated herein.

13
14 Section 3. The Applicant shall develop the Village Place PUD in accordance with the most
15 current version of the following plans and specifications on file with the Village’s Community
16 Development:

- 17
18 A. Master Phasing Plan prepared by 2GHO dated July 1, 2024, last revised on December 20,
19 2024, and digitally signed on March 21, 2025, consisting of one (1) page (P-1).
20
21 B. Master Development Plan prepared by 2GHO dated July 1, 2024, last revised on December
22 20, 2024, and digitally signed on March 21, 2025, consisting of one (1) page (M-1).
23
24 C. Conceptual Landscaping prepared by 2GHO dated June 12, 2024, last revised on March
25 13, 2025, and digitally signed on March 21, 2025 consisting of one (1) page (CLP-1).
26
27 D. Offsite Improvements and Circulation Plan prepared by Simmons & White seal-dated July
28 3, 2024 and stamp-dated July 9, 2024, consisting of one (1) page.
29
30 E. Conceptual Site Development Plans prepared by Simmons & White digitally sealed on
31 March 14, 2025, consisting of five (5) pages.
32
33 F. Preliminary Plat prepared by Keshavarz & Associates dated May 15, 2024 and stamp-dated
34 July 9, 2024 consisting of three (3) pages.
35
36 G. Conceptual Elevations prepared by Gensler dated April 29, 2023 consisting of six (6)
37 pages.
38

39 Section 4. The Village Place PUD shall be developed in accordance with the development
40 parameters and building site area regulations set forth in Section 45-34.1(10) of the Village Code
41 of Ordinances, with the following limitations:

- 42
43 A. All buildings or portions thereof fronting U.S. Highway One shall be limited to seven (7)
44 stories and a height of up to ninety-four feet (94’) (not including rooftop amenities) and
45 Applicant or its successors shall have the vested right to build to this height; and
46
47 B. All buildings or portions thereof fronting Palmetto Drive and within fifty feet (50’) of the
48 Palmetto Drive right-of-way shall be limited to nine (9) stories and a height of up to one-

1 hundred twenty feet (120') (not including rooftop amenities) and Applicant or its
2 successors shall have the vested right to build to this height.

- 3
4 C. All other buildings in the Village Place PUD shall be limited to fourteen (14) stories and a
5 height of up to one-hundred seventy-five feet (175') (not including rooftop amenities) and
6 Applicant or its successors shall have the vested right to build to this height.
7

8 Section 5. The Applicant shall develop, operate, and maintain the Village Place PUD in
9 accordance with the development parameters and building site area regulations applicable to
10 Special PUDs within the C-3 Regional Business Zoning District (except as modified in Section 4
11 above) and all other applicable Village Code requirements. The Village Council's approval of the
12 Village Place PUD is subject to the following additional conditions:
13

- 14 A. The Village Place PUD shall be developed in accordance with the plans and specifications
15 referenced in Section 3 hereof, as updated from time to time by Applicant with Village
16 approval. All Site Plans for the various phases shall be promptly reviewed on an advisory
17 basis at a joint meeting of the Village's Planning, Zoning and Adjustment Board and the
18 Town of Lake Park Planning and Zoning Board, to be held on the day and time of a
19 regularly scheduled meeting of the Village's Planning, Zoning and Adjustment Board, and
20 shall be presented to the Village Council for consideration and approval by Resolution.
21

- 22 B. As a public benefit, the MPOA (as defined below) shall maintain the approximately 1.36-
23 acre Civic Space designated on the Master Development Plan and shall provide the Village
24 with a permanent easement to allow non-exclusive public access to the Civic Space via plat
25 or by separate instrument, subject to the standard rules and regulations generally applicable
26 to the Property and established from time to time by the MPOA. The easement shall
27 terminate in the event that the Village fails to approve in the ordinary course of business
28 an application that complies this ordinance and all other applicable provisions of the
29 Village Comprehensive Plan and Code of Ordinances, including the Appearance Plan.
30 While the size and location of the Civic Space may be adjusted during the site plan review
31 process, in no event shall the Civic Space be less than 1.25 acres. The Civic Space shall
32 include at least eight (8) seating areas and an installation of an art or a water feature, as
33 proposed by Applicant, to be submitted with the initial site plan application.
34

- 35 C. The site plan for the Civic Space shall be part of the first site plan reviewed by the Village
36 Council and shall be substantially completed and open for public use prior to issuance of
37 certificate of occupancies for the second phase of vertical construction of the PUD.
38

- 39 D. As additional public benefits, the Applicant shall:
40

- 41 1. Ensure that all landscape plans contain at least seventy-five percent (75%)
42 indigenous native trees and fifty percent (50%) indigenous native shrubs.
43
44 2. Provide at least 90,000 square feet of non-residential uses permitted within a
45 Special C-3 PUD and ensure that all of such non-residential uses on the first floor
46 be "active" uses, i.e., office, hotel or uses that encourage interaction between the
47 use and pedestrians on the street, such as personal services, entertainment, dining
48 opportunities, retail sales, or other uses open to the general public.

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3. Include vehicle charging stations open to the public within the parking areas for each phase of retail development and charging stations for residents and tenants in other phases;
 4. Include at least one designated golf cart parking area in the Village Place PUD that is open to the public.
 5. Use pavers in all walkways within the Civic Space and public areas;
 6. Provide canopies, umbrellas, or awnings in all outdoor dining areas unless waived during the site plan review process; and
 7. Subject to tenant and lender requirements, reduce the overall number of parking spaces utilizing shared parking pursuant to Section 45-34.1(10)(p)2 of the Village Code.
- E. Prior to the issuance of the first building permit, the entire Village Place PUD Property shall be subject to a Declaration of Restrictions and Covenants which shall provide for the formation of a master property owner’s association (“MPOA”) and the assessment of members of the MPOA for the cost of maintaining all common internal roadways, pedestrian amenities, and common areas, including the Civic Space, within the boundaries of the Village Place PUD. The MPOA documents shall provide for cross-access on internal common use roads and cross-parking for the on-street parking spaces and shall, after receipt of the certificates of occupancy for the second vertical construction phase, commit to making the Civic Space available at least twice per month for events that are open to the general public. The MPOA documents shall be submitted to the Village Attorney for approval to confirm compliance with this paragraph. Applicant shall obtain such approval, not to be unreasonably withheld, prior to issuance of the first building permit. The Unity of Title related to the Property dated February 25, 2003 (see Exhibit B) is hereby terminated.
- F. Prior to the Village’s issuance of any building permits, the Applicant shall submit the following plans for review and approval by the Village:
1. A mobilization plan and staging plan to the Fire and Police Departments and the Building Division of the Building and Zoning Department;
 2. A Life Safety Plan, which shall comply with all applicable fire safety regulations; and
 3. An emergency evacuation plan filed with the Police and Fire Departments.
- G. Any road closures or right-of-way improvements must obtain prior approvals and/or permits as required by the Village and/or other applicable authorities.
- H. The Property shall be platted to include the proposed access easements and utility easements, and the plat shall be approved by the Village Council and recorded in the public records prior to the issuance of the first building permit.

- 1 I. Prior to the issuance of the initial common area infrastructure permit, the Applicant shall
2 provide the Village with a performance bond, letter of credit, escrow agreement or other
3 acceptable surety agreement in a form approved by the Village Attorney and in a reasonable
4 amount approved by the Building Director, not to exceed 110% of projected construction
5 costs, to ensure completion of on-site common use roadway, drainage, and utility
6 improvements. As improvements are completed and accepted by the Village, the amount
7 of the performance bond, letter of credit, escrow agreement or other acceptable surety will
8 be reduced by a proportionate amount as determined by the Village Manager in
9 consultation with the Building Director when requested by the Applicant, but not less than
10 quarterly. The performance bond, letter of credit, escrow agreement, or surety shall
11 terminate and promptly be returned upon the issuance of a certificate of
12 completion/occupancy for the infrastructure work in accordance with standard Village
13 policies and procedures.
14
- 15 J. A permit shall be obtained from Seacoast Utility Authority prior to issuance of the initial
16 infrastructure construction permit.
17
- 18 K. All infrastructure, including but not limited to, fire hydrants, street lights, and storm drains,
19 proposed on the approved Site Plan shall be maintained by the Applicant or the master
20 property owner's association. Fire hydrants shall be installed, tested, and in service prior
21 to construction, and a stabilized Fire Department access road shall be installed and
22 maintained prior to and throughout construction.
23
- 24 L. Permits from the South Florida Water Management District and the Village of North Palm
25 Beach, as required, for the storm water management system must be obtained prior to the
26 issuance of building permits.
27
- 28 M. A driveway connection and/or right-of-way construction permit from the Florida
29 Department of Transportation and/or Palm Beach County must be obtained prior to
30 issuance of a building permit, if applicable.
31
- 32 N. Permits from the Health Department for the water and sewer system must be obtained prior
33 to issuance of building permits.
34
- 35 O. In accordance with the requirements of the National Pollution Discharge Elimination
36 System (NPDES), a Storm Water Pollution Prevention Plan, Owner/Operator Certification,
37 and Notice of Intent shall be submitted and accepted by the Village prior to the issuance of
38 building permits.
39
- 40 P. A site clearing and tree removal permit shall be required prior to any clearing activities on
41 the Property. This permit shall demonstrate protection of existing trees to remain.
42
- 43 Q. Street trees shall be a minimum of twenty-four (24) feet in size throughout the Village
44 Place PUD and Applicant shall implement a plan, prepared by a qualified arborist, for
45 urban root space solutions.
46
- 47 R. All new utilities within the boundaries of the Village Place PUD (with the exception of the
48 electric power lines on US-1 and any power transmission lines that are a part of the FPL

1 Substation which is located on Palmetto Drive) shall be provided underground.
2 Appurtenances to these systems which require above-ground installation must be
3 effectively screened from public view. All utilities and services to the Property shall be
4 provided by entities holding valid franchise or service agreements with the Village.
5

6 S. In accordance with the determination of compliance with the Traffic Performance
7 Standards by Palm Beach County Engineering, no building permits shall be issued for the
8 PUD after the build-out date of December 31, 2033, unless a later build-out date has been
9 approved by the County and a copy of the approval provided to the Village of North Palm
10 Beach.
11

12 T. The road improvements on Palmetto Drive and the turn lane extension on U.S. Highway
13 One shall be completed no later than the final certificate of occupancy for second phase of
14 vertical construction and shall comply with Palm Beach County regulations and approvals.
15

16 U. The Applicant agrees that if, after the construction of the roadways and curbing, the
17 responding fire apparatus cannot achieve the required turning radius as shown in the
18 AutoTurn Analysis submitted November 13, 2023, the Applicant will make the necessary
19 corrections to curbing and/or turning radii.
20

21 V. Vertical roadway clearance shall be maintained at thirteen feet, six inches (13'6") in
22 accordance with NFPA 1, Chapter 18, 2.3.5.1.2 and no vertical canopy shall infringe the
23 designated areas for fire aerial apparatus setup, i.e., curb cuts.
24

25 W. Prior to the issuance of the first vertical building certificate of occupancy, the Applicant
26 shall fully install and complete the common area roadways and curbing, except for the
27 second lift of asphalt on the roadways, which shall be installed at completion of
28 development.
29

30 X. The Master Development Plan shall be revised to reflect the conditions of Section 4 hereof
31 and be submitted to the Village Manager for documentary purposes.
32

33 Y. Any deviations to the approved Master Development Plan shall be governed by Section 6-
34 59(4) of the Village Code of Ordinances.
35

36 Z. Material non-compliance with any of the conditions of approval will result in the Village
37 withholding the issuance of any building permits or any certificates of occupancy.
38

39 AA. The Applicant shall be bound by all material written representations made by Applicant
40 in its submissions to the Village, as most recently amended, as part of the application
41 process and in connection with the August 22, 2024 and April 10, 2025 public hearings
42 before the Village Council, provided, however, that in the event of a conflict between such
43 representations and this Ordinance, the terms of this Ordinance shall control.
44

45 BB. The conditions of approval shall be binding on the Applicant and its successors in interest
46 and assigns and the Village. A violation of such conditions shall constitute a violation of
47 the Village Code of Ordinances and may be enforced by the Village or the Applicant as set
48 forth in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law.

1 Section 6. In developing the Property pursuant to the Master Development Plan and the
2 application materials outlined in Section 3 above, as amended periodically by application of
3 Applicant and approval of Village Council, each of the conditions and requirements of this
4 Ordinance shall be binding upon the Village and the Applicant and its successors. The Applicant,
5 its successors and the Village shall comply with applicable federal, state and local law.
6

7 Section 7. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for
8 any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void,
9 such holding shall not affect the remainder of this Ordinance.
10

11 Section 8. Except as modified by this Ordinance, all other provisions of the Village Code of
12 Ordinances remain applicable to the Village Place PUD. This Ordinance represents the entire
13 agreement between the Applicant and the Village related to the Village Place PUD. Any pre-
14 existing PUD's applicable to the Property or a portion of the Property are hereby terminated.
15

16 Section 9. This Ordinance shall take effect immediately upon adoption.
17

18 PLACED ON FIRST READING THIS ____ DAY OF _____, 2024.
19

20 PLACED ON SECOND, FINAL READING AND PASSED THIS ____ DAY OF
21 _____, 2025.
22

23
24 (Village Seal)

MAYOR

25
26
27
28 ATTEST:
29

30 _____
31 VILLAGE CLERK
32

33 APPROVED AS TO FORM AND
34 LEGAL SUFFICIENCY:
35

36 _____
37 VILLAGE ATTORNEY

Exhibit "A"
Legal Description

PARCEL A:

PARCEL I:

A certain parcel of land in land in Section 21, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the Westerly right-of-way line of State Road No. 5 as described in a deed from Tesdem, Inc. to the State of Florida as same is recorded in Deed Book 838, Page 25, Public Records of Palm Beach County, Florida with the Northerly right-of-way of Palmetto Road as shown on the Plat of Kelsey City (now Lake Park) as same is recorded in Plat Book 8, Page 35, Public Records of Palm Beach County, Florida, and from said point of intersection run (for convenience the said Northerly right-of-way line of Palmetto Road is assumed to bear 89°57'15" West and all other bearings mentioned herein are relative thereto), North 89°57' 15" West running along the said Northerly right-of-way line a distance of 468.28 feet; thence North 7°27'45" West, a distance of 247.44 feet; thence South 88°43'22" West a distance of 249.34 feet to a point in a line parallel with and one foot Westerly from (measured at right angles to) the Westerly wall of the Truck Well so called at the Westerly end of the J.M. Fields Store Building, so called; thence North 01° 19'04" West, along said parallel line, a distance of 152.45 feet, more or less, to a point in the Westerly extension of the North face of the South wall of the Garden Shop so called, said Garden Shop located in the Northwesterly corner of the said J.M. Fields Store Building; thence North 88°40'56" East along the just said Westerly extension and along the just said North face of the South wall a distance of 41 feet, more or less, to a point in the West face of the East wall of said Garden Shop; thence North 01° 19'04" West running along the just said West face of the East wall and the Northerly extension thereof a distance of 120.27 feet, more or less, to a point in the face of the curb, said curb being 20.26 feet Northerly from and parallel with the face of the North wall of said building; thence North 88°40'56" East running along the said face of the curb and its Easterly extension of a distance of 637.31 feet, more or less, to a point in the said Westerly right-of-way line of State Road No.5, said point being also a point on a curve concave to the West, having a radius of 11394.22 feet and whose tangent passing through said point bears South 10°13'29" East; thence Southerly running along the arc of the just described curve and along the said Westerly right-of-way line subtending a central angle of 01°48'07", a distance of 358.34 feet, more or less, to the end of said curve; thence South 81°34'38", West running along a line radial to the just described curve and radial to the next described curve and continuing along said Westerly right-of-way line a distance of 5 feet to a point in a curve concave to the West, being concentric with the last described curve and having a radius of 11389.22 feet; thence Southerly running along the arc of the just described curve and continuing along the said Westerly right-of-way line; subtending a central angle of 00°25'22", a distance of 84.04 feet to the end of said curve; thence South 08°00'00" East along said Westerly right-of-way line distance of 91.77 feet, more or less, to the POINT OF BEGINNING.

PARCEL II:

A parcel of land lying in Section 21, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the intersection of Westerly right-of-way line of State Road No. 5, as described in deed from Tesdem, Incorporated to the State of Florida, recorded in Deed Book 838, Page 25,

Public Records of Palm Beach County, Florida, with the Northerly right-of-way line of Palmetto Road, as shown on the Plat of Kelsey City (now Lake Park), recorded in Plat Book 8, Page 35, Public Records of Palm Beach County, Florida; thence Westerly, along said Northerly right-of-way line, a distance of 468.28 feet to a point on a portion of the Westerly boundary of that certain parcel of land described in Official Record Book 3343, Page 1786, Public Records of Palm Beach County, Florida, and the point of beginning of the hereinafter described parcel; thence Northerly along said Westerly boundary, making an angle with the preceding course, measured from East to North of $97^{\circ}30'30''$, a distance of 247.44 feet to a point; thence Westerly, making an angle with the preceding course, measured from South to West of $96^{\circ}11'07''$, a distance of 208.80 feet to the point of the Easterly boundary of that certain parcel of land described in Official Record Book 3259, Page 276, Public Records of Palm Beach County, Florida; thence Southerly, along said Easterly boundary, making an angle With the preceding course, measured from East to South of $89^{\circ}58'58''$, a distance of 240.56 feet to a point on said Northerly right-of-way line, making an angle with the preceding course, measured from North to East of $91^{\circ}21'25''$, a distance of 235.45 feet to the POINT OF BEGINNING.

PARCEL B:

A parcel of land being all of Parcel 1B and a portion of Parcel 7 according to the plat of NORTHLAKE PROMENADE SHOPPES, A PUD, as shown in Plat Book 102, Pages 130 and 131, of the Palm Beach County, Florida Public Records. Said plat also being a portion of Section 21, Township 42 South, Range 43 East, Town of Lake Park and Village of North Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Parcel 1B; thence S $89^{\circ}59'30''$ W along the South line of said Parcel 1B, with all bearings contained within relative thereto, a distance of 637.68 feet; thence S $00^{\circ}00'25''$ E along the East line of said plat, a distance of 119.95 feet to the intersection with the North face of a building wall described in Official Records Book 3343, Page 1787; thence $89^{\circ}59'35''$ W, a distance of 41.00 feet; thence departing said East line continue S $89^{\circ}59'35''$ W, a distance of 30.65 feet; thence N $00^{\circ}09'32''$ E, a distance of 429.19 feet to the intersection with the South line of Parcel R-1 of said plat; thence N $90^{\circ}00'00''$ E along said South line, a distance of 175.42 feet; thence N $00^{\circ}00'00''$ E along the East line of Parcel R- 1, a distance of 155.65 feet to the Northeast corner of said Parcel R-1 ; thence N $90^{\circ}00'00''$ E along a line 35.50 feet South of and parallel with the South line of Parcel 5 of said plat, a distance 117.06 feet; to a curve to the right having a radial bearing of S $00^{\circ}00'00''$ E, a radius of 80.00 feet, and a central angle of $34^{\circ}25'35''$; thence proceed along the arc of said curve, a distance of 48.07 feet to the end of said curve; thence S $55^{\circ}34'25''$ E, a distance of 100.26 feet; to a curve to the right having a radial bearing of S $34^{\circ}25'35''$ W, a radius of 80.00 feet, and a central angle of $46^{\circ}43'50''$; thence proceed along the arc of said curve, a distance of 65.25 feet to the end of said curve; thence S $08^{\circ}50'35''$ E along a line 35.50 feet West of and parallel with the West line of Parcel 6 of said plat, a distance of 249.82 feet to a point on the prolongation of the North line of aforesaid Parcel 1-B; thence N $84^{\circ}09'54''$ E along said prolongation, a distance of 30.18 feet to a Northwest corner of Parcel 1-B; thence continue N $84^{\circ}09'54''$ E along the North line of Parcel 1-B, a distance of 167.65 feet to a point of intersection with the East line of said plat, said point also lying on the West right-of-way line of U.S. Highway No. 1; said point also being the Northeast corner of said Parcel I-B, said point also being the beginning of a curve having a radial bearing of S $80^{\circ}22'21''$ W, a radius of 11394.22 feet, and a central angle of $00^{\circ}34'45''$; thence proceed Southerly along the arc of said curve, a distance of 115.19 feet to the end of said curve and the POINT OF BEGINNING of the herein described parcel.

PARCEL C:

PARCEL I:

Non-exclusive easements, for the benefit of Parcel A and Parcel B herein described above, as created in Fourth Amendment to Declaration of Restrictions, Covenants and Conditions and Grant of Easement by and between Twin Cities Investors, Inc. and Developers of Northlake, Inc. as recorded in Official Records Book Official Records Book 21438, Page 1886 as corrected in Official Records Book 22831, Page 89 for purposes of Ingress and Egress Easement in Article 6.1; Utility Easement in Article 7.1 and Drainage Easement in Article 8.1 over and across the lands described in said Easement.

PARCEL II:

Non-exclusive easement(s), created by and described in that certain Declaration of Restrictions, Covenants and Conditions and Grant of Easements recorded in Official Records Book 11923, Page 861, as amended in Official Records Book 13154, Page 1892; Official Records Book 17516, Page 1987; Official Records Book 17595, Page 1781; and Official Records Book 21438, Page 1886 as re-recorded in Official Records Book 22831, Page 89; less and except those lands conveyed to the State of Florida Department of Transportation by Quit-Claim Deeds recorded June 9, 2004 in Official Records Book 17093, Page 214 and recorded June 1, 2004 in official records book 17062, Page 1971, of the Public Records of Palm Beach County, Florida.

PARCEL III:

Non-exclusive easement(s), created by and described in Declaration of Reciprocal Easements recorded in Official Records Book 17344, Page 1311, of the Public Records of Palm Beach County, Florida.

PARCEL IV:

Non-exclusive easement(s), created by and described in Access, Parking and Landscape Easement by and between Twin Cities Investors, Inc., a Florida corporation, Developers of Northlake, Inc., a Florida corporation and Village Shoppes At U.S. 1, LLC, a Florida limited liability company, dated February 21, 2007 and recorded February 22, 2007 in Official Records Book 21438, Page 1917, of the Public Records of Palm Beach County, Florida.

Exhibit "B"



This instrument prepared by and to be returned to:

02/26/2003 15:59:50 20030110041
OR BK 14847 P6 1775
Palm Beach County, Florida

MICHAEL J. SABATELLO, IV, ESQ.
Greenberg Traurig, P.A. (W/C #42)
777 S. Flagler Drive, Suite 300E
West Palm Beach, FL 33401

Property Control Nos.: 68-43-42-21-00-001-0010
68-43-42-21-00-001-0050
68-43-42-21-00-001-0030
36-43-42-21-00-000-3040

Tax Identification No. of Grantee:

UNITY OF TITLE

In consideration of the sum of ten dollars (\$10), and other good and valuable consideration, the VILLAGE SHOPPES AT U.S. 1, LLC, a Florida limited liability company, as "Owner" of the lands described in Exhibit "A" attached thereto (the "Land"), hereby agrees to restrict the use of the Land in the following manner:

1. That said Land shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land; provided, however, notwithstanding the foregoing, a portion or portions of the Land may be conveyed and transferred to the State of Florida or any public body or agency if required by said agency for a public purpose.
2. The Owner further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Village Council of the Village of North Palm Beach and the Town Council of the Town of Lake Park.
3. The Owner further agrees that this instrument shall be recorded in the Public Records of Palm Beach County at Owner's sole cost and expense.

IN WITNESS WHEREOF, Owner has set Owner's hand and seal this 25 day of February, 2003.

Signed, sealed and delivered
in our presence:

VILLAGE SHOPPES AT U.S. 1, LLC, a
Florida limited liability company

(1) [Signature]
Print Name: Lisa M. Siniscalchi

By: [Signature]
Carl M. Sabatello, Pres.

(2) [Signature]
Print Name: TED WALTER

(COMPANY SEAL)

"OWNER"

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 25 day of February, 2003, by Carl M. Sabatello, as President of VILLAGE SHOPPES AT U.S. 1, LLC, a Florida limited liability company, on behalf of said limited liability company, who personally appeared before me and is personally known to me.

[Signature]
NOTARY PUBLIC
NOTARY NAME: _____
(NOTARY STAMP)
Serial (Commission) Number: _____

\\wpb-srv01\SPRINGTHORPE\B412085\02\2\20\03\37212.011200



Lisa M. Siniscalchi
MY COMMISSION # CC831545 EXPIRES
July 24, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT A

TRACT I

A certain parcel of land in Section 21, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way line of State Road No. 5 as described in a deed from Tisdem, Inc. to the State of Florida as same is recorded in Deed Book 838, Page 25, Public Records of Palm Beach County, Florida with the northerly right-of-way of Palmetto Road as shown on the Plat of Kelsey City (now Lake Park) as same is recorded in Plat Book 8, Page 35, Public Records of Palm Beach County, Florida, and from said point of intersection run (for convenience the said northerly right-of-way line of Palmetto Road is assumed to bear North 89°57'15" West and all other bearings mentioned herein are relative thereto), North 89°57'15" West running along the said northerly right-of-way line a distance of 468.28 feet; thence North 7°27'45" West, a distance of 247.44 feet; thence South 88°43'22" West a distance of 249.34 feet to a point in a line parallel with and one foot westerly from (measured at right angles to) the westerly wall of the Truck Well so called at the westerly end of the J.M. Fields Store Building, so called; thence North 01°19'04" West, along said parallel line, a distance of 152.45 feet, more or less, to a point in the westerly extension of the North face of the South wall of the Garden Shop so called, said Garden Shop located in the Northwest corner of the said J.M. Fields Store Building; thence North 88°40'56" East along the just said westerly extension and along the just said North face of the South wall a distance of 41 feet, more or less, to a point in the West face of the East wall of said Garden Shop; thence North 01°19'04" West running along the just said West face of the East wall and the northerly extension thereof a distance of 120.27 feet, more or less, to a point in the face of the curb, said curb being 20.26 feet northerly from and parallel with the face of the North wall of said building; thence North 88°40'56" East running along the said face of the curb and its Easterly extension of a distance of 637.31 feet, more or less, to a point in the said westerly right-of-way line of State Road No. 5, said point being also a point on a curve concave to the West, having a radius of 11394.22 feet and whose tangent passing through said point bears South 10°13'29" East; thence Southerly running along the arc of the just described curve and along the said Westerly right-of-way line subtending a central angle of 01°48'07", a distance of 358.34 feet, more or less, to the end of said curve; thence South 81°34'38" West running along a line radial to the just described curve and radial to the next described curve and continuing along said westerly right-of-way line a distance of 5 feet to a point in a curve concave to the West, being concentric with the last described curve and having a radius of 11389.22 feet; thence Southerly running along the arc of the just described curve and continuing along the said Westerly right-of-way line; subtending a central angle of 00°25'22", a distance of 84.04 feet to the end of said curve; thence South 08°00'00" East along the Westerly right-of-way line a distance of 91.77 feet, more or less, to the POINT OF BEGINNING.

TRACT II

A parcel of land lying in Section 21, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the intersection of the Westerly Right-of-way line of State Road No. 5, as described in Deed from Tisdem, Incorporated to the State of Florida, recorded in Deed Book 838, Page 25, Public Records of Palm Beach County, Florida, with the Northerly right-of-way line of Palmetto Road, as shown on the Plat of Kelsey City (now Lake Park), recorded in Plat Book 8, Page 35, Public Records of Palm Beach County, Florida; thence Westerly, along said Northerly right-of-way line, a distance of 468.28 feet to a point on a portion of the Westerly boundary of that certain parcel of land described in Official Records Book 3343, Page 1786, Public Records of Palm Beach County, Florida, and the point of beginning of the hereinafter described parcel; thence Northerly along said Westerly boundary, making an angle with the preceding course, measured from East to North of 97°30'30", a distance of 247.44 feet to a point; thence Westerly, making an angle with the preceding course, measured from South to West of 96°11'07", a distance of 208.80 feet to the of the Easterly boundary of that certain parcel of land described in Official Records Book 3259, Page 276, Public Records of Palm Beach County, Florida; thence Southerly, along said Easterly boundary, making an angle with the preceding course, measured from East to South of 89°58'58", a distance of 240.58 feet to a point on said Northerly right-of-way line, making an angle with the preceding course, measured from North to East of 91°20'25", a distance of 235.45 feet to the point of beginning.

Business Impact Estimate

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, CREATING THE VILLAGE PLACE PLANNED UNIT DEVELOPMENT WITHIN THE C-3 REGIONAL BUSINESS ZONING DISTRICT AND APPROVING A MASTER SITE DEVELOPMENT PLAN AND MASTER PHASING PLAN ON 13.155 ACRES OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF PALMETTO DRIVE AND U.S. HIGHWAY ONE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH THE PLANS AND THE CONDITIONS REFERENCED IN THIS ORDINANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Village is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Village is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Village hereby publishes the following information:

1. Summary of the proposed ordinance: The proposed Ordinance approves the Village Place Special C-3 Planned Unit Development, including the Master Development Plan and Master Phasing Plan.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Village:

- (a) There is no direct impact on private, for-profit businesses;
- (b) There are no new charges or fees imposed by the Ordinance; and
- (c) There are no new regulatory costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: None.

	COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION
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Subject/Agenda Item:

PUD 2023-06: Village Place

Consideration of Approval: AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, CREATING THE VILLAGE PLACE PLANNED UNIT DEVELOPMENT WITHIN THE C-3 REGIONAL BUSINESS ZONING DISTRICT AND APPROVING A MASTER SITE DEVELOPMENT PLAN AND MASTER PHASING PLAN ON 13.155 ACRES OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF PALMETTO DRIVE AND U.S. HIGHWAY ONE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH THE PLANS AND THE CONDITIONS REFERENCED IN THIS ORDINANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Quasi-Judicial

Legislative

Public Hearing

<p>Originating Department:</p> <p>Planning & Zoning</p> <p>Project Manager</p>	<p>Reviewed By:</p> <p>Caryn Gardner-Young, AICP (former Community Development Director)</p>
<p>Attachments:</p> <ul style="list-style-type: none"> • Cover Letter • Justification Statement • Master Phasing Plan prepared by M. Troy Holloway • Master Development Plan prepared by Gentile Holloway O’Mahoney & Associates • Conceptual Landscaping prepared by Gentile Holloway O’Mahoney • Offsite Improvements and Circulation Plan prepared by Simmons & White • Conceptual Site Development Plans prepared by Simmons & White • Preliminary Plat prepared by Keshavarz & Associates • Fire Truck Autoturn Analysis prepared by Simmons & White 	<p>Public Notice:</p> <p><input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required</p> <p>Dates:</p> <p>Paper:</p> <p>Mailing</p> <p><input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required</p> <p>Notice Distance: 500 feet</p>

I. Executive Summary

The site is a redevelopment of the project that was once known as the Twin City Mall. The Twin City Mall opened in 1971 and was an enclosed shopping mall located in both the Village of North Palm Beach and the Town of Lake Park. During the 1980s, the mall saw an exodus of several stores and the center started to be met with “mixed” reaction. With the opening of the Gardens Mall in 1988, the last of the notable stores began to vacate, leaving the mall with a high vacancy rate.

Initiatives to redevelop this site started as soon as the early 90s, with plans for a temporary campus for FAU, or as a mixed-use site with offices and retail. Plans were also submitted in 1995 to demolish the building and redevelop it as a traditional shopping center. None of these development approaches came to fruition. More recently (within the last 20 years), a portion (primarily on the Lake Park side but also within the Village) of the site was redeveloped into Northlake Promenade Shoppes PUD, and the subject site area (North Palm Beach side) was redeveloped as the Village Shoppes PUD.

The 13.155-acre Master Plan is divided into 4 parcels and proposes a maximum Floor Area Ratio (F.A.R) for the parcels. The total F.A.R for the development will not exceed 2.75, which is the maximum allowed by the Code for Special C-3 PUD’s. Because the project is greater than ten (10) acres, the maximum permissible building height is fourteen (14) stories and 175 feet, while buildings fronting U.S. Highway One and Palmetto Drive are limited to a maximum of nine (9) stories or 120 feet within fifty (50) feet of the right-of-way.

<i>Proposed Development Parcels</i>	Acreage	Proposed Development Parameters
Parcel 1	2.70 ac	Max Height– 14 stories
Parcel 2	4.99 ac	Max Height– 14 stories
Parcel 3	1.34 ac	Max Height – 9 stories
Parcel 4	1.61 ac	Max Height – 9 stories
Civic Open Space	1.36 ac	N/A
Road ROW	1.155 ac	Roadway for project
Total	13.155 ac	

Note that the acreage of Parcel 2 decreased from 5.27 acres to 4.99 acres and the acreage of Civic Open Space increased from 1.08 acres to 1.36 acres.

II. Site Data

Existing Use: Five (5) lots which consists of a 127,282 square feet enclosed shopping center and vacant parcels

Parcel Control Numbers: 68-43-42-21-29-007-0020, 68-43-42-21-29-001-0030, 68- 43-42-21-200-001-0010, 36-43-42-21-29-007-0030, and 36-43-42-

21-00-000-3040

Parcel Size: 13.155 acres
Existing Future Land Use Designation: Commercial
Existing Zoning District: Regional Business District (C-3)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	TD Bank, Walgreens, Wendy's	Commercial	Commercial Shopping (C-S)
<i>South</i>	FPL Substation, Gas Station, Kelsey City	Commercial (Lake Park)	R1B, R1 Single Family Residences, MU-Mixed Use (Lake Park)
<i>East</i>	Various Commercial Stores	Commercial	Commercial Shopping (C-S)
<i>West</i>	Northlake Promenade Shoppes	Commercial (Lake Park)	C3-C3 Twin Cities Mixed Use (Lake Park)

III. Annexation/Zoning History

The Twin City Mall, which opened in 1971, was an enclosed shopping mall located in both the Village of North Palm Beach and the Town of Lake Park. The Twin City Mall was first proposed in early 1969 to connect an existing J.M. Fields and Food Fair with a new Sears store. The mall had its grand opening on July 21, 1971, with thirty-five stores ready for opening day. Other major tenants included a Fountain's department store, a G. C. Murphy, and a theater operated by Budco Theatres noted as the first in the Palm Beach area with an automated projection system.

J.M. Fields would close with the chain in 1978, and the space was taken over by Jefferson Stores. During the 1980s, the mall saw the exodus of several stores, and the center started to be met with “mixed” reactions. With the opening of the Gardens Mall in 1988, the last of the notable stores began to vacate, leaving the mall with a high vacancy rate. Initiatives to redevelop this site started as soon as the early 1990s, with plans for a temporary campus for FAU, or as a mixed-use site with office space and retail stores. Plans were also submitted in 1995 to demolish the building and redevelop as a traditional shopping center. None of these development approaches came to fruition. More recently (within the last 20 years), a portion (Lake Park side) of the site was redeveloped into Northlake Promenade Shoppes, and the subject site area (North Palm Beach side) was redeveloped as Village Shoppes.

In 2016, the Treasure Coast Regional Planning Council (TCRPC) conducted a weeklong charrette with residents and stakeholders of the Village to create a Citizen’s Master Plan. Through the process, TCRPC identified the subject property has a mixed-use lifestyle center with an interconnected system of walkable blocks and a mix of housing types and uses (including townhomes, low-rise multi-family, high-rise multi-family, retail, and mixed use), pages 31 and 32.

Commercial Code Rewrite

In 2018, the Village hired Dover Kohl hired to implement Master Plan through completion of form-based code within the commercial zoning districts. Workshops were held throughout 2018 and 2019 to discuss regulations. In 2020, a formal discussion regarding the draft code was held with the Planning Commission. Following the code discussion, the new commercial regulations were heard and approved by the Planning Commission and the Village Council, although regulations for the C-3 Regional Business District were excluded at that time at the request of the Town of Lake Park.

C3- Regional Business District Regulations

In 2022, the current developer submitted proposed PUD regulations for the new C-3 zoning district, which were subsequently reviewed and revised by Village Staff. During the drafting process, the current developer purchased the subject property. Following the acquisition, a conceptual development plan was presented to the Village Council.

The Village's then Planning Commission reviewed the draft C-3 regulations, and the Village Council awaited analysis from the TCRPC regarding the proposed code and development. In the meantime, Village staff presented the draft code to the Town Council of Lake Park, in accordance with the interlocal agreement between the municipalities. The TCRPC then provided feedback on the proposed code to the Village. In July 2023, the Village Council approved the second reading of the Ordinance incorporating the revised and updated C-3 regulations by a 4-1 vote.

Village Place Master Plan

In 2023, the developer of Village Place submitted a Master Plan application to the Village for review. Subsequently, the Village's Development Review Committee (DRC) reviewed the application for code compliance. Concurrently, the proposed application was sent to the Town of Lake Park for their review of the application.

In January 2024, the developer held a community meeting to discuss the Village Place. In August of 2024, the Village Council conditionally approved the first reading of the Village Place Master Plan by 4-1 vote. In 2024, the Village of North Palm Beach's Planning, Zoning and Adjustment Board (PZAB) along with Lake Park's Planning and Zoning Board held a joint meeting to review the project. The PZAB voted to recommend approval of the project; however, the Board's recommendation included the following condition: "Approval of the Master Development Plan and Master Phasing Plan does not authorize any construction activities nor shall it operate as an approval of the maximum development parameters for PUDs within the C-3 zoning district permitted by the Code. The building site area regulations for each phase/parcel shall be determined through the Site Plan and Appearance Review process, taking into account the public benefits provided."

IV. Applicable Code Provisions:

Sec. 45.34.1 pertaining to C-3 regional business district
Sec. 45-81 -82 through 45-84-92 pertaining to landscaping
Appendix A – pertaining to the Appearance Plan

V. Summary of Proposed Site Plan and Appearance Details:

The petitioner's planned unit development master plan documents consist of:

1. Cover Letter
2. Justification Statement
3. Master Phasing Plan prepared by M. Troy Holloway
4. Master Development Plan prepared by Gentile Holloway O'Mahoney & Associates
5. Conceptual Landscaping prepared by Gentile Holloway O'Mahoney
6. Offsite Improvements and Circulation Plan prepared by Simmons & White
7. Conceptual Site Development Plans prepared by Simmons & White
8. Preliminary Plat prepared by Keshavarz & Associates
9. Fire Truck Autoturn Analysis prepared by Simmons & White

A total land area of 13.155 acres (573,037 sf) consists of the following:

1. Five (5) proposed parcels
 - a. Parcel 1 – 2.70 acres
 - b. Parcel 2 – 4.99 acres
 - c. Parcel 3 – 1.34 acres
 - d. Parcel 4 – 1.61 acres
 - e. Civic/ Open Space – 1.36 acres
2. Estimated population of approximately 2,236 residents
3. Maximum FAR of 2.75
4. Vehicular access from US Highway 1, Palmetto Drive and through the shopping center to Northlake Blvd

VI. Staff Analysis:

This is a request for Master Plan approval of a Special Planned Unit Development under the C-3 Zoning Regulations. Section 45.34.1(10)d outlines the application procedures for a Special C-3 planned unit development request.

Applicable Code Provisions

Special C-3 planned unit development (PUD) provisions. It is the intention of the village to provide a mechanism and process to promote the redevelopment of the obsolete and underutilized areas of the C-3 zoning district with large-scale, master-planned projects that promote: a mix of uses; connectivity; pedestrian-oriented development; removal of surface parking; creation of public/civic gathering spaces; and shopping, entertainment, and restaurant uses within the form of an urban neighborhood incorporating residential development as an integral use. These projects promote the economic and redevelopment goals of the village, and the village has created these planned unit development (PUD) provisions to facilitate these goals. The development regulations applicable within the PUD are not permitted or allowed by right and shall only apply if the village council determines that each of the threshold criteria is met. Properties located in the C-3 zoning district that do not meet the threshold criteria set forth below may utilize the general PUD provisions of section 45-35.1 of this code as set forth in section 45-35.1(D). Properties located in the C-3 zoning district that do meet each of the threshold criteria below may, at the option of the property owner, utilize the following special PUD regulations:

a. The threshold criteria for use of these special provisions are as follows:

1. The development parcel includes a minimum of at least five (5) contiguous acres of land that will be initially reviewed and approved as one (1) overall development project. Any subsequent amendments to such plan or individual phases of such plan shall also be subject to these special provisions.

2. The project provides a minimum of one-half (½) acre for a civic space within the project site. "Civic space" shall be defined as an open space that is dedicated for public use including all adjacent pedestrian amenities. The civic space may include parks, plazas, courtyards, playgrounds, or similar uses. The civic space may be owned, maintained and/or operated either publicly or privately. The civic space may be reconfigured or relocated from the orientation shown on the regulating plan. Civic space provided pursuant to this subsection shall be credited towards the public sites and open spaces requirements of section 36-23 of this Code.

3. To achieve a mixed-use project, a minimum of fifty thousand (50,000) square feet of the total project development shall be allocated to non-residential uses.

4. The project provides additional public benefits in the form of enhanced landscaping over and above code requirements; enhanced pedestrian amenities (such as awnings canopies, outdoor art, or seating areas); the creation of functional living, shopping and/or working environments; or innovative architectural design. The village council reserves the right to approve alternate public benefits.

The proposed development parcel is 13.155 acres so it includes a minimum of at least five (5) contiguous acres of land that will be initially reviewed and approved as one (1) overall development project. The proposed project includes a 1.36-acre civic space which is more than the minimum of one-half (½) acre required, however, the design of the civic space has not been determined yet. The proposed project is intended to be a mixed-use development with a combination of apartments, an assisted living facility, condominiums, a hotel and over 100,000 square feet of commercial space that exceeds the minimum requirement of 50,000 square feet for non-residential uses.

The master plan sets forth the maximum development parameters for the site, and the Village's approval of the Master Plan does not authorize the commencement of any construction activities or guarantee the maximum development parameters, unless otherwise agreed to by the Village Council. Each phase will undergo separate site plan and appearance review by both the Lake Park Planning and Zoning Board and the Village's Planning, Zoning and Adjustment Board and approval by the Village Council. The determination of whether the project provides sufficient public benefit is a determination that will ultimately be made by the Village Council, with input from both planning boards.

The First Reading of the Master Plan Ordinance was heard at the August 22, 2024, Village Council meeting and was approved by 4-1 vote. Following the First Reading of the subject Ordinance, the Applicant revised the Master Plan based on communication with the Village Staff and feedback from the Village Council.

The Applicant has made the following updates to the previously submitted documentation:

Master Plan (M-1)

- Include a revised footnote to the bottom right of the Master Plan Sheet (M-1) that states, “transfer or adjustment of square footage, product type, and FAR is permitted from parcel to parcel, as long as the overall total maximum FAR is not exceeded
- Shifted portion of the Civic Open Space between Parcels 3 & 4 slightly north to allow for better alignment
- Provided consistency between the proposed development uses listed in the Site Data, and labeling throughout the plan
- Clarified development intensities related to each Parcel

Phasing Plan (P-1)

- Revision to the Phasing Plan (P-1) to change the note on the bottom of phasing plan to state “the limits, areas, & order of phasing are subject to change based on market demands, economic factors, etc.”
- Updated a line of Phase II to include portion of the property south of the Civic Open Space

Civil Plan/Preliminary Plat & Conceptual Landscape Plan

- Update to match Master Plan Changes

Appearance Plan Review

H. FACTORS FOR EVALUATION

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

- LOGIC OF DESIGN
- EXTERIOR SPACE UTILIZATION
- ARCHITECTURAL CHARACTER
- ATTRACTIVENESS
- MATERIAL SELECTION
- HARMONY AND COMPATIBILITY
- CIRCULATION—VEHICULAR AND PEDESTRIAN
- MAINTENANCE ASPECTS

According to the C-3 Zoning District regulations, no PUD approval can permit any development that is inconsistent with the comprehensive plan. The proposed project is to

replace an enclosed shopping center which ran its course. The shopping center building has vacancies and most of the retail business moved to other locations such as the Gardens Mall. The creation of Village Place will promote the redevelopment of this underutilized and underproductive site which is located at the major intersection of Northlake Blvd. and US Highway 1. Therefore, the proposed project appears to be consistent with the Village's Comprehensive Plan.

The request is for approval of a Master Plan only as required by the Special Planned Unit Development provisions of the C-3 Zoning District. A master plan design is a comprehensive vision that outlines the long-term goals, strategies, and guidelines for the development of a larger area such as the proposed project. It usually includes information such as the land use, density, transportation, infrastructure, open space, sustainability, and character. A Master Plan will outline the maximum potential of a property by showing that there are sufficient school seats, roadway capacity, water volume, sewer space and drainage ability as well as other concurrency items. However, as stated above, the Master Plan generally will not guarantee that the project can be built to the maximum potential of the property. A Site Plan is necessary to provide a detailed drawing that shows the proposed location, dimensions, and features of a specific project on a particular site, including, but not limited to, building footprint, number of parking spaces, foundation landscaping and setbacks

VIII. Conclusion & Finding of Fact

The Village Council 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. Cover Letter
2. Justification Statement
3. Master Phasing Plan prepared by M. Troy Holloway
4. Master Development Plan prepared by Gentile Holloway O'Mahoney & Associates
5. Conceptual Landscaping prepared by Gentile Holloway O'Mahoney
6. Offsite Improvements and Circulation Plan prepared by Simmons & White
7. Conceptual Site Development Plans prepared by Simmons & White
8. Preliminary Plat prepared by Keshavarz & Associates
9. Fire Truck Autoturn Analysis prepared by Simmons & White

In Staff's analysis, the proposed application is consistent with the measurable Village Code requirements. However, the Village Council must determine if the Applicant has met the prerequisites for the granting of Master Plan Special Planned Unit Development approval as outlined in the staff report. If the Village Council approves the Master Plan Special Planned Unit Development petition, staff recommends the following conditions, which have been discussed with both the Village and the developer.

Note: Due to the applicant's representation that it could not move forward with the project without a guarantee as to height and the Council's approval of the Ordinance on first reading with a vested height subject to the applicant demonstrating adequate public benefits, the condition stating that the approval does not guarantee the maximum development

parameters (condition JJ in the Ordinance considered on first reading) has been removed. The applicable conditions have been revised from first reading to guarantee (or vest) a height of seven stories (or 94') along U.S. Highway One, nine stories (or 120') within fifty feet of the Palmetto Drive right-of-way, and 14 stories (or 175') for all other buildings. In exchange for this vested height, the Applicant is offering the following public benefits as further outlined in the conditions of approval:

- Provide a 1.36-acre civic space (including at least 8 seating areas and the installation of an art of water feature to be submitted with the initial site plan application).
- Ensure that all landscape plans contain at least 75% indigenous native trees and 50% indigenous native shrubs.
- Provide at least 90,000 square feet of non-residential uses, with all non-residential uses on the first floor being “active uses,” i.e., office, hotel or uses that encourage interaction between the use and pedestrians on the street, such as personal services, entertainment, dining opportunities, retail sales, and other uses open to the general public.
- Include vehicle charging stations open to the public within the parking areas of each phase of retail development and charging stations for residents and tenants in other phases;
- Include at least one designated golf cart parking area in the PUD that is open to the public.
- Utilize pavers in all walkways within the Civic Space and public areas.
- Provide canopies, umbrellas, or awnings in all outdoor dining areas unless waived during the site plan review process.
- Subject to tenant and lender requirements, reduce the overall number of parking spaces utilizing shared parking pursuant to Section 45-34.1(10)(p)(2) of the Village Code.
- Upon receipt of certificates of occupancy for the second vertical construction phase, make the Civic Space available at least twice per month for events that are open to the public.

Other public benefits mentioned at first reading that have not been included in the Ordinance are: LEED/Green Building Certification, use of reclaimed water, inclusion of affordable/workforce housing, local shuttle service, and a preference for local small businesses.

For the Council’s reference, the Ordinance under consideration at first reading has been included in the back up materials. The conditions currently set forth in the proposed Ordinance for the Council’s consideration are as follows (and reflect the height limitations and public benefits discussed above):

- A. The Village Place PUD shall be developed in accordance with the plans and specifications referenced in Section 3 hereof, as updated from time to time by Applicant with Village approval. All Site Plans for the various phases shall be promptly reviewed on an advisory basis at a joint meeting of the Village’s Planning, Zoning and Adjustment Board and the

Town of Lake Park Planning and Zoning Board, to be held on the day and time of a regularly scheduled meeting of the Village's Planning, Zoning and Adjustment Board, and shall be presented to the Village Council for consideration and approval by Resolution.

- B. As a public benefit, the MPOA (as defined below) shall maintain the approximately 1.36-acre Civic Space designated on the Master Development Plan and shall provide the Village with a permanent easement to allow non-exclusive public access to the Civic Space via plat or by separate instrument, subject to the standard rules and regulations generally applicable to the Property and established from time to time by the MPOA. The easement shall terminate in the event that the Village fails to approve in the ordinary course of business an application that complies this ordinance and all other applicable provisions of the Village Comprehensive Plan and Code of Ordinances, including the Appearance Plan. While the size and location of the Civic Space may be adjusted during the site plan review process, in no event shall the Civic Space be less than 1.25 acres. The Civic Space shall include at least eight (8) seating areas and an installation of an art or a water feature, as proposed by Applicant, to be submitted with the initial site plan application.
- C. The site plan for the Civic Space shall be part of the first site plan reviewed by the Village Council and shall be substantially completed and open for public use prior to issuance of certificate of occupancies for the second phase of vertical construction of the PUD.
- D. As additional public benefits, the Applicant shall:
1. Ensure that all landscape plans contain at least seventy-five percent (75%) indigenous native trees and fifty percent (50%) indigenous native shrubs.
 2. Provide at least 90,000 square feet of non-residential uses permitted within a Special C-3 PUD and ensure that all of such non-residential uses on the first floor be "active" uses, i.e., office, hotel or uses that encourage interaction between the use and pedestrians on the street, such as personal services, entertainment, dining opportunities, retail sales, or other uses open to the general public.
 3. Include vehicle charging stations open to the public within the parking areas for each phase of retail development and charging stations for residents and tenants in other phases;
 4. Include at least one designated golf cart parking area in the Village Place PUD that is open to the public.
 5. Use pavers in all walkways within the Civic Space and public areas;
 6. Provide canopies, umbrellas, or awnings in all outdoor dining areas unless waived during the site plan review process; and
 7. Subject to tenant and lender requirements, reduce the overall number of parking spaces utilizing shared parking pursuant to Section 45-34.1(10)(p)2 of the Village

Code.

- E. Prior to the issuance of the first building permit, the entire Village Place PUD Property shall be subject to a Declaration of Restrictions and Covenants which shall provide for the formation of a master property owner's association ("MPOA") and the assessment of members of the MPOA for the cost of maintaining all common internal roadways, pedestrian amenities, and common areas, including the Civic Space, within the boundaries of the Village Place PUD. The MPOA documents shall provide for cross-access on internal common use roads and cross-parking for the on-street parking spaces and shall, after receipt of the certificate of occupancies for the second vertical construction phase, commit to making the Civic Space available at least twice per month for events that are open to the general public. The MPOA documents shall be submitted to the Village Attorney for approval to confirm compliance with this paragraph. Applicant shall obtain such approval, not to be unreasonably withheld, prior to issuance of the first building permit. The Unity of Title related to the Property dated February 23, 2004 (see Exhibit B) is hereby terminated.
- F. Prior to the Village's issuance of any building permits, the Applicant shall submit the following plans for review and approval by the Village:
 - 1. A mobilization plan and staging plan to the Fire and Police Departments and the Building Division of the Building and Zoning Department;
 - 2. A Life Safety Plan, which shall comply with all applicable fire safety regulations; and
 - 3. An emergency evacuation plan filed with the Police and Fire Departments.
- G. Any road closures or right-of-way improvements must obtain prior approvals and/or permits as required by the Village and/or other applicable authorities.
- H. The Property shall be platted to include the proposed access easements and utility easements, and the plat shall be approved by the Village Council and recorded in the public records prior to the issuance of the first building permit.
- I. Prior to the issuance of the initial common area infrastructure permit, the Applicant shall provide the Village with a performance bond, letter of credit, escrow agreement or other acceptable surety agreement in a form approved by the Village Attorney and in a reasonable amount approved by the Building Director, not to exceed 110% of projected construction costs, to ensure completion of on-site common use roadway, drainage, and utility improvements. As improvements are completed and accepted by the Village, the amount of the performance bond, letter of credit, escrow agreement or other acceptable surety will be reduced by a proportionate amount as determined by the Village Manager in consultation with the Building Director when requested by the Applicant, but not less than quarterly. The performance bond, letter of credit, escrow agreement, or surety shall terminate and promptly be returned upon the issuance of a certificate of

completion/occupancy for the infrastructure work in accordance with standard Village policies and procedures.

- J. A permit shall be obtained from Seacoast Utility Authority prior to issuance of the initial infrastructure construction permit.
- K. All infrastructure, including but not limited to, fire hydrants, street lights, and storm drains, proposed on the approved Site Plan shall be maintained by the Applicant or the master property owner's association. Fire hydrants shall be installed, tested, and in service prior to construction, and a stabilized Fire Department access road shall be installed and maintained prior to and throughout construction.
- L. Permits from the South Florida Water Management District and the Village of North Palm Beach, as required, for the storm water management system must be obtained prior to the issuance of building permits.
- M. A driveway connection and/or right-of-way construction permit from the Florida Department of Transportation and/or Palm Beach County must be obtained prior to issuance of a building permit, if applicable.
- N. Permits from the Health Department for the water and sewer system must be obtained prior to issuance of building permits.
- O. In accordance with the requirements of the National Pollution Discharge Elimination System (NPDES), a Storm Water Pollution Prevention Plan, Owner/Operator Certification, and Notice of Intent shall be submitted and accepted by the Village prior to the issuance of building permits.
- P. A site clearing and tree removal permit shall be required prior to any clearing activities on the Property. This permit shall demonstrate protection of existing trees to remain.
- Q. Street trees shall be a minimum of twenty-four (24) feet in size throughout the Village Place PUD and Applicant shall implement a plan, prepared by a qualified arborist, for urban root space solutions.
- R. All new utilities within the boundaries of the Village Place PUD (with the exception of the electric power lines on US-1 and any power transmission lines that are a part of the FPL Substation which is located on Palmetto Drive) shall be provided underground. Appurtenances to these systems which require above-ground installation must be effectively screened from public view. All utilities and services to the Property shall be provided by entities holding valid franchise or service agreements with the Village.
- S. In accordance with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued for the PUD after the build-out date of December 31, 2033, unless a later build-out date has been

approved by the County and a copy of the approval provided to the Village of North Palm Beach.

- T. The road improvements on Palmetto Drive and the turn lane extension on U.S. Highway One shall be completed no later than the final certificate of occupancy for second phase of vertical construction and shall comply with Palm Beach County regulations and approvals.
- U. The Applicant agrees that if, after the construction of the roadways and curbing, the responding fire apparatus cannot achieve the required turning radius as shown in the AutoTurn Analysis submitted November 13, 2023, the Applicant will make the necessary corrections to curbing and/or turning radii.
- V. Vertical roadway clearance shall be maintained at thirteen feet, six inches (13'6") in accordance with NFPA 1, Chapter 18, 2.3.5.1.2 and no vertical canopy shall infringe the designated areas for fire aerial apparatus setup, i.e., curb cuts.
- W. Prior to the issuance of the first vertical building certificate of occupancy, the Applicant shall fully install and complete the common area roadways and curbing, except for the second lift of asphalt on the roadways, which shall be installed at completion of development.
- X. The Master Development Plan shall be revised to reflect the conditions of Section 4 hereof and be submitted to the Village Manager for documentary purposes.
- Y. Any deviations to the approved Master Development Plan shall be governed by Section 6-59(4) of the Village Code of Ordinances.
- Z. Material non-compliance with any of the conditions of approval will result in the Village withholding the issuance of any building permits or any certificates of occupancy.
- AA. The Applicant shall be bound by all material written representations made by Applicant in its submissions to the Village, as most recently amended, as part of the application process and in connection with the August 22, 2024 and April 10, 2025 public hearings before the Village Council, provided, however, that in the event of a conflict between such representations and this Ordinance, the terms of this Ordinance shall control.
- BB. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns and the Village. A violation of such conditions shall constitute a violation of the Village Code of Ordinances and may be enforced by the Village or the Applicant as set forth in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law.

VILLAGE COUNCIL ACTION – August 22, 2024

A motion was made by Vice Mayor Searcy and seconded by President Pro Tem Interlandi to approve the Ordinance creating the Village Place Planned Unit Development (as amended) on first reading with a guaranteed height of seven (7) stories for buildings located along U.S. Highway One and fourteen (14) stories for the internal buildings with the condition that the developer provides sufficient public benefits prior to second reading of the Ordinance. The motion passed 4-1, with Councilmember Puyol dissenting.

PLANNING ZONING AND ADJUSTMENT BOARD ACTION – May 8, 2024

North Palm Beach Motion

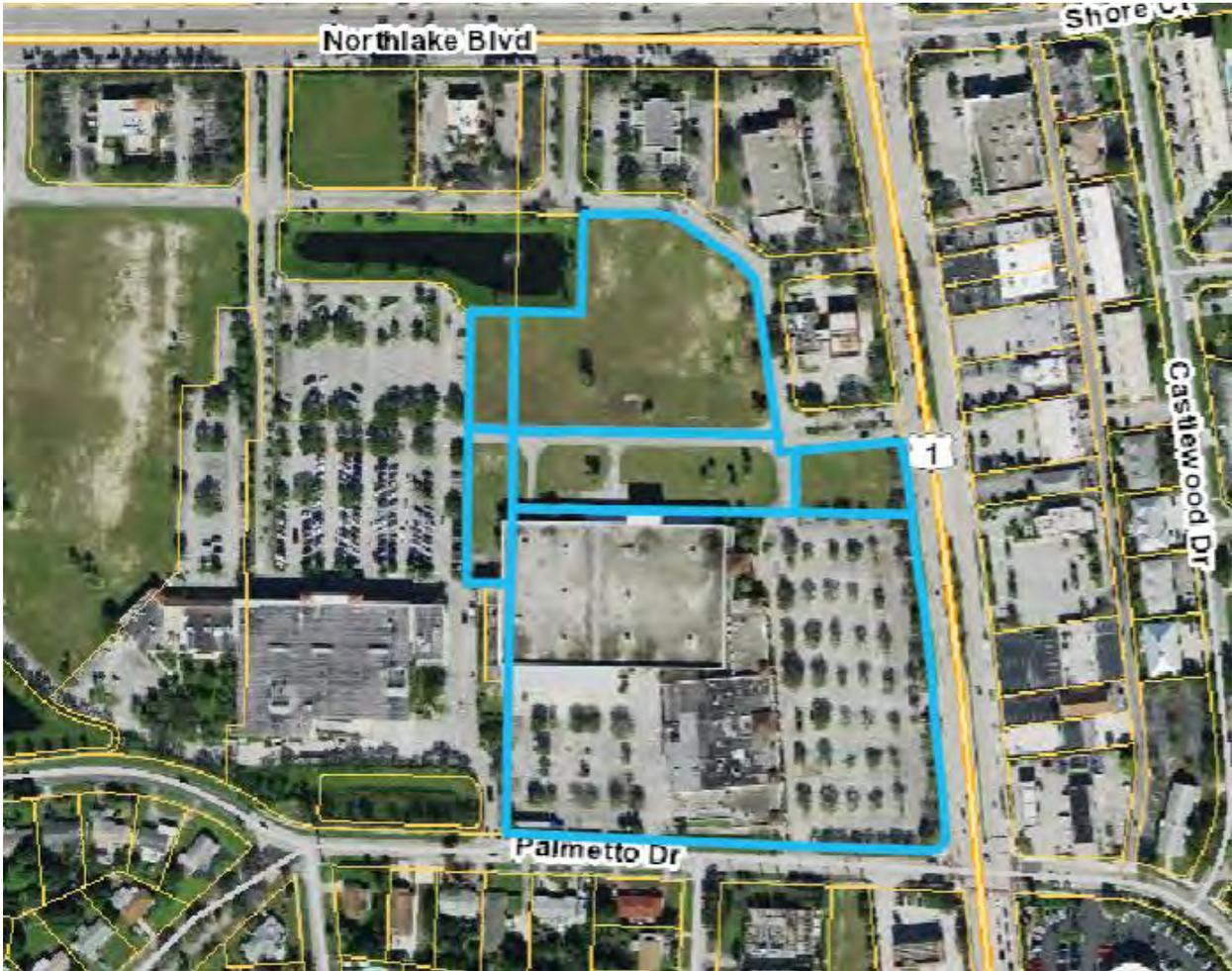
Mr. Haigh motioned to recommend approval of the Master Plan with modification to the staff conditions (as listed below), seconded by Mr. Hicks. The motion passed unanimously (7-0).

- Improvement to Palmetto Drive should follow County guidance;
- 15 percent greenspace requirement for all public-accessible rooftop spaces;
- Minimum tree size of 24 feet for street trees in the development, with a proposal for urban root space solutions;
- Clarify this is a Master Plan only without any entitlements being conveyed as represented on the latest exhibits, specifically heights, densities, and areas of development listed.

Lake Park Motion

Mr. Rodriguez motioned to agree with the motion as passed, seconded by Ms. Clark. The motion passed (4-1). Vice Chair Buechele voted no

Exhibit B
Location Map



1 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE
2 OF NORTH PALM BEACH, FLORIDA as follows:

3
4 Section 1. The foregoing recitals are ratified as true and correct and are incorporated herein.

5
6 Section 2. The Village Council hereby creates the Village Place Planned Unit Development
7 (“PUD”) on four parcels of real property totaling 13.155 acres located at the northwest corner of
8 Palmetto Drive and U.S. Highway One, as more particularly described in Exhibit “A” attached
9 hereto and incorporated herein.

10
11 Section 3. The Applicant shall develop the PUD in accordance with the most current version
12 of the following plans and specifications on file with the Village’s Community Development:

13
14 A. Master Phasing Plan prepared by M. Troy Holloway of 2GHO dated July 3, 2024 and
15 stamp-dated July 9, 2024 consisting of one (1) page (P-1).

16
17 B. Master Development Plan prepared by M. Troy Holloway of 2GHO dated July 8, 2024 and
18 stamp-dated July 9, 2024 consisting of one (1) page (M-1).

19
20 C. Conceptual Landscaping prepared by M. Troy Holloway of 2GHO dated July 3, 2024 and
21 stamp-dated July 9, 2024 consisting of one (1) page (CLP-1).

22
23 D. Offsite Improvements and Circulation Plan prepared by Simmons & White dated July 3,
24 2024 and stamp dated July 9, 2024 consisting of one (1) page.

25
26 E. Conceptual Site Development Plans prepared by Simmons & White dated July 3, 2024 and
27 stamp-dated July 9, 2024 consisting of four (4) pages.

28
29 F. Preliminary Plat prepared by Keshavarz & Associates and stamp dated July 9, 2024
30 consisting of three (3) pages.

31
32 G. Conceptual Elevations prepared by Gensler dated April 29, 2023 consisting of six (6)
33 pages.

34
35 Section 5. The Applicant shall develop, operate, and maintain the PUD in accordance with the
36 development parameters and building site area regulations applicable to Special PUDs within the
37 C-3 Regional Business Zoning District and all other applicable Village Code requirements. The
38 Village Council’s approval of the PUD is subject to the following additional conditions:

39
40 A. The PUD shall be developed in accordance with the Master Phasing Plan and Master
41 Development Plan. All Site Plans for the various phases shall be reviewed at a joint
42 meeting of the Village’s Planning, Zoning and Appeals Board and the Town of Lake Park
43 Planning and Zoning Board and shall be presented to the Village Council for consideration
44 and approval by Resolution.

- 1 B. The Applicant shall obtain new service provider concurrency approvals when submitting
2 for each phase of development.
3
- 4 C. The Applicant or its successor property owner's association shall maintain in perpetuity
5 the 1.36 Civic Area designated on the Master Development Plan and shall provide the
6 Village with an easement on such property via plat or by separate instrument.
7
- 8 D. The site plan for the Civic Area shall be part of the first site plan reviewed by the Village
9 Council and shall be substantially completed prior to completion of the second phase of
10 the PUD in accordance with the Master Phasing Plan.
11
- 12 E. Prior to the issuance of the first building permit, the entire PUD Property shall be subject
13 to a Declaration of Restrictions and Covenants in a format acceptable to the Village
14 Attorney, which shall provide for the formation of a single master property owner's
15 association and the assessment of members of the master association for the cost of
16 maintaining all roadways, pedestrian amenities, and common areas, including the Civic
17 Site, with cross-access and cross-parking.
18
- 19 F. Prior to the Village's issuance of any infrastructure permits or building permits, the
20 Applicant shall submit the following plans for review and approval by the Village:
21
- 22 1. A mobilization plan and staging plan to the Fire and Police Departments and the
23 Building Division of the Community Development Department;
24
 - 25 2. A Life Safety Plan, which shall comply with all applicable fire safety regulations;
26 and
27
 - 28 3. An emergency evacuation plan filed with the Police and Fire Departments.
29
- 30 G. Any road closures or right-of-way improvements must obtain prior approvals and/or
31 permits as required by the Village and/or other applicable authorities.
32
- 33 H. If any significant archeological resources are found on the Property during development
34 and construction, the Applicant shall notify Village Staff.
35
- 36 I. The Property shall be platted with the proposed access easements and utility easements and
37 the dedication of right-of-way to the Village, and the plat shall be approved by the Village
38 Council and recorded in the public records prior to the issuance of a certificate of
39 occupancy.
40
- 41 J. Prior to the issuance of the first infrastructure permit, the Applicant shall provide the
42 Village with a performance bond, letter of credit, escrow agreement or other acceptable
43 surety agreement in a form approved by the Village Attorney and in an amount approved
44 by the Community Development Director to ensure completion of on-site roadway,
45 drainage, and utility improvements. As improvements are completed and accepted by the
46 Village, the amount of the performance bond, letter of credit, escrow agreement or other

- 1 acceptable surety may be reduced by a proportionate amount as determined by the Village
2 Manager in consultation with the Community Development Director when requested by
3 the Applicant.
4
- 5 K. A permit shall be obtained from Seacoast Utility Authority prior to the first infrastructure
6 permit.
7
- 8 L. All infrastructure, including but by no means not limited to fire hydrants, street lights, and
9 storm drains, proposed on the approved Site Plan shall be maintained by the Applicant or
10 the master property owner's association. Fire hydrants shall be installed, tested, and in
11 service prior to construction, and a stabilized Fire Department access road shall be installed
12 and maintained prior to and throughout construction.
13
- 14 M. Permits from the South Florida Water Management District and the Village of North Palm
15 Beach, as required, for the storm water management system must be obtained prior to the
16 issuance of building permits.
17
- 18 N. A driveway connection and/or right-of-way construction permit from the Florida
19 Department of Transportation and/or Palm Beach County must be obtained prior to
20 issuance of a building permit, if applicable.
21
- 22 O. Permits from the Health Department for the water and sewer system must be obtained prior
23 to approval of building permits.
24
- 25 P. In accordance with the requirements of the National Pollution Discharge Elimination
26 System (NPDES), a Storm Water Pollution Prevention Plan, Owner/Operator Certification,
27 and Notice of Intent shall be submitted and accepted by the Village prior to the issuance of
28 building permits.
29
- 30 Q. A site clearing and tree removal permit shall be required prior to any clearing activities on
31 the Property. This permit shall demonstrate protection of existing trees to remain.
32
- 33 R. All publicly-accessible rooftop spaces within the PUD shall have a minimum of fifteen
34 percent (15%) landscaped green space.
35
- 36 S. Street trees shall be a minimum of twenty-four (24) feet in size throughout the PUD, with
37 a proposal for urban root space solutions.
38
- 39 T. All new utilities shall be provided underground. Appurtenances to these systems which
40 require above-ground installation must be effectively screened from view. All utilities and
41 services to the Property shall be provided by entities holding valid franchise or service
42 agreements with the Village.
43
- 44 U. In accordance with the determination of compliance with the Traffic Performance
45 Standards by Palm Beach County Engineering, no building permits shall be issued for the
46 PUD after the build-out date of December 31, 2033, unless a revised traffic study with a

- 1 later build-out date has been approved by the County and a copy of the approval provided
2 to the Village of North Palm Beach.
3
- 4 V. The road improvements on Palmetto Drive and the turn lane extension on U.S. Highway
5 One shall be completed no later than the last certificate of occupancy or completion of
6 Phase 2 and shall comply with Palm Beach County regulations and approvals.
7
- 8 W. Uses on the Property are restricted to the uses listed in Table 1 of the Section 45-34.1(1)
9 of the Village Code of Ordinances, including those permitted by PUD.
10
- 11 X. Approval for outdoor seating areas must be obtained as part of the Site Plan process or as
12 otherwise approved by the Village Council.
13
- 14 Y. Dedicated fire lanes shall be provided for each parcel as determined by the Fire Rescue
15 Department in accordance with NFPA 1, Chapter 18, 2.3.6.1.
16
- 17 Z. Access to Buildings on subsequent Site Plan reviews shall meet the requirements of NFPA
18 1, Chapter 18, 2.3.2.
19
- 20 AA. The Applicant agrees that if, after the construction of the roadways and curbing, the
21 responding fire apparatus cannot achieve the required turning radius as shown in the
22 AutoTurn Analysis submitted November 13, 2023, the Applicant will make the necessary
23 corrections to curbing and/or turning radii.
24
- 25 BB. Vertical roadway clearance shall be maintained at thirteen feet, six inches (13'6") in
26 accordance with NFPA 1, Chapter 18, 2.3.5.1.2 and no vertical canopy shall infringe the
27 designated areas for fire aerial apparatus setup, i.e., curb cuts.
28
- 29 CC. Prior to the issuance of the first vertical building permit, the Applicant shall fully install
30 and complete the roadways and curbing.
31
- 32 DD. The Master Development Plan shall be revised as necessary to reflect all conditions of
33 approval and re-submitted prior to the issuance of building permits.
34
- 35 EE. Any deviations to the approved Master Development Plan shall be governed by Section 6-
36 59(4) of the Village Code of Ordinances.
37
- 38 FF. Non-compliance with any of the conditions of approval will result in the Village
39 withholding the issuance of any building permits or any certificates of occupancy.
40
- 41 GG. The conditions of approval shall be binding on the Applicant and its successors in interest
42 and assigns and a violation of such conditions shall constitute a violation of the Village
43 Code of Ordinances and may be enforced by the Village as set forth in Article VI, Chapter
44 2 of the Village Code or as otherwise authorized by law.
45

1 HH. All advertisements and legal addresses on insurance policies and business correspondence
2 shall clearly state that the project is located within the "Village of North Palm Beach."
3

4 II. The Applicant shall be bound by all oral and written representations both on the record and
5 as part of the application/approval process.
6

7 JJ. Approval of the Master Development Plan and Master Phasing Plan does not authorize any
8 construction activities nor shall it operate as an approval of the maximum development
9 parameters for PUDs within the C-3 zoning district permitted by Code. The building site
10 area regulations for each phase/parcel shall be determined through the Site Plan and
11 Appearance Review process, taking into account the public benefit provided.
12

13 Section 6. Each of the conditions and requirements of this Ordinance shall be binding upon
14 the Applicant and its successors in interest or assigns and shall be deemed covenants running with
15 the land.
16

17 Section 7. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for
18 any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void,
19 such holding shall not affect the remainder of this Ordinance.
20

21 Section 8. All ordinances or resolutions in conflict with the provisions of this Ordinance are
22 hereby repealed to the extent of such conflict.
23

24 Section 9. This Ordinance shall take effect immediately upon adoption.
25

26 PLACED ON FIRST READING THIS ____ DAY OF _____, 2024.
27

28 PLACED ON SECOND, FINAL READING AND PASSED THIS ____ DAY OF
29 _____, 2024.
30

31
32 (Village Seal)

MAYOR

33
34
35
36 ATTEST:
37

38 _____
39 VILLAGE CLERK
40

41 APPROVED AS TO FORM AND
42 LEGAL SUFFICIENCY:
43

44 _____
45 VILLAGE ATTORNEY

**VILLAGE PLACE
AKA: VILLAGE SHOPPES
PLANNED UNIT DEVELOPMENT
NORTH PALM BEACH, FLORIDA
JUSTIFICATION STATEMENT
AUGUST 21, 2023
REV. MARCH 17, 2025**

Introduction

2GHO, Inc., on behalf of the Owner(s), NP-Devland Holdings, LLC, NP-Devland North, LLC, and NP-Devland East, LLC; respectfully requests the Village's review and approval of an infill redevelopment mixed-use proposal for the Village Shoppes. Located at the intersection US Highway 1, and Palmetto Drive, the total site area is approximately 13.155 acres, and has a future land use designation of Commercial, and zoning designation of C-3; Regional Business District. Note, over the course of the past year, the Owner has diligently worked with the staff, Village Council, and stakeholders to present a project that will not only be a marquee development within the Village of North Palm Beach, but also adhere to the goals, policies, and objectives of the adopted Comprehensive Plan, Zoning Code, and the newly adopted C-3 Regional Business District Code.

Pursuant to the recently adopted Planned Unit Development provisions for the C-3 Regional Business District, the development team has provided a Master Plan that provides for Retail/Commercial, Civic Open Space, Apartments, Senior Living, Condominiums, and hotel.

The uses indicated above will foster a transformative development for the Village that will be seen as an asset for the residents, and the end users. The old Twin City Mall site has been an eyesore on the prime corner of the Village and this new plan will bring this inactive site into a destination location for the Village.

Site History

The proposed redevelopment will replace what was once known as the Twin City Mall. Twin City Mall, which opened in 1971, was an enclosed shopping mall that was located in North Palm Beach and Lake Park.

Twin City Mall was first proposed in early 1969. The mall, which landed in both North Palm Beach and Lake Park would connect an existing J.M. Fields and Food Fair with a new Sears store. The mall had its grand opening on July 21, 1971, with 35 stores ready for opening day. Other major tenants included a Fountain's department store, a G. C. Murphy, and a theater operated by Budco Theatres noted as the first in the Palm Beach area with an automated projection system.

J.M. Fields would close with the chain in 1978, leaving the Twin City Mall location to be taken over by Jefferson Stores.

During the 1980's, the mall saw the exodus of several stores, and the center started to be met with "mixed" reaction. With the opening of the Gardens Mall in 1988, the last of the notable stores began to vacate, leaving the mall with a high vacancy rate.

Initiatives to redevelop this site started as soon as the early 90s, with plans for a temporary campus for FAU, or as a mixed-use site with offices and retail. Plans were also submitted in 1995 to demolish the building, and redevelop as a traditional shopping center. None of these development approaches came to fruition.

More recently (within the last 20 years), a portion (Lake Park side) of the site was redeveloped into Northlake Promenade Shoppes, and the subject site area (North Palm Beach side) was redeveloped as Village Shoppes.

Infill Redevelopment

The Owners, and project team have taken the task of carefully designing a logical plan that can utilize existing services, while staying sensitive to the surrounding community, and proposing uses that are in high demand, which accomplishes some of the basic tenants of infill redevelopment.

As South Florida's real estate market has matured, it faces a challenge similar to other mature markets: the increasing scarcity of developable land. Already faced with limited availability of vacant land due to geographic constraints, the rapid and dynamic growth of the South Florida counties (including Palm Beach) over the past several years has left developers with fewer greenfield development options, particularly in suburban areas, such as North Palm Beach.

The proposed mix of uses is logical, due to the fact of when a wide variety of uses are located in close proximity to each other, walking and cycling can now become practical means of travel. For mixed use development to succeed, varied land uses should be within convenient walking distance of each other (one quarter mile, 5-10 minutes) and there must be direct, safe, and convenient connections between the uses, which this proposal intends to provide.

Residents in mixed use developments can take care of many daily needs without having to drive elsewhere, and can contribute vitality and interest for residents, additional customers for neighborhood businesses, and a variety of housing choices.

Last, the Owners appreciate North Palm Beach's commitment to strategize for, and promote redevelopment/revitalization initiatives within the Village. As evidenced with the recent upgrades to the North Palm Beach Country club, the Village has set the stage for more improvements within the area. The Owner's looks forward to approval of their proposal which will provide for reinvestment back into the existing community.

Proposed Master Site Plan

The portion of this justification statement will provide a brief overview of the proposed master plan as well as conceptual information regarding drainage, traffic impacts, architectural style, landscape design, and a phasing schedule. The 13.155-acre Master Plan is divided into 5 parcels, and proposes maximum F.A.R for the parcels. The total F.A.R for the development will not exceed 2.75, consistent with recently updated Comprehensive Plan and zoning code provisions.

The chart below highlights the Owner’s proposal:

Proposed Development Parcels

Parcel	Acreage	Proposed Development Parameters
Parcel 1	2.70 ac	Height – 14 stories
Parcel 2/Parcel 2A	4.99 ac	Height – 14 stories
Parcel 3	1.22 ac	Height – 9 stories
Parcel 4	1.73 ac	Height – 9 stories
Civic Open Space	1.36 ac	N/A
Road ROW	1.155 ac	Roadway for project
Total	13.155 ac	

*Proposed F.A.R. for Development**

Retail/Commercial/Public Service	.229
Apartments	1.596
Senior Living	.347
Condominiums	.344
Hotel	.234
Total	2.75 (MAX) = 1,575,851 sf

****Note, the transfer of density, adjustment of square footage, product type, and FAR is permitted from parcel to parcel, as long as the total maximum FAR is not exceeded***

The buildings are situated such that the proposed 9-story buildings are along the east and south perimeter of the property, with the taller 14-story buildings interior to the site that will provide views to the water. Further, the development area exceeds the minimum required 5 acres, and will be developed as a cohesive project. The project includes 1.36 acres of Civic /Open Space (which exceeds the code minimum of ½ acre for a development). While the exact form and function of the civic space has yet to be finalized, it has the potential to include a park, plaza area, courtyard, playground, or any combination of the same.

Drainage

The project stormwater management system will be designed to limit the post-development peak discharge to not exceed the pre-development level at both the 25-year 3-day storm and 100-year 1 day storm per SFWMD and FDOT criteria. Water quality will be provided for via

exfiltration trench and water quantity provided via proposed stormwater chambers. The project will be permitted with the South Florida Water Management District.

Traffic

With this submittal, a traffic statement has been provided that analyzes the proposed development's impact on the surrounding major thoroughfares within the project's radius of development influence in accordance with the Palm Beach County Unified Land Development Code (ULDC). Based on the existing and project traffic characteristics and distribution, as well as the existing and future roadway network geometry and traffic volumes, the overall project meets the Link/Build-Out Test, and Five-Year analysis test, as required by Palm Beach County Traffic Performance Standards. For more information, please refer to the included traffic statement.

Architecture

Village Place stands as a transformative urban project, skillfully interweaving residential, retail, and hospitality. At its heart, an expansive central park serves as the bustling focal point, its vibrant energy mirrored in activated retail spaces surrounding its periphery.

This development emphasizes a pedestrian-oriented approach, connecting urban activity with natural settings. A lush, immersive landscape flourishes, inviting residents and visitors to explore and interact. On the ground level, the design creates spaces for activation and relaxation, supported by natural finishes that complement the surroundings. Exterior pedestrian paver sidewalks and outdoor furnishings enhance the outdoor experience and connect the user with the natural habitat.

As the structure rises above the retail podium, a shift in architectural style becomes evident. A timeless contemporary design aesthetic takes precedence, featuring clean lines and skillful use of materials. Balconies become private retreats, capturing ample natural light and expansive views. The design palette balances light finishes with natural textures, cultivating a sense of refined luxury.

Architectural diversity is achieved through a thoughtful interplay between solid and void, fostering a dialogue between mass and space. Balconies vary in design, blending recessed and protruding elements, while a sequence of punched openings, ranging from large to small, evokes the spirit of tropical modernism, spanning both past and present inspirations.

Atop the structure, activated rooftop podiums offer residents a dynamic space. The building's massing is responsive and resilient, catering to the demands of the urban environment while maintaining a landscape-forward and human-scaled approach.

In summary, this architectural narrative captures a synthesis of urbanity and nature. The interplay of materials, spatial arrangements, and purpose converge to redefine urban living, resulting in a project that is both timeless and contemporary.

Landscape Design

The goal of the landscape design for this project is to enhance the daily life of its users, as well as the neighboring residents. The proposed conceptual landscape design seeks to establish perimeter landscape buffers for the project by suggesting a variety of buffer trees/palms, complete with recommended buffer understory plantings. This project will propose perimeter trees for all specified buffers that exceed the current minimum landscape code requirement. The end result will spur the ability to create pleasing spaces that will have immediate social and environmental benefits for the surrounding areas. With this submittal, the project team has provided a conceptual landscape plan that detail the proposed buffers for the project.

Phasing Schedule

It is the Owner's intent to place the infrastructure for the entirety of the project, as well as the public/civic open space within the first phase of this project. All future phases for the proposed parcels will occur based on market demand.

Consistency with North Palm Beach Adopted Policies

This subject application is a culmination of numerous months of coordination with staff members, Village Council, and stakeholders to arrive at a Master Plan that recognizes the importance of this property, by capturing the true essence of redevelopment. In this quest, the team has focused its efforts around proposing a design, and programmatic function that aligns with several of the Village's adopted plans. This portion of the narrative will provide analysis on how the proposed master plan meets the established visions, goals, and policies.

Consistency with the Comprehensive Plan

3.2 Village Goal Statement:

It is also the intention of the Village to provide mechanisms and processes to promote the redevelopment of obsolete, underutilized, and underproductive areas of the Village. The Village shall provide flexibility in the land development regulations to promote such redevelopment, including but not limited to encouraging mixed-use development, connectivity, pedestrian-oriented development, reduction of dependence on vehicles, creation of open/public/civic gathering spaces, and otherwise promoting the economic, development, housing, and other public policy goals of the Village.

Response: The Owner's Master Plan proposal is directly consistent with the above goal. It is taking advantage of a newly adopted mechanism that promotes the upgrading of a site that has long been underutilized.

The plan will in fact enhance connectivity, and provide for substantial civic/public spaces which will further add to the economic viability of this area.

Table 3-1 Land Use Classification System:

Commercial: Land uses and activities within land areas which are predominantly related to the sale, rental and distribution of products and the provision or performance of services. Within the Commercial classification, residential and other uses may also be permitted in accordance

with the mixed-use policies of the Comprehensive Plan and the Village's land development regulations.

Response: The Commercial land use designation of this property is consistent with the proposed master plan, as all uses are not in conflict with any of the adopted policies of the Comprehensive Plan.

Citizens' Master Plan

In August of 2015, the Palm Beach MPO, partnered with the Treasure Coast Regional Planning Council (TCRPC) to study ways to improve mobility, quality of life, and economic vitality for the Village. One of the key recommendations of the Master Plan was to prioritize redevelopment areas, and the subject property was one of the main sites that were targeted. The Plan goes on to describe the potential redevelopment that could be supported on the subject site.

"The site is large enough to accommodate a significant project. Buildings tall enough to afford water views could be incorporated without impacting existing residences. Currently, the project turns its back to adjacent houses, negatively impacting physical and economic potential, particularly for the residential uses. Since half of the site is located within the boundary of Lake Park, a clear vision that both municipalities support is a crucial tool to encourage investment."

Response: The proposed uses of the Master Plan are in line with the majority of uses identified in the market analysis done for the Village by TCRPC. The property Owner has used the Citizen's Master Plan and the newly adopted C-3 Regional Business District Code as a guide to program the proposed development, and was successful in achieving the vision for the Twin City mall site, which incorporates residential as an integral use of the project.

Housing – The residential housing market in North Palm Beach has fully recovered from the 2007 recession. While population growth has remained modest within the Village, entitlements granted for the 2014 Water Club project (which quickly sold out) resulted in 172 multi-family starts, indicating a clear market demand. Additionally, it should be noted that with no new inventory being produced in the Village of North Palm Beach in the last several years, there is not a significant opportunity to increase the tax base within the Village. The residential units proposed in this development will provide for the opportunity to; a) provide additional residential units to help meet current market demand, and add to the economic vitality of the Village by increasing the tax base.

Hotel Market – A recent study suggests a demand for additional rooms within the Village. As such, a proposed hotel use will help to fill that demand, as the intent will be to seek a well-qualified hotel developer/operator.

Senior Living – While it was not an area of focus in the market study, additional senior living opportunities are becoming more important in Palm Beach County. With 25% of the population now over the age of 65 (**2022 Census Data estimates**), opportunities for senior living communities should be welcomed.

Consistency with the Village Zoning Code

Sec. 45-34.1 C-3; Regional Business District

The C-3 Regional Business District is designed for the re-use and/or redevelopment of commercial property. It contains special regulations and procedures that are integrated with those of the Town of Lake Park to avoid conflicts that could otherwise be created by the location of the town/village boundary. Below is a table demonstrating that all proposed uses are permitted by code.

Village Place – Proposed Uses

Use	Uses Permitted	By PUD Only
Retail/Commercial	✓	
Apartments/Condos	✓	
Hotel	✓	
Senior Living		✓
Civic / Public Space	✓	

Section 45-34.1 (10) states that the Village’s intent is to provide a mechanism and process to promote the redevelopment of the obsolete and underutilized areas of the C-3 Regional Business district with large scale, master-planned projects that promote a mix of uses; connectivity; pedestrian-oriented development; removal of surface parking; creation of public/civic gathering spaces; and shopping, entertainment, and restaurant uses within the form of an urban neighborhood incorporating residential development as an integral use.

Response: The proposed Master Plan accomplished a mix of uses, public/open space, and provides for the ability of an urban type development. By utilizing the allowed PUD process, the Owner will be able to properly facilitate redevelopment and accomplish the goals of the Village, as described throughout this justification statement.

Further, the proposed master plan meets the following thresholds, established by Section 45-34.1 (10)(a)

- Exceeds the minimum required 5 contiguous acres, and will be developed as one overall development project;
- Under unified control of a Master Property Owner’s Association, which will consist of two sub-associations (one for the residential component, and one for the non-residential component)
- Exceeds the ½ acre Civic/Open Space requirement, by providing 1.36 Acres;
- Meets the minimum of 90,000 sf of non-residential uses which the proposed non-residential is 90,000 sf on the first floor;
- Provides for a cohesive mixture of uses featuring retail, hotel, and multiple residential product types that will aid in the creation of a functional living, shopping, and/or working environment;

- Provides enhanced pedestrian amenities as the developer commits to providing paver walkways in all civic spaces, outdoor art or fountain in the pedestrian access way connecting to US1, and awnings or canopies wherever there are outdoor dining seating areas and a minimum of 8 seating areas in the civic sites.
- Provides enhanced quantity and sizes of landscape materials along public right of ways
- Provides pedestrian connections and amenities as well as increased Civic/Open Space element that will provide an unprecedented public space for the users and residents of the project and the Village of North Palm Beach.

Consistency with PUD policies

Per the Village of North Palm Beach’s Planned Unit Development Submittal Checklist, the Owner will demonstrate how the subject proposal conforms to the established standards set forth below:

- A. *That the proposed change would not be contrary to the Village’s Future Land Use Element and would not have an adverse effect on the Comprehensive Plan.*

Response: To the contrary, the Owner’s proposal is directly consistent with the Village’s Goal within the Future Land Use Element, as described in a previous section within this document. All facets of the proposed development will be aligned with the adopted goals, policies, and objectives of the Comprehensive Plan.

- B. *That 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.*

Response: As described in a previous section in this justification statement, the master plan is consistent with the PUD requirements stipulated in the C-3 Regional Business Zoning District.

- C. *That the proposed use or uses shall not be detrimental to the orderly development of adjacent zoning districts.*

Response: There will be no adverse impact to adjacent zoning districts, as the proposed uses have been suggested by a previous market analysis for the Village of North Palm Beach. In fact, the proposed project will bring users into the area and provide a stimulus for other business, offices and restaurants throughout the US Highway One and Northlake Boulevard corridors.

- D. *That 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.*

Response: With this application submittal, the Owner has submitted a traffic statement which concludes that the traffic generated for this project will not conflict with the normal established traffic patterns and meets the County Traffic Performance Standards as adopted by the Village of North Palm Beach.

- E. That 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: It is the Owner's intent to ensure that this standard is upheld with the proposed development. Through the site plan review process, these items will be adequately site planned in a way that will not hinder any development possibilities for adjacent parcels.

- F. That 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: The proposed Master Plan is based on maximum FAR, which is consistent with the requirements listed in the Comprehensive Plan and zoning code. The FAR proposed is also consistent with the requirements of the Town of Lake Park, Florida.

- G. That 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.*

Response: All proposed uses are either permitted by right, or through the PUD process.

Conclusion

In closing, the Owner proposes a Planned Unit Development mixed-use project that will redevelop the North Palm Beach portion of the Twin City mall site; an area that has been long contemplated for redevelopment. The developer has taken extreme care in listening to the concerns and wishes of staff, councilmembers, and stakeholders to propose a mix of uses that are logical, and reinvest into the local economy. This proposal is directly consistent with the Village's Goals stated in the Comprehensive Plan, and will be an asset to not only North Palm Beach, but the greater Palm Beach County area, furthering health, safety, welfare ideals. With this, 2GHO, Inc. respectfully requests review and approval of this submitted PUD Application.

George G. Gentile, PLA ■ Emily M. O'Mahoney, PLA ■ M. Troy Holloway, PLA ■ Dan Siemsen, PLA ■ Dylan Roden, PLA

March 18, 2025

Village of North Palm Beach
Attn: Charles Huff - Village Manager
501 US Highway 1
North Palm Beach, FL 33408

Subject: Village Place PUD; 2nd Reading for PUD Master Plan

Dear Mr. Huff:

In advance of the 2nd Reading for the Village Place PUD (sched. for April 10, 2025), please find application packages of the current PUD Master Plan, Phasing Plan, Landscape Plan, and other various drawings that have been a part of this review process. Of note, minor updates have been made to these plans in an effort to capture key discussion points with Village councilmembers and staff. A list of those updates is included herein:

Master Plan (M-1)

- Revised note on bottom right to read; "transfer or adjustment of square footage, product type, and FAR is permitted from parcel to parcel, as long as the overall total maximum FAR is not exceeded
- Shifted portion of Civic Open Space between Parcels 3 & 4 slightly north to allow for better alignment
- Provided Consistency between the proposed development uses listed in the Site Data, and labeling throughout the plan
- Clarified development intensities related to each Parcel

Phasing Plan (P-1)

- Change note on bottom of phasing plan to read "The limits, areas, & order of phasing are subject to change based on market demands, economic factors, etc.
- Amended line of Phase II to include portion of property south of Civic Open Space

Civil Plan/Preliminary Plat

- Updated to match Master Plan Changes

Conceptual Landscape Plan

- Updated to match Master Plan Changes

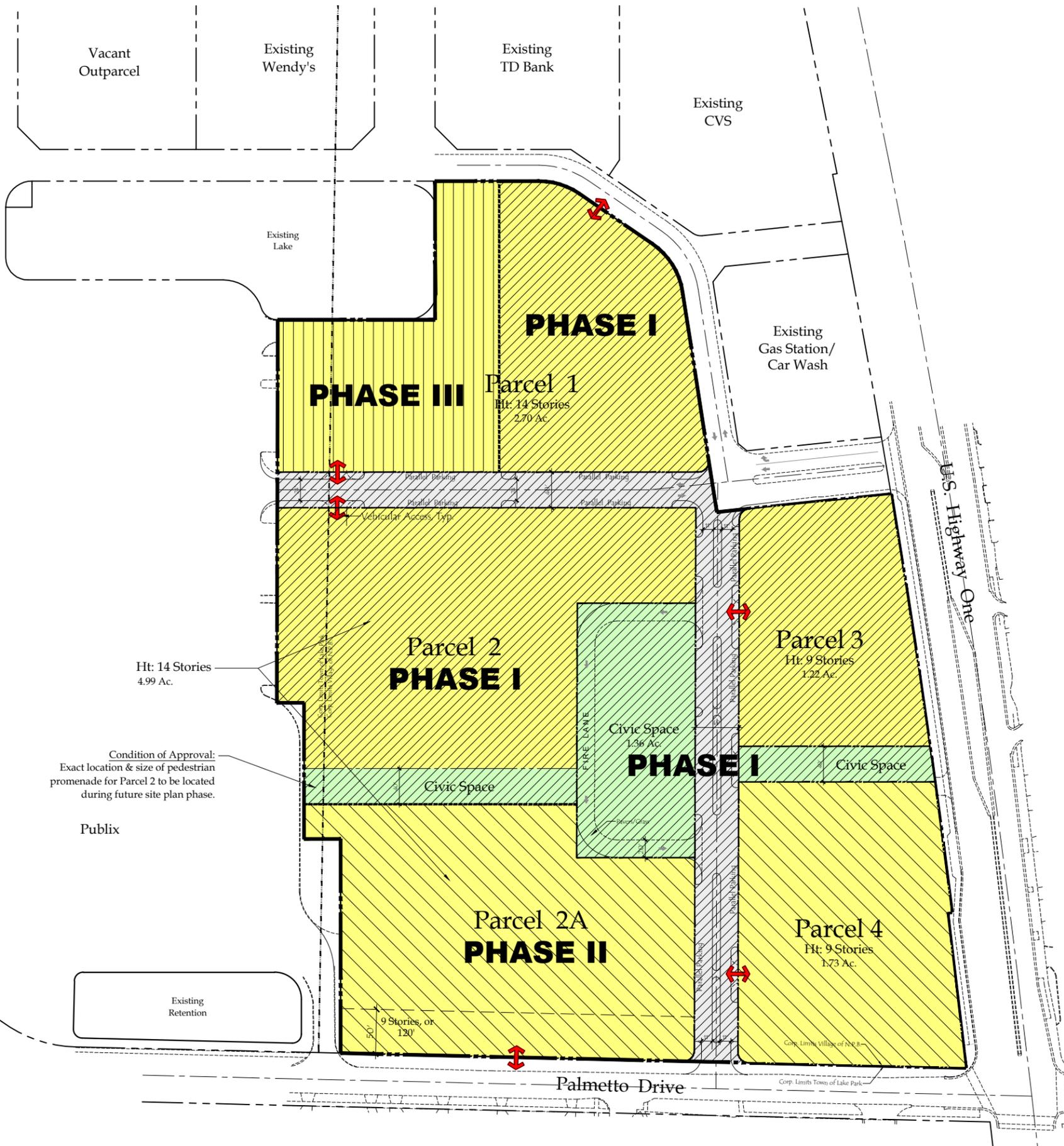
We appreciate the Village's continued cooperation with this project, and our team is available to answer any questions you may have.

Respectfully,
2GHO, Inc.



George G. Gentile, PLA., FASLA
Senior Partner

P:\Village Shoppes - Cypress Realty\Drawings\Master Plan Rev 10-21-24 shift green space.dwg, 12/23/2024 8:25:52 AM, DWG To PDF.pc3



Condition of Approval:
Exact location & size of pedestrian
promenade for Parcel 2 to be located
during future site plan phase.

Publix

Ht: 14 Stories
4.99 Ac.

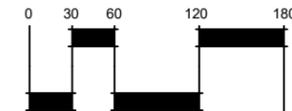
Existing
Retention

9 Stories, or
120'

Palmetto Drive

U.S. Highway One

The limits & areas & order of phasing are Subject to
Change based on market demands, economic
factors, etc.



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LANDSCAPE ARCHITECTURE
& PLANNING

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
www.2GHO.com

Village Place Mixed-Use Development

Designed: MTH
 Drawn: MTH
 Approved: GGG MTH EMO
 Date: 8/21/23
 Job no.:
 Revisions: 10/17/23
 5/7/24
 7/1/24
 10/3/24
 10/21/24
 12/20/24

Cad no. CAD0

Seal

M. Troy
 Holloway
 Digitally signed
 by M. Troy
 Holloway
 Date: 2025.03.21
 06:18:45 -04'00'

LC C000177

Sheet Title:

Master
Phasing
Plan

Scale: 1" = 60'

Sheet No.

P-1

00-0000

Village Place Mixed-Use Development

Site Data

Total Site Area	13.155 Ac.; 573,037 s.f.
Existing Land Use	Commercial
Existing Zoning	C-3; Regional Business District
* Estimated Population	2,236± people

FAR Data

Retail/Commercial/ Public Service	.229 FAR
Apartments	1.596 FAR
Senior Living	.347 FAR
Condominiums	.344 FAR
Hotel	.234 FAR
Total FAR	2.75 (Max.), 1,575,851 s.f.

* Based on US Census Bureau data from 2017-2021 for the Village of NPB.

Design Team:

Owner/Developer

NP Devland Holdings, LLC
 c/o Cypress Realty of Florida, LLC
 3910 RCA Boulevard, Suite 1015
 Palm Beach Gardens, FL 33410
 561-768-9288
 salour@cypressrealtyfl.com

Architect

Genler
 545 NW 26th Street, Suite 250
 Miami, FL 33127
 561-305-350-7070
 alan_noah-navarro@genler.com

Landscape Architect/Planner

2GHO, Inc.
 1901 Commerce Lane, Suite 101
 Jupiter, FL 33458
 561-575-9557
 george@2gho.com

Civil/Traffic Engineer

Simmons & White
 2581 Metrocentre Boulevard, Suite 3
 West Palm Beach, FL 33407
 561-478-7848
 rob@simmonsandwhite.com

Surveyor

Lidberg Land Surveying, Inc.
 675 W. Indiantown Road
 Jupiter, FL 33458
 561-746-8454
 david@lidberg.net

Civil Engineer (Plat)

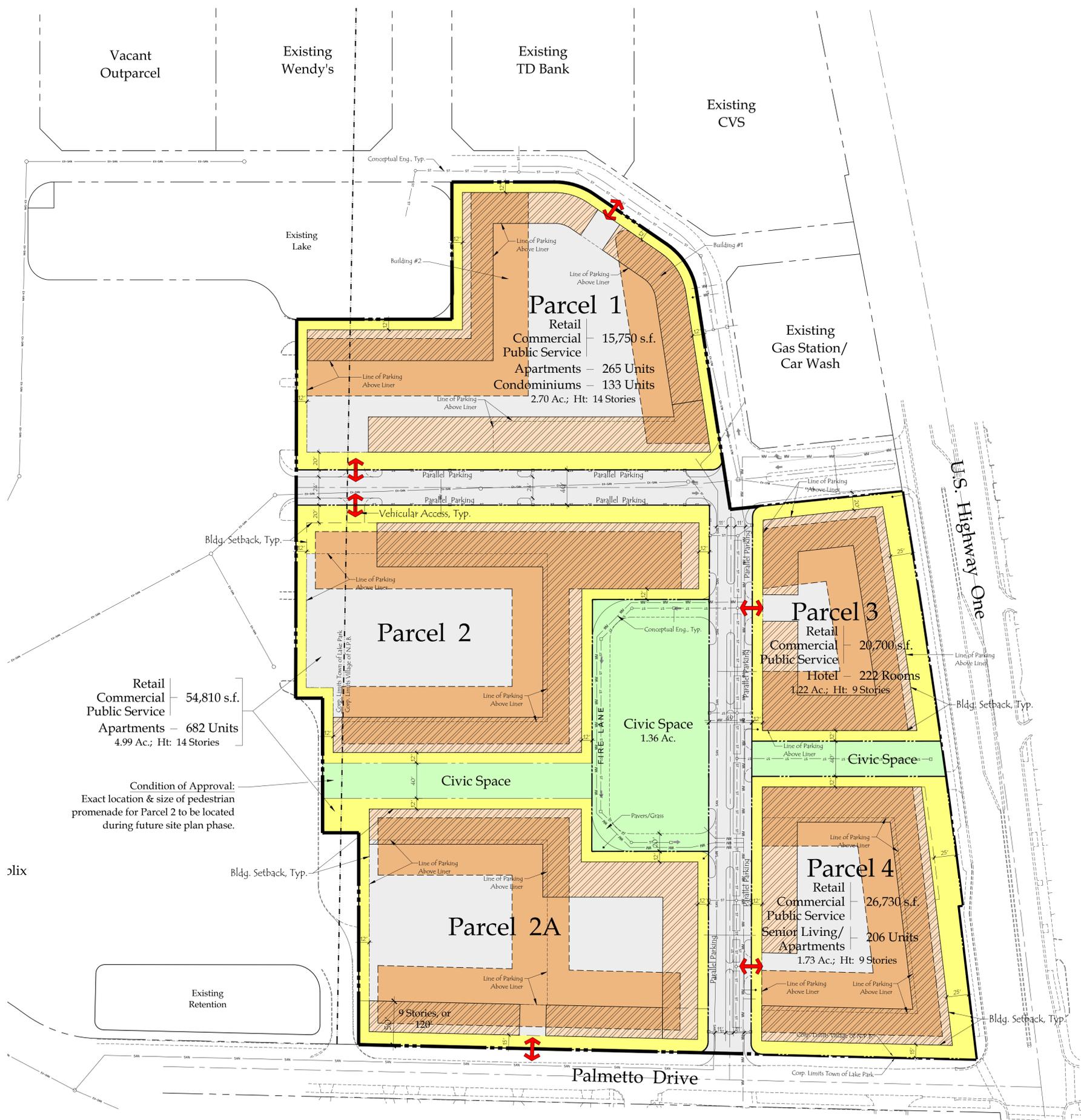
Keshavarz & Assoc., Inc.
 711 N. Dixie Highway, #201
 West Palm Beach, FL 33401
 561-689-8600
 maziar@keshavarz.com

Land Use Attorney

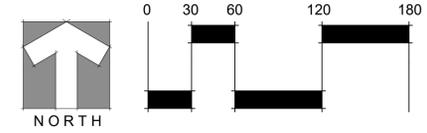
Shutts & Bowen LLP
 525 Okeechobee Blvd., #1100
 West Palm Beach, FL 33401
 561-835-8500
 hoyer@shutts.com

Legend

-  Building Footprint
-  Building Towers
-  Parking



Transfer of density, adjustment of square footage, product type & FAR is permitted from parcel to parcel, as long as the overall Total Maximum Allowable FAR is not exceeded. Building locations are for illustrative purposes only and are subject to change during final site plan review.



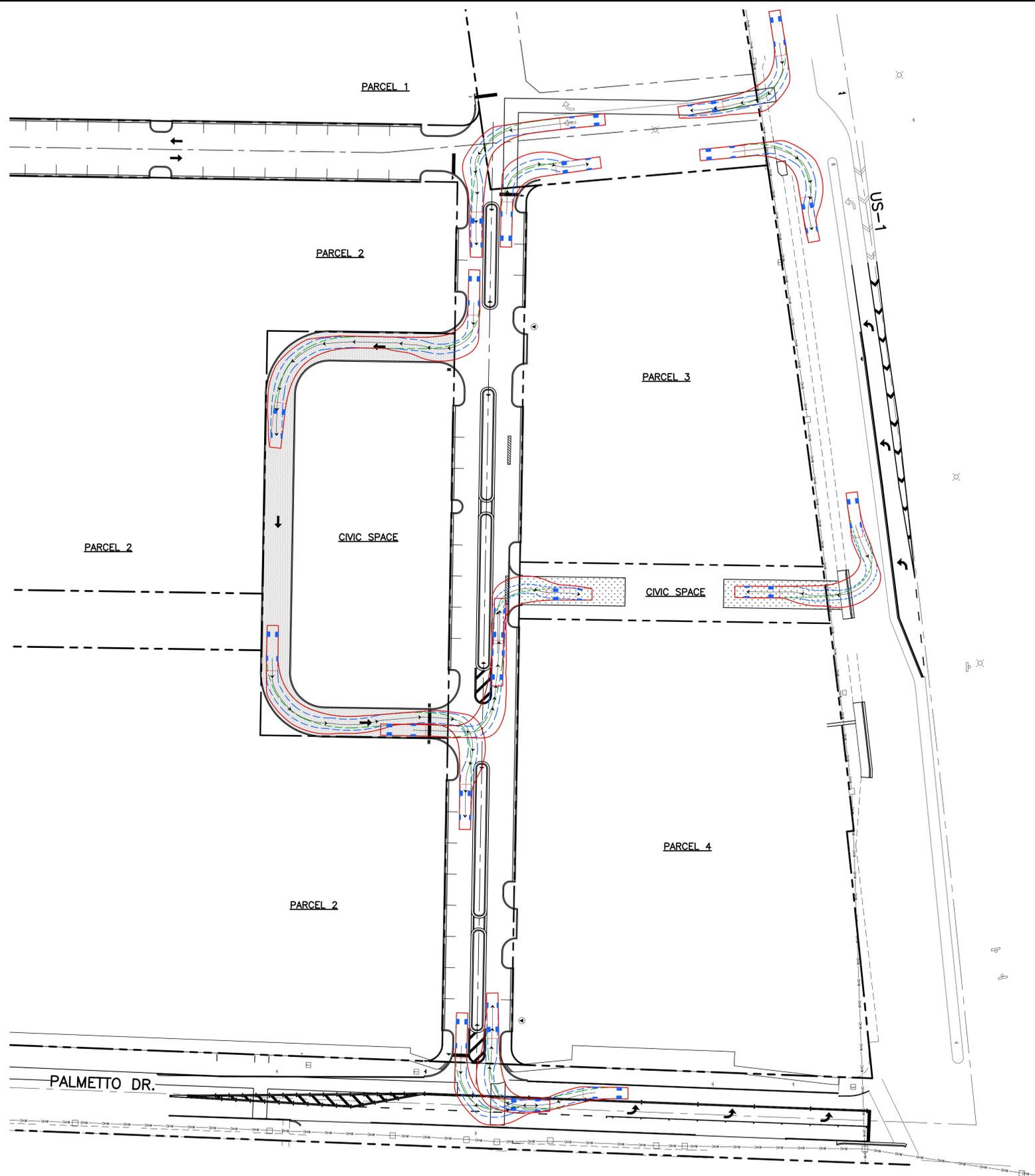
Designed:	MTH
Drawn:	MTH
Approved:	GGG MTH EMO
Date:	8/21/23
Job no.:	
Revisions:	10/17/23
	2/26/25
	11/7/23
	3/25/25
	5/2/24
	7/1/24
	10/3/24
	12/20/24
Cad no.:	CAD0

M. Troy
 Holloway
 y
 Digitally signed by M. Troy Holloway
 Date: 2025.03.25 09:44:18 -04'00'

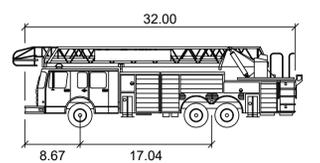
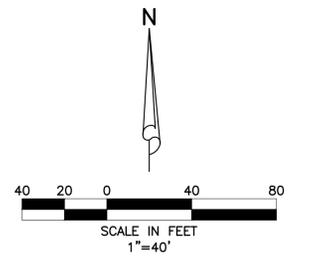
LC C000177
 Sheet Title:
Master Development Plan

Scale: 1" = 60'

Sheet No.
M-1
 00-0000



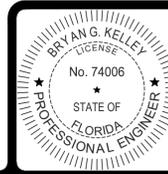
LOCATION MAP
NOT TO SCALE



Fire Truck - NPB

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.4

RED = VEHICLE BODY
 BLUE = FRONT TIRE PATH
 GREEN = REAR TIRE PATH



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN G. KELLEY, P.E. ON 3/17/2025.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Bryan Kelley
 Digitally signed by Bryan Kelley
 Date: 2025.03.17 11:44:50 -0400

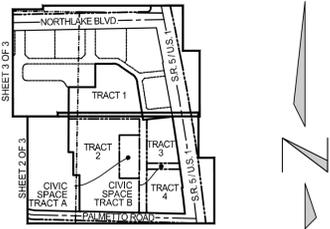


VILLAGE PLACE
 SECTION 16&21, TOWNSHIP 42S., RANGE 43E.
 VILLAGE OF NORTH PALM BEACH, FLORIDA
 FIRE TRUCK AUTOTURN ANALYSIS

DESIGN	DRAWN	CHECKED	APPROVED	DATE
B.K.	D.B.			

REVISIONS

JOB NO.	DRAWING NO.	SHEET	OF
21-191	21191AT01	1	1



LOCATION SKETCH - NOT TO SCALE

VILLAGE PLACE

BEING A REPLAT OF A PORTION OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF A PORTION OF PARCEL 7 AND ALL OF PARCEL 1B, NORTHLAKE PROMENADE SHOPPES, A PUD, PLAT BOOK 102, PAGES 130 AND 131, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

~SHEET 1 OF 3~

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

KNOW ALL MEN BY THESE PRESENTS THAT NP-DEVLAND HOLDINGS LLC, NP-DEVLAND EAST AND NP-DEVLAND NORTH, OWNERS OF THE LAND SHOWN HEREON AS "VILLAGE PLACE", BEING A REPLAT OF A PORTION OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF A PORTION OF PARCEL 7 AND ALL OF PARCEL 1B, NORTHLAKE PROMENADE SHOPPES, A PUD, PLAT BOOK 102, PAGES 130 AND 131, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION:

PARCEL A: (FEE SIMPLE) PARCEL 1:

A CERTAIN PARCEL OF LAND IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 AS DESCRIBED IN A DEED FROM TESDEM, INC. TO THE STATE OF FLORIDA AS SAME IS RECORDED IN DEED BOOK 838, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA WITH THE NORTHERLY RIGHT-OF-WAY OF PALMETTO ROAD AS SHOWN ON THE PLAT OF KELSEY CITY (NOW LAKE PARK) AS SAME IS RECORDED IN PLAT BOOK 8, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FROM SAID POINT OF INTERSECTION RUN (FOR CONVENIENCE THE SAID NORTHERLY RIGHT-OF-WAY LINE OF PALMETTO ROAD IS ASSUMED TO BEAR NORTH 89°57'15" WEST AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO), NORTH 89°57'15" WEST RUNNING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 468.28 FEET; THENCE NORTH 72°7'45" WEST, A DISTANCE OF 247.44 FEET; THENCE SOUTH 88°43'22" WEST A DISTANCE OF 249.34 FEET TO A POINT IN A LINE PARALLEL WITH AND ONE FOOT WESTERLY FROM (MEASURED AT RIGHT ANGLES TO) THE WESTERLY WALL OF THE TRUCK WELL SO CALLED AT THE WESTERLY END OF THE J.M. FIELDS STORE BUILDING, SO CALLED; THENCE NORTH 01°19'04" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 152.45 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY EXTENSION OF THE NORTH FACE OF THE SOUTH WALL OF THE GARDEN SHOP SO CALLED, SAID GARDEN SHOP LOCATED IN THE NORTHWESTERLY CORNER OF THE SAID J.M. FIELDS STORE BUILDING; THENCE NORTH 88°40'56" EAST ALONG THE JUST SAID WESTERLY EXTENSION AND ALONG THE JUST SAID NORTH FACE OF THE SOUTH WALL A DISTANCE OF 41 FEET, MORE OR LESS, TO A POINT IN THE WEST FACE OF THE EAST WALL OF SAID GARDEN SHOP; THENCE NORTH 01°19'04" WEST RUNNING ALONG THE JUST SAID WEST FACE OF THE EAST WALL AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 120.27 FEET, MORE OR LESS, TO A POINT IN THE FACE OF THE CURB, SAID CURB BEING 20.26 FEET NORTHERLY FROM AND PARALLEL WITH THE FACE OF THE NORTH WALL OF SAID BUILDING; THENCE NORTH 88°40'56" EAST RUNNING ALONG THE SAID FACE OF THE CURB AND ITS EASTERLY EXTENSION OF A DISTANCE OF 637.31 FEET, MORE OR LESS, TO A POINT IN THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5, SAID POINT BEING ALSO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 11394.22 FEET AND WHOSE TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 10°13'29" EAST; THENCE SOUTHERLY RUNNING ALONG THE ARC OF THE JUST DESCRIBED CURVE AND ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE SUBTENDING A CENTRAL ANGLE OF 01°48'07", A DISTANCE OF 358.34 FEET, MORE OR LESS, TO THE END OF SAID CURVE; THENCE SOUTH 81°34'38", WEST RUNNING ALONG A LINE RADIAL TO THE JUST DESCRIBED CURVE AND RADIAL TO THE NEXT DESCRIBED CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 5 FEET TO A POINT IN A CURVE CONCAVE TO THE WEST BEING CONCENTRIC WITH THE LAST DESCRIBED CURVE AND HAVING A RADIUS OF 11399.22 FEET; THENCE SOUTHERLY RUNNING ALONG THE ARC OF THE JUST DESCRIBED CURVE AND CONTINUING ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE; SUBTENDING A CENTRAL ANGLE OF 00°25'22", A DISTANCE OF 84.04 FEET TO THE END OF SAID CURVE; THENCE SOUTH 08°00'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 91.77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL II:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, AS DESCRIBED IN DEED FROM TESDEM, INCORPORATED TO THE STATE OF FLORIDA, RECORDED IN DEED BOOK 838, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PALMETTO ROAD, AS SHOWN ON THE PLAT OF KELSEY CITY (NOW LAKE PARK), RECORDED IN PLAT BOOK 8, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 468.28 FEET TO A POINT ON A PORTION OF THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3343, PAGE 1786, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE NORTHERLY ALONG SAID WESTERLY BOUNDARY, MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM EAST TO NORTH OF 97°30'30", A DISTANCE OF 247.44 FEET TO A POINT; THENCE WESTERLY, MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM SOUTH TO WEST OF 96°11'07", A DISTANCE OF 208.80 FEET TO THE POINT OF THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3259, PAGE 276, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG SAID EASTERLY BOUNDARY, MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM EAST TO SOUTH OF 89°58'58", A DISTANCE OF 240.56 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE, MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM NORTH TO EAST OF 91°20'25", A DISTANCE OF 235.45 FEET TO THE POINT OF BEGINNING.

PARCEL B: (FEE SIMPLE)

A PARCEL OF LAND BEING ALL OF PARCEL 1B AND A PORTION OF PARCEL 7 ACCORDING TO THE PLAT OF NORTHLAKE PROMENADE SHOPPES, A PUD, AS SHOWN IN PLAT BOOK 102, PAGES 130 AND 131, OF THE PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, SAID PLAT ALSO BEING A PORTION OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK AND VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL 1B; THENCE S 89°59'30" W ALONG THE SOUTH LINE OF SAID PARCEL 1B, WITH ALL BEARINGS CONTAINED WITHIN RELATIVE THERETO, A DISTANCE OF 637.68 FEET; THENCE S 00°00'25" E ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 119.95 FEET TO THE INTERSECTION WITH THE NORTH FACE OF A BUILDING WALL DESCRIBED IN OFFICIAL RECORDS BOOK 3343, PAGE 1787; THENCE S89°59'35" W, A DISTANCE OF 41.00 FEET; THENCE DEPARTING SAID EAST LINE CONTINUE S 89°59'35" W, A DISTANCE OF 30.65 FEET; THENCE N 00°09'32" E, A DISTANCE OF 429.19 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF PARCEL R-1 OF SAID PLAT; THENCE N 90°00'00" E ALONG SAID SOUTH LINE, A DISTANCE OF 175.42 FEET; THENCE N00°00'00" E ALONG THE EAST LINE OF PARCEL R-1, A DISTANCE OF 155.65 FEET TO THE NORTHEAST CORNER OF SAID PARCEL R-1; THENCE N 90°00'00" E ALONG A LINE 35.50 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF PARCEL 5 OF SAID PLAT, A DISTANCE OF 117.06 FEET; TO A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 00°00'00" E, A RADIUS OF 80.00 FEET, AND A CENTRAL ANGLE OF 34°25'35"; THENCE PROCEED ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.07 FEET TO THE END OF SAID CURVE; THENCE S 55°34'25" E, A DISTANCE OF 100.26 FEET; TO A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 34°25'35" W, A RADIUS OF 80.00 FEET, AND A CENTRAL ANGLE OF 46°43'50"; THENCE PROCEED ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.25 FEET TO THE END OF SAID CURVE; THENCE S 08°50'35" E ALONG A LINE 35.50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF PARCEL 6 OF SAID PLAT, A DISTANCE OF 249.82 FEET TO A POINT ON THE PROLONGATION OF THE NORTH LINE OF AFORESAID PARCEL 1-B; THENCE N 84°09'54" E ALONG SAID PROLONGATION, A DISTANCE OF 30.18 FEET TO A NORTHWEST CORNER OF PARCEL 1-B; THENCE CONTINUE N 84°09'54" E ALONG THE NORTH LINE OF PARCEL 1-B, A DISTANCE OF 167.65 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PLAT, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 1-B, SAID POINT ALSO BEING THE BEGINNING OF A CURVE HAVING A RADIAL BEARING OF S 80°22'21" W, A RADIUS OF 11394.22 FEET, AND A CENTRAL ANGLE OF 00°34'45"; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 115.19 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

PARCEL C: (EASEMENTS FOR THE BENEFIT OF PARCEL B, DESCRIBED ABOVE.)

PARCEL I:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL B AS CREATED IN FOURTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENT BY AND BETWEEN TWIN CITIES INVESTORS, INC. AND DEVELOPERS OF NORTHLAKE, INC. AS RECORDED IN OFFICIAL RECORDS BOOK OFFICIAL RECORDS BOOK 21438, PAGE 1886 AS CORRECTED IN OFFICIAL RECORDS BOOK 22831, PAGE 89 FOR PURPOSES OF INGRESS AND EGRESS EASEMENT IN ARTICLE 6.1; UTILITY EASEMENT IN ARTICLE 7.1 AND DRAINAGE EASEMENT IN ARTICLE 8.1 OVER AND ACROSS THE LANDS DESCRIBED IN SAID EASEMENT.

DEDICATIONS AND RESERVATIONS CONTINUED:

PARCEL II:

NON-EXCLUSIVE EASEMENT(S), CREATED BY AND DESCRIBED IN THAT CERTAIN DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 11923, PAGE 861, AS AMENDED IN OFFICIAL RECORDS BOOK 13154, PAGE 1892; OFFICIAL RECORDS BOOK 17516, PAGE 1987; OFFICIAL RECORDS BOOK 17595, PAGE 1781; AND OFFICIAL RECORDS BOOK 21438, PAGE 1886 AS RE-RECORDED IN OFFICIAL RECORDS BOOK 22831, PAGE 89; LESS AND EXCEPT THOSE LANDS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY QUIT-CLAIM DEEDS RECORDED JUNE 9, 2004 IN OFFICIAL RECORDS BOOK 17093, PAGE 214 AND RECORDED JUNE 1, 2004 IN OFFICIAL RECORDS BOOK 17062, PAGE 1971, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL III:

NON-EXCLUSIVE EASEMENT(S), CREATED BY AND DESCRIBED IN DECLARATION OF RECIPROCAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 17344, PAGE 1311, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 573,037.459 SQUARE FEET / 13.155 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS

- TRACTS 1, 2, 3 & 4 AS SHOWN HEREON IS HEREBY RESERVED TO NP-DEVLAND HOLDINGS LLC, NP-DEVLAND EAST AND NP-DEVLAND NORTH, ITS SUCCESSORS AND ASSIGNS, FOR NORMAL PURPOSES IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE VILLAGE OF NORTH PALM BEACH AND THE TOWN OF LAKE PARK AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF NP-DEVLAND HOLDINGS LLC, NP-DEVLAND EAST AND NP-DEVLAND NORTH, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE THE VILLAGE OF NORTH PALM BEACH OR THE TOWN OF LAKE PARK.
- CIVIC SPACE TRACTS A, B, & C AS SHOWN HEREON IS HEREBY RESERVED TO NP-DEVLAND HOLDINGS LLC, NP-DEVLAND EAST AND NP-DEVLAND NORTH, ITS SUCCESSORS AND ASSIGNS, FOR _____ ? CIVIC PURPOSES AS DEFINED IN ? _____ IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF NP-DEVLAND HOLDINGS LLC, NP-DEVLAND EAST AND NP-DEVLAND NORTH, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE THE VILLAGE OF NORTH PALM BEACH OR THE TOWN OF LAKE PARK.
- TRACT RW-1, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ? _____ ? PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH OR THE TOWN OF LAKE PARK.

UTILITY EASEMENTS

- THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS 1 THROUGH 4, CIVIC SPACE TRACTS A AND B, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY VILLAGE OF NORTH PALM BEACH AND / OR THE TOWN OF LAKE PARK, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE SEACOAST UTILITY AUTHORITY, NORTH PALM BEACH AND / OR THE TOWN OF LAKE PARK, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED NP-DEVLAND HOLDINGS LLC, NP-DEVLAND EAST AND NP-DEVLAND NORTH, ITS SUCCESSORS AND ASSIGNS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS ? BOARD OF DIRECTORS ?

THIS ____ DAY OF _____, 2024.

WITNESS: _____ NP-DEVLAND HOLDINGS, LLC

PRINT NAME: _____ NP-DEVLAND EAST

WITNESS: _____ NP-DEVLAND NORTH

PRINT NAME: _____ BY: _____
M. TIMOTHY CLARK
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA) }
COUNTY OF PALM BEACH)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ON LINE NOTARIZATION, THIS ____ DAY OF _____, 2024, BY M. TIMOTHY CLARK, AS PRESIDENT NP-DEVLAND HOLDINGS LLC, NP-DEVLAND EAST AND NP-DEVLAND NORTH, ON BEHALF OF THE SAID COMPANIES, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ SIGNATURE _____

(PRINTED NAME) - NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF ORANGE }SS

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN NP-DEVLAND HOLDINGS LLC, NP-DEVLAND EAST AND NP-DEVLAND NORTH; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS ____ DAY OF _____, 2024.

BY: _____
PRINT NAME: _____
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO: _____

TOWN OF LAKE PARK:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, IN AND BY RESOLUTION NO. _____ DULY ADOPTED BY SAID COMMISSION THIS ____ DAY OF _____, 2024.

BY: _____
ROGER DAVID MICHAUD, MAYOR

BY: _____
VIVIAN MENDEZ, MMC, TOWN CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND ORDINANCES OF THE TOWN OF LAKE PARK. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR MONUMENTS AT LOT/TRACT CORNERS.

DATE: _____ BY: _____
TOWN OF LAKE PARK SURVEYOR,
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. _____, STATE OF FLORIDA

VILLAGE OF NORTH PALM BEACH:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, IN AND BY RESOLUTION NO. _____ DULY ADOPTED BY SAID VILLAGE COUNCIL THIS ____ DAY OF _____, 2024.

BY: _____
SUSAN BICKEL, MAYOR

BY: _____
JESSICA GREEN, VILLAGE CLERK

BY: _____
CHAD GIRARD, DIRECTOR OF PUBLIC SERVICES

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND ORDINANCES OF THE TOWN OF VILLAGE OF NORTH PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR MONUMENTS AT LOT/TRACT CORNERS.

DATE: _____ BY: _____
VILLAGE OF NORTH PALM BEACH SURVEYOR,
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. _____, STATE OF FLORIDA

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON NORTHLAKE PROMENADE SHOPPES, PUD, PLAT BOOK 102, PAGE 130, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. THE SOUTH LINE OF THE SAID PLAT, THE SAID SOUTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PALMETTO COURT AS SHOWN THEREON, WAS DETERMINED TO BEAR NORTH 88°39'20" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

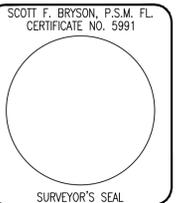
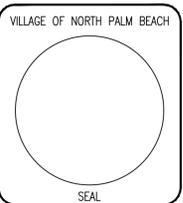
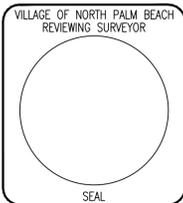
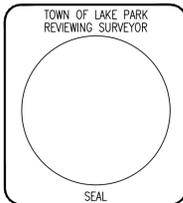
SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED BY LIDBERG LAND SURVEYING, HAVING A SURVEY DATE: JUNE 15, 2023, A JOB NO. 15-095-112 AND A DRAWING NO. D15-095; THE SAID SURVEY WAS PROVIDED TO THIS SURVEYOR BY THE CLIENT FOR THE PURPOSES OF THE PRELIMINARY PLAT SHOWN HEREON; THAT SAID SURVEY WAS REVIEWED BY THIS SURVEYOR AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S"), PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: THIS ____ DAY OF _____, 2023.

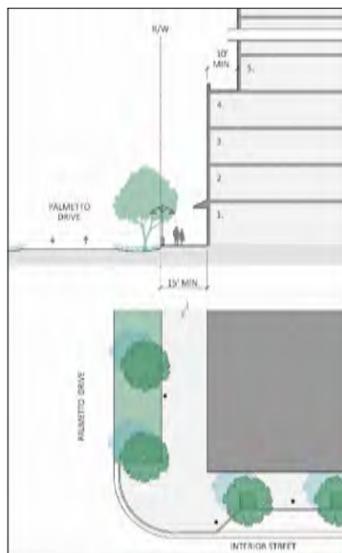
SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5991



THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

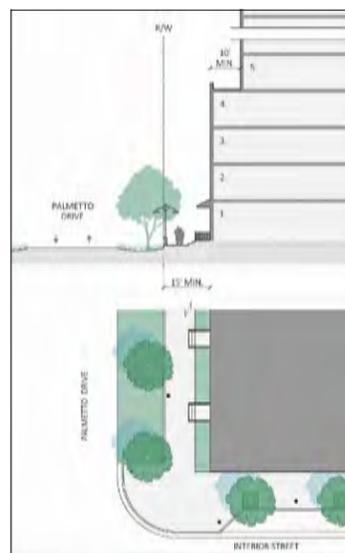
DATE	CHECKED	PROJECT No.	SHEET No.
05/15/24	SEFB	23-1451	1 OF 3
SCALE	APPROVED		
N/A	SEFB		
DRAWN	DWG No		
SEFB	23-1451		

Perimeter Buffers:



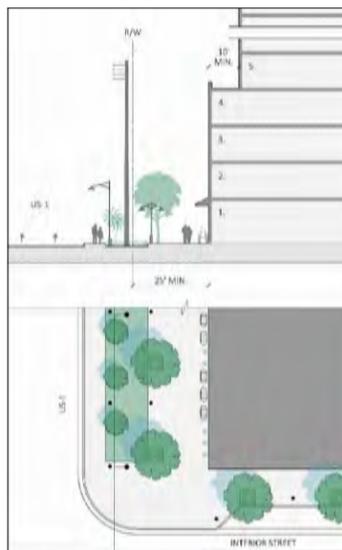
Buffer A1

*Perimeter Trees 25' o.c., Min.



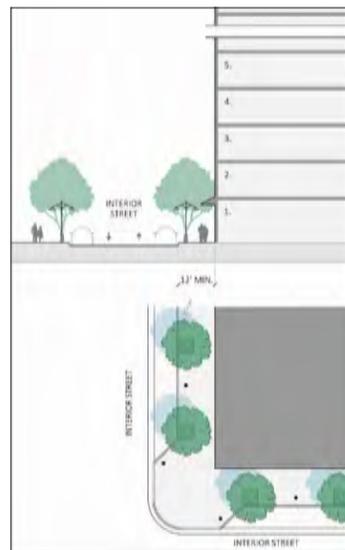
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*Perimeter Trees 25' o.c., Min.



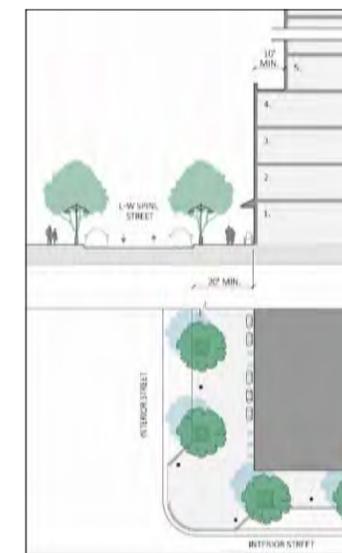
Buffer B

*Perimeter Trees 25' o.c., Min.



Buffer C

*Perimeter Trees 25' o.c., Min.



Buffer D

*Perimeter Trees 25' o.c., Min.

Notes:

- *- All trees must be 10' o.a.
- *- All Shade Trees must be 14' o.a.
- *- All Palms must be 10' clear trunk

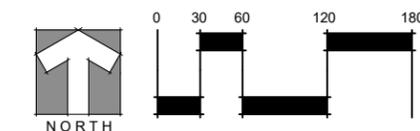
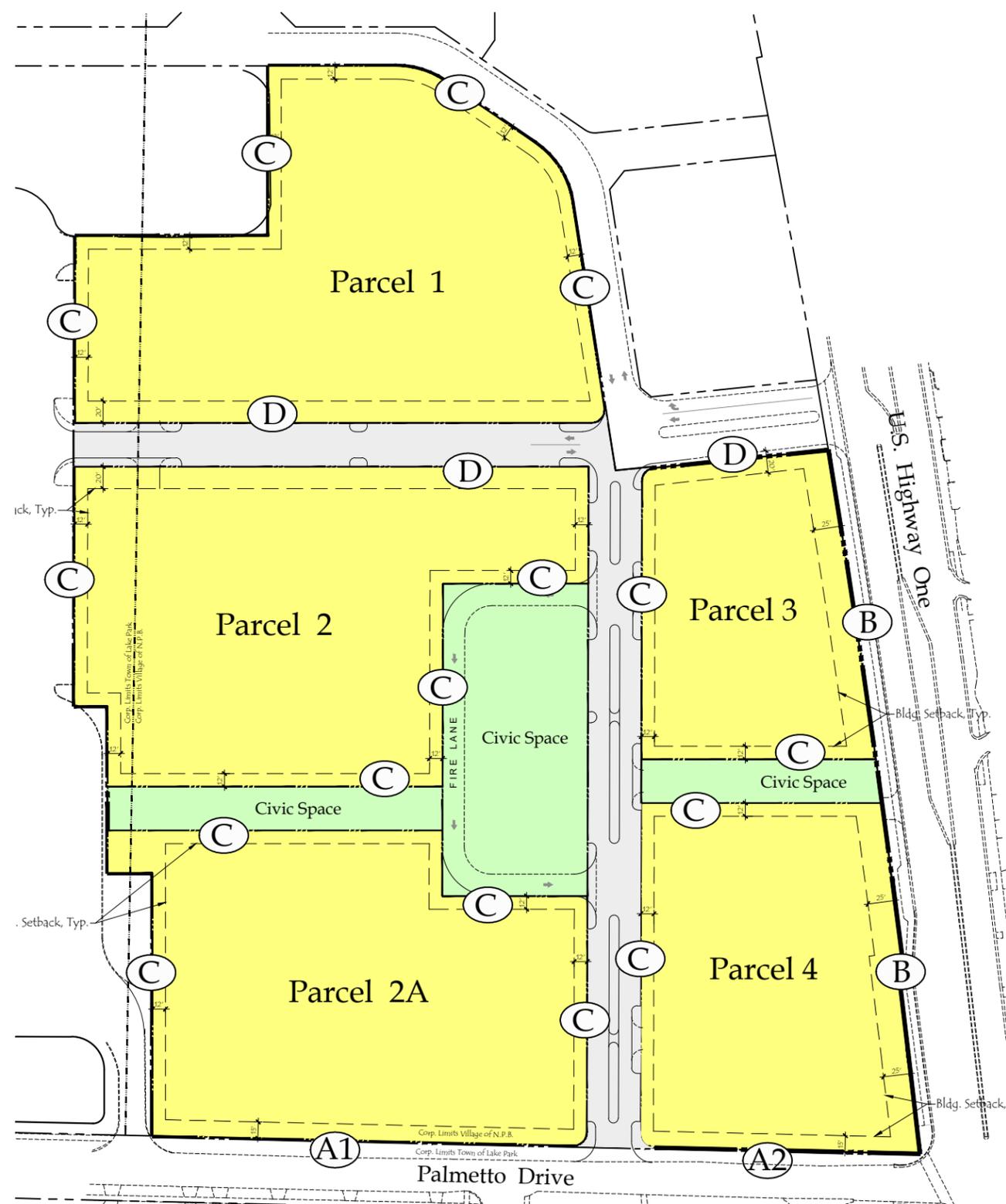
*Indicates exceeds min. code requirement

Suggested Buffer Trees/Palms:

- Live Oak (sp.)
- Gumbo Limbo
- Crape Myrtle
- Japanese Blueberry
- Brazilian Beauty Leaf
- Silver Buttonwood
- Black Ironwood
- Royal Palm
- Cabbage Palm
- Alexander Palm
- Date Palm (sp.)
- Mongomery Palm
- Christmas Palm

Suggested Buffer Understory:

- Cocoplum
- Green Island Ficus
- Podocarpus
- Dwarf Yaupon Holly
- Green Liriope
- Dwarf Pitch Apple
- Schefflera
- Muhly Grass
- Cord Grass
- Dwarf Fakahatchee Grass



Village Place Mixed-Use Development

Designed: MTH
 Drawn: MTH
 Approved: GGG MTH EMO
 Date: 8/21/23
 Job no.:
 Revisions: 10/17/23
 5/7/24
 6/12/24
 3/13/25

Cad no. CAD0

Seal

M. Troy Holloway
 Digitally signed by M. Troy Holloway
 Date: 2025.03.21 06:20:18 -0400

LC C000177

Sheet Title:

Conceptual
Landscape
Plan

Scale: 1" = 60'

Sheet No.

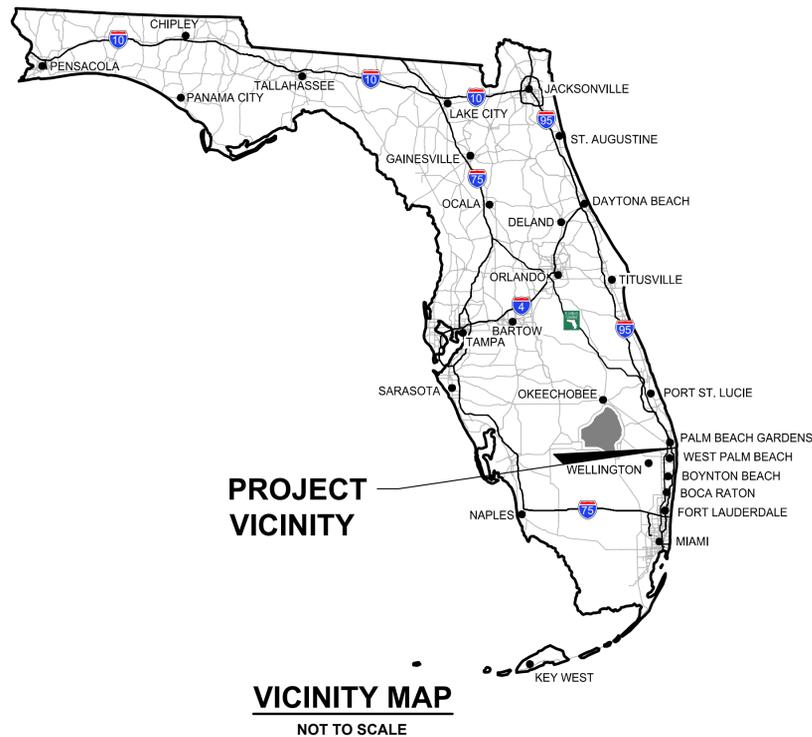
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CONCEPTUAL SITE DEVELOPMENT PLANS

VILLAGE PLACE

SECTION 16 & 21, TOWNSHIP 42S., RANGE 43E.
VILLAGE OF NORTH PALM BEACH, FLORIDA



INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
2-3	CONCEPTUAL DEMOLITION PLANS
4-5	CONCEPTUAL PAVING, DRAINAGE WATER AND WASTEWATER PLANS

ERIK R. COOPER
 LICENSE
 No. 56934
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY
 SIGNED AND SEALED BY
 ERIK R. COOPER, P.E. ON
 3/14/2025.

PRINTED COPIES OF THIS
 DOCUMENT ARE NOT
 CONSIDERED SIGNED AND
 SEALED AND THE SIGNATURE
 MUST BE VERIFIED ON ANY
 ELECTRONIC COPIES.

SW

ERIK R. COOPER
 REVISIONS

REVISED PER SITE PLAN, 11/09/23 B.L.

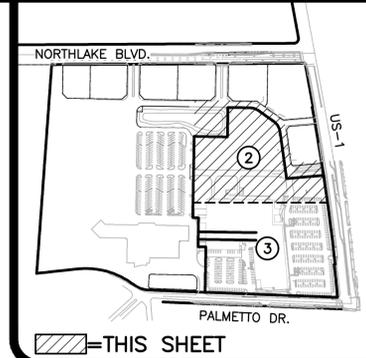
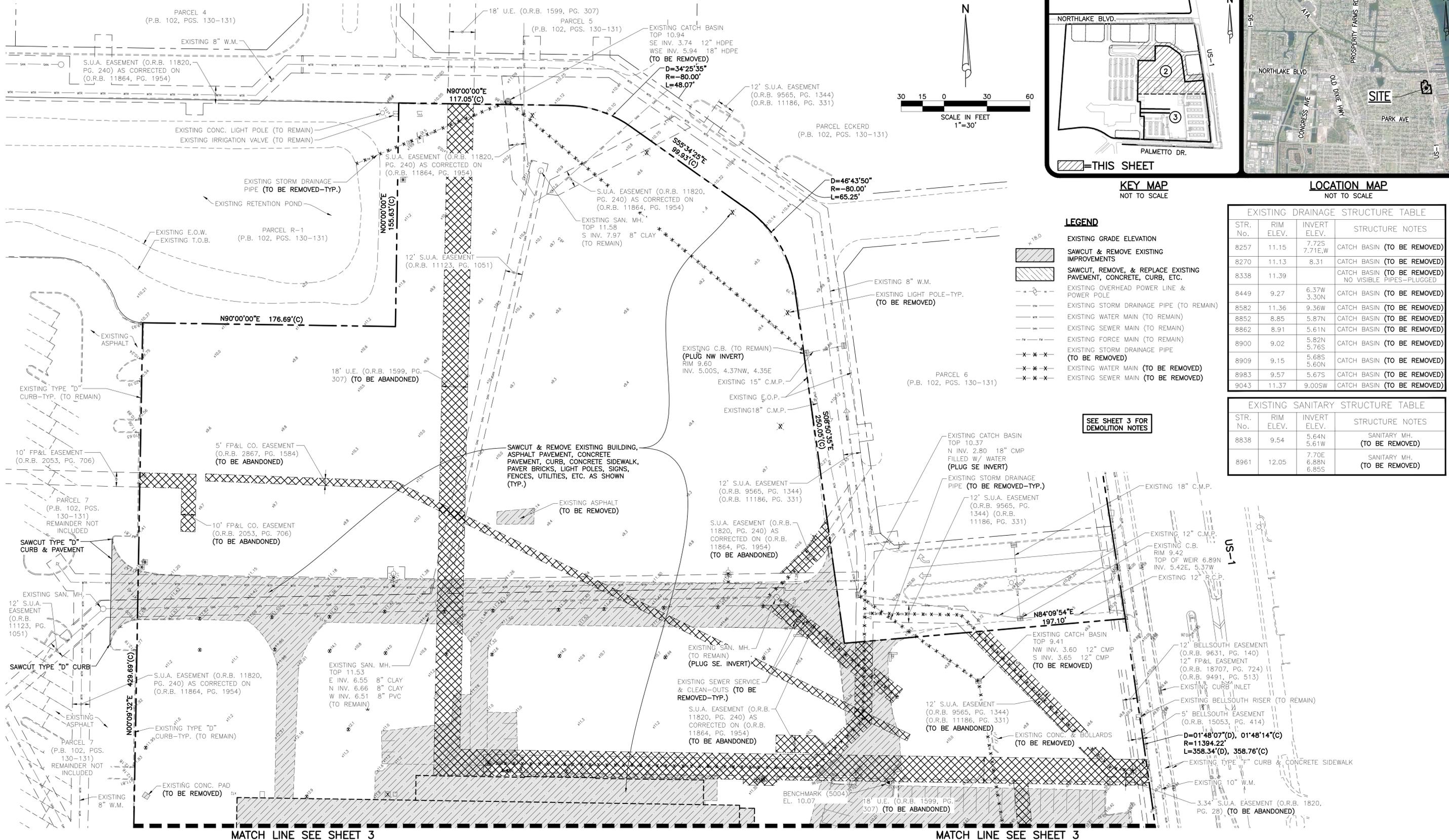
DESIGN	DRAWN	CHECKED	APPROVED	DATE
E.C.	C.O.			

SW **SIMMONS & WHITE**
 2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
 Authorization # 3452 | 561.478.7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
E.C.	C.O.			

VILLAGE PLACE
 SECTION 16 & 21, TOWNSHIP 42S., RANGE 43E.
 VILLAGE OF NORTH PALM BEACH, FLORIDA
 TITLE SHEET

JOB NO.	DRAWING NO.	SHEET	OF
21-191	21191C01	1	5



LEGEND

- EXISTING GRADE ELEVATION
- SAWCUT & REMOVE EXISTING IMPROVEMENTS
- SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE (TO REMAIN)
- EXISTING WATER MAIN (TO REMAIN)
- EXISTING SEWER MAIN (TO REMAIN)
- EXISTING FORCE MAIN (TO REMAIN)
- EXISTING STORM DRAINAGE PIPE (TO BE REMOVED)
- EXISTING WATER MAIN (TO BE REMOVED)
- EXISTING SEWER MAIN (TO BE REMOVED)

EXISTING DRAINAGE STRUCTURE TABLE

STR. No.	RIM ELEV.	INVERT ELEV.	STRUCTURE NOTES
8257	11.15	7.72S 7.71E,W	CATCH BASIN (TO BE REMOVED)
8270	11.13	8.31	CATCH BASIN (TO BE REMOVED)
8338	11.39		CATCH BASIN (TO BE REMOVED) NO VISIBLE PIPES—PLUGGED
8449	9.27	6.37W 3.30N	CATCH BASIN (TO BE REMOVED)
8582	11.36	9.36W	CATCH BASIN (TO BE REMOVED)
8852	8.85	5.87N	CATCH BASIN (TO BE REMOVED)
8862	8.91	5.61N	CATCH BASIN (TO BE REMOVED)
8900	9.02	5.82N 5.76S	CATCH BASIN (TO BE REMOVED)
8909	9.15	5.68S 5.60N	CATCH BASIN (TO BE REMOVED)
8983	9.57	5.67S	CATCH BASIN (TO BE REMOVED)
9043	11.37	9.00SW	CATCH BASIN (TO BE REMOVED)

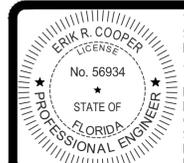
EXISTING SANITARY STRUCTURE TABLE

STR. No.	RIM ELEV.	INVERT ELEV.	STRUCTURE NOTES
8838	9.54	5.64N 5.61W	SANITARY MH. (TO BE REMOVED)
8961	12.05	7.70E 6.88N 6.85S	SANITARY MH. (TO BE REMOVED)

SEE SHEET 3 FOR DEMOLITION NOTES

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER
COUNTY • LEE • MARTIN COUNTIES
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY LIDBERG LAND SURVEYING, INC. (561) 746-8454.



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VILLAGE PLACE
SECTION 16 & 21, TOWNSHIP 42S., RANGE 43E.
VILLAGE OF NORTH PALM BEACH, FLORIDA
DEMOLITION PLAN

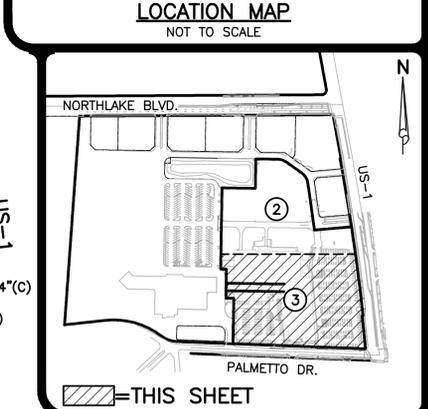
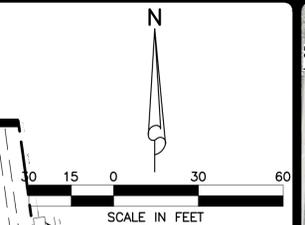
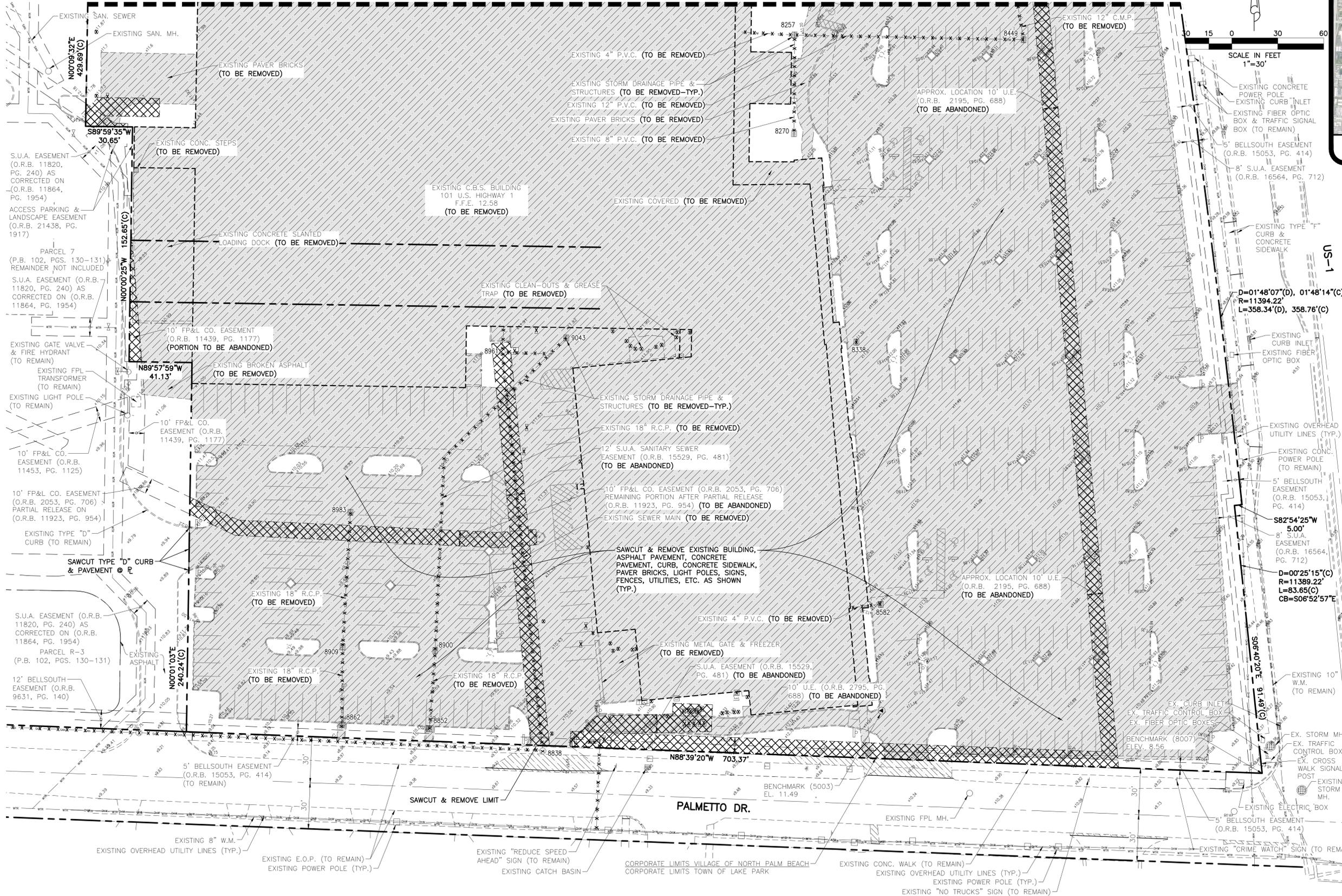
REVISIONS	DESIGN E.C.	DRAWN C.O.	CHECKED	APPROVED	DATE	JOB NO. 21-191	DRAWING NO. 21191C02	SHEET 2 OF 5

SEE SHEET 2 FOR EXISTING DRAINAGE AND SANITARY STRUCTURE TABLE

SEE SHEET 2 FOR LEGEND

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2



DEMOLITION NOTES

- 1.) CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE F.D.E.P. AND PALM BEACH COUNTY HEALTH DEPARTMENT STANDARDS FOR REMOVAL AND DISPOSAL OF EXISTING SANITARY SEWER AND OTHER SANITARY SEWER APPURTENANCES ON-SITE.
- 2.) CONTRACTOR SHALL COORDINATE RELOCATION/REMOVAL OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITY LINES, POWER/UTILITY/LIGHT POLES AND GUY WIRES, SERVICES AND TRANSFORMERS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL EXISTING SITE IMPROVEMENTS AND THE DISPOSAL THERE OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES AT THE CONTRACTOR'S EXPENSE. JOB SITE SHALL BE LEFT IN A CLEAN AND PRESENTABLE CONDITION AT THE END OF EVERY DAY.
- 4.) CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL FEES FOR ENVIRONMENTAL SURVEYS AND/OR ASSESSMENTS, AS MAY BE REQUIRED FOR DEMOLITION AND OBTAINING ANY AND ALL PERMITS REQUIRED FROM THE ISSUING GOVERNING AGENCIES.
- 5.) CONTRACTOR SHALL TURN OFF OR HAVE CAPPED OFF ALL UTILITIES IN ALL AREAS TO BE DEMOLISHED WHETHER SHOWN OR NOT.
- 6.) THE DEMOLITION CONTRACTOR SHALL CARRY THE PROPER INSURANCE TO PROTECT HIMSELF, HIS EMPLOYEES, THE OWNER, THE ARCHITECT AND ENGINEERS FROM ANY AND ALL CLAIMS OCCURRING OR CAUSED BY OR RELATED TO HIS WORK.
- 7.) ANY DAMAGE TO EXISTING PROPERTY OF ANY KIND ATTRIBUTED TO THIS CONTRACTOR'S WORK SHALL BE QUICKLY AND PROPERLY REPAIRED TO THE SATISFACTION OF THE OWNER AND ENGINEER AND APPLICABLE GOVERNING AGENCY.
- 8.) CONTRACTOR SHALL FIELD VERIFY ADDITIONAL SITE RELATED DEMOLITION AND NOTIFY ENGINEER OF ANY CONFLICTS OR CHANGES IN SCOPE.
- 9.) CONTRACTOR SHALL PROVIDE MEANS TO ADEQUATELY STORE AND PROPERLY TREAT AND DISPOSE OF STORMWATER RUNOFF FROM THE CONSTRUCTION SITE DURING DEMOLITION OF EXISTING FACILITIES.
- 10.) CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL F.D.E.P./N.P.E.S. STANDARDS DURING DEMOLITION, INCLUDING OBTAINING ALL PERMITS AND FILING OF N.O.I., N.O.T., ETC.
- 11.) CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL EXISTING UTILITY LOCATES, SUPPORT, RELOCATIONS AND NOTIFICATIONS REQUIRED WITH ALL APPLICABLE UTILITY SERVICE PROVIDERS.

48 HOURS BEFORE DIGGING
 BROWARD • PALM BEACH • MIAMI RIVER
 ST. LUKE • MARTIN COUNTIES
 1-800-432-4770
 SUNSHINE STATE 1 CALL
 UNDERGROUND UTILITIES
 NOTIFICATION CENTER

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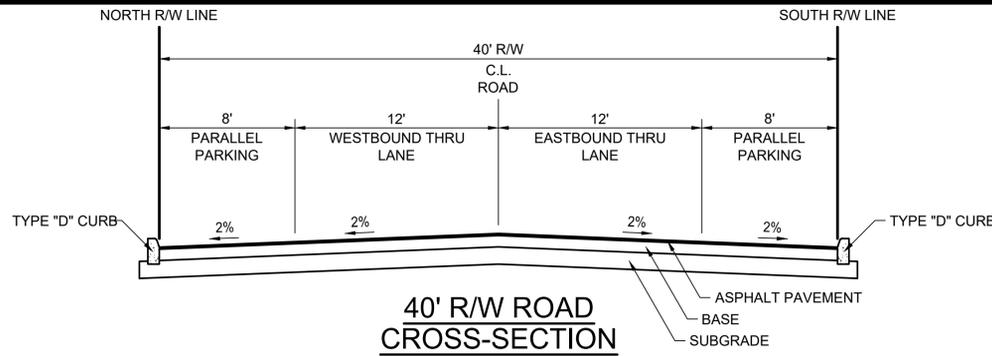


VILLAGE PLACE
 SECTION 16 & 21, TOWNSHIP 42S., RANGE 43E.
 VILLAGE OF NORTH PALM BEACH, FLORIDA
DEMOLITION PLAN

REVISIONS	DESIGN E.C.	DRAWN C.O.	CHECKED	APPROVED	DATE	JOB NO. 21-191	DRAWING NO. 21191C03	SHEET 3 OF 5
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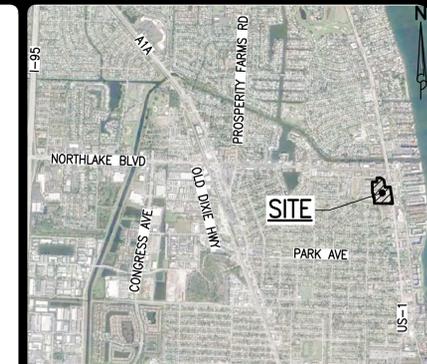
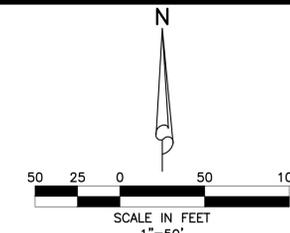
NOTES:

- 1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- 2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SEACOAST UTILITY AUTHORITY AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
- 4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
- 5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
- 6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

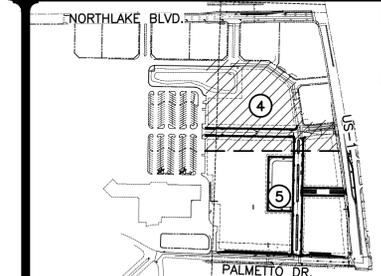


NOTES:

SEE OFFSITE ROADWAY IMPROVEMENT EXHIBITS BY SIMMONS AND WHITE, INC. FOR ADDITIONAL OFFSITE ROADWAY MODIFICATIONS.



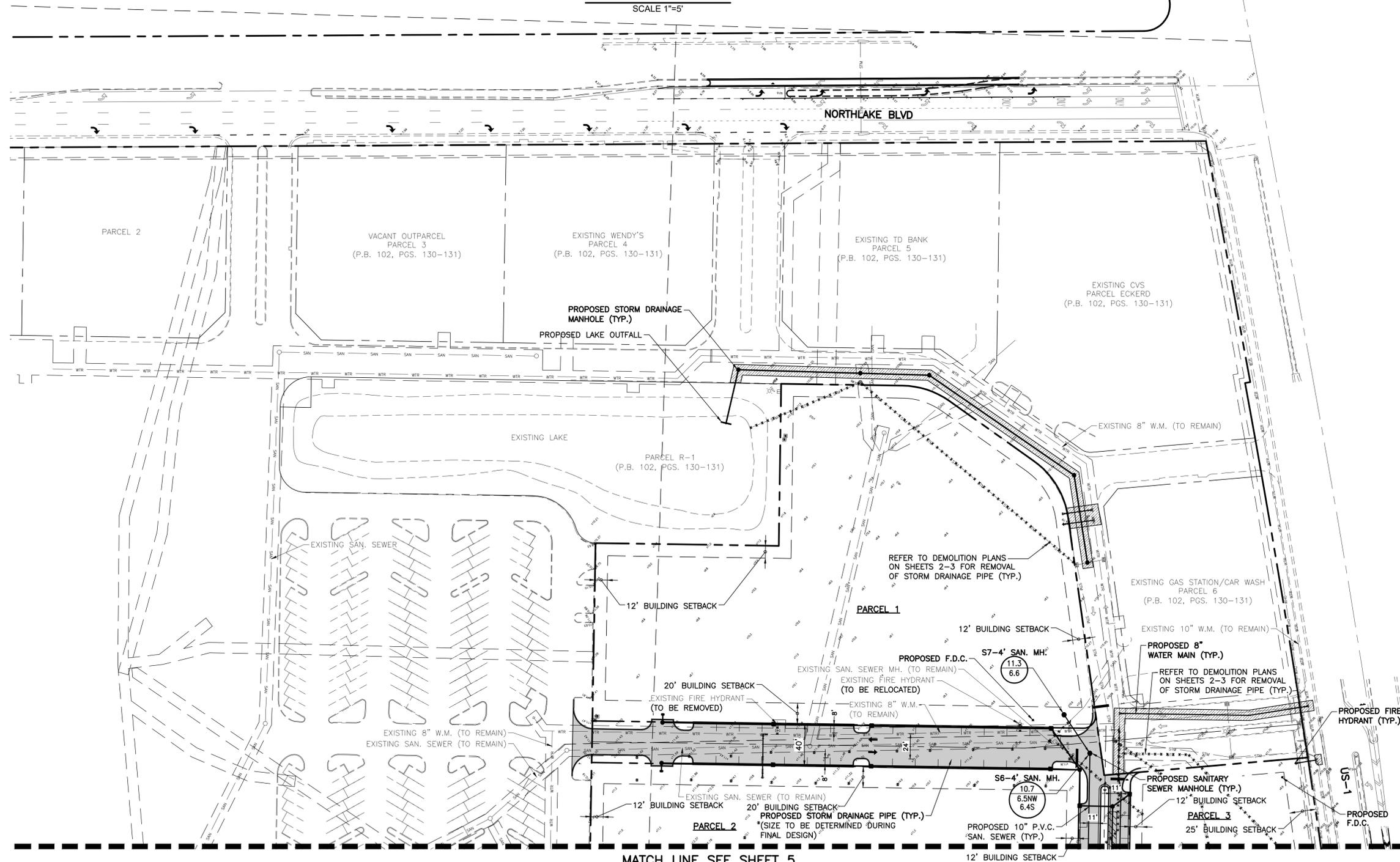
LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

LEGEND

- S1-4' MH. MANHOLE NUMBER AND TYPE
- 9.0 MANHOLE TOP ELEVATION
- 2.71 MANHOLE INVERT ELEVATION
- SINGLE SEWER SERVICE W/ CLEAN-OUT
- DOUBLE SEWER SERVICE W/ CLEAN-OUT
- SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
- FIRE HYDRANT W/ GATE VALVE
- WATER SERVICE, WATER METER & R.P.Z.
- WATER MAIN & GATE VALVE
- GATE VALVE & D.D.C.V. ASSEMBLY
- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- PROPOSED HIGH POINT
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT
- PROPOSED STABILIZED EMERGENCY ACCESS
- PROPOSED CONCRETE
- PROPOSED PAVERS/GRASS FIRE LANE
- PROPOSED DIRECTIONAL ARROW
- 24" WHITE STOP BAR, "STOP" SIGN & (25") 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE (TO REMAIN)
- EXISTING WATER MAIN (TO REMAIN)
- EXISTING SEWER MAIN (TO REMAIN)
- EXISTING STORM DRAINAGE PIPE (TO BE REMOVED. SEE SHEET 2-3 FOR INFORMATION)
- EXISTING WATER MAIN (TO BE REMOVED. SEE SHEET 2-3 FOR INFORMATION)
- EXISTING SEWER MAIN (TO BE REMOVED. SEE SHEET 2-3 FOR INFORMATION)



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- 2.) REVISED PER LATEST SITE PLAN, 11/19/24 B.L.
- 1.) REVISED PER LATEST SITE PLAN, 11/09/23 B.L.

SIMMONS & WHITE

2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

VILLAGE PLACE
SECTION 16 & 21, TOWNSHIP 42S., RANGE 43E.
VILLAGE OF NORTH PALM BEACH, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER PLAN

DESIGN	DRAWN	CHECKED	APPROVED	DATE
E.C.	C.O.			

JOB NO.	DRAWING NO.	SHEET	OF
21-191	21191C04	4	5

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

TO: Honorable Mayor and Council
THRU: Chuck Huff, Village Manager
FROM: Jessica Green, Village Clerk
DATE: April 10, 2025
SUBJECT: **MOTION – PBC League of Cities Voting Delegate and Alternates**

The Village received a request from the Palm Beach County League of Cities, Inc. to officially designate a voting delegate and alternate(s) to vote on behalf of the Village at any League membership meeting or function. This designation would apply specifically to weighted voting items for the General Membership. Weighted voting is provided for in Article Four of the League By-Laws (attached) and is determined according to population. As currently drafted, the By-Laws provide the Village with two weighted votes.

Unless a weighted vote is requested and approved, the business of the League is conducted by a simple majority of the quorum, with each Municipal Member having one vote. The governing body of the Municipal Member may annually designate a voting delegate and alternates. The Village's voting delegate and alternates were last designated in 2024.

Through the adoption of Resolution 2016-07, the Council provided that subsequent appointments of a voting delegate and alternates may be accomplished by motion, rather than by resolution.

Recommendation:

Village Administration recommends Council appoint a voting delegate to the Palm Beach County League of Cities, Inc., and appoint all councilmembers not serving as the voting delegate to serve as alternate voting delegates.



Designation of Voting Delegate & Alternate(s) to the Palm Beach County League of Cities, Inc.

In accordance with Article Four of the Bylaws of the Palm Beach County League of Cities, Inc., as amended January 25, 2017, the governing body of (City, Town, or Village name):

Took the official action and designated the following voting delegate and alternate(s) to vote on behalf of the above named municipality at any League of Cities general membership meeting, special general membership meeting and/or function of the general membership. This designation applies **ONLY** to weighting voting items for the General Membership.

Voting Delegate: _____ *Email:* _____

Alternate(s): _____ *Email:* _____

Action taken this _____ day of _____, 2025

_____ *Mayor Signature*

Attest:

_____ *Clerk Signature (SEAL)*