Village of North Palm Beach
Planning, Zoning and Adjustment Board
AGENDA
Tuesday, August 6, 2024 at 6:30 pm
Village Hall Council Chambers

1. Roll Call

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

2. Deletions, Additions or Modifications to the Agenda

3. Public Comment for Non-Agenda Items

4. Approval of Minutes

a. June 4, 2024

b. July 2, 2024

5. Declaration of Ex-parte Communications

6. Quasi-judicial Matters

a. Site Plan and Appearance Review

i. New Business

1. 1201 US Highway 1, Suites 24 & 25 (Matteo's)

   Request by Joseph Anthony on behalf of the property owner, Crystal Cove Commons LLC, for Site Plan and Appearance Petition approval for architectural and outdoor seating approval for Matteo's restaurant located at 1201 US Highway 1, Suites 24 and 25.

7. Public Hearings

a. New Business

1. Sign Text Amendment Ordinance

Request by Village Staff for consideration of the following ordinance:

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

2. Comprehensive Plan Amendment (EAR) Ordinance

Request by Village Staff for consideration by the Local Planning Agency of the following ordinance:

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING THE VILLAGE OF NORTH PALM BEACH COMPREHENSIVE PLAN TO IMPLEMENT ITS EVALUATION AND APPRAISAL REPORT; ADOPTING A NEW INTRODUCTION SECTION AND EVALUATING AND MONITORING SECTION; AMENDING THE FUTURE LAND USE ELEMENT, THE CONSERVATION ELEMENT, THE COASTAL MANAGEMENT ELEMENT, THE RECREATION AND OPEN SPACE ELEMENT, THE INTERGOVERNMENTAL COORDINATION ELEMENT, THE CAPITAL IMPROVEMENT ELEMENT, THE INFRASTRUCTURE ELEMENT, THE HOUSING ELEMENT, THE ANNEXATION ELEMENT, AND THE

PROPERTY RIGHTS ELEMENT; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

8. Commission Member Comments

9. Staff Updates

Next Meeting – Tuesday, September 10, 2024

10. Adjournment

All members of the public are invited to appear at the public hearing, which may be continued from time to time, and be heard on 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 561 841-3355 at least 72 hours prior to the meeting date.

This agenda represents the tentative agenda for the scheduled meeting of the Planning, Zoning and Adjustment Board. Due to the nature of governmental duties and responsibilities, the Board reserves the right to add to or delete items from this agenda.

THE VILLAGE OF NORTH PALM BEACH
PLANNING, ZONING AND ADJUSTMENT BOARD
REGULAR MEETING MINUTES
TUESDAY, JUNE 4, 2024 at 6:30 PM

Present	Cory Cross, Chair
	Thomas Hogarth, Member
	Jonathan Haigh, Member
	Timothy Hullihan, Member
	Mark Michels, Member
	Donald Solodar, Member
Not Present	Scott Hicks, Vice-Chair
Village Staff	Susan Garrett, Village Attorney
	Caryn Gardner-Young, Community Development Director
	Alex Ahrenholz, Urban Planner
	Estefany Camargo, Executive Assistant
	Mariah Hampton, Planner
	Susan Bickel, Mayor

1. **CALL TO ORDER**

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

   a. **ROLL CALL**

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

2. **DELETIONS, ADDITIONS, OR MODIFICATIONS TO THE AGENDA:** None.
3. **PUBLIC COMMENT FOR NON-AGENDA ITEMS:** None.
4. **APPROVAL OF MINUTES**

   a. **May 7, 2024**

      Mr. Solodar motioned to approve the May 7, 2024, minutes as presented, seconded by Mr. Hullihan. The **motion passed** unanimously (6-0).

   b. **May 8, 2024**

      Mr. Michels motioned to approve the May 8, 2024, minutes as presented, seconded by Mr. Hogarth. The **motion passed** unanimously (6-0).

5. **DECLARATION OF EX-PARTE COMMUNICATIONS:** None.
6. **QUASI-JUDICIAL MATTERS/PUBLIC HEARING**

   Village Attorney Susan Garrett swore in those wishing to provide testimony.

   a. **SITE PLAN AND APPEARANCE REVIEW**

      i. **NEW BUSINESS**

         1. **108 Lakeshore Drive – Old Port Cove Condominium Five**

Hazel Sanchez and Timothy Scholes presented a proposal on behalf of the property owner, Old Port Cove Five, for Site Plan and Appearance Petition approval for exterior building color change.

Member comments

Mr. Solodar noticed the building had blue lights in the evening and asked if that was taken into consideration in the recommendation. He noted this was a good upgrade.

Mr. Hullihan pointed out the proposed color change was not as shown on the renderings submitted but was a single column. Discussion ensued, and the applicant shared new renderings.

Mr. Michels motioned to approve the application, seconded by Mr. Hullihan. The **motion passed** unanimously (6-0).

7. WORKSHOP

a. Sign Code Text Amendment – discussion of proposed amendments to the existing Sign Code within the Village's Code of Ordinance (Chapter 6 – Sections 6-1 through 6-29)

Ms. Gardner-Young and Village Attorney Garrett shared the staff report, which includes background on the recommended changes to the Sign Code.

Mr. Hullihan inquired whether the proposal was a revision of the existing section or an entirely new section. Ms. Gardner-Young explained that it was a new section due to the large number of changes proposed.

Chair Cross asked about the renumbering from Section 6 to Section 45. Ms. Gardner-Young advised that the sign code is proposed to be moved to the zoning code.

Mr. Michels asked about the legal defensibility of the revision and comparisons with codes in other municipalities. City Attorney Garrett advised this was the fourth comprehensive Sign Code amendment she had taken part in and discussed what she had seen in her review.

Mr. Michels stated he understood the intention was to streamline and simplify, but it appeared to him that the changes were comprehensive and onerous. Ms. Gardner-Young discussed past concerns that had been addressed through the changes and noted that charts had been added to make the Sign Code clearer and easier to read.

Mr. Solodar asked if the change would require current businesses in North Palm Beach to modify their signs. City Attorney Garrett advised existing signs could be maintained under the legal nonconforming section.

Mr. Solodar referenced the Master Sign Plan and suggested language to address plans from national brands. Ms. Gardner-Young confirmed national trademarks are exempt from portions of the Code, but some regulation was permitted.

Mr. Solodar noted the Fire Department should be consulted to determine if they would like to see more significant numbers on signs. Ms. Gardner-Young stated that the National Fire Code indicates lettering size and that she would confirm the details with the Fire Chief.

Mr. Haigh asked if there were any current applications for signs against which the Code could be tested or if input had been sought from local sign fabricators. Ms. Gardner-Young stated she would seek input and report back.

Mr. Hogarth asked about creating regulations for the US-1 corridor. He stated he believed they needed to look carefully at what is allowable in the district to set a Code that meets the needs.

Mr. Hogarth inquired whether there had been any changes to the window coverage regulations. Ms. Gardner-Young stated that 20 percent is currently allowed and had been left as-is. She noted that window signage is not regulated and discussed the difference between Zoning Permits and Building Permits.

Mr. Hogarth asked about flags. Ms. Gardner-Young read the draft. Discussion continued regarding flags and feather signs on a permanent basis or with special exceptions, as well as efforts to be business-friendly.

Mr. Hogarth asked about the illumination standards. Ms. Gardner-Young confirmed they were a new addition. She agreed to bring back more information on municipalities with similar codes and the definitions contemplated.

Mr. Hogarth highlighted the requirements for extruding and intruding letters. Ms. Gardner-Young stated she would research the issue with industry professionals.

Mr. Hullihan asked for clarification on the definitions and regulations of tablets and memorials. He noted the draft said signs carried by a person could not be regulated and asked if that was a free speech issue. Ms. Gardner-Young and City Attorney Garrett responded as appropriate.

Mr. Hullihan stated he had also highlighted window signs as an issue. He suggested a future discussion as to why window signs do not require a permit and noted it is a trickle effect that degrades the Village.

Mr. Hullihan advised that “for lease” signs on US-1 are also abused and asked if that was being addressed. Ms. Gardner-Young stated the current Code requires renewal every six (6) months. Discussion ensued regarding “for lease” signs, including size, timeframe, and other potential restrictions.

Mr. Hullihan suggested there may be a better term than non-commercial to refer to election signage. He noted that when pole signs were originally disallowed, 10 years was allowed to come into compliance. Chair Cross agreed they could discuss a time limit on nonconforming signage.

Mr. Hullihan noted that some communities regulate national signage, pointing to places where McDonald's is required to fit into the design of an area. He stated he thought there could be some restrictions. Mr. Hicks disagreed, commenting that signage is proprietary to organizations and that people have expectations. Discussion continued.

Mr. Hullihan asked if the Board would object to specifying prohibited colors. Chair Cross suggested it would be difficult to define, but some guidance could be provided. Discussion ensued.

Chair Cross invited public comments.

Pat Friedman, Old Port Cove, discussed lighting colors that stand out in building treatments and asked about the enforcement of holiday lights being left on.

Discussion ensued regarding lighting and regulation of its appearance. Chair Cross advised landscape lighting would also need to be reviewed.

Mr. Hullihan asked if a document comparing the revised with the original Sign Code could be provided for review. Staff advised they would explore options for making the changes and new content more explicit.

Chair Cross asked the Board members to review the language and provide comments for further discussion at the next meeting.

b. Comprehensive Plan Amendments (EAR) – discussion of proposed amendments to the following Comprehensive Plan Elements:

i. Intergovernmental Coordination

Ms. Gardner-Young shared the staff report outlining proposed amendments to the Intergovernmental Coordination Element of the Comprehensive Plan. She noted this was the beginning of the process. Board members asked for clarification as appropriate.

ii. Property Rights

Ms. Gardner-Young shared the staff report outlining proposed amendments to the Property Rights Element.

Mr. Hullihan noted democracy is a two (2) sided coin with rights and responsibilities. He recommended spelling out responsibilities and obligations as objective two (2) and distributed a draft for discussion.

Mr. Hogarth asked for clarification on the process and associated codification. Ms. Gardner-Young explained.

Mr. Solodar stated the Village would be making decisions related to the Twin City Mall and Lake Park project over the next year, so any references to that should be mindful of that process.

Mr. Michels noted the reduction in lanes to allow for the green right-of-way and stated they may want to reconsider considering the development-related traffic issues. He highlighted problems with coordination between government agencies in managing the waterways, who is responsible for keeping the canals dredged and considering pollution. He suggested language to address the creation of a plan.

iii. Coastal Management

Alex Ahrenholz, Urban Planner, reviewed the staff report outlining the proposed amendments to the Coastal Management Element of the Comprehensive Plan. Board members asked for clarification as appropriate.

iv. Conservation

Mr. Ahrenholz reviewed the staff report outlining the proposed amendments to the Conservation Element.

Mr. Michels commented on Mr. Ahrenholz's previous presentation to the Waterways Board and stated he believed more substantive action items could be added to address conservation concerns. Mr. Ahrenholz commented that providing that direction would require meaningful board feedback.

Mr. Haigh asked for clarification on using "greatest extent feasible" regarding native landscapes and asked if Code changes were needed to avoid a contradiction. Ms. Gardner-Young stated that legislative changes would typically follow the Comprehensive Plan amendment.

Mr. Hogarth expressed concern about moving from guiding objectives to binding requirements within the Comprehensive Plan.

v. Recreation and Open Space

Mr. Ahrenholz reviewed the staff report outlining the proposed amendments to the Comprehensive Plan's Recreation and Open Space Elements. Board members asked for clarification as appropriate.

8. BOARD COMMENTS

Mr. Hullihan commented on the previous discussion regarding the definition of a high rise at the Twin City Mall site. He stated that the Board should know that the Florida Building Code discusses high rises as a life safety issue.

Mr. Hullihan offered to provide a 20-minute presentation on car dependence at a future meeting. The consensus was to place it on a light future agenda.

Mr. Hogarth noted that the previously non-conforming canopy at the car wash looked in the exact location as before the tornado. Ms. Gardner-Young stated she would look into it.

Mr. Solodar stated that there appears to be activity at the Yacht Club. Ms. Gardner-Young advised that they had submitted a demolition permit application.

9. STAFF UPDATES

Ms. Gardner-Young advised the next meeting was scheduled for July 2, 2024.

10. ADJOURNMENT

With no further business before the Board, Chair Cross adjourned the meeting at 9:13 p.m.

THE VILLAGE OF NORTH PALM BEACH
PLANNING, ZONING AND ADJUSTMENT BOARD
REGULAR MEETING MINUTES
TUESDAY, JULY 2, 2024 at 6:30 PM

Present	Cory Cross, Chair
	Scott Hicks, Vice Chair
	Thomas Hogarth, Member
	Timothy Hullihan, Member
	Donald Solodar, Member
Not Present	Mark Michels, Member
	Jonathan Haigh, Member
Village Staff	Len Rubin, Village Attorney
	Caryn Gardner-Young, Community Development Director
	Mariah Hampton, Planner
	Kristin Garrison, Village Council

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.

      Ms. Gardner-Young stated Board members Jonathan Haigh and Mark Michels had advised staff they would not be in attendance.

2. **DELETIONS, ADDITIONS, OR MODIFICATIONS TO THE AGENDA:** None.
3. **PUBLIC COMMENT FOR NON-AGENDA ITEMS:** None.
4. **DECLARATION OF EX-PARTE COMMUNICATIONS:** None.
5. **WORKSHOP**

   a. **OLD BUSINESS**

      i. **Comprehensive Plan Amendments**

         Ms. Gardner-Young advised that a full staff report on proposed amendments to the first five (5) elements had been presented at the June 4, 2024, meeting. She outlined the timeframe for the State to adopt the amendments.

         Mr. Solodar asked if comments submitted by the Board had been incorporated into the current document. Ms. Gardner-Young noted she had received comments from Mr. Solodar and Mr. Hullihan.

         Discussion ensued regarding comments made at the June meeting and submitted between meetings.

         a) **Conservation**

            Ms. Gardner-Young reviewed the comments that had previously been received on the Conservation Element.

Mr. Hogarth asked for clarification on the Goals and Analysis. Ms. Gardner-Young explained the requirements. The discussion continued about how to address and/or implement the Board comments.

Mr. Hullihan motioned to put Board comments in draft form for review and discussion followed by a vote at the August meeting, seconded by Mr. Solodar. The **motion passed** unanimously (5-0).

Mr. Hogarth asked about the urban best management practices and the groundwater protection policy referenced in the Element. Ms. Gardner-Young advised that the best management practices could be found in the Village development regulations.

b) Coastal Management

Chair Cross opened the floor to additional comments and questions on the Coastal Management Element.

Mr. Hogarth asked if the consultant reviewed the elements. Ms. Gardner-Young stated the document was drafted by a consultant and reviewed by staff, the Village Manager, the Village Attorney, and some of the Village's advisory boards.

Mr. Hogarth noted the references to the Sea, Lake, and Overland Surge from Hurricane (SLOSH) maps and stated his understanding of the FEMA Flood Insurance Rate Map (FIRM). He pointed out both were referenced in the document, and he was looking for feedback from the consultant on why one (1) would be used over the other. Ms. Gardner-Young commented that some of the data is more specific on one (1) map, so the appropriate map was used for each area.

Mr. Hicks read the seawall height referenced in 1.9.2 and asked if the wall height prescribed in the Village Code created a potential conflict. Village Attorney Rubin agreed there was a potential conflict. Discussion continued. The consensus was that the language should be removed or the Village Code should be referenced as appropriate.

c) Recreation and Open Space

Chair Cross noted he had not seen a reference to pickleball, and there may be facilities going into Osborne Park.

Lisa Jensen commented that temporary pickleball parks were going into Osborne Park.

Mr. Hogarth pointed out that the single sports had been removed and was no longer listed in the level of service. The consensus was not to add pickleball.

Mr. Hogarth asked if development impact fees were in place. Ms. Gardner-Young stated that they are in process.

Mr. Hogarth pointed to the reference to the recreational site dedication and asked if that was in place now. Village Attorney Rubin advised impact fees would replace them.

Mr. Hogarth commented that expanding library programs was the only leisure program specifically mentioned in objective 1.4, and libraries were mentioned again in objective 1.8. He suggested the two (2) objectives could be combined. Ms. Gardner-Young explained the reasoning behind the emphasis on libraries.

Mr. Hogarth noted variation in the ratio utilized in section 4.1.5 and commented on the potential increase in residents because of the two (2) pending significant developments. Discussion continued regarding population growth, impact fees, and current recreational space.

Mr. Hogarth asked if the Village was currently exceeding the ratio. Ms. Gardner-Young advised that as of 2022, there was a surplus, but in 2025, a deficit is expected of 0.75 acres.

Chair Cross noted that the population growth assumed constant change, and with the pending developments, the village would need to find more ground or have a developer provide it.

Mr. Hullihan asked if staff support, including a level of service standard, is a requirement. Ms. Gardner-Young stated the proposed changes take away the level of service requirements for any individual sport and put in a 4.15 acre per 1,000 people as a level of service.

Chair Cross asked if there would be an issue with reducing the number to four (4) acres. Ms. Gardner-Young stated they could, but it was meant to reflect the residents' desire. Discussion continued regarding the appropriate level of service, how best to maintain it, and responsibility for any mitigation required.

Deborah Cross commented that residents are working toward more environmental initiatives and green space in the Village to encourage more trees and keep temperatures down. Reducing the level of service required of new developments would limit those opportunities. She suggested a higher number.

Mr. Hullihan inquired about the logic behind not including the golf course in the calculation of recreational space. Ms. Gardner-Young and Village Attorney Rubin responded. Discussion continued regarding the inclusion of the golf course.

Mr. Solodar suggested staff research the potential legal reasons the golf course was not included and report back at the August meeting.

Mr. Hullihan expressed concern the amount of green space was being undersold by not including the golf course or John D. MacArthur Beach State Park. He stated the Village far exceeds the green space in most

communities. Chair Cross asserted the calculation was not what the Village has at this moment, but what they want in the future.

Mr. Hullihan stated he saw the value in both perspectives and believed they should see data before deciding.

Mr. Solodar motioned to have staff review and report back at the August meeting regarding the reasoning behind the golf course and similar land not being included in the calculation of green space, seconded by Mr. Hullihan. The **motion passed** unanimously (5-0).

Mr. Hicks suggested that given the recommendations in the data analysis, the policy goal should be to develop a bicycle and pedestrian plan rather than to investigate the need for plan. Ms. Gardner-Young noted the budget implications of changing the language of the goal.

Mr. Hullihan motioned to amend the goal related to a bicycle and pedestrian plan to read that the Village would develop the plan rather than to investigate the need for a plan. The motion failed for lack of a second.

Mr. Solodar highlighted to have in consideration the US-1 lane reduction project to include the stretched land and the impact on the area between Anchorage Drive North and Anchorage Drive South as a consideration in the planning, as well as needs around the Twin City Mall site to have some great additional recreational paving.

Ms. Gardner-Young noted a timeframe could be included to provide time to budget for the plan. Mr. Hullihan amended his proposed motion to set a 2026 goal. Discussion continued.

Mr. Hogarth asked about the Master Plan goals related to connectivity and bicycles. Mr. Hullihan stated that Master Plan was broad language that was instructive on what the Village should be doing, but the document is now eight (8) years old. He noted there are lots of reasons to develop a bicycle and pedestrian plan.

Mr. Hullihan motioned to set the objective to develop a bicycle and pedestrian plan by 2026, seconded by Mr. Cross. The **motion passed** (3-2). Mr. Hogarth and Mr. Solodar were opposed.

d) Property Rights

Mr. Hullihan stated he had distributed copies of his recommendation for language to be added to the Property Rights Element at the July meeting.

Mr. Hogarth pointed out that one (1) section did not have any goals associated with it. Ms. Gardner-Young advised that the objective was required by State Statute and she would add the goal statement.

e) Intergovernmental Coordination

Mr. Hicks commented on the impact of having a dredging disposal site or rehandling location on the cost of dredging.

Mr. Hogarth asked whether the reference to reducing the number of lanes on US-1 was related to a political objective. Ms. Gardner-Young noted the language was previously existing. Discussion continued.

Mr. Hullihan pointed out the objective was to continue to coordinate with the listed agencies, and those agencies have reduction of the number of lanes as a stated goal. He stated he believed the project was set for design in 2028.

Mr. Hogarth asked about removal of language that referenced adoption of a plan within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan. He noted that date had come and gone. Ms. Gardner-Young stated staff would be bringing forward a Water Supply Plan with the Comprehensive Plan.

b. NEW BUSINESS

i. Comprehensive Plan Amendments

Ms. Gardner-Young provided a brief overview of the Comprehensive Plan review process and advised Nilsa Zacarias, Director of Planning, Chen Moore and Associates, would make a presentation reviewing the amendments which were recommended as a result of the firm's analysis of the plan.

a) Capital Improvement

Ms. Zacarias made a brief introduction to the presentation. Lance Lilly, Senior Planner, Chen Moore and Associates, shared a presentation outlining proposed amendments to the Capital Improvement Element of the Comprehensive Plan.

Mr. Hullihan asked which members of staff the consultant had met with beyond Ms. Gardner-Young. Mr. Lilly advised they had met with the Finance Department, Public Works, and various other staff members.

Mr. Hullihan asked for clarification on whether the impact fees referenced included recreation. Ms. Gardner-Young explained the general categories of the proposed impact fees. Mr. Hullihan inquired whether language should be added to clarify in objective 1.3 as to how the costs would be borne. Mr. Lilly stated he did not believe so.

Mr. Hullihan commented that economic analysis on projects often does not tell the whole story and suggested the final sentence of objective 1.3 state costs should be analyzed out to 25 years to accommodate for recycling of infrastructure. He asked for clarification on the definition of public facilities as referenced and suggested the words "vertical and or horizontal" be added before urban sprawl in 1.6.3. Village Attorney Rubin responded briefly.

Mr. Hogarth asked if there were any significant changes to the level of service table. Mr. Lilly stated there were changes to the level of service from Seacoast Utility Authority as well as the Recreation and Open Space as previously discussed.

Mr. Solodar asked if annexation was recognized as a strategy and whether it should be part of the Comprehensive Plan. Mr. Lilly noted there was an Annexation Element in the plan, which is a pro-active optional element.

b) Infrastructure

Mr. Lilly outlined proposed amendments to the Infrastructure Element of the Comprehensive Plan.

Mr. Hicks noted a missing number in the drainage level of service table.

Mr. Hogarth asked for clarification on the reference to a Stormwater Utility Fee. Village Attorney Rubin and Ms. Gardner-Young explained.

Mr. Hullihan suggested the reorganization of goal 1.0 to add new subheadings as follows:

- New development shall provide in their economic analysis in support of the project, the impact on public facilities up to 25 years
- Make clear such as the recreation land requirement, the Village expects a developer to not just give money but to actually solve the problem as part of the development

Mr. Hullihan stated it was unclear whether the request was to pay a fee or actually create a park, so he would recommend staff find a way to clarify.

c) Transportation

Mr. Lilly outlined proposed amendments to the Transportation Element of the Comprehensive Plan.

Mr. Hullihan asked Mr. Lilly to elaborate on what staff was met with in developing the element. Mr. Lilly stated he had met with the Public Works Director and Ms. Gardner-Young. Mr. Hullihan stated he would suggest consulting with Treasure Coast Planning Council who had advised on the roadway network during the master planning process. He commented that the Element was very Florida Department of Transportation (FDOT) leaning and did not align with the objectives of the Village Master Plan.

Mr. Hullihan noted six (6) roads were referenced in 1.1.1 and asked how classification was determined. Mr. Lilly stated the information was existing in the Comprehensive Plan, so the team had updated with current FDOT terminology. Mr. Hullihan advised that some of the classifications may dictate a level of service that had not been considered. He suggested looking beyond FDOT, pointing to Prosperity Farms Road and Lighthouse Point Drive as examples of designations that may be contrary to the Village goals.

Chair Cross commented on the designation of Lighthouse Point Drive as an urban minor collector and stated that was the lowest designation for a collector street, which was a realistic assessment of how the street functions.

Mr. Hullihan stated the Village wants Lighthouse Drive to be like a local street, and putting the designation in the Comprehensive Plan as a urban minor collector kept the Village from going the direction they want to go.

Chair Cross disagreed. He asserted they could go the direction they want to go, regardless of what it is called.

Mr. Hullihan suggested the word "provide" under objective 1.4 be changed to "enhance," and that "non-vehicular traffic" be changed to exclude bicycles and make the intent to apply to cars clearer. Village Attorney Rubin stated the definition of non-vehicular traffic did not include bicycles. Discussion continued.

Mr. Hullihan stated 1.4.2 was a great statement. He noted the location of sidewalks was critical for safety and suggested 1.4.3 be amended to clarify. He commented on 1.4.8 and asked if reduction of traffic by developing transit alternatives could be done without Palm Beach County. Mr. Lilly stated there are County and State roads in the Village, so some form of coordination would be necessary. Chair Cross stated he would leave the language as-is, because 1.4.10 gives the Village the ability to move forward with any strategy they choose.

Mr. Hullihan suggested a change in 1.4.9 of the words "transit accessible" to "conveniently served by new or existing transit systems." He noted in 1.4.11, the word "continue" was used, and asked if the Village currently supports transit-oriented development or would be starting. Mr. Lilly stated the purpose of the Comprehensive Plan was to be forward thinking, so the policy was included for that reason. Mr. Hullihan advised the word "continue" should be changed to "begin" or similar.

Mr. Hullihan noted that in 1.4.12, reference micro-transit had been added. He commented that the four (4) foot wide sidewalks were being asked to do a lot of things, and asked where all of these modes of transportation would go unless streets are designed to accommodate them and stated there was an opportunity to make the language clearer.

Mr. Hullihan asserted objective 1.8 was in direct conflict with alternative transportation methods, as it was a goal speaking just about cars, and stated everything going forward should not have statements to that effect. Chair Cross stated he did not think that was necessary, as adequate vehicle circulation is also needed. Discussion continued. Consensus was to insert the word "multi-modal" before traffic.

Mr. Hullihan stated "maintain adequate" in 1.9 should be "improve." Chair Cross agreed.

Mr. Hullihan stated objective 1.13 could be strengthened with a plan. He suggested 1.15 should be reworded to state "the Village shall use the Complete Streets network model when considering." Chair Cross asked for clarification on Complete Streets. Discussion continued.

Mr. Hullihan noted it should be recognized when redesigning alleys that the Village alleys are largely used for walking and biking because they are safe places to do so. He shared a document regarding lane widths and reducing the number of lanes and stated it would be useful to include the information.

He stated crosswalks should be included everywhere, and T.8 did not recognize was utility bicycling and walking. He commented on Vision Zero and the need to commit due to high levels of traffic fatalities in the U.S.

d) Annexation

Ms. Zacarias outlined proposed amendments to the Annexation Element of the Comprehensive Plan. She noted this Element was not required by State Statute but was a reflection of the Village's commitment to annexation.

Mr. Hullihan stated he was glad to see that Treasure Coast Planning Council was consulted on this Element, and noted he thought that could be useful in other elements. Ms. Zacarias advised that the Council had also been consulted on the Future Land Use Element, and the team had read the Master Plan. She noted the annexation study was considered, but it did not include costs, so additional analysis was recommended.

Mr. Hogarth asked if the new policy addressed the disconnect with Palm Beach Gardens as to future annexation. Ms. Zacarias stated it did not and commented on the opportunity to use part two (2) of the State Statute.

Mr. Solodar stated as an owner in the Village for 25 years, he is not impressed with the forcefulness with which the Village pursues annexation. He noted 1.4.3 and stated a Village annexation plan should be mandated rather than considered. Mr. Hullihan agreed.

Chair Cross asked how a strategic annexation plan would differ from what the Village is doing right now. Mr. Solodar responded that just as the Village has goals for less lanes of traffic and more walking and bicycles, there should be a plan that sets a definite path toward doing something, and then it should be followed. Ms. Zacarias noted a strategic plan would include public engagement and a review of benefits the Village is offering.

Mr. Hullihan pointed out Mr. Solodar was asking for a proactive approach rather than a reactive approach.

Chair Cross sought a consensus on whether to replace the word "consider" with "develop." Village Attorney Rubin highlighted the cost factor to be considered and noted the limited options available. Discussion continued.

Mr. Hogarth stated he thought annexation should be more organic. He commented the goal could be to maintain the infrastructure to be ready for annexation when the time is right, but not that they would put it up for a vote every five (5) years.

Mr. Hullihan motioned to modify objective 1.4.3 to remove the strategic plan and state the Village shall maintain a proactive approach to annexation, seconded by Mr. Solodar. The **motion passed** unanimously (5-0).

e) Future Land Use

Ms. Zacarias outlined proposed amendments to the Future Land Use Element of the Comprehensive Plan.

Mr. Solodar asked if there was anything being recommended that the Village knows will directly impact the application of those who have purchased land, as the proposed was a huge project that would span decades and affect thousands of residents. Ms. Gardner-Young stated she did not believe the amendments impacted Village Place.

Mr. Hullihan recommended that at the end of page four (4) under C, "and it is recognized that in no place does the Master Plan recommend anything above six (6) stories" be added. Village Attorney Rubin advised he did not believe the Twin Cities Mall project was limited to six (6) stories and putting the restriction in the Comprehensive Plan effectively put in a height limit that would conflict with the Code.

Mr. Solodar stated the height of the Twin Cities Mall project necessitated separate conversation once the application is submitted. He asserted there was no point putting a limit of six (6) stories in the Comprehensive Plan at this time because it was probably not true.

Mr. Hullihan advised the comment was in relation to the heights in the Master Plan. He asked that staff do the research to align the numbers. Village Attorney Rubin stated he did not believe the Master Plan was specific as to height of the Twin Cities Mall project. He noted a restriction north of North Lake to Parker Bridge could be included without conflict.

Chair Cross advised the thought the paragraph was fine as-is. Mr. Hullihan reiterated his request for staff to look into it.

Mr. Hullihan commented that he did not believe any of the exemptions under C were necessary. Village Attorney Rubin advised the Twin Cities Mall project was exempt from these specific Floor Area Ratios (FAR) because the Land Development Regulations (LDR) provides for different FAR. He noted the language was specifically added when the requirements of C-3 zoning were adopted. Discussion continued and consensus was to clarify the intent to exempt the projects from the FAR, not the Master Plan.

Mr. Hullihan referenced Element three (3) under policy 1.2.1 and asked if 24 units per acre was the density the Village wanted. Village Attorney Rubin advised that reducing the density could be a legal issue. Chair Cross expressed a preference to leave the number as-is and noted the Village has the ability to place conditions during the approval process.

Mr. Hullihan recommended that the words "vertical and or horizontal" be added before urban sprawl in 1.5.3. He commented on inclusion of cross access between properties in 1.6.6 and stated he hoped that would be successful in the future. He commented that "and develop policies to achieve preservation" should be added to 1.9.4 following "asset," because the Village talks about tree preservation but there are no repercussions for cutting trees down. He suggested the growth in population referenced in the section may be based on data prior to Covid-19.

Mr. Hullihan recommended "locally owned" prior to "businesses" and "locally owned business development" prior to "within the community" in the table on page 32. He asserted this goes toward the notion of economic resiliency. Chair Cross agreed.

Mr. Hullihan stated bullet four (4) in the table on page 32 was a very good statement and noted the reference to the urban forester was incorrect.

f) Housing

Ms. Zacarias outlined proposed amendments to the Housing Element of the Comprehensive Plan.

Mr. Hogarth asked whether mobile home park development referenced in 1.3.7 was a requirement. Ms. Zacarias advised it was an existing policy required by State Statute.

Mr. Hullihan pointed out bullets a and b on page two (2) changed Housing Official to Community Development Director and suggested the PZAB should serve as Housing Official. Discussion ensued. Village Attorney Rubin and Chair Cross clarified the role of Code Enforcement. Mr. Hogarth pointed out that bullet a could be removed. Mr. Hullihan agreed that would clarify the following statements.

Mr. Hullihan stated he did not degree with policy 1.3.4 that zero lot line developments reduce housing costs, and believed this was a misstatement. Ms. Zacarias suggested the language be changed to read "provide innovative housing alternatives oriented to facilitate and reduce housing costs." Mr. Hullihan and Chair Cross agreed.

Mr. Hullihan asserted policy 1.3.11 spoke to the point he had been making regarding solving car dependency to make housing more affordable. He noted the cost of owning a car and suggested the policy be more emphatic in its support of the goal to reduce car dependency. Ms. Zacarias suggested a policy could be added to clarify. Mr. Hullihan and Chair Cross agreed.

Mr. Hullihan asked if policy 1.4.2, the reference to Daycare and Community Residential Home facilities should rest solely with the Community Development Director. Consensus was to leave the policy as written.

Mr. Hullihan stated most of the green building initiatives in policy 1.6.1 are now included in the Florida Building Code and the policy could be more proactive to push the envelope toward 100 percent renewable energy and energy independence. Ms. Zacarias noted the policy was aspirational and provided a foundation for future incentives.

Mr. Hullihan commented he was intrigued to learn from the data analysis that the Village has 10 buildings that were built prior to 1939 and connecting that to the Historic Preservation Element would be useful.

Chair Cross asked about a reference to Nursing Homes. Village Attorney Rubin and Ms. Gardner-Young clarified the definition.

6. BOARD COMMENTS

Mr. Hogarth asked for an update on the Sign Code changes. Village Attorney Rubin stated the changes remain under review.

7. STAFF UPDATES: None.

8. ADJOURNMENT

Chair Cross advised the next meeting was scheduled for August 6, 2024. With no further business before the Board, Chair Cross adjourned the meeting at 9:43 p.m.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION

Subject/Agenda Item:

PUD-2024-01 1201 US Highway 1 Suites 24 & 25 Matteo's Restaurant

Consideration of Approval: A request from Joseph Anthony, agent for the property owner, Crystal Cove Commons, LLC, for a minor amendment to an approved Planned Unit Development to permit modifications to a previously approved outside seating area and to authorize an elevation change to the façade at 1201 US Highway 1, Suites 24 & 25.

[X] Recommendation to APPROVE
[ ] Recommendation to DENY

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

Originating Department:	**Reviewed By:**
Planning & Zoning Project Manager _____ Caryn Gardner-Young, AICP	Community Development Director _____ Caryn Gardner-Young, AICP
Attachments: 1. Minor PUD Amendment Application dated May 30, 2024 2. Justification Statement dated July 11, 2024 3. Location Map dated July 11, 2024 4. Existing Elevations of the Proposed Site dated July 11, 2024 5. Existing Elevations of Surrounding Area dated July 11, 2024 6. Special Warranty Deed dated May 30, 2024 7. Matteo's General Plans prepared by Code Architecture dated July 11, 2024	Public Notice: [X] Required [ ] Not Required Dates: Paper: Mailing [X] Required [ ] Not Required Notice Distance:

I. Executive Summary

The applicant proposes modifying the previously approved outside seating area and the building façade at 1201 US Highway 1, Suites 24 & 25.

II. Site Data

Existing Use: Shopping Center

Parcel Control Numbers: 68-43-42-09-10-000-0010

Legal Description:	Golfview Add to Village of North Palm Beach Lots 1 & 2
Parcel Size:	7.8638 acres
Existing Future Land Use Designation:	Commercial
Existing Zoning District:	Shopping Commercial (C-S)

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

Direction	Existing Land Use	Future Land Use	Zoning District
North	Benjamin Private School	Commercial, Educational	Shopping Commercial (C-S)
South	Waterway Terrace Condo	Residential High Density	Apt. Dwelling (R-3)
East	Cove Plaza	Commercial	Shopping Commercial (C-S)
West	Royal Harbour Condo, Everglades of North Palm Beach Condo, Seamark Condo, Governors Pointe Condo, and Gemini Condo	Residential High Density	Apt. Dwelling (R-3)

III. Annexation/Zoning History

The subject parcel site is located on the west side of US Highway 1, approximately 192 feet south of McLaren Road. It possesses a Future Land Use classification of Commercial and a Zoning designation of Shopping Commercial (C-S) with an approved Commercial Planned Unit Development (PUD) designation.

The Village of North Palm Beach (Village) initially approved the site's development in the early 1980s to allow a 136,432 GFA center, providing retail, restaurants, and office uses. On June 22, 2017, the Village Council adopted Ordinance No. 2017-09, approving a Commercial Planned Unit Development (CPUD) and modification of the site plan to allow the construction of exterior improvements to the existing commercial plaza, including changes to parking, the façade, landscaping, and signage.

On February 22, 2018, the Village Council adopted Resolution No. 2018-19, approving minor modifications to the CPUD, allowing the removal of a tower architectural element located south of the fountain area and modifying the location of a door on the south side of the Cod and Capers Restaurant. The Village subsequently amended the plan so that the previously identified outdoor seating locations were removed, with only the total allowable square footage of 3,211 SF identified as available.

On March 11, 2020, the Village's then Community Development Director approved an outdoor seating layout. The layout approved in 2020 only displayed 624 SF of outdoor seating for the Cod

& Capers tenant and 1,138 SF for the Cucina Cabana tenant, leaving 1,449 SF of outdoor seating available but unallocated to a specific location. Adopting Resolution No. 2024- 34 on April 25, 2024, the Village Council approved a minor PUD amendment to add four (4) outside seating areas, amend the approved uses and parking ratios, and allow a color change to the façade at the shopping center. This approval included the outside seating area for Matteo's restaurant.

IV. Applicable Code Provisions:

Section 45-33 C-S shopping commercial district
Section 45-35.1 Planned Unit Development
Section 45-36 General provisions
Appendix A – Appearance Plan

V. Summary of Proposed Site Plan and Appearance Details:

The petitioner's Minor Planned Unit Development Amendment documents consist of:

a. Minor PUD Amendment Application dated May 30, 2024
b. Justification Statement dated July 11, 2024
c. Location Map dated July 11, 2024
d. Existing Elevations of the Proposed Site dated July 11, 2024
e. Existing Elevations of Surrounding Area dated July 11, 2024
f. Special Warranty Deed dated May 30, 2024
g. Matteo's General Plans prepared by Code Architecture dated July 11, 2024

VI. Staff Analysis:

Request

The petition is for a Minor Planned Unit Development Amendment to permit modifications to a previously approved outside seating area and an elevation change to the façade at 1201 US Highway 1, Suites 24 & 25.

The Development Review Committee (DRC) discussed this petition at its June 12, 2024 meeting, and no comments were received from the DRC members.

Outdoor Seating

Matteo's previously received approval for a 2,750 square foot outdoor seating area. The area included planter boxes around the perimeter of the provided seating. Access to the outdoor seating area and the rest of the CPUD is provided from the entrance of the food establishment. A rendering of the proposed outdoor seating area, though not to scale, was included with the last Minor PUD Amendment application to identify the style and intent of the screening for this area. The Planning Zoning and Adjustment Board (PZAB) approved the plans as presented.

The Village's Code, when requesting outdoor seating, which increases the total number of seats available at a food service establishment, must include in any calculation of the total number of seats provided by the food service establishment the impacts upon parking, restroom facilities, and business taxes. Based upon the previous Minor PUD Amendment approval, there is sufficient parking for the proposed Matteo's outdoor seating area. When a BTR is applied for, the seating numbers will be considered. The number of restroom facilities complies with the Building Code (with three men's and three women's toilets being provided). Further, the 8' walkway condition of approval has been met, as shown on the submitted plans.

Elevation Modifications

As part of this Planned Unit Development Minor Amendment, the applicant is seeking to modify the exterior elevation for Suites 24 & 25 as follows:

a. Paint the existing exterior wall, columns, and trim.
b. Install stone veneer to the existing exterior wall
c. Replacement of existing aluminum storefront with a new aluminum storefront
d. New cement board soffit/ceiling that includes new lighting fixtures
e. New decorative wood awning
f. New exterior lighting
g. New signage
h. New planters and furniture for the outdoor seating area

New building colors for the following:
a. Snowbound – SW7004
b. Uncertain Gray – SW 6234
c. Tricorn Black – SW 6258

VII. APPEARANCE Code – Planning Commission Role & Responsibilities

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

The planning commission shall have the following powers and duties:

(1) To hold public hearings and recommend amendments to the appearance plan.

(2) To consult with and cooperate with other committees, Village departments, and any other municipal or governmental bodies on matters affecting the appearance of the Village.

(3) To study exterior design drawings, landscape and site plans, and materials for any proposed public buildings, public works, or other public improvements and to make recommendations to the council or Village manager regarding the architectural or aesthetic aspects thereof.

(4) To study and review preliminary and final plans and make recommendations to the Village council.

(5) To hold site plan and appearance review hearings, when required, and to issue or deny site plan and appearance approval for multiple-dwelling, commercial, mixed-use, and industrial buildings pursuant to the provisions of this division and the appearance plan in Appendix A of this code.

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

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

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

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

CODE OF ORDINANCES APPENDIX A, SECTION IV CRITERIA FOR APPEARANCE

These criteria are intended to establish a checklist of items that affect the physical aspect of the Village environment. Pertinent to appearance are the design of the site, buildings and structures, planting, signs, street hardware, and miscellaneous objects 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. Still, 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 modern masonry.
2. A project's appearance shall be evaluated based on the quality of its design and relationship to its 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 to harmonize 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, 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, facades without visual interest, and concealed or absent entrances.
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 the 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 the criteria for equipment screening.
11. Monotony of design in single or multiple building projects shall be avoided. Variations 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 regarding bulk regulations and standards and those portions of the Village Code that directly affect appearance shall be part of the criteria of this subsection.

G MAINTENANCE—PLANNING AND DESIGN FACTORS

1. The extent and quality of maintenance depend on continued good appearance. The choice of materials and their use, finishes, and other protective measures must be conducive to easy maintenance and upkeep.

2. Materials and finishes shall be selected for durability, wear, and beauty.

   Proper measures and devices shall be incorporated to protect against neglect, damage, and abuse.

3. The design shall include provisions for washing and cleaning buildings and structures and controlling dirt and refuse. Configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish shall be avoided.

H FACTORS FOR EVALUATION

The following factors and characteristics relating to development, and which affect appearance, will govern the Appearance Board's evaluation of a design submission after the Office of the Building Official has advised the Board 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

VII. Conclusion & Findings of Fact:

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

1. The most stringent requirements of Exhibit "A" Community Development Department Report and Recommendation dated July 11, 2024, and strict compliance with the Exhibits listed below, which are attached hereto and made a part hereof as Exhibit "B".

   a. Minor PUD Amendment Application dated May 30, 2024
   b. Justification Statement dated July 11, 2024
   c. Location Map dated July 11, 2024
   d. Existing Elevations of the Proposed Site dated July 11, 2024
   e. Existing Elevations of Surrounding Area dated July 11, 2024
   f. Special Warranty Deed dated May 30, 2024
   g. Matteo's General Plans prepared by Code Architecture dated July 12, 2024

2. The outdoor seating areas' planters, landscaping, and fencing shall be no less than two (2) feet in height. (Planning and Zoning)

3. The outdoor seating areas shall meet all building regulations governing general and handicapped accessibility. (Planning and Building)

4. The outdoor seating areas shall only be restricted to tables and chairs and the required screening materials. Such items shall be compatible in color and style with the exterior of the building and shall not contain or have affixed to them any sign, lettering, or advertising of any kind. (Planning and Zoning)

5. The outdoor seating areas shall meet all health codes and other applicable code requirements for restaurants. (Planning and Zoning)

6. The outdoor seating areas shall be maintained securely whenever the food services establishment is closed to the public. (Planning and Zoning)

7. All sales and service of food and beverages in the outdoor seating areas are prohibited between 10:30 pm and 7:00 am Sunday through Thursday and between 11:00 pm and 7:00 am Friday and Saturday. (Planning and Zoning)

8. The outdoor seating areas shall comply with the Village's noise regulations. (Planning and Zoning)

9. The outdoor seating area shall maintain a walkway path of no less than eight feet (8') in width. (Planning and Zoning)

10. The site plan shall be revised as necessary to reflect all conditions of approval and re-submitted before the issuance of building permits. (Planning and Zoning)

11. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Completion. (Planning and Building)

12. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "Village of North Palm Beach". (Planning and Zoning)

PLANNING, ZONING AND ADJUSTMENT BOARD ACTION – August 6, 2024

Exhibit B
Location Map



VILLAGE OF
NORTH PALM BEACH

MAY 30 2024

COMMUNITY DEVELOPMENT
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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 Community Development Department at 561-841-3365 for a pre-application submittal meeting.

Please check each relevant application box below:

☐ Annexation	☐ PUD Amendment Major	☐ Variance (Sign)
☐ Comprehensive Plan	☐ Plat Preliminary	☐ Variance
☐ Master Sign Plan Program	☐ Plat Final	☐ Waiver
☐ Planned Unit Development	☐ Similar Use	☐ Zoning Map Amendment
☒ PUD Amendment Minor	☐ Special Exception	☐ Zoning Text Amendment

Other:

☐ Appeal of Administrative Decision	☐ Postponement & Decision Withdrawal
☐ Extension of Time	☐ Pre-application meeting

Project Name MATTEO'S restaurant - Exterior - Crystal Cove Commons, North Palm Beach, FL

Agent's Name Joseph Anthony (with Core Level Architecture dba Core Level Architecture D.P.C. Company)

Address 308 Maltbie Street, Suite 200

City Syracuse State NY Zip 13204

Phone 315/ 233-1300 Fax 315/ 233-1314

Email mdouglas@corelevelarch.com

Owner's Name Crystal Cove Commons LLC
c/o American Commercial Realty Corp.

Address 300 Avenue of the Champions, Suite 140

City Palm Beach Gardens State FL Zip 33418

Phone 561/ 775-1300 Fax 561/ 775-8088

Email bseidel@amcomrealty.com Contact: Brock Seidel

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

Address _____

City _____ State _____ Zip _____

Phone _____ Fax _____

Email _____

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

Project Location & Address MATTEO'S restaurant - Exterior - Crystal Cove Commons, 1201 US-1 Suites 24 & 25, North Palm Beach, FL 33408

Parcel Identification Number(s) 68-43-42-09-10-000-0010

Property Size (Square feet/Acres) Outdoor dining area = 2,148 SF

Existing Use of Property previous restaurant outdoor dining area

Proposed Use of Property outdoor dining area for Matteo's restaurant

Existing Future Land Use Designation N/A

Proposed Future Land Use Designation N/A

Existing Zoning of Property "C-S" Shopping Commercial District within a "CPUD" Commercial Planned Unit Development

Proposed Zoning of Property same as existing

VILLAGE OF
NORTH PALM BEACH

MAY 30 2024

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Village of North Palm Beach

Planned Unit Development Amendment Submittal Checklist

Instructions to Applicant:

Answer all questions completely.

A filing fee in the amount of $1,500.00, advertising fees in the amount of $1500.00 and special services fees in the amount of $2,000 for major amendment and a filing fee in the amount of $500.00, advertising fees in the amount of $1500.00 and special services fees in the amount of $2,000 must accompany this application. **Since advertising and special services costs vary, the final amount will be reconciled upon receipt of invoices from the newspaper and consultants.**

Provide required attachments (warranty deed, survey and plans) as shown on the attached checklist.

Petitioner's Statement: (Explanation and reason for the request).

Use attachments as necessary.

Minor renovations to existing outdoor dining area and primary entry to space.

Applicant's Statement of Justification (Attach additional sheets as necessary).

The applicant is to explain how the request conforms to the following findings:

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.

N/A - minor renovations to existing footprint of outdoor dining area of existing tenant space

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.

N/A - minor renovations to existing footprint of outdoor dining area of existing tenant space

C. That the proposed use or uses shall not be detrimental to the orderly development of adjacent zoning districts.

Existing use is not being modified - minor renovations to existing outdoor dining area within existing footprint of tenant space.

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.

N/A

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.

N/A

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.

Use is remaining the same...this is a minor renovation to an existing restaurant space within existing plaza

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.

There is no change in use.

Note: Additional attachments may be added to provide more information in answering questions.

CORE LEVEL ARCHITECTURE

THE VILLAGE OF
NORTH PALM BEACH
JULY 11 2024
COMMUNITY DEVELOPMENT
RECEIVED

July 10, 2024

Record #:
Plan Check Engineer/Reviewer: Caryn Gardner-Young
Email Address: cgardner-young@village-npb.org
Phone: 561.841.3369

Minor Exterior Modifications will include the painting of existing exterior façade (walls, columns and trim). Installation of stone veneer to existing exterior wall, as well as the replacement of existing aluminum storefront with new aluminum storefront to match existing. A new cement board soffit/ceiling that includes new lighting fixtures will be constructed at the main exterior entry. A new decorative wood awning will be installed above interior entry to restaurant. New exterior lighting to be installed along face of exterior wall. Removal of existing signage and installation of new signage will be included in exterior modifications. New furniture will be added to create a new seating layout. Existing planting areas will remain as is with the addition of new planters to be used as screening.

These modifications are needed for a multitude of reasons. Creating a more attractive and comfortable outdoor dining area can enhance the overall dining experience, encouraging customers to stay longer and visit more frequently. Additionally, renovating outdoor areas allows a restaurant to increase its seating capacity without needing to expand the building itself, thus accommodating more customers during peak times and can directly translate to higher revenue, especially during favorable weather conditions

In light of recent health concerns, expanding outdoor seating can help maintain social distancing guidelines, making customers feel safer. Post-pandemic, there has been an increased preference for outdoor dining due to perceived safety benefits. Furthermore, a well-designed outdoor space can attract passersby and increase walk-in traffic, especially in busy areas. Enhancements like bright lighting, attractive signage, and appealing landscaping can draw attention to the restaurant. Thoughtful design can improve the flow of service, making it easier for staff to serve outdoor tables efficiently. A distinctive and attractive outdoor space can reinforce the restaurant's brand identity and marketing efforts.

Core Level Architecture, D.P.C.
308 Maltbie St., Suite 200, Syracuse, NY 13204 Phone: (315) 233-1311 Fax: (315) 233-1314

THE VILLAGE OF
NORTH PALM BEACH
JULY 11 2024
COMMUNITY DEVELOPMENT
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CORE LEVEL ARCHITECTURE

Location Map



Core Level Architecture, D.P.C.
dba Core Level Architecture, D.P.C. Company (FL lic. # AR102124)
308 Maltbie Street, Suite 200, Syracuse, NY 13204 Phone: (315) 233-1311 Fax: (315) 233-1314

THE VILLAGE OF
NORTH PALM BEACH
JULY 11 2024
COMMUNITY DEVELOPMENT
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CORE LEVEL ARCHITECTURE

Existing Elevations of The Proposed Space







Core Level Architecture, D.P.C.
308 Maltbie St., Suite 200, Syracuse, NY 13204 Phone: (315) 233-1311 Fax: (315) 233-1314

THE VILLAGE OF
NORTH PALM BEACH
JULY 11 2024
COMMUNITY DEVELOPMENT
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CORE LEVEL ARCHITECTURE

Existing Elevations of Surrounding Area







Core Level Architecture, D.P.C.
308 Maltbie St., Suite 200, Syracuse, NY 13204 Phone: (315) 233-1311 Fax: (315) 233-1314

VILLAGE OF
NORTH PALM BEACH

MAY 30 2024

COMMUNITY DEVELOPMENT
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CFN 20210561672
OR BK 33123 PG 1747
RECORDED 12/09/2021 11:51:37
Palm Beach County, Florida
AMT 36,235,000.00
DEED DOC 253,645.00
Joseph Abruzzo
Clerk
Pgs 1747-1752; (6Pgs)

Prepared by TigerLaw:

Nat Piggee

220 North Green Street

Chicago, Illinois 60607

Tax Parcel ID Number: 68-43-42-09-10-000-0010

Special Warranty Deed

THIS SPECIAL WARRANTY DEED, made this 23 day of November, 2021

By

PEARLAND RJR, LLC, a Texas limited liability company

1180 S. BEVERLY DRIVE, SUITE 700

LOS ANGELES, CA 90035

as Grantor,

To

CRYSTAL COVE COMMONS LLC, a Florida limited liability company, as Grantee, whose address is:

300 AVENUE OF THE CHAMPIONS, SUITE 140

PALM BEACH GARDENS, FL 33418

as Grantee;

The Grantor, for and in consideration of Ten and No/100 Dollars ($10.00), lawful money of the United States, and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, its successors and assigns forever, the following described parcel of land located in Palm Beach County, Florida, to wit:

See **Exhibit A** attached hereto and incorporated herein by reference

(The foregoing real property, together with all improvements and fixtures located thereon, are sometimes collectively referred to herein as the "Property")

TOGETHER with all improvements located thereon and all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is made subject only to those encumbrances set forth on **Exhibit B** attached hereto and made a part hereof, without intending to reimpose same.

The Grantor hereby warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Printed Name of Witness

Witness Signature

Printed Name of Witness

GRANTOR:

PEARLAND RJR LLC, a Texas limited liability company

By:

Name: Robert Rivani

Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles) ss:

Subscribed and sworn to (or affirmed) before me on this 18th day of November, 2021, by Robert Rivani, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

Signature _____

(Seal)

Notary Public



Evidence produced: CA Drivers License

EXHIBIT A

Legal Description of Property

Lots 1 and 2, GOLFVIEW ADDITION TO THE VILLAGE OF NORTH PALM BEACH, according to the plat thereof, recorded in Plat Book 28, Page 199, of the Public Records of Palm Beach County, Florida.

EXHIBIT B

Matters Excluded from Grantor's Warranties

1. General or special taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. All matters contained on the Plat of GOLFVIEW ADDITION TO VILLAGE OF NORTH PALM BEACH, as recorded in [Plat Book 28, Page 199], of the Public Records of Palm Beach County, Florida.
3. Resolution Fixing Setback Requirements along State Road No. 5 recorded in Deed [Book 1045, Page 327], Public Records of Palm Beach County, Florida.
4. Agreement by and between North Palm Beach, Inc. and North Palm Beach Utilities, Inc., in regards to the construction of a central water and sewer system recorded in Deed [Book 1145, Page 135], Public Records of Palm Beach County, Florida. Amendment to Agreement recorded in Official Records [Book 87, Page 317], Public Records of Palm Beach County, Florida. As affected by Assignment and Assumption Agreements recorded in Official Records [Book 5542, Page 1399]; Official Records [Book 6002, Page 62] and Official Records [Book 6007, Page 1275], Public Records of Palm Beach County, Florida.
5. Easement Agreement with North Palm Beach Utilities, Inc. for the installation of pipelines for water and sewage mains recorded in Official Records [Book 674, Page 387], Public Records of Palm Beach County, Florida. As affected by Assignment and Assumption Agreements recorded in Official Records [Book 5542, Page 1399]; Official Records [Book 6002, Page 62] and Official Records [Book 6007, Page 1275], Public Records of Palm Beach County, Florida.
6. Dedication of Easement in favor of North Palm Beach Utilities, Inc. for the installation of pipelines for water and sewage mains recorded in Official Records [Book 1114, Page 420], Public Records of Palm Beach County, Florida. As affected by Assignment and Assumption Agreements recorded in Official Records [Book 5542, Page 1399]; Official Records [Book 6002, Page 62] and Official Records [Book 6007, Page 1275], Public Records of Palm Beach County, Florida.
7. Easement to Florida Power and Light Company recorded in Official Records [Book 931, Page 232], Public Records of Palm Beach County, Florida.
8. Easement to Florida Power and Light Company recorded in Official Records [Book 3798, Page 1801], Public Records of Palm Beach County, Florida.
9. Easement in favor of Seacoast Utilities, Inc. for the installation and maintenance of water lines recorded in Official Records [Book 3885, Page 1833], Public Records of Palm Beach County, Florida. As affected by Assignment and Assumption Agreements recorded in Official Records [Book 5542, Page 1399]; Official Records [Book 6002, Page 62] and Official Records [Book 6007, Page 1275], Public Records of Palm Beach County, Florida.

10. Easement to Florida Power and Light Company recorded in Official Records [Book 4007, Page 1406], Public Records of Palm Beach County, Florida.
11. Notice of Lien Rights by Seacoast Utility Authority recorded in Official Records [Book 22953, Page 1631], Public Records of Palm Beach County, Florida.
12. Notice of Interest containing easements by Seacoast Utility Authority recorded in Official Records [Book 26779, Page 403], Public Records of Palm Beach County, Florida.

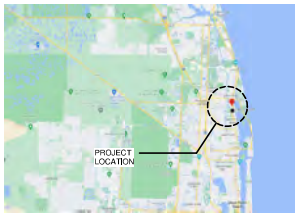
MATTEO'S

NORTH PALM BEACH - EXTERIOR PACKAGE

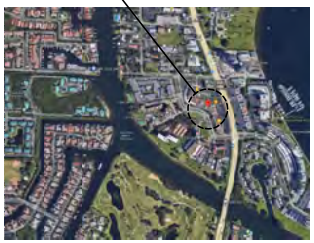
1201 US-1 SUITES 24 and 25
NORTH PALM BEACH, FL 33408

THE VILLAGE OF NORTH PALM BEACH
JULY 11 2024
COMMUNITY DEVELOPMENT
RECEIVED

REGIONAL MAP



SITE MAP



CONTACT INFORMATION

LANDLORD:	AMERICAN COMMERCIAL REALTY	**TENANT:**	ROTHMANN'S RESTAURANT GROUP
ADDRESS:	300 AVENUE OF THE CHAMPIONS SUITE 140 PALM BEACH GARDENS, FL 33418	ADDRESS:	6319 NORTHERN BLVD, ROUTE 106 AND 25A EAST NORWICH, NY 11732
PHONE:	561.775.1300	PHONE:	516.567.8329
E-MAIL:	info@amcommrealty.com	E-MAIL:	romy@rg1907.com

GOVERNING AGENCIES

BUILDING DEPT.:	VILLAGE OF NORTH PALM BEACH BUILDING DIVISION	**FACILITY DEPT.:**	VILLAGE OF NORTH PALM BEACH FACILITIES DIVISION
ADDRESS:	420 US HWY 1, SUITE 21 NORTH PALM BEACH, FL 33408	ADDRESS:	645 PROSPERITY FARMS ROAD NORTH PALM BEACH, FL 33408
PHONE:	561.841.3365	PHONE:	561.691.3443
E-MAIL:	permits@village-npb.org	E-MAIL:	bbruckner@village-nbp.org
FIRE DEPARTMENT:	VILLAGE OF NORTH PALM BEACH FIRE RESCUE		
ADDRESS:	560 US HWY 1 NORTH PALM BEACH, FL 33408		
PHONE:	561.841.3374		
E-MAIL:	firechief@village-npb.org		

GENERAL PROJECT NOTES

PLEASE NOTE ALL CONTRACTORS ARE REQUIRED TO REVIEW ALL DRAWINGS, SPECIFICATIONS, AND PROJECT SITE CONDITIONS. CONTRACTORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE PROJECT SITE IN ORDER TO VERIFY THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID TO THE OWNER AND/OR OWNER REPRESENTATIVE. ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND DRAWINGS, OR ANY OMISSIONS ON THE PLANS SHALL BE REPORTED IN WRITING TO OWNER AND/OR OWNER REPRESENTATIVE TO SUBMIT AND OBTAIN APPROVAL FROM ARCHITECT.

PLEASE FURTHER NOTE OWNER AND/OR OWNER REPRESENTATIVE WILL NOT PAY ANY ADDITIONAL COMPENSATION FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, DUE TO DIFFICULTIES ENCOUNTERED OR CONDITIONS AT THE PROJECT SITE, WHICH SHOULD HAVE BEEN KNOWN OR FORESEEN BY CONTRACTOR DURING ITS PHYSICAL EXAMINATION OF THE PROJECT SITE. IN ADDITION, NO SUBSTITUTE OF SPECIFIED MATERIALS, COLORS, SIZES, OR FINISHES SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF OWNER AND/OR OWNER REPRESENTATIVE AND/OR ARCHITECT. PLEASE PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES TO OWNER AND/OR OWNER REPRESENTATIVE TO BE FORWARDED ON TO ARCHITECT FOR APPROVAL OF ANY PROPOSED SUBSTITUTION.

ALL WORK SHALL CONFORM TO LANDLORD CRITERIA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, REVIEW & UNDERSTAND THE LANDLORD CRITERIA AND TO INCLUDE ADJUSTMENTS FOR WORK REQUIRED PER LANDLORD CRITERIA IN THE BID PROPOSAL.

PROJECT DATA / CODES

PROJECT DESCRIPTION:

THE PROJECT IS AN EXTERIOR RENOVATION OF EXISTING OUTDOOR DINING AREA.

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED.

APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- FLORIDA BUILDING CODE 8th EDITION (2023) - BUILDING (FBC-B)
- FLORIDA BUILDING CODE 8th EDITION (2023) - ENERGY CONSERVATION (FBC-EC)
- FLORIDA BUILDING CODE 8th EDITION (2023) - EXISTING BUILDING (FBC-EB)
- FLORIDA BUILDING CODE 8th EDITION (2023) - MECHANICAL (FBC-M)
- FLORIDA BUILDING CODE 8th EDITION (2023) - PLUMBING (FBC-P)
- FLORIDA BUILDING CODE 8th EDITION (2023) - ACCESSIBILITY (FBC-A)
- FLORIDA FIRE PREVENTION CODE 8th EDITION (FFPC)
- NATIONAL ELECTRICAL CODE 2020 EDITION (NEC)

WHERE THERE IS CONFLICT OR INCONSISTENCY BETWEEN THE REQUIREMENTS OF THE CODES NOTED ABOVE AND OTHER APPLICABLE LAWS AND RULES, UNLESS OTHERWISE REQUIRED, SUCH CONFLICT SHALL BE RESOLVED IN FAVOR OF THE MORE RESTRICTIVE REQUIREMENT.

CHAPTER 3 - USE and OCCUPANCY CLASSIFICATION

PROPOSED PRIMARY TENANT OCCUPANCY CLASSIFICATION: A-2
CALCULATED OCCUPANT LOAD (15 GSF / OCC.): 101 OCCUPANTS
SEATING CAPACITY: 122 SEATS
CLIMATE ZONE: 2

THE EXISTING BUILDING WAS DESIGNED and BUILT TO THE FOLLOWING PARAMETERS ALLOWED BY CODE AT THE TIME OF ITS CONSTRUCTION:

CHAPTER 5 - GENERAL BUILDING HEIGHTS and AREAS

BUILDING LIMITATIONS: EXISTING TO REMAIN WITHOUT ALTERATION

AREA CALCULATIONS: PRIMARY TENANT SF: 7,105 GROSS SF
OUTDOOR DINING AREA SF: 2,148 GROSS SF

CHAPTER 6 - TYPES OF CONSTRUCTION

CONSTRUCTION TYPE: II A

CHAPTER 8 - INTERIOR FINISHES

ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THE CLASSIFICATION OUTLINED PER OCCUPANCY GROUPS IN TABLE 803.11. PLEASE NOTE THAT ALL FINISHES WILL ADHERE TO THE STRICTER GUIDELINES SET FORTH BY THE PRIMARY OCCUPANCY.

PRIMARY

OCCUPANCY A-2 (SPRINKLERED)

INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGEWAYS: CLASS B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: CLASS B
ROOMS AND ENCLOSED SPACES: CLASS C

SECONDARY

OCCUPANCY B (SPRINKLERED)

INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGEWAYS: CLASS B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: CLASS C
ROOMS AND ENCLOSED SPACES: CLASS C

OCCUPANCY S (SPRINKLERED)

INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGEWAYS: CLASS C
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: CLASS C
ROOMS AND ENCLOSED SPACES: CLASS C

OCCUPANCY U (SPRINKLERED)

NO RESTRICTIONS

CHAPTER 9 - FIRE PROTECTION SYSTEMS

EXISTING SYSTEM TO REMAIN. EXISTING HEADS TO BE TURNED UP. SYSTEM SHALL REMAIN OPERATIONAL THROUGHOUT CONSTRUCTION PROCESS. EXISTING AUTOMATIC SPRINKLER SYSTEM MODIFICATION SHALL BE PROVIDED IN THIS BUILDING UNDER A SEPARATE PERMIT SUBMISSION.

GENERAL PROJECT NOTES

THE FOLLOWING WILL BE PART OF A SEPARATE SUBMISSION FOR PERMITTING:

- FIRE PROTECTION SYSTEMS - SPRINKLER AND ALARM
- EXTERIOR SIGNAGE

SHEET NUMBER	SHEET NAME	Issue Date	Revision No.	Revision Issue Date
G000	COVER SHEET	05.10.24	B	07.10.24
G001	GENERAL PROJECT NOTES, STANDARDS and SUBMITTAL REQUIREMENTS	05.10.24	A	04.29.24
G002	GENERAL PROJECT NOTES, STANDARDS AND SUBMITTAL REQUIREMENTS	05.10.24	A	04.29.24
D100	DEMOLITION AND PREPARATION PLAN	05.10.24	A	04.29.24
A100	NEW WORK FLOOR PLAN	05.10.24	B	07.10.24
A150	NEW WORK REFLECTED CEILING PLAN	05.10.24	A	04.29.24
A151	ENLARGED REFLECTED CEILING PLANS	05.10.24	A	04.29.24
A200	EXTERIOR ELEVATIONS	05.10.24	B	07.10.24
A410	DOOR TYPES, ALUMINUM STOREFRONT TYPES AND DETAILS	05.10.24	A	04.29.24
A500	SECTIONS AND DETAILS	05.10.24	A	04.29.24
A501	SECTIONS AND DETAILS	05.10.24	A	04.29.24
A900	EXTERIOR - 3D VIEWS	05.10.24	B	07.10.24
A901	EXTERIOR - 3D VIEWS	05.10.24	A	04.29.24

LANDLORD NOTES

ANY CHANGES TO THESE PLANS AFTER DATE APPROVED MUST BE RESUBMITTED FOR LANDLORD APPROVAL WITH CHANGES SPECIFICALLY NOTED.

1. DAILY CLEANUP SHALL TAKE PLACE. NO DEBRIS, TOOLS, OR EQUIPMENT TO BE LEFT OUTSIDE OF LEASED PREMISES WITHOUT PRIOR AUTHORIZATION FROM PROPERTY MANAGEMENT WITH AN AGREED UPON STAGING AREA.
2. NEW FIRE SUPPRESSION SYSTEM OR MODIFICATIONS TO THE EXISTING SYSTEM SHALL NOT ADVERSELY AFFECT ADJACENT TENANT'S OR REMAINDER OF THE SHOPPING CENTER'S CODE COMPLIANCE OR OPERATION.
3. CONTRACTOR TO COORDIANTE WITH PROPERTY MANAGEMENT 48 HOURS PRIOR TO COMMENCING ANY WORK ON THE FIRE SUPPRESSION SYSTEM AND/OR FIRE ALARM SYSTEM.
4. ANY MODIFICATIONS OR DAMAGES TO TEH EXTERIOR MUST BE PATCHED AND REPAIRED TO MATCH EXISTING CONDITIONS.
5. ANY DAMAGES TO DRIVES, SIDEWALKS, SHOPPING CENTER'S COMMON UTILITIES, ETC. MUST BE REPAIRED TO LIKE NEW AND OPERATIONAL CONDITION.
6. DEMOLITION TO EXISTING F.F.E. NOT BEING REUSED MUST BE COMPLETE. DEMOLITION TO EXISTING FINISHES SUCH AS CEILING SYSTEMS, WALL SYSTEMS, FLOORING, ETC. MUST BE FULLY REMOVED, ELECTRICAL CIRCUITS REMOVED BACK TO SOURCE, WATER PIPING REMOVED BACK TO SOURCE, SEWER CAPPED BELOW SOG, RTUs REMOVED FROM ROOFTOP, DUCT WORK REMOVED, ETC.
7. ANY EXTERIOR PENETRATIONS NEED TO BE WEATHER SEALED. CONTACT PROPERTY MANAGEMENT FOR ROOFING PENETRATIONS AS THE ROOF STILL MAY BE UNDER WARRANTY.
8. CONTRACTOR TO PROVIDE NEW METER (ELECTRIC, WATER, GAS) INFORMATION TO PROPERTY MANAGEMENT IF APPLICABLE.
9. ANY EXHAUSTS, VENTS, AND THE LIKE TO BE INSTALLED AND MAINTAIN A MINIMUM OF 15' AWAT FROM ADJACENT TENAT'S FRESH AIR INTAKES, RTUs AND THE LIKE.
10. ALL ADDED AND EXISTING CIRCUITS ON AND WITHIN EXTERIOR ROOF STRUCTURE ARE TO BE ON TENANT'S ELECTRICAL PANEL.
11. NO DEMOLITION OF ANY STRUCTURAL OR EXTERIOR ELEMENTS, OR ANYTHING THAT EFFECTS THE ENVELOPE OF THE LEASED PREMISES (PENETRATIONS, ROOF WORK, SOG, ETC.) MAY TAKE PLACE WITHOUT FULL AND FINAL PLANS BEING SUBMITTED AND APPROVED BY LANDLORD OR ANY DEMOLITION NOTES SPECIFICALLY MARKED IN THE LEGEND.
12. PERMIT MUST BE OBTAINED BY THE AHJ PRIOR TO ANY COMMENCEMENT OF WORK.
13. ANY AND ALL NOISY/LOUD WORK MUST BE COMPLETED DURING OFF HOURS.
14. DUMPSTER LOCATION(S) MUST BE COORDINATED WITH PROPERTY MANAGEMENT.
15. TENANT OR TENANT'S DESIGN TEAM TO CONFIRM IN WRITING THERE ARE TO BE NO ALTERATION'S TO THE ROOF, ROOF STRUCTURE OR AWNING.

PLUMBING FIXTURE COUNT ANALYSIS

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES: 2023 FLORIDA PLUMBING CODE CH. 4 TABLE 403.1 FOR FIXTURE QUANTITIES

OCCUPANCY: **A-2** - OCCUPANT LOAD: **379 OCCUPANTS (PER 2023 FPC TABLE 403.1)**
CALCULATED OCCUPANT LOAD - 257 (INTERIOR) + 122 (EXTERIOR)

A-2 OCCUPANCY FIXTURE QUANTITIES

	MALE OCCUPANTS 379 / 2 = 190		FEMALE OCCUPANTS 379 / 2 = 190	
FIXTURE TYPE	CODE REQUIREMENT	TOTAL PROVIDED	CODE REQUIREMENT	TOTAL PROVIDED
WATER CLOSETS	1 PER 75	2	1 PER 75	3
URINALS	N/A	1	N/A	N/A
LAVATORIES	1 PER 200	3	1 PER 200	3
SHOWERS	NO QUANTITY REQUIREMENT PER CODE			
DRINKING FOUNTAINS	N/A	-	N/A	-
OTHER (SERVICE SINKS)	1 REQUIRED	1	1 REQUIRED	1

GENERAL NOTES

A. SEE COVER SHEET FOR ADDITIONAL CODE COMPLIANCE INFORMATION.
B. SEE CC300 DRAWING SERIES FOR ACCESSIBILITY COMPLIANCE INFORMATION.
C. NOT MORE THAN 67% OF THE REQUIRED NUMBER OF WATER CLOSEST MAY BE URINALS.

ARCHITECT

CORE LEVEL ARCHITECTURE
801 JAMES STREET, SYRACUSE, NEW YORK 13203
PHONE: 315.233.1300 FAX: 315.200.1314

ENGINEER

SEAL

03.27.24

PROJECT NAME

MATTEO'S
NORTH PALM BEACH
1201 US-1 SUITES 24 and 25
NORTH PALM BEACH, FL 33408

REVISION

REV	DATE	BY	NOTES
A	04.29.24		CLIENT REVIEW COMMENTS
B	07.10.24		DLA COMMENTS

PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	03.27.24

SHEET TITLE

COVER SHEET

SHEET NUMBER

G000

PROJECT STATUS

PROGRESS SET - NOT FOR CONSTRUCTION OR PERMITTING

Copyright 2024, ALL RIGHTS RESERVED. THESE DRAWINGS WERE PREPARED BY CORE LEVEL ARCHITECTURE, USE, AND ALL INFORMATION CONTAINED HEREON, IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS MAY NOT BE USED OR MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF ALL CONCERNED PARTIES. THESE DOCUMENTS MAY ONLY BE USED IN CONNECTION WITH THE CONSTRUCTION OF THE PROJECT IDENTIFIED HEREON. THE FILING OF THESE DOCUMENTS WITH PUBLIC OFFICIALS OR OTHERS SO AS TO SECURE PERMITS AND PERMISSIONS FOR THE CONSTRUCTION OF THE PROJECT IDENTIFIED HEREON SHALL NOT CONSTITUTE A PUBLICATION OF THESE DOCUMENTS.

SUBSTITUTIONS REQUIREMENTS

A. SUBSTITUTION: A PRODUCT OR SYSTEM PROPOSED FOR SUBSTITUTION, AFTER THE AWARD OF CONTRACT, WHOSE COMPONENTS OR CHARACTERISTICS DIFFER FROM THE SPECIFIED CRITERIA FOR THAT PRODUCT OR SYSTEM. IF ACCEPTED, A SUBSTITUTION MAY RESULT IN A CHANGE TO THE CONTRACT AMOUNT. SUBSTITUTIONS WILL ONLY BE ACCEPTED IN THE EVENT THAT PRODUCTS OR SYSTEMS ARE DISCONTINUED.

B. THE MATERIALS, PRODUCTS AND EQUIPMENT DESCRIBED IN THE CONTRACT DOCUMENTS ESTABLISH A STANDARD OF REQUIRED FUNCTION, DIMENSION, APPEARANCE AND QUALITY TO BE MET BY ANY PROPOSED SUBSTITUTION.

C. SUBSTITUTIONS WILL ONLY BE CONSIDERED WHEN A PRODUCT BECOMES UNAVAILABLE THROUGH NO FAULT OF THE CONTRACTOR.

D. DOCUMENT EACH REQUEST WITH COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION WITH CONTRACT DOCUMENTS. SUCH REQUESTS SHALL INCLUDE THE NAME OF THE MATERIAL OR EQUIPMENT FOR WHICH IT IS TO BE SUBSTITUTED AND A COMPLETE DESCRIPTION OF THE PROPOSED SUBSTITUTION INCLUDING DRAWINGS, PERFORMANCE AND TEST DATA, AND OTHER INFORMATION NECESSARY FOR AN EVALUATION. A STATEMENT SETTING FORTH CHANGES IN OTHER MATERIALS, EQUIPMENT OR OTHER PORTIONS OF THE WORK, INCLUDING CHANGES IN THE WORK OF OTHER CONTRACTS, SHALL BE INCLUDED. THE BURDEN OF PROOF OF THE MERIT OF THE PROPOSED SUBSTITUTION IS UPON THE PROPOSER. THE ARCHITECT/ENGINEER'S DECISION OF APPROVAL OR DISAPPROVAL SHALL BE FINAL.

E. A REQUEST CONSTITUTES A REPRESENTATION THAT THE CONTRACTOR:

1. HAS INVESTIGATED PROPOSED PRODUCT AND DETERMINED THAT IT MEETS OR EXCEEDS THE QUALITY LEVEL OF THE SPECIFIED PRODUCT.
2. WILL PROVIDE THE SAME WARRANTY FOR THE SUBSTITUTION AS FOR THE SPECIFIED PRODUCT.
3. WILL COORDINATE INSTALLATION AND MAKE CHANGES TO OTHER WORK WHICH MAY BE REQUIRED FOR THE WORK TO BE COMPLETE WITH NO ADDITIONAL COST TO OWNER.
4. WAIVES CLAIMS FOR ADDITIONAL COSTS OR TIME EXTENSIONS WHICH MAY SUBSEQUENTLY BECOME APPARENT.
5. WILL REIMBURSE OWNER FOR REVIEW OR REDESIGN SERVICES ASSOCIATED WITH RE-APPROVAL BY ARCHITECT/ ENGINEER.

F. SUBSTITUTIONS WILL NOT BE CONSIDERED WHEN THEY ARE INDICATED OR IMPLIED ON SHOP DRAWING OR PRODUCT DATA SUBMITTALS, WITHOUT SEPARATE WRITTEN REQUEST, OR WHEN ACCEPTANCE WILL REQUIRE REVISION TO THE CONTRACT DOCUMENTS.

G. ANY SUBSTITUTIONS OR MODIFICATIONS THAT ARE THE RESULT OF LOCAL AND STATE GUIDELINES, CONTRACTOR SHALL PROVIDE CODE / GUIDELINE SECTION AS PART OF SUBSTITUTION REQUEST.

H. WHEN A LIGHTING TYPE SUBSTITUTION IS REQUESTED, A PHOTOMETRIC PLAN SHALL BE PROVIDED INDICATING THE PROPOSED SUBSTITUTION IS AN EQUAL SUBSTITUTION.

I. SUBSTITUTION SUBMITTAL PROCEDURE:

1. SUBMIT THREE (3) COPIES OF REQUEST FOR SUBSTITUTION FOR CONSIDERATION. LIMIT EACH REQUEST TO ONE PROPOSED SUBSTITUTION.
2. SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND CERTIFIED TEST RESULTS ATTESTING TO THE PROPOSED PRODUCT EQUIVALENCE. BURDEN OF PROOF IS ON THE PROPOSER.
3. THE ARCHITECT/ENGINEER WILL NOTIFY CONTRACTOR IN WRITING OF DECISION TO ACCEPT OR REJECT REQUEST.

SUBMITTALS and SHOP DRAWING REQUIREMENTS

THE FOLLOWING ARE THE REQUIREMENTS FOR CONTRACTORS RELATED TO SUBSTITUTIONS AND SUBMITTALS.

SUBMITTAL PROCEDURES

A. TRANSMIT EACH SUBMITTAL WITH STANDARD SUBMITTAL FORM.

B. SEQUENTIALLY NUMBER THE TRANSMITTAL FORMS. MARK REVISED SUBMITTALS WITH ORIGINAL NUMBER AND SEQUENTIAL ALPHABETIC SUFFIX.

C. IDENTIFY PROJECT, CONTRACTOR, SUBCONTRACTOR OR SUPPLIER; PERTINENT DRAWING SHEET AND DETAIL NUMBER(S), AND SPECIFICATION SECTION NUMBER (IF APPLICABLE), APPROPRIATE TO SUBMITTAL.

D. APPLY CONTRACTOR'S STAMP, SIGNED OR INITIALED CERTIFYING THAT REVIEW, VERIFICATION OF PRODUCTS REQUIRED, FIELD DIMENSIONS, ADJACENT CONSTRUCTION WORK, AND COORDINATION OF INFORMATION, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.

E. SCHEDULE SUBMITTALS TO EXPEDITE THE PROJECT, AND DELIVER TO CONSTRUCTION MANAGER AT BUSINESS ADDRESS. COORDINATE SUBMISSION OF RELATED ITEMS.

F. FOR EACH SUBMITTAL REVIEW, ALLOW SEVEN (7) BUSINESS DAYS EXCLUDING DELIVERY TIME TO AND FROM AnCOR. ANY SUBMITTALS SUBMITTED VIA E-MAIL AFTER 5 PM (EST) SHALL BE CONSIDERED RECEIVED ON THE FOLLOWING BUSINESS DAY.

G. IDENTIFY VARIATIONS FROM CONTRACT DOCUMENTS AND PRODUCT OR SYSTEM LIMITATIONS, WHICH MAY BE DETRIMENTAL TO SUCCESSFUL PERFORMANCE OF THE COMPLETED WORK.

H. WHEN REVISED FOR RESUBMISSION, IDENTIFY CHANGES MADE SINCE PREVIOUS SUBMISSION.

I. DISTRIBUTE COPIES OF REVIEWED SUBMITTALS AS APPROPRIATE. INSTRUCT PARTIES TO PROMPTLY REPORT INABILITY TO COMPLY WITH REQUIREMENTS.

J. SUBMITTALS NOT REQUESTED WILL NOT BE RECOGNIZED OR PROCESSED.

PROPOSED PRODUCTS LIST

A. WITHIN THREE (3) CALENDAR DAYS AFTER DATE OF NOTICE TO PROCEED, SUBMIT COMPLETE LIST OF MAJOR PRODUCTS PROPOSED FOR USE, WITH NAME OF MANUFACTURER, TRADE NAME, AND MODEL NUMBER OF EACH PRODUCT.

B. FOR PRODUCTS SPECIFIED ONLY BY REFERENCE STANDARDS, GIVE MANUFACTURER, TRADE NAME, MODEL OR CATALOG DESIGNATION, AND REFERENCE STANDARDS.

SHOP DRAWINGS

A. PRODUCT DATA: SUBMIT TO CONSTRUCTION MANAGER FOR REVIEW BY THE ARCHITECT/ENGINEER FOR LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND DESIGN CONCEPT EXPRESSED IN CONTRACT DOCUMENTS. PROVIDE COPIES AND DISTRIBUTE IN ACCORDANCE WITH SUBMITTAL PROCEDURES ARTICLE AND FOR RECORD DOCUMENTS PURPOSES.

B. INDICATE SPECIAL UTILITY AND ELECTRICAL CHARACTERISTICS, UTILITY CONNECTION REQUIREMENTS, AND LOCATION OF UTILITY OUTLETS FOR SERVICE OR FUNCTIONAL EQUIPMENT AND APPLIANCES.

C. SUBMIT THREE (3) OPAQUE REPRODUCTIONS, WHICH WILL BE RETAINED BY CONSTRUCTION MANAGER, PLUS ONE (1) REPRODUCIBLE TRANSPARENCY, WHICH WILL BE RETURNED TO THE CONTRACTOR.

D. AFTER REVIEW, DISTRIBUTE IN ACCORDANCE WITH SUBMITTAL PROCEDURE ARTICLE ABOVE AND PROVIDE COPIES FOR RECORD DOCUMENTS.

PRODUCT DATA

A. PRODUCT DATA: SUBMIT TO ARCHITECT/ENGINEER FOR REVIEW FOR LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND DESIGN CONCEPT EXPRESSED IN CONTRACT DOCUMENTS. PROVIDE COPIES AND DISTRIBUTE IN ACCORDANCE WITH SUBMITTAL PROCEDURES ARTICLE AND FOR RECORD DOCUMENTS PURPOSES.

B. SUBMIT THREE (3) COPIES. TWO (2) COPIES WILL BE RETURNED TO THE CONTRACTOR. ONE (1) COPIES WILL BE RETAINED BY THE PROJECT MANAGER.

C. SUBMIT ONE (1) COPY OF MATERIAL SAFETY DATA SHEET FOR ALL PRODUCTS USED ON THE PROJECT, WHICH WILL BE RETAINED BY THE PROJECT MANAGER.

E. MARK EACH COPY TO IDENTIFY APPLICABLE PRODUCTS, MODELS, OPTIONS, AND OTHER DATA. SUPPLEMENT MANUFACTURERS' STANDARD DATA TO PROVIDE INFORMATION UNIQUE TO THIS PROJECT.

F. AFTER REVIEW, DISTRIBUTE IN ACCORDANCE WITH SUBMITTAL PROCEDURES ARTICLE ABOVE AND PROVIDE COPIES FOR RECORD DOCUMENTS.

SAMPLES

A. PRODUCT DATA: SUBMIT TO ARCHITECT/ENGINEER FOR REVIEW FOR LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND DESIGN CONCEPT EXPRESSED IN CONTRACT DOCUMENTS. PROVIDE COPIES AND DISTRIBUTE IN ACCORDANCE WITH SUBMITTAL PROCEDURES ARTICLE AND FOR RECORD DOCUMENTS PURPOSES.

B. SAMPLES FOR SELECTION AS SPECIFIED IN PRODUCT SECTIONS:

1. SUBMIT TO ARCHITECT/ENGINEER FOR AESTHETIC, COLOR, OR FINISH SELECTION.
2. SUBMIT SAMPLES OF FINISHES FROM FULL RANGE OF MANUFACTURERS' COLORS, TEXTURES, AND PATTERNS FOR ARCHITECT/ENGINEER SELECTION.
3. AFTER REVIEW, PRODUCE DUPLICATES AND DISTRIBUTE IN ACCORDANCE WITH SUBMITTAL PROCEDURES ARTICLE FOR RECORD DOCUMENTS PURPOSES.

C. SUBMIT SAMPLES TO ILLUSTRATE FUNCTIONAL AND AESTHETIC CHARACTERISTICS OF PRODUCTS, WITH INTEGRAL PARTS AND ATTACHMENT DEVICES. COORDINATE SAMPLE SUBMITTALS FOR INTERFACING WORK.

D. INCLUDE IDENTIFICATION ON EACH SAMPLE, WITH FULL PROJECT INFORMATION.

E. SUBMIT THE NUMBER OR SAMPLES SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS, TWO (2) OF WHICH WILL BE RETAINED BY PROJECT MANAGER.

F. REVIEWED SAMPLES WHICH MAY BE USED IN THE WORK ARE INDICATED IN INDIVIDUAL SPECIFICATION SECTIONS.

G. SAMPLES WILL NOT BE USED FOR TESTING PURPOSES UNLESS SPECIFICALLY STATED IN SPECIFICATION SECTION.

MANUFACTURER'S INSTRUCTIONS

A. WHEN SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS, SUBMIT MANUFACTURERS' PRINTED INSTRUCTIONS FOR DELIVERY, STORAGE, ASSEMBLY, INSTALLATION, START-UP, ADJUSTING, AND FINISHING, IN QUANTITIES SPECIFIED FOR PRODUCT DATA.

B. IDENTIFY CONFLICTS BETWEEN MANUFACTURERS' INSTRUCTIONS AND CONTRACT DOCUMENTS.

C. INDICATE SPECIAL PROCEDURES, PERIMETER CONDITIONS REQUIRING SPECIAL ATTENTION, AND SPECIAL ENVIRONMENTAL CRITERIA REQUIRED FOR APPLICATION OR INSTALLATION.

MANUFACTURERS' FIELD REPORTS

A. SUBMIT REPORTS FOR CONSTRUCTION MANAGER'S BENEFIT AS CONTRACT ADMINISTRATOR OR FOR OWNER.

B. SUBMIT REPORT IN DUPLICATE WITHIN THIRTY (30) DAYS OF OBSERVATION TO PROJECT MANAGER FOR INFORMATION.

C. SUBMIT FOR INFORMATION FOR LIMITED PURPOSE OF ASSESSING CONFORMANCE WITH INFORMATION GIVEN AND DESIGN CONCEPT EXPRESSED IN CONTRACT DOCUMENTS.

MANUFACTURER'S CERTIFICATES

A. WHEN SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS, SUBMIT MANUFACTURERS' CERTIFICATE TO PROJECT MANAGER FOR REVIEW, IN QUANTITIES SPECIFIED FOR PRODUCT DATA.

B. INDICATE MATERIAL OR PRODUCT CONFORMS TO OR EXCEEDS SPECIFIED REQUIREMENTS. SUBMIT SUPPORTING REFERENCE DATE, AFFIDAVITS, AND CERTIFICATIONS AS APPROPRIATE.

C. CERTIFICATES MAY BE RECENT OR PREVIOUS TEST RESULTS ON MATERIAL OR PRODUCT, BUT MUST BE ACCEPTABLE TO PROJECT MANAGER AND ARCHITECT/ENGINEER.

ERECTION (SHOP) DRAWINGS

A. SUBMIT DRAWINGS FOR CONSTRUCTION MANAGER'S BENEFIT AS CONTRACT ADMINISTRATOR OR FOR OWNER.

B. SUBMIT FOR INFORMATION FOR LIMITED PURPOSE OF ASSESSING CONFORMANCE WITH INFORMATION GIVEN AND DESIGN CONCEPT EXPRESSED IN CONTRACT DOCUMENTS.

C. DATA INDICATING INAPPROPRIATE OR UNACCEPTABLE WORK MAY BE SUBJECT TO ACTION BY ARCHITECT/ENGINEER, OWNER, OR PROJECT MANAGER.

COORDINATION DRAWINGS

A. THE MECHANICAL CONSTRUCTION CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ARCHITECT FOR REVIEW COORDINATION DRAWING IN CONCERT WITH THE GENERAL, PLUMBING AND ELECTRICAL CONTRACTORS FOR THE PURPOSE OF IDENTIFYING ANY AND/OR ALL CONFLICTS AMONGST THESE CONTRACTORS. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERTINENT INFORMATION FROM THE OTHER CONTRACTORS TO PREPARE THE COORDINATION DRAWINGS AND IS RESPONSIBLE TO IDENTIFY CONFLICTS.

ABBREVIATIONS

A	
A/C	AIR CONDITIONING
ACC	ACCESSIBILITY
ACT	ACOUSTIC CEILING TILE
AFC	ABOVE FINISH CEILING
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
B	
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
B/	BOTTOM OF
C	
CC	CONCRETE CONTRACTOR
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
D	
DEMO	DEMOLITION
DET	DETAIL
DIA. Ø	DIAMETER
DIM	DIMENSION
DWG	DRAWING
E	
EA	EACH
EC	ELECTRICAL CONTRACTOR
EIFS	EXTERIOR INSULATION FINISH SYSTEM
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EU	ELECTRIC UTILITY
EX'G	EXISTING
EXT	EXTERIOR
F	
FA	FIRE ALARM CONTRACTOR
FC	FINISH CARPENTRY CONTRACTOR
FD	FLOOR DRAIN
FIN	FINISH
FIXT	FIXTURE
FR	FIRE RISER
FRC	FRAMING CONTRACTOR
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE RETARDANT TREATED
FS	FLOOR SINK
FSC	FIRE SUPPRESSION CONTRACTOR
FT	FOOT
G	
Ga	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GLAZ	GLAZING
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
HB	HOSE BIB
HC	HOLLOW CORE
HM	HOLLOW METAL
HGT	HEIGHT
HORIZ	HORIZONTAL
HVAC	HEATING VENTILATION & AIR CONDITIONING
HVC	HVAC CONTRACTOR
HW	HOT WATER
I	
IN	INCH
INSUL	INSULATION
INT	INTERIOR
J	
JST	JOIST
L	
LAM	LAMINATE
LAV	LAVATORY
LL	LANDLORD

M	
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
N	
N/A	NOT APPLICABLE
No. #	NUMBER
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
P	
PC	PLUMBING CONTRACTOR
PH	PHONE COMPANY
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLUMB	PLUMBING
PLYWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
POS	POINT OF SALE TERMINAL
P.O.B.	POINT OF BEGINNING
PREP	PREPARE/ PREPARATION
PT	PAINT
PTC	PAINT CONTRACTOR
Q	
QT	QUARRY TILE
R	
RA	RETURN AIR
RAD	RADIUS
RC	ROOFING CONTRACTOR
REQ	REQUIAR
REINF	REINFORCED
RECD	REQUIRED
REV	REVERSED OR REVISION
RL	ROOF LEADER
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	
SA	SUPPLY AIR
SC	SOLID CORE
SCHED	SCHEDULE
SG	SIGN CONTRACTOR
SIM	SIMILAR
SL	SPECIALTY LIGHTING
SPC	SPRINKLER CONTRACTOR
SPEC'D	SPECIFIED
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FOOT
SS	STAINLESS STEEL
STRUCT	STRUCTURAL
STL	STEEL
SUSP	SUSPENDED
T	
T/	TOP OF
TEL	TELEPHONE
THK	THICKNESS
TYP	TYPICAL
U	
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W/	WITH
WC	WATER CLOSET
WD	WOOD
WL	WATER LINE
W/O	WITHOUT

ARCHITECT

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ENGINEER

SEAL

03.27.24

PROJECT NAME

MATTEO'S
NORTH PALM BEACH
1201 US-1 SUITES 24 and 25
NORTH PALM BEACH, FL 33408

REVISION

REV	DATE	BY	NOTES
1	04.09.24		CLIENT AND DCA COMMENTS

PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	TAP
DATE:	03.27.24

SHEET TITLE

GENERAL PROJECT NOTES, STANDARDS and SUBMITTAL REQUIREMENTS

SHEET NUMBER

G001

PROJECT STATUS

PROGRESS SET - NOT FOR CONSTRUCTION OR PERMITTING

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GENERAL ELECTRICAL PROJECT NOTES

1. ELECTRICIAN TO DO ALL ROUGH-IN AND FINAL CONNECTIONS TO EQUIPMENT. ELECTRICIAN TO FURNISH ALL TRIM ACCESSORIES, DISCONNECTS, CONTRACTORS, SWITCHES, RELAYS, ELECTRICAL WHIPS, ETC. ELECTRICIAN TO PROVIDE CORD AND PLUG AS REQUIRED OR MAKE DIRECT CONNECTION TO EACH ELECTRICAL ITEM.
2. ALL PREVAILING LOCAL ELECTRICAL CODES TO BE ACCOMMODATED.
3. ALL WIRING TO BE CONCEALED IN PROTECTIVE OUTER CASING SUCH AS 'SEAL TIGHT' OR 'BX', SEAL TIGHT IS THE PREFERRED METHOD WHENEVER POSSIBLE.
4. ALL DIMENSIONS ARE TO CENTERLINE OF ELECTRICAL BOXES FROM FINISHED WALLS, COLUMNS, OR FLOORS.
5. TENANT IS REQUIRED TO USE LANDLORD'S REQUIRED SPRINKLER CONTRACTOR.
6. ELECTRICIAN TO FURNISH AND INSTALL ALARM SYSTEM IF REQUIRED BY LOCAL CODES AND SHALL ALSO BE RESPONSIBLE TO TIE IN FIRE SUPPRESSION SYSTEMS TO ALARM SYSTEM (WHERE APPLICABLE).
7. ELECTRICIAN TO ENSURE UPON FIRE SUPPRESSION SYSTEM TRIGGER THAT THE EXHAUST FAN COMES ON AT 100% & MAKE-UP AIR FAN SHUTS DOWN.
8. ALL FINAL CONNECTION DIMENSIONS TO EQUIPMENT ARE TO BE VERIFIED BY ELECTRICIAN.

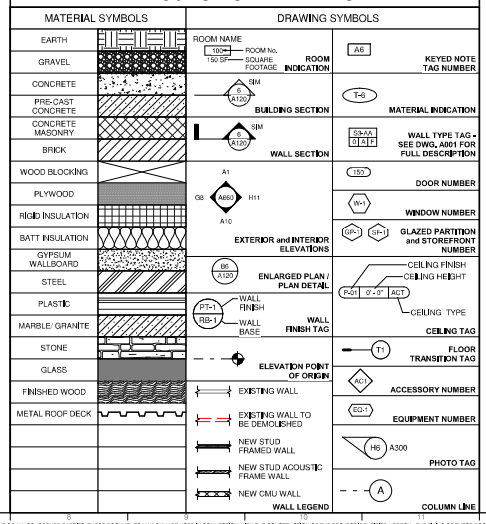
GENERAL PLUMBING PROJECT NOTES

1. ALL PREVAILING LOCAL PLUMBING CODES TO BE ACCOMMODATED.
2. ALL DIMENSIONS ARE FROM FINISHED FLOOR, WALLS, OR COLUMNS TO CENTERLINES OF PLUMBING FIXTURES. ALLOWANCE MUST BE MADE FOR ALL VALVES, TRAPS, AND FITTINGS BETWEEN OUTLETS ON FIXTURES AND ROUGH-IN CONNECTIONS.
3. FLOOR SINKS & FLOOR DRAINS SHALL BE SIZED, FURNISHED, AND INSTALLED BY PLUMBER.
4. ALL FINAL CONNECTION DIMENSIONS TO EQUIPMENT ARE TO BE VERIFIED BY PLUMBER.
5. ALL SHUT-OFF VALVES FOR PLUMBING ITEMS SHALL BE FURNISHED BY PLUMBER (UNLESS OTHERWISE NOTED). THIS INCLUDES ISOLATION VALVES FOR ALL WATER CONNECTIONS.
6. PLUMBER MUST SUPPLY OR REDUCE INCOMING HOT WATER TO 105°F AT ALL HAND WASHING SINKS. (UNLESS OTHERWISE NOTED BY LOCAL CODE)

GENERAL PROJECT FIRE NOTES

1. SPRINKLER PROTECTION IS REQUIRED UNDER EXTERIOR ROOFS, CANOPIES, AND OVERHANGS OVER FOUR FEET IN WIDTH. ADDITIONAL SPRINKLER HEADS MAY BE REQUIRED BASED ON FIELD CONDITIONS AS DEEMED NECESSARY BY THE FIRE INSPECTOR.
2.
3. AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN OR UNDER COVERED KIOSKS, DISPLAYS, BOOTHS, CONCESSION STAND OR EQUIPMENT THAT EXCEED 4-FEET IN WIDTH. [FC 903.3.3]
4.
5. PROVIDE A 2A-10BC FIRE EXTINGUISHER AT OR NEAR EACH EXIT, AND WITHIN A 75 FOOT MAXIMUM TRAVEL DISTANCE. (SEE CC100 FOR ALL FIRE EXTINGUISHER LOCATIONS)
6.
7. AIR HANDLING UNITS WITH A CAPACITY IN EXCESS OF 2000 CFM SHALL BE PROVIDED WITH AUTOMATIC SHUTDOWN VIA SMOKE DETECTORS INSTALLED WITHIN THE DUCT.

PROJECT STANDARDS



GENERAL PROJECT NOTES

1. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. THEY MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
2. THESE DOCUMENTS, SPECIFICATIONS AND CONSTRUCTION EXHIBITS REPRESENT THE SCOPE OF WORK TO BE PERFORMED BY PROJECT CONTRACTORS.
3. THE TERM "CONTRACTOR" SHALL REFER TO PERSON AND/OR PERSONS WHO HAVE CONTRACTED OR SUBCONTRACTED FOR THE WORK.
4. ANY DISCREPANCIES OR OMISSIONS ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY BIDDERS OR CONTRACTORS PRIOR TO THE START OF ANY WORK. FAILURE TO IDENTIFY ERRORS OR OMISSIONS SHALL NOT BE GROUNDS FOR CLAIMS FOR ADDITIONAL CHARGES.
5. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK.
6. IF REQUIRED BY THE LANDLORD or OWNER, BARRICADE WORK SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SPECIFIED BY PROJECT CONSTRUCTION MANAGER. COSTS OF BARRICADES SHALL BE INCLUDED IN BASE CONTRACT.
7. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
8. CONTRACTOR AGREES TO DELIVER TO OWNER A COMPLETE RELEASE FROM ALL LIENS AND AFFIDAVITS ARISING OUT OF CONSTRUCTION WORK.
9. ALL WORK SHALL BE PERFORMED TO COMPLY WITH ALL GOVERNING STATUTES, ORDINANCES, REGULATIONS, CODES AND INSURANCE RATING BOARDS. NO WORK SHALL COMMENCE UNTIL ALL JURISDICTIONAL PERMITS AND APPROVALS ARE OBTAINED.
10. CONTRACTORS SHALL OBTAIN ALL LICENSES, PERMITS, APPROVALS, CERTIFICATES AND INSPECTIONS RELATED TO THEIR RESPECTIVE WORK.
11. MECHANICAL, ELECTRICAL, and PLUMBING CONTRACTORS ARE RESPONSIBLE FOR ALL FINAL INSPECTIONS AND FINAL APPROVALS.
12. EXIT DOORS SHALL SWING IN THE DIRECTION OF EGRESS AS REQUIRED PER CODE.
13. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT.
14. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
15. ALL MATERIALS AND EQUIPMENT ARE SUBJECT TO APPROVAL BY BOTH STATE AND LOCAL AUTHORITIES (STRICTEST REQUIREMENTS SHALL GOVERN).
16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL APPLICABLE REQUIREMENTS OF O.S.H.A.
17. SPRINKLER CONTRACTOR SHALL SUBMIT SPRINKLER SHOP DRAWINGS TO FIRE MARSHAL AS REQUIRED PER LOCAL CODE.
18. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH DOES NOT GENERATE NOISE, VIBRATION, ODOR OR DUST WHICH, IN THE LANDLORD'S SOLE DISCRETION, IMPAIRS WITH THE OPERATIONS OF THE CONDUCTING OF BUSINESS BY OTHERS.
19. **UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR INSTALL OR PERMIT TO BE INSTALLED, ANY MATERIALS CONTAINING ASBESTOS OR ANY OTHER MATERIALS DEEMED HAZARDOUS BY GOVERNING AUTHORITIES WITHIN OR ON THE BUILDING ENVELOPE.**
20. IN THE EVENT THAT ANY MATERIALS ARE DISCOVERED TO BE HAZARDOUS TO HEALTH, BEFORE AND/OR DURING THE DEMOLITION PHASE, ALL WORK IS TO CEASE AND THE GENERAL CONTRACTOR and LANDLORD SHALL BE NOTIFIED IMMEDIATELY.
21. ALL WORK SHALL BE CONFINED TO THE PREMISES. CONTRACTORS, SUBCONTRACTORS AND MATERIAL(S) ARE NOT PERMITTED TO PERFORM ANY OF SAID TENANT'S WORK (OR STORE ANY MATERIALS OR MACHINERY) OUTSIDE OF THE PREMISES, SUBJECT TO LANDLORD'S APPROVAL OTHERWISE.
22. NO CONSTRUCTION MATERIAL OR DEBRIS SHALL BE PLACED IN ANY OF THE OWNERS TRASH RECEPTACLES OR COMPACTORS AT ANY TIME. THE CONTRACTOR SHALL ARRANGE (IF REQUIRED) FOR A TRASH DUMPSTER, SIZE AND LOCATION OF WHICH IS SUBJECT TO PROJECT'S CONSTRUCTION MANAGERS APPROVAL.
23. CONTRACTOR SHALL REPAIR ALL DAMAGE OR VOIDS CAUSED DURING CONSTRUCTION TO ANY AREA OF THE PROPERTY TO THE ORIGINAL CONDITION. PROTECT THE ADJACENT AREAS FROM DIRT AND DUST.
24. CONTRACTOR SHALL COMMENCE WORK IN THE PREMISES ONLY AFTER RECEIVING OWNER'S WRITTEN FINAL APPROVAL OF PROJECT WORKING DRAWINGS AND ACQUIRING ALL REQUIRED PERMITS FROM AUTHORITIES HAVING JURISDICTION, PRIOR TO ENTERING THE PREMISES, THE CONTRACTOR MUST CHECK IN WITH THE PROJECT'S CONSTRUCTION MANAGER'S ON-SITE REPRESENTATIVE.
25. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL FURNISH THE PROJECT'S CONSTRUCTION MANAGER'S ON-SITE REPRESENTATIVE A CERTIFICATE OF INSURANCE EVIDENCING ALL INSURANCE COVERAGE REQUIRED.
26. A COPY OF ALL REQUIRED PERMITS AND LICENSES SHALL BE PROVIDED TO THE PROJECT'S CONSTRUCTION MANAGER.
27. A COPY OF THE BUILDING PERMIT MUST BE DISPLAYED IN A PROMINENT LOCATION AT THE TENANT'S PREMISES.
28. A LIST OF ALL CONTRACTORS AND SUBCONTRACTORS THAT WILL BE WORKING AT THE PREMISES SHALL BE GIVEN TO THE PROJECT CONSTRUCTION MANAGER'S ON-SITE REPRESENTATIVE.
29. CONTRACTORS SHALL VISIT THE SITE AND HOLD A COORDINATION MEETING WITH THE PROJECT'S CONSTRUCTION MANAGER AND ON-SITE REPRESENTATIVE.
30. CONTRACTOR SHALL SUBMIT ALL INFORMATION REQUIRED BY PROJECT'S CONSTRUCTION MANAGER.
31. DELIVERIES SHALL BE COORDINATED WITH THE PROJECT'S CONSTRUCTION MANAGER AND ON-SITE REPRESENTATIVE. EXIT CORRIDORS AND OTHER COMMON AREAS MUST BE KEPT CLEAR. NO CARTS HAVING METAL WHEELS SHALL BE PERMITTED IN COMMON AREAS. FLOORS MUST BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
32. DURING INITIAL CONSTRUCTION, FIXTURING AND STOCKING, CONTRACTOR SHALL REMOVE CONSTRUCTION DEBRIS FROM THE PREMISE DAILY. CONTRACTOR SHALL PROVIDE A DUMPSTER FOR THIS DEBRIS. LOCATION OF SAID DUMPSTER WILL BE DESIGNATED BY THE PROJECT'S CONSTRUCTION MANAGER. PROVIDE WOOD BLOCKING UNDER DUMPSTER TO PREVENT DAMAGE TO PAVEMENT.
33. CONSTRUCTION PERSONNEL VEHICLES MUST BE PARKED IN ACCORDANCE WITH THE CITY AND LOCAL ORDINANCES. VEHICLES DELIVERING MATERIALS OR MERCHANDISE MUST BE PROMPTLY UNLOADED AND IMMEDIATELY REMOVED. COORDINATE ALL DELIVERIES PRIOR TO THE ACTUAL DELIVERY DATE WITH ON-SITE REPRESENTATIVE.
34. ACCESS TO THE PROJECT SITE SHALL BE SUBJECT TO THE CONTROL OF THE PROJECT MANAGER'S ON-SITE REPRESENTATIVE. AT NO TIME SHALL THE COMMON AREAS BE USED BY THE CONTRACTOR OR ITS EMPLOYEES FOR ANY WORK WHATSOEVER, INCLUDING BUT NOT LIMITED TO LOUNGING, EATING, OR REST BREAKS.
35. CONTRACTOR SHALL PROTECT HIS WORK FROM DAMAGE BY HIS EMPLOYEES AND SUBCONTRACTORS, AND SHALL PROTECT THE WORK OF OTHER CONTRACTORS FROM DAMAGE.
36. IMPOSING ANY EXCESSIVE STRUCTURAL LOAD, TEMPORARY OR PERMANENT, ON ANY PART OF THE PROJECTS WORK OR STRUCTURE WITHOUT THE ADVANCE WRITTEN APPROVAL OF LANDLORD IS PROHIBITED.
37. CUTTING ANY OPENINGS IN LANDLORD'S FLOOR SLAB, WALLS OR ROOF IS PROHIBITED UNLESS WRITTEN APPROVAL IS PROVIDED IN ADVANCE BY THE LANDLORD. CHANNELING IS NOT ALLOWED IN CONCRETE SLAB; ONLY SAW CUTTING WILL BE ALLOWED WITH PRIOR APPROVAL FROM MANAGEMENT. SAW CUTTING SHOULD NOT DIMINISH THE STRUCTURAL INTEGRITY OF THE SLAB.
38. INSTALLATION OR DISPLAY OF ANY CONSTRUCTION SIGN IS PROHIBITED ON THE LEASED PREMISES.
39. ALL WALL AND CEILING CONSTRUCTION SHALL BE SUPPORTED BY THE STRUCTURE AND NOT BY THE FLOOR OR ROOF DECK ABOVE, IF APPLICABLE.
40. DO NOT FASTEN ANY MATERIALS TO THE BUILDING ROOF DECK, TEMPORARY OR OTHERWISE WITHOUT LANDLORD APPROVAL.
41. THE TRANSITION BETWEEN FLOORING SHALL BE FLUSH, SMOOTH AND EVEN, OR RECONCILED WITH DESIGNATED TRANSITION STRIP.
42. CONCRETE SHALL BE BUILT UP OR GROUND DOWN AS REQUIRED TO ACHIEVE FLUSH CONDITIONS. CONTRACTORS WORK MUST BE PERFORMED IN A PROFESSIONAL, WORKMANSHIP LIKE MANNER. CONTRACTOR SHALL REQUIRE ANY PERSONS PERFORMING ANY SUCH WORK TO GUARANTEE THE WORK TO BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE DATE OF COMPLETION. CONTRACTORS SHALL ALSO REQUIRE ANY SUCH PERSONS TO BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY AND ALL WORK FOUND DEFECTIVE.
43. INTERIOR FINISHES SHALL COMPLY WITH APPLICABLE LOCAL CODES AND REGULATIONS.
44. INTERIOR GYPSUM BOARD TO RECEIVE PAINT FINISH SHALL BE TAPED, SEALED, AND SANDED TO RECEIVE FINISH. INTERIOR GYPSUM BOARD TO BE TRUE AND LEVEL.
45. ALL SURFACES TO RECEIVE PAINT FINISH SHALL BE PREPARED TO SHOW NO DEFECTS, (a) APPLY ONE (1) COAT PRIMER-SEALER (b) APPLY TWO (2) COATS FINISH OR STIPPLE FINISH ON ANY PAINTED SURFACES. SEE SCHEDULE ON PLANS FOR COLOR AND TYPE.
46. FLOORS SHALL BE SMOOTH AND LEVEL WITHOUT DEPRESSED OR RAISED AREAS, EXCEPT A PROVISION SHALL BE MADE TO HAVE SMOOTH, EVEN SLOPE TO FLOOR DRAINS. THE SURFACE SHALL BE ACCEPTABLE TO RECEIVE FINISH.
47. PROVIDE METAL CORNER BEAD, TRIM AND CASING FOR ALL EDGES AND CORNERS OF GYPSUM BOARD SURFACES ON PAINTED WALLS. CLEAN GYPSUM BOARD CORNERS WITHOUT METAL CORNER BEADS SHALL BE UNDER FRP, TILE, OR STAINLESS STEEL.
48. PROVIDE STIFFENERS, BRACING, BACK-UP PLATES, ETC. AS REQUIRED AT STUD WALLS FOR SUPPORT OF FIXTURES AND OTHER EQUIPMENT.
49. TILE SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE HAND BOOK FOR CERAMIC TILE INSTALLATION OF THE TILE COUNCIL OF AMERICA CURRENT EDITION.
50. SUBCONTRACTOR TO BE RESPONSIBLE TO VERIFY ADEQUATE SURFACE CONDITIONS THAT EXIST FOR THEIR WORK. IF ADEQUATE SURFACE CONDITIONS DO NOT EXIST THE SUBCONTRACTOR SHALL NOT PERFORM THEIR WORK UNTIL THE CONDITIONS ARE CORRECTED.
51. DIMENSIONS ARE DESIGNED TO LAY OUT IN AN EQUAL MANNER. IF TILE MUST BE CUT, THE GROUT LINES SHALL ALIGN WITH ADJACENT TILES OR BE CENTERED AND CUT IN OBVIOUS LOCATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF GYPSUM BOARD WITH TILE DIMENSIONS TO PERMIT EVEN INSTALLATION.
52. FLOOR MATERIALS SPECIFIED ON THE FINISH PLANS, ELEVATIONS AND SCHEDULE SHALL EXTEND UNDER ALL EQUIPMENT AND COUNTER AREAS.
53. FIRE SUPPRESSION CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS FOR TENANT OPERATION AS REQUIRED BY FIRE DEPARTMENT INSPECTOR, AT A MINIMUM. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A PR 2-A:OBC WITHIN 75' TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING BY CONTRACTOR DURING CONSTRUCTION.
54. FINAL COMPLETION CERTIFICATE -OR- OCCUPANCY CERTIFICATE SHALL BE PRESENTED TO THE LANDLORD AT THE END OF THE PROJECT.
55. OWNER RESERVES THE RIGHT TO HAVE FINAL APPROVAL OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT.
56. A LIST OF CONTRACTORS AND ASSOCIATED SUBS SHALL BE PRESENTED TO OWNER FOR REVIEW AND APPROVAL.
57. CONTRACTORS SHALL COORDINATE ANY WORK THAT RESULTS IN LOUD NOISE WITH PROJECTS CONSTRUCTION MANAGER AND ON-SITE REPRESENTATIVE.
58. PRIOR TO COVERING ANY SPACE, WALL, OR CAVITY, CONTRACTOR TO VERIFY THAT SPACE WILL BE COMPLETELY DRY & FREE FROM MOLD & MOISTURE. IN THE EVENT THAT MOLD IS DISCOVERED, CONTRACTOR TO NOTIFY ARCHITECT FOR MOLD MITIGATION PROCEDURAL APPROVAL.
59. ALL CONTRACTORS SHALL PROVIDE AS-BUILT DOCUMENTATION TO ARCHITECT.
60. **BEFORE OPENING, ALL PLUMBING SANITARY LINES SHALL BE FLUSHED OUT TO RID OF ANY CONSTRUCTION DEBRIS IN THE LINES PRIOR TO FULL USE AND TESTING OF THE LINES.**

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SEAL

03.27.24

PROJECT NAME

MATTEO'S
NORTH PALM BEACH
1201 US-1 SUITES 24 and 25
NORTH PALM BEACH, FL 33408

REVISION

REV	DATE	BY	NOTES
1	10.29.24		CLIENT NOTES & COMMENTS

PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	03.27.24

SHEET TITLE

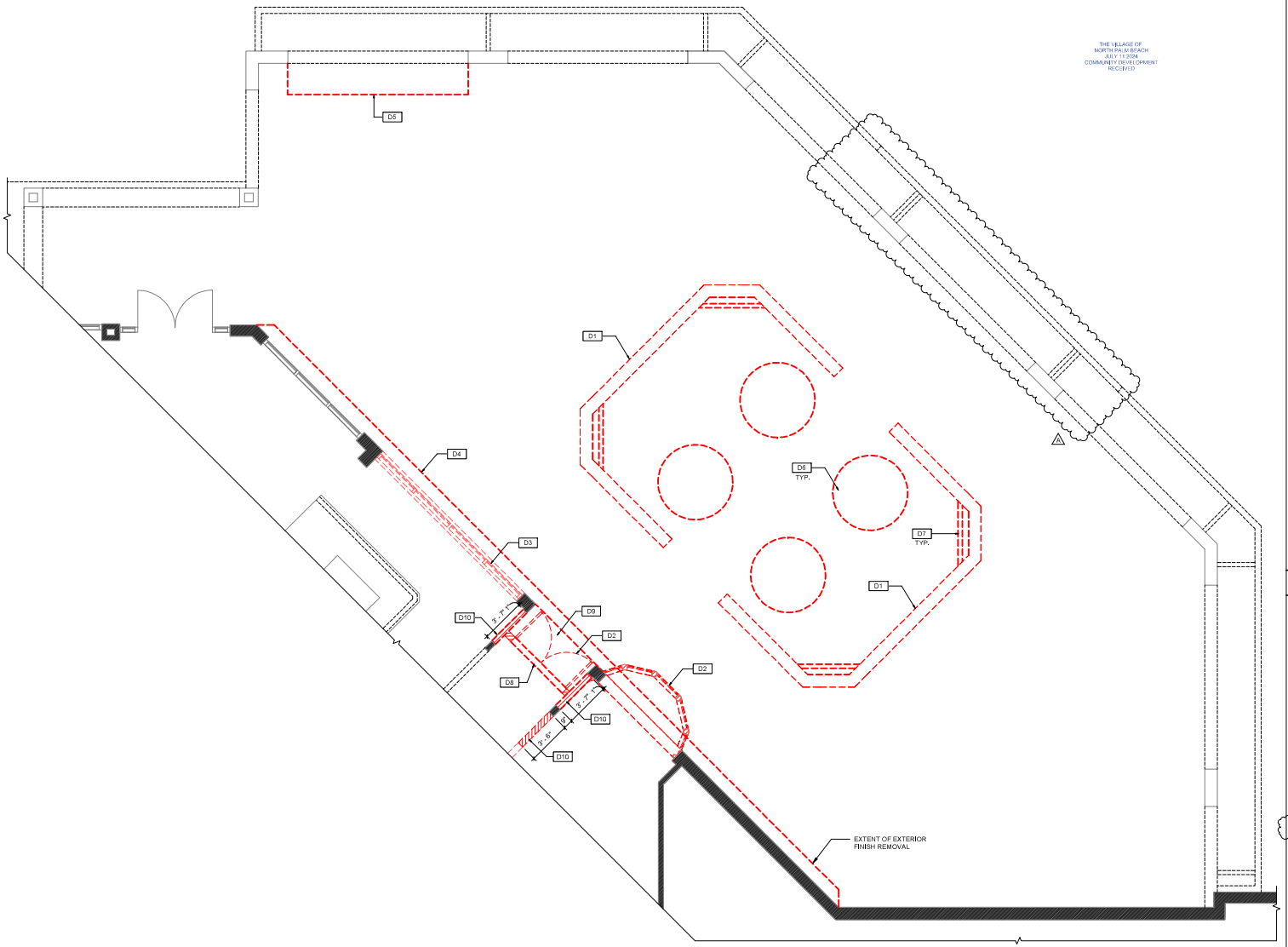
GENERAL PROJECT NOTES, STANDARDS AND SUBMITTAL REQUIREMENTS

SHEET NUMBER

G002

PROJECT STATUS

PROGRESS SET - NOT FOR CONSTRUCTION OR PERMITTING



A2 EXTERIOR DEMOLITION AND PREPARATION PLAN

1/4" = 1'-0"

GENERAL DEMOLITION NOTES

A. CONTRACTOR SHALL COORDINATE ALL REMOVALS WITH ALL ASSOCIATED CONTRACTORS INCLUDING, BUT NOT LIMITED TO, MECHANICAL, PLUMBING, and ELECTRICAL CONTRACTORS.

B. PRIOR TO EXECUTION OF WORK, THE ELECTRICAL CONTRACTOR SHALL MEET WITH THE OWNER AND ARCHITECTAND DISCUSS SCOPE OF DEMOLITION WORK.

C. PRIOR TO ANY ISOLATION OF SYSTEMS, SHUTDOWNS OR DEMOLITION THE ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY INVESTIGATION AND NOTIFY THE FACILITIES ENGINEERING/ MAINTENANCE PERSONNEL OF WORK TO BE PERFORMED SO AS TO AVOID ANY DETRIMENTAL SHUTDOWN OF SPACES TO ADJACENT SPACES.

D. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFETY BY DISCONNECTING, CUTTING AND MAKING SAFE ALL DEMOLITION WORK.

E. ELECTRICAL CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF ANY SITUATIONS THAT MODIFY OR INCREASE THE SCOPE OF WORK FROM THAT DESCRIBED IN THE DOCUMENTS.

F. THE PLANS HAVE BEEN DEVELOPED UTILIZING EXISTING DOCUMENTS AND READILY OBSERVABLE SITE CONDITIONS. THE PLANS MAY NOT SHOW EVERY EXISTING RECEPTACLE, LUMINARIES, SWITCH, CONDUIT, ETC, FIELD VERIFICATION OF ALL EXISTING DEVICES WILL BE REQUIRED TO BE MADE BY THE ELECTRICAL CONTRACTOR, EXISTING DEVICES WHICH ARE LOCATED ON EXISTING WALLS WHICH ARE TO BE DEMOLISHED OR ARE IN THE PATH OF CONSTRUCTION SHALL BE REMOVED AND/OR RELOCATED AS REQUIRED, THE ELECTRICAL CONTRACTOR SHALL CONTACT THE ARCHITECT OR ENGINEER IF UNANTICIPATED FIELD CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION. NOTE THAT ELECTRICAL OR ELECTRONIC CIRCUIT TRACERS WERE NOT USED TO VERIFY THESE PLANS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL SYSTEMS PRIOR TO COMMENCEMENT OF WORK.

G. MAINTAIN AND RESTORE, IF INTERRUPTED BY DEMOLITION OR IN THE PATH OF CONSTRUCTION, ALL CIRCUITS, CONDUITS AND FEEDERS PASSING THROUGH AND SERVING OUTSIDE DEMOLITION AREA.

H. EXISTING CONDUIT STUBBED THROUGH FLOOR SERVING ITEMS BEING REMOVED AND NOT REQUIRED FOR REUSE SHALL BE CUT BELOW FINISHED FLOOR LEVEL, AND EXISTING FLOOR PATCHED TO MATCH SURROUNDING FINISHES.

I. ALL WIRING THAT IS TO BE DEMOLISHED SHALL BE REMOVED COMPLETELY BACK TO SOURCE INCLUDING ALL CONDUIT, SUPPORTS, CONDUCTORS, ETC. DO NOT ABANDON ANY MATERIALS ABOVE CEILINGS OR IN WALLS.

J. THE ASSOCIATED CIRCUIT BREAKERS SHALL BE TURNED OFF AND MARKED AS SPARE IF NOT REUSED FOR CONSTRUCTION, UPDATE PANEL BOARD DIRECTORIES AS REQUIRED.

K. ELECTRICAL CONTRACTOR SHALL INCLUDE IN THEIR BID PRICE THE FIELD TRACING OF ALL FEEDERS AND BRANCH CIRCUITS ASSOCIATED WITH THE RENOVATION AREA TO VERIFY THE DEMOLITION AND REMOVAL OF SAME. AT A MINIMUM, THE ELECTRICAL CONTRACTOR SHALL UTILIZE ELECTRONIC CIRCUIT TRACERS TO AID IN THE TRACING OF CIRCUITS. THE ELECTRICAL CONTRACTOR SHALL DOCUMENT ALL FINDINGS, NOTING CONFLICTS AND DISCREPANCIES WITH CONSTRUCTION DOCUMENTS.

L. IN ANY AREA REQUIRING THE PERFORMANCE OF ANY TRADES WORK, ELECTRICAL CONTRACTOR SHALL CAREFULLY REMOVE AND RESTORE ANY OR ALL ELECTRICAL ITEMS IN ACCORDANCE WITH THE PLANS AND/OR AS DIRECTED AFTER COMPLETION OF OTHER TRADES IN THAT AREA.

M. IN ALL EXISTING OR RENOVATED AREAS SPECIFIED TO BE PAINTED, ELECTRICAL CONTRACTOR SHALL REMOVE ALL ELECTRICAL ITEMS INCLUDING BUT NOT LIMITED TO LUMINARIES, DEVICE PLATES, DEVICES, ETC. REINSTALL SAME AFTER COMPLETION OF PAINTING. ANY ITEM NOT REMOVED AND PAINTED OVER SHALL BE SUITABLY CLEANED OR REPLACED BY ELECTRICAL CONTRACTOR.

N. EXISTING FLUSH OUTLET BOXES MAY BE REUSED IF AT PROPER HEIGHT, LOCATION AND IN GOOD CONDITION. EXISTING CONCEALED RACEWAYS MAY BE REUSED IF IN GOOD CONDITION. RACEWAYS FOR CIRCUITRY SHOWN ON PLANS SHALL GOVERN.

O. EXISTING FIRE ALARM SYSTEM SHALL BE ACTIVE AND MAINTAINED DURING CONSTRUCTION. VERIFY ALL DEVICES AND WIRING IN FIELD.

P. REMOVE ALL PLUMBING EQUIPMENT INCLUDING TOILETS, LAVATORIES, SINKS, WATER HEATERS, ETC. IN WORK AREAS INDICATED ON PLANS.

Q. CAP AND SEAL ALL SANITARY, VENT, COLD WATER AND HOT WATER CONNECTIONS THAT ARE NOT BEING RE-USED PER SCOPE OF WORK.

R. ALL WORK SHALL BE DISPOSED OF PROPERLY PER THE GOVERNING AGENCY REQUIREMENTS.

S. PREP WORK FOR FUTURE NEW WORK TO BE SUBMITTED AS PART OF TENANT IMPROVEMENT PACKAGES NEED TO PREPARE REMOVALS AREAS TO BE CLEAN AND FLUSH IN ORDER TO INSTATL ANY NEW WORK, THESE AREAS SHALL BE REVIEWED WITH AnCORPROJECT MANAGER AND SUPERINTENDENT PRIOR TO SIGN-OFF.

D# DEMOLITION KEYED NOTES

D1. REMOVE AND PROPERLY DISPOSE OF EXISTING EXTERIOR LOW WALL IN IT'S ENTIRETY.

D2. REMOVE EXISTING ALUMINUM STOREFRONT IN IT'S ENTIRETY. PREPARE OPENING TO RECEIVE NEW WORK AS INDICATED.

D3. REMOVE EXISTING ALUMINUM STOREFRONT AND EXTERIOR WALL BELOW IN IT'S ENTIRETY. PREPARE OPENING TO RECEIVE NEW WORK AS INDICATED.

D4. REMOVE EXISTING EXTERIOR WALL FINISH . PREPARE SURFACE TO RECEIVE NEW WORK AS INDICATED.

D5. REMOVE AND PROPERLY DISPOSE OF EXISTING EXTERIOR BOOTH SEATING IN IT'S ENTIRETY.

D6. REMOVE EXISTING EXTERIOR CEILING FAN/LIGHT FIXTURES IN THEIR ENTIRETY.

D7. REMOVE AND PROPERLY DISPOSE OF EXISTING EXTERIOR CURTAIN SYSTEM IN IT'S ENTIRETY.

D8. REMOVE PORTION OF WALL ABOVE EXISTING ENTRY STOREFRONT TO A HEIGHT OF 9'-2" A.F.F. PREPARE OPENING TO RECEIVE NEW WORK AS INDICATED.

D9. REMOVE EXISTING FLOORING AT ENTRYWAY IN IT'S ENTIRETY DOWN TO SUBSTRATE. PREPARE AREA TO RECEIVE NEW FLOORING AS INDICATED.

D10. REMOVE PORTION OF EXISTING WALL TO EXTENT INDICATED. PREPARE OPENING TO RECEIVE NEW WORK AS INDICATED.

D11. NOT USED. △

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ENGINEER

SEAL

03.27.24

PROJECT NAME

MATTEO'S
NORTH PALM BEACH
1201 US-1 SUITES 24 and 25
NORTH PALM BEACH, FL 33408

REVISION

REV	DATE	BY	NOTES
1	04.20.24		CLIENT AND CA COMMENTS

PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	03.27.24

SHEET TITLE

DEMOLITION AND PREPARATION PLAN

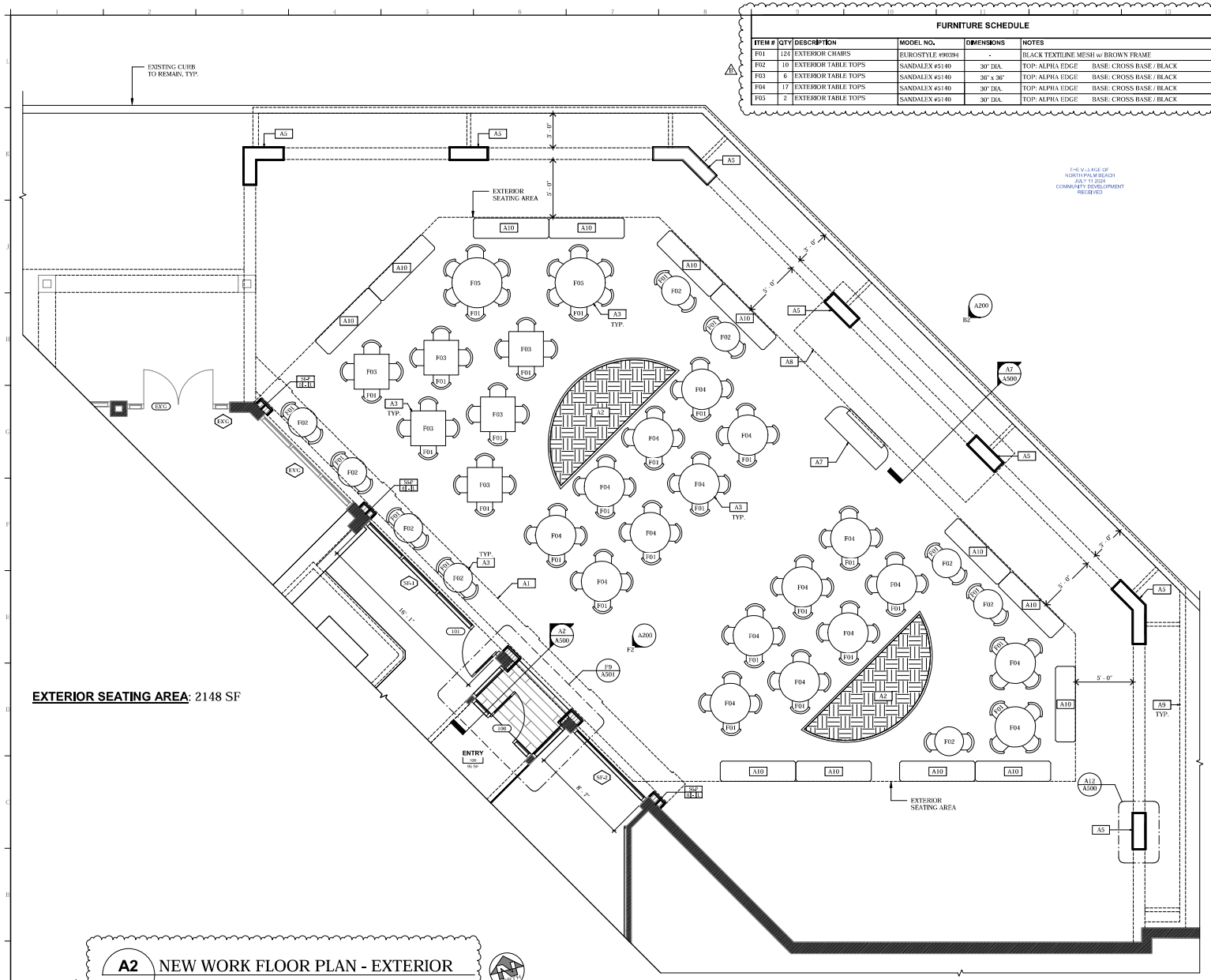
SHEET NUMBER

D100

PROJECT STATUS

PROGRESS SET - NOT FOR CONSTRUCTION OR PERMITTING

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FURNITURE SCHEDULE

ITEM #	QTY	DESCRIPTION	MODEL NO.	DIMENSIONS	NOTES
F01	124	EXTERIOR CHAIRS	EUROSTYLE #90394	-	BLACK TEXTILINE MESH w/ BROWN FRAME
F02	10	EXTERIOR TABLE TOPS	SANDALEX #5140	30" DIA.	TOP: ALPHA EDGE BASE: CROSS BASE / BLACK
F03	6	EXTERIOR TABLE TOPS	SANDALEX #5140	36" x 36"	TOP: ALPHA EDGE BASE: CROSS BASE / BLACK
F04	17	EXTERIOR TABLE TOPS	SANDALEX #5140	30" DIA.	TOP: ALPHA EDGE BASE: CROSS BASE / BLACK
F05	2	EXTERIOR TABLE TOPS	SANDALEX #5140	30" DIA.	TOP: ALPHA EDGE BASE: CROSS BASE / BLACK

THE VILLAGE OF NORTH PALM BEACH JULY 11 2024 COMMUNITY DEVELOPMENT RECEIVED

GENERAL NOTES

TYPICAL DIMENSION TYPES

2" FACE OF STUD / EXISTING FINISH

2" CLEAR DIMENSION

2" COLUMN CENTERLINE

TYPICAL NOTES

A. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS INDICATED OTHERWISE.
B. DIMENSIONS FOR CENTERLINE LOCATIONS OF PLUMBING FIXTURES IS FROM FACE OF STUD TO CENTERLINE OF PLUMBING FIXTURE. SEE SHEET A900 FOR PLUMBING CENTERLINE PLAN. THICKNESS OF FINISHES MUST BE ACCOUNTED FOR DURING LAYOUT OF PLUMBING.
C. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ArcCOR, Inc. OF ANY DEVIATIONS FROM THESE PLANS.
D. ALL METAL STUD WALLS SHALL EXTEND TO STRUCTURE ABOVE WITH SCHEDULED FINISH AT OPEN CEILING LOCATIONS. WHERE GYPSUM OR ACOUSTIC CEILING IS TO BE INSTALLED EXTEND FINISH 6" ABOVE CEILING PLANE. ACOUSTIC (U.N.O.) and FIRE RATED WALLS SHALL ALWAYS EXTEND FULL HEIGHT TO DECK.
E. ALL DOOR LOCATIONS NOT DIMENSIONED ARE ASSUMED 4" FROM INSIDE CORNER TO ROUGH OPENING UNLESS OTHERWISE NOTED.
F. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
G. EXIT SIGNS SHALL BE EXTERNALLY OR INTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.
H. PROVIDE FIRE RETARDANT TREATED PLYWOOD WALL BLOCKING FOR ALL TOILET ACCESSORIES TYPICAL FOR ALL WALL MOUNTED ELEMENTS-SEE SHEET A900 FOR WALL BLOCKING PLAN.
I. ALL CONSTRUCTION, FABRICATION AND INSTALLATION SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE I.B.C., I.F.C., N.E.C. AND ANY FEDERAL, STATE AND LOCAL CODES AND ORDINANCES OF THE AGENCIES HAVING JURISDICTION.
J. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE, FACE OF STUD WALLS, OR CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
K. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS. ANY DISCREPANCIES AND /OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING WORK.
L. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW ALL DOCUMENTS AND SITE TO FAMILIARIZE THEMSELVES WITH THE PROJECT.
M. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE ASSEMBLIES, SYSTEMS, CONSTRUCTION, ETC.
N. THE CONTRACTOR SHALL SUPPLY ALL LABOR MATERIALS, EQUIPMENT AND SERVICES REQUIRED FOR THE PROPER EXECUTION OF THE WORK SHOWN AND SPECIFIED. ALL MATERIALS SHALL BE NEW, ALL WORKMANSHIP SHALL BE PERFORMED BY PERSONS SKILLED IN THEIR TRADE.
O. THE CONTRACTOR SHALL PROTECT HIS WORK FROM INJURY OR DESTRUCTION BY OTHERS AND SHALL BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACTS OR NEGLECT.
P. PROVIDE ADEQUATE BLOCKING AND ANCHORAGE FOR CEILING AND WALL MOUNTED EQUIPMENT.
Q. ALL SHEET METAL FLASHING AND DUCTWORK ARE TO BE IN ACCORDANCE WITH ARCHITECTURAL SHEET METAL MANUAL AS PRODUCED BY SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA).
R. CONTRACTOR SHALL COORDINATE ALL RECESSES AND SLAB DEPRESSIONS FOR TILE OR OTHER INSTALLED MATERIALS. VERIFY LOCATION PRIOR TO CONSTRUCTION.
S. THE PREMISES SHALL BE KEPT FREE FORM ACCUMULATION OF WASTE MATERIALS AND DEBRIS DURING THE CONSTRUCTION PERIOD AND THE CONTRACTOR SHALL AT THE COMPLETION OF THE JOB, REMOVE ALL RUBBISH, SURPLUS MATERIALS, TOOLS, ETC. AND LEAVE THE SITE AND BUILDING "BROOM CLEAN".
T. ALL FLASHING SHALL BE PROPERLY INSTALLED TO INSURE A COMPLETE WEATHERPROOF BARRIER. PROVIDE SEALANT AND/OR CAULKING AT ALL JOINTS AS NECESSARY.

KEYED NOTES

A#

A1. DECORATIVE AWNING ABOVE. SEE SHEET A150 FOR MORE INFORMATION.
A2. EXISTING LANDSCAPED AREA TO REMAIN.
A3. OWNER PROVIDED FREESTANDING FURNITURE.
A4. INSTALL NEW FLOORING AT EXTERIOR ENTRY. FLOORING TO BE SELECTED BY DESIGNER AND APPROVED BY OWNER.
A5. EXISTING COLUMNS TO BE PAINTED P1, TRIM TO BE PAINTED P2. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
A6. NOT USED.
A7. INSTALL CUSTOM MILLWORK. SEE DETAIL A11/A500 FOR MORE INFORMATION. 2
A8. SOFFIT ABOVE.
A9. EXISTING ALUMINUM STRUCTURE ABOVE TO REMAIN.
A10. EXTERIOR PLANTER PROVIDED BY CLIENT. "TUCCI" / HIGHLAND PLANTER - FINISH: WEATHERED ALUMA-TEAK 2

SHEET REFERENCE NOTES

- SEE SHEET G001 FOR GENERAL PROJECT NOTES.
- SEE SHEET A151 FOR FINISH INFORMATION.
- SEE SHEET A150 SERIES FOR REFLECTED CEILING PLANS.
- SEE SHEET A200 SERIES FOR EXTERIOR ELEVATIONS.

WALL LEGEND

WALLS TO BE DEMOLISHED

NEW INSULATED METAL STUD WALL PARTITION

EXISTING WALLS (TO REMAIN)

NEW METAL STUD WALL PARTITION

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ENGINEER

SEAL

03.27.24

PROJECT NAME

MATTEO'S
NORTH PALM BEACH
1201 US-1 SUITES 24 and 25
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REVISION

REV	DATE	BY	NOTES
1	06.19.24		CLIENT REVIEW COMMENTS
2	07.10.24		CLIENT COMMENTS

PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	03.27.24

SHEET TITLE

NEW WORK FLOOR PLAN

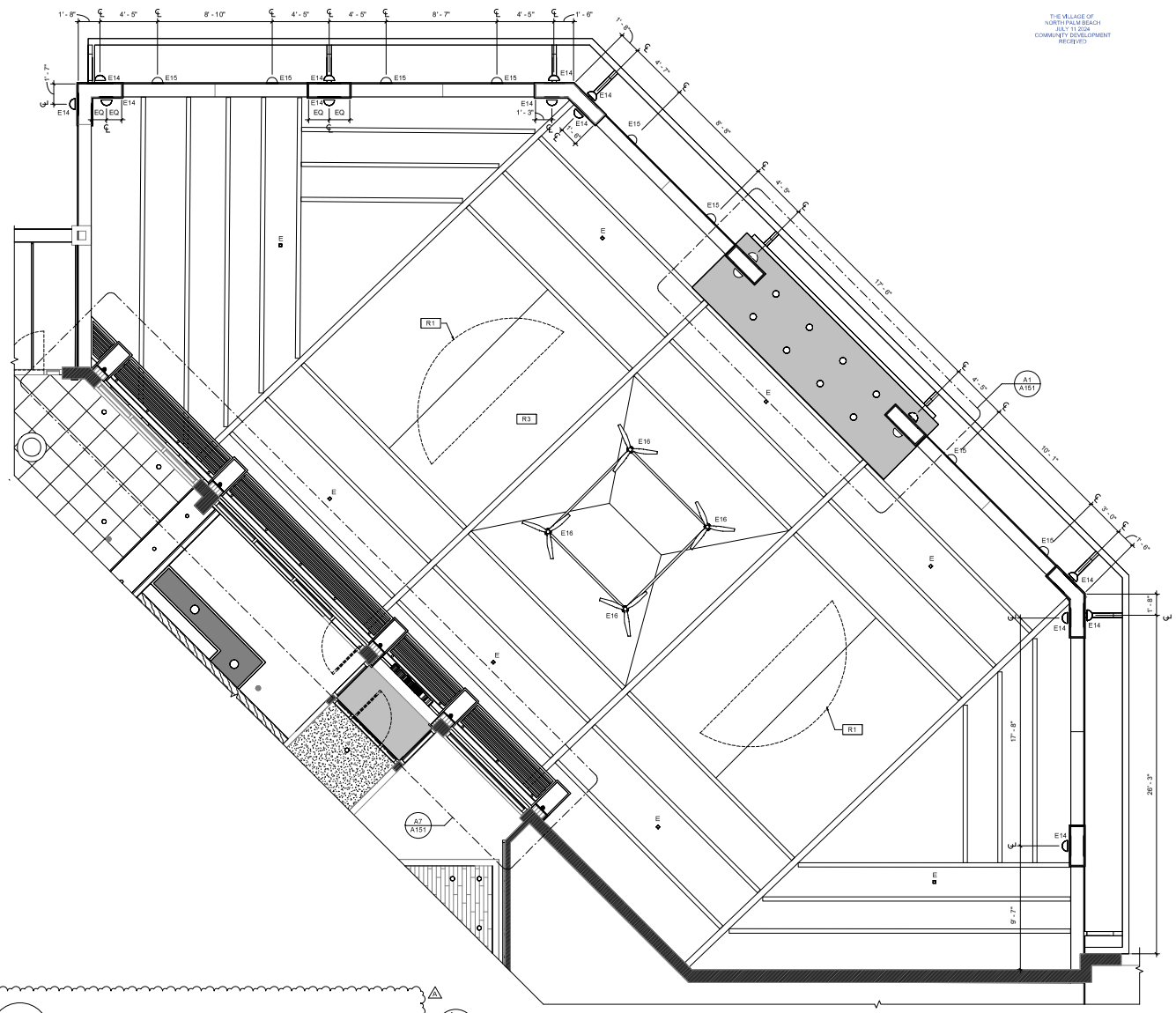
SHEET NUMBER

A100

PROJECT STATUS

PROGRESS SET - NOT FOR CONSTRUCTION OR PERMITTING

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A2 NEW WORK REFLECTED CEILING PLAN

1/4" = 1'-0"

GENERAL CEILING CONSTRUCTION NOTES

A. ANY FIXTURE NOT EXPLICITLY DIMENSIONED SHALL BE INSTALLED AT THE CENTER POINT OF THE APPLICABLE SPACE.
B. THE MEANS OF EGRESS SYSTEM SHALL ILLUMINATE ONE FOOT CANDLE AT FLOOR LEVEL FOR 90 MINUTES.
C. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE <1 FOOT-CANDLE AT THE WALKING SURFACE.
D. EXIT SIGNS ARE REQUIRED WHEN TWO EXITS ARE REQUIRED. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED TO 5 FOOT CANDLES. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. EXIT SIGNS ARE TO BE CONNECTED TO THE BUILDING POWER AND EMERGENCY POWER SOURCE PROVIDING 90 MINUTES OF EMERGENCY ILLUMINATIONS IN CASE OF PRIMARY POWER LOSS.
E. A/V SYSTEM SPEAKER LOCATIONS TO BE DETERMINED. COORDINATE A/V SYSTEM SPEAKER LOCATIONS IN FIELD WITH OWNER, CORE LEVEL ARCHITECTURE, DPC AND CONTRACTOR.
F. IN THE EVENT OF POWER SUPPLY FAILURE, IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN **EMERGENCY ELECTRICAL SYSTEM** SHALL AUTOMATICALLY ILLUMINATE ALL THE FOLLOWING AREAS: EXIT PASSAGEWAYS, VESTIBULES, ELECTRICAL ROOMS, AND RESTROOMS.

R# REFLECTED CEILING KEYED NOTES

R1. EXISTING LANDSCAPING TO REMAIN BELOW.
R2. NOT USED. 1
R3. EXISTING AWNING ABOVE.
R4. RECESSED LED LIGHT STRIP TO BE INSTALLED AT TOP OF DECORATIVE AWNING. RECESSED PUCK LIGHT TO BE INSTALLED IN UNDERSIDE. LIGHTING TO BE PROVIDED BY CONTRACTOR. REFER TO M2/A000 FOR MORE INFORMATION. 1

LIGHTING LEGEND

No.	DESCRIPTION
	WALL SCONCE
L-E13	KUZCO - COPENHAGEN SCONCE - 2.5"W. x 719.63H. 16W LED INTEGRAL 3000K FINISH: BRONZE - SEEDED GLASS - INSTALL 7'-3" ON CENTER A.F.F.
L-E14	HINKLEY - SHELTER MED SCONCE - 6.25"W x 20.5"W (1) 5.5 LED E26 2700K FINISH: BRONZE - SEEDED GLASS - INSTALL 8'-3" O.C. OF BACKPLATE A.F.F.
L-E15	MODERN FORMS - PANDORA 2 LIGHT SCONCE - 7"W x 7"H LED INTEGRAL 3000K FINISH: BRONZE
	CEILING FAN
L-E16	TRUBINE FAN WITH LIGHT KIT- 60"W FINISH: MATTE BLACK - DRIFTWOOD - HEIGHT 10'-0" A.F.F.
	RECESSED
L-E17	HIGH HATS PROVIDED BY CONTRACTOR / BLACK TRIM

CEILING MATERIAL LEGEND

CI-1
CEMENT BOARD CEILING w/ SMOOTH STUCCO FINISH ON METAL STUD FRAMING

SHEET REFERENCE

- SEE SHEET G001 FOR GENERAL PROJECT NOTES.
- SEE SHEET A151 FOR FINISH INFORMATION.
- SEE SHEET A150 SERIES FOR REFLECTED CEILING PLANS.
- SEE SHEET A200 SERIES FOR EXTERIOR ELEVATIONS. 2

WALL LEGEND

- WALLS TO BE DEMOLISHED
- NEW INSULATED METAL STUD WALL PARTITION
- EXISTING WALLS (TO REMAIN)
- NEW METAL STUD WALL PARTITION

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ENGINEER

SEAL

03.27.24

PROJECT NAME
MATTEO'S
NORTH PALM BEACH
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NORTH PALM BEACH, FL 33408

REVISION

REV	DATE	BY	NOTES
1	04.29.24		CLIENT INVITED COMMENTS

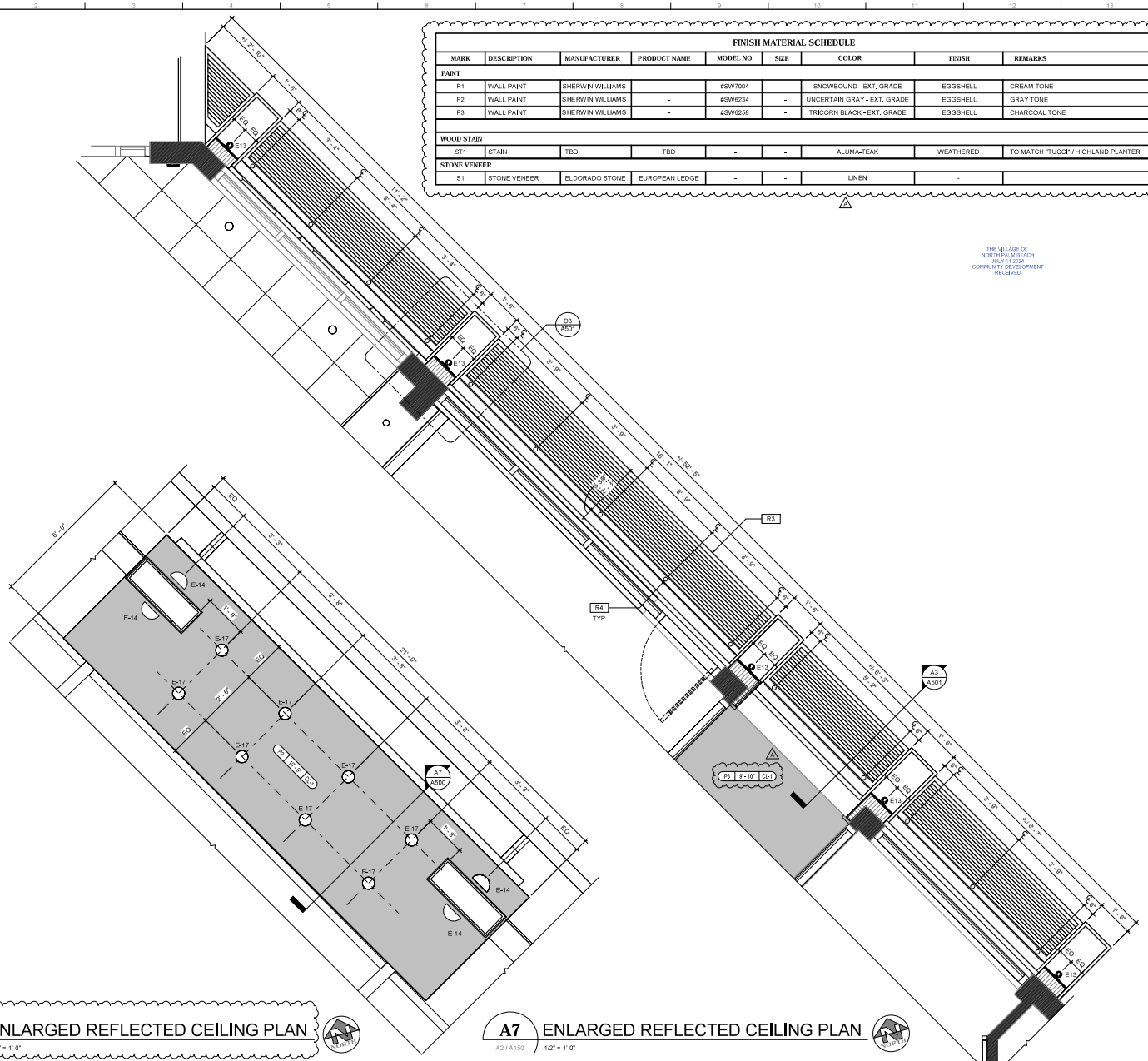
PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	03.27.24

SHEET TITLE
NEW WORK REFLECTED CEILING PLAN

SHEET NUMBER
A150

PROJECT STATUS
PROGRESS SET - NOT FOR CONSTRUCTION OR PERMITTING

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FINISH MATERIAL SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	PRODUCT NAME	MODEL NO.	SIZE	COLOR	FINISH	REMARKS
PAINT								
P1	WALL PAINT	SHERWIN WILLIAMS	-	#SW7004	-	SNOWBOUND - EXT. GRADE	EGGSHELL	CREAM TONE
P2	WALL PAINT	SHERWIN WILLIAMS	-	#SW6234	-	UNCERTAIN GRAY - EXT. GRADE	EGGSHELL	GRAY TONE
P3	WALL PAINT	SHERWIN WILLIAMS	-	#SW6258	-	TRICORN BLACK - EXT. GRADE	EGGSHELL	CHARCOAL TONE
WOOD STAIN								
ST1	STAIN	TBD	TBD	-	-	ALUMA-TEAK	WEATHERED	TO MATCH "TUCCI" / HIGHLAND PLANTER
STONE VENEER								
S1	STONE VENEER	ELDORADO STONE	EUROPEAN LEDGE	-	-	LINEN	-	

GENERAL CEILING CONSTRUCTION NOTES

A. ANY FIXTURE NOT EXPLICITLY DIMENSIONED SHALL BE INSTALLED AT THE CENTER POINT OF THE APPLICABLE SPACE.
B. THE MEANS OF EGRESS SYSTEM SHALL ILLUMINATE ONE FOOT CANDLE AT FLOOR LEVEL FOR 90 MINUTES.
C. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE <1 FOOT-CANDLE AT THE WALKING SURFACE.
D. EXIT SIGNS ARE REQUIRED WHEN TWO EXITS ARE REQUIRED. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED TO 5 FOOT CANDLES. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. EXIT SIGNS ARE TO BE CONNECTED TO THE BUILDING POWER AND EMERGENCY POWER SOURCE PROVIDING 90 MINUTES OF EMERGENCY ILLUMINATIONS IN CASE OF PRIMARY POWER LOSS.
E. A/V SYSTEM SPEAKER LOCATIONS TO BE DETERMINED. COORDINATE A/V SYSTEM SPEAKER LOCATIONS IN FIELD WITH OWNER, CORE LEVEL ARCHITECTURE, DPC AND CONTRACTOR.
F. IN THE EVENT OF POWER SUPPLY FAILURE, IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN **EMERGENCY ELECTRICAL SYSTEM** SHALL AUTOMATICALLY ILLUMINATE ALL THE FOLLOWING AREAS: EXIT PASSAGEWAYS, VESTIBULES, ELECTRICAL ROOMS, AND RESTROOMS.

R# REFLECTED CEILING KEYED NOTES

R1. EXISTING LANDSCAPING BELOW.
R2. NOT USED.
R3. INSTALL DECORATIVE WOOD AWNING. SEE DETAIL L2/A500 FOR MORE INFORMATION.
R4. RECESSED LED LIGHT STRIP TO BE INSTALLED AT TOP OF DECORATIVE AWNING. RECESSED PUCK LIGHT TO BE INSTALLED IN UNDERSIDE. LIGHTING TO BE PROVIDED BY CONTRACTOR. REFER TO M2/A500 FOR MORE INFORMATION.

LIGHTING LEGEND

No. DESCRIPTION

WALL SCONCE

L-E13 KUZCO - COPENHAGEN SCONCE - 2.5"W. x 719.63H.
16W LED INTEGRAL 3000K
FINISH: BRONZE - SEEDED GLASS - INSTALL 7'-3" ON CENTER A.F.F.

L-E14 HINKLEY - SHELTER MED SCONCE - 6.25"W x 20.5"W
(1) 5.5 LED E26 2700K
FINISH: BRONZE - SEEDED GLASS - INSTALL 8'-3" O.C. OF BACKPLATE A.F.F.

L-E15 MODERN FORMS - PANDORA 2 LIGHT SCONCE - 7"W x 7"H
LED INTEGRAL 3000K
FINISH: BRONZE

CEILING FAN

L-E16 TRUBINE FAN WITH LIGHT KIT - 60"W
FINISH: MATTE BLACK - DRIFTWOOD - HEIGHT 10'-0" A.F.F.

RECESSED

L-E17 HIGH HATS PROVIDED BY CONTRACTOR / BLACK TRIM

CEILING MATERIAL LEGEND

CL-1
CEMENT BOARD CEILING w/ SMOOTH STUCCO FINISH ON METAL STUD FRAMING

SHEET REFERENCE

- SEE SHEET G001 FOR GENERAL PROJECT NOTES.
- SEE SHEET A151 FOR FINISH INFORMATION.
- SEE SHEET A150 SERIES FOR REFLECTED CEILING PLANS.
- SEE SHEET A200 SERIES FOR EXTERIOR ELEVATIONS.

WALL LEGEND

WALLS TO BE DEMOLISHED
NEW INSULATED METAL STUD WALL PARTITION
EXISTING WALLS (TO REMAIN)
NEW METAL STUD WALL PARTITION

A1 ENLARGED REFLECTED CEILING PLAN
A2 / A150 1/2" = 1'-0"

A7 ENLARGED REFLECTED CEILING PLAN
A2 / A150 1/2" = 1'-0"

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ENGINEER

SEAL

03.27.24

PROJECT NAME

MATTEO'S
NORTH PALM BEACH
1201 US-1 SUITES 24 and 25
NORTH PALM BEACH, FL 33408

REVISION

REV	DATE	BY	NOTES
1	04.20.24		CLIENT REVIEW COMMENTS

PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	03.27.24

SHEET TITLE

ENLARGED REFLECTED CEILING PLANS

SHEET NUMBER

A151

PROJECT STATUS

PROGRESS SET - NOT FOR CONSTRUCTION OR PERMITTING

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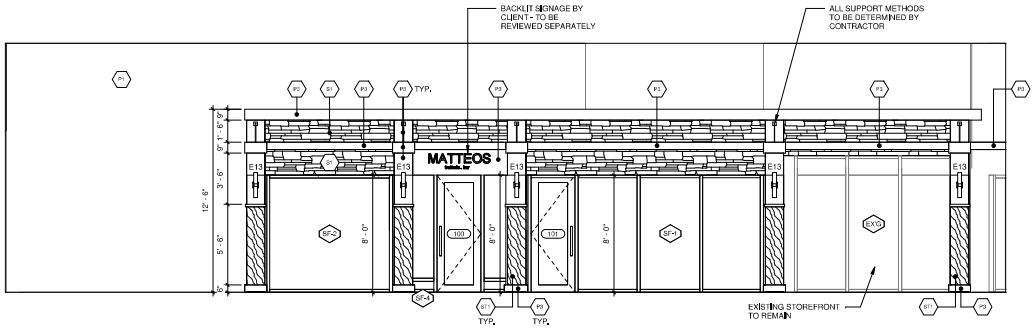
NOTE: DEMOLITION OF FINISHES, PATCH AND REPAIR OF STUCCO AND PAINTING THAT IS ABOVE AND NEAR ADJACENT TENANT MUST BE COMPLETED DURING OFF HOURS △

△

FINISH MATERIAL SCHEDULE

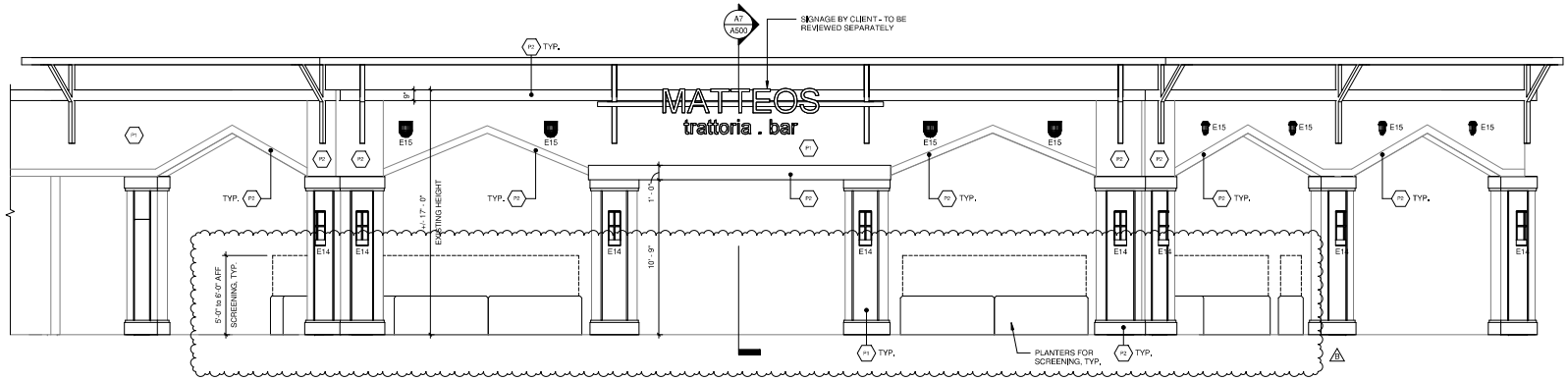
MARK	DESCRIPTION	MANUFACTURER	PRODUCT NAME	MODEL NO.	SIZE	COLOR	FINISH	REMARKS
PAINT								
P1	WALL PAINT	SHERWIN WILLIAMS	-	#SW7004	-	SNOWBOUND - EXT. GRADE	EGGSHELL	CREAM TONE
P2	WALL PAINT	SHERWIN WILLIAMS	-	#SW6234	-	UNCERTAIN GRAY - EXT. GRADE	EGGSHELL	GRAY TONE
P3	WALL PAINT	SHERWIN WILLIAMS	-	#SW6258	-	TRICORN BLACK - EXT. GRADE	EGGSHELL	CHARCOAL TONE
WOOD STAIN								
ST1	STAIN	TBD	TBD	-	-	ALUMA-TEAK	WEATHERED	TO MATCH "TUCCI" / HIGHLAND PLANTER
STONE VENEER								
S1	STONE VENEER	ELDORADO STONE	EUROPEAN LEDGE	-	-	LINEN	-	

THE VILLAGE OF NORTH PALM BEACH
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F2 EXTERIOR ELEVATION
A2 / A100 1/4" = 1'-0"

△



B2 EXTERIOR ELEVATION
A2 / A100 1/4" = 1'-0"

△

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CORE LEVEL ARCHITECTURE

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ENGINEER

SEAL

03.27.24

PROJECT NAME

MATTEO'S
NORTH PALM BEACH
1201 US-1 SUITES 24 and 25
NORTH PALM BEACH, FL 33408

REVISION

REV	DATE	BY	NOTES
A	06.28.24		CLIENT INSITE COMMENTS
B	07.10.24		CLIENT COMMENTS

PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	03.27.24

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200

PROJECT STATUS

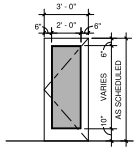
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DOOR SCHEDULE

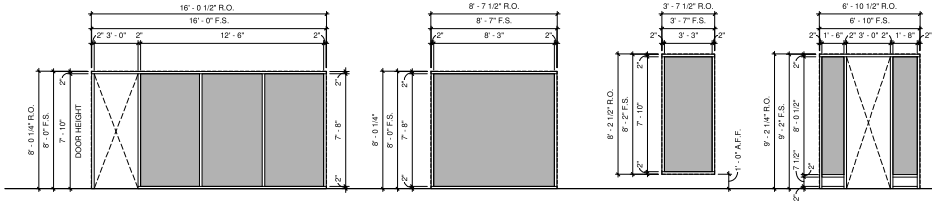
DOOR NO.	ROOM to ROOM TRANSFER	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	GLAZING TYPE	FIRE RATING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	PANIC HARDWARE	HARDWARE GROUP	REMARKS	DOOR NO.
100	EXTERIOR TO BAR	3' - 0"	8' - 0"	0' - 1 3/4"	FG1	AL / GL	-	GL2	-	-	-	-	D1/A410	D5/A410	YES	HG-1	STOREFRONT SYSTEM	100
101	EXTERIOR TO ENTRY	3' - 0"	8' - 0"	0' - 1 3/4"	FG1	AL / GL	-	GL2	-	-	-	-	D1/A410	D5/A410	YES	HG-1	STOREFRONT SYSTEM	101

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FG1

GL2



SF-1 ALUMINUM STOREFRONT QTY: 1 — GL1

SF-2 ALUMINUM STOREFRONT QTY: 1 — GL1

SF-3 ALUMINUM STOREFRONT QTY: 2 — GL1

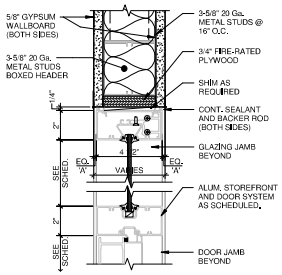
SF-4 ALUMINUM STOREFRONT QTY: 1 — GL1

G1 DOOR TYPES

1/4" = 1'-0"

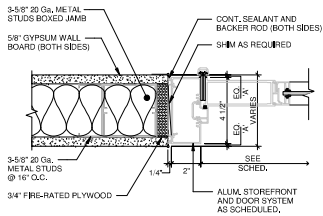
G4 ALUMINUM STOREFRONT TYPES

1/4" = 1'-0"



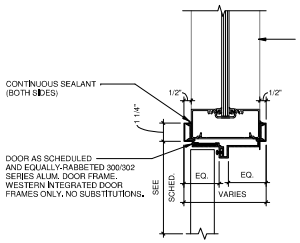
D1 STOREFRONT FRAME HEAD DETAIL

3" = 1'-0"



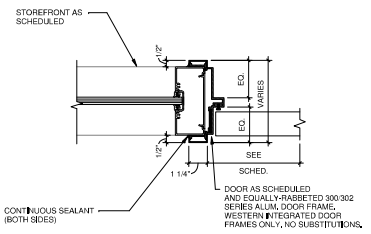
D5 STOREFRONT FRAME JAMB DETAIL

3" = 1'-0"



A1 STOREFRONT HEAD DETAIL

3" = 1'-0"



A5 STOREFRONT JAMB DETAIL

3" = 1'-0"

GENERAL DOOR and FRAME PROJECT NOTES

A. ALL DOORS SHALL OPERATE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE. PANIC BARS OR PUSH / PULL ACTIVATING BARS. SEE SPECIFICATIONS.
B. DOOR CLOSER IF PRESENT MUST BE SET SO THAT IT TAKES DOOR AT LEAST 5 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90° TO A POSITION OF 12 DEGREES FROM THE LATCH.
C. EFFORT TO OPERATE DOORS WITHIN PRESSURES ALLOWED:
   a. INTERIOR DOORS - 5 LBS MAXIMUM PRESSURE TO OPERATE
   b. EXTERIOR DOORS - 5 LBS MAXIMUM PRESSURE TO OPERATE
   c. FIRE DOORS - 15 LBS MAXIMUM PRESSURE TO OPERATE
D. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
E. WHERE USED BY THE BUILDING OCCUPANTS, DOOR HARDWARE SHALL BE ACCESSIBLE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TURNING OF THE WRIST.
F. CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENING SIZES PRIOR TO ORDERING.
G. PROVIDE DOOR BOTTOMS AND EXIT SADDLES ON ALL EXTERIOR DOORS.
H. ALL EGRESS / EXIT DOORS SHALL BE PIVOTED OR SIDE-HINGED SWINGING TYPE PER CHAPTER 10 OF THE GOVERNING CODE.
I. PROVIDE ACCESSIBLE COMPLIANT THRESHOLDS AT ALL DOORS SCHEDULED TO HAVE THEM OR INDICATED TO BE A PART OF THE EMERGENCY EGRESS PATH - SEE LIFE SAFETY PLAN. COORDINATE WITH ADJACENT FLOOR FINISHES.
J. UNLESS OTHERWISE NOTED, PAINTED DOORS AND FRAMES TO HAVE ADJACENT WALL COLOR APPLIED.
K. UNLESS OTHERWISE NOTED, ALL WOOD DOORS TO BE FACTORY STAINED WITH CLEAR SATIN FINISH.
L. PROVIDE SILENCERS ON ALL DOOR FRAMES.
M. PANIC ALARMED HARDWARE TO BE INSTALLED ON 'EXIT ONLY' DOOR.
N. CLOSER TO BE INSTALLED ON ALL DOORS. REFER TO SPECIFICATION FOR HARDWARE.
O. UNLESS OTHERWISE NOTED, ALL HARDWARE FOR THE METAL/GLASS DOORS & TOILET PARTITIONS TO BE GALVANIZED STEEL.
P. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ALL REQUIRED HARDWARE SPECIFICATIONS FOR REVIEW AND APPROVAL BY ARCHITECT OF RECORD PRIOR TO FABRICATION & INSTALLATION.
Q. ALL DOORS TO REMAIN UNLOCKED WHILE SPACE IS OCCUPIED.
R. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT PER SECTION 1010.1.9.3 CBC.
S. EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE TO PERMIT THE INSTALLATION OF A 3'-0" BY 7'-0" DOOR, A MINIMUM CLEAR WIDTH OF 32 INCHES MUST BE PROVIDED.

MATERIAL NOTES

FRAME MATERIAL:	HM	HOLLOW METAL FRAME
	AL	ALUMINUM STOREFRONT FRAME
	PT	PAINT PER SCHEDULE
	FRP	FIBER REINFORCED POLYESTER
DOOR MATERIAL:	AL/GL	ALUMINUM AND GLASS STOREFRONT DOOR, (WIDE STILE TYP.)
	HM	HOLLOW METAL DOOR
	WD	SOLID CORE WOOD DOOR
	WD / GL	SOLID CORE WOOD DOOR WITH GLASS
	PT	PAINT PER SCHEDULE
	ST	STAIN PER SCHEDULE
	FRP	FIBER REINFORCED POLYESTER
	SS	STAINLESS STEEL

GLAZING TYPES

GLAZING TYPE

G-1 CLEAR 1" INSULATED LOW 'E' GLAZING

G-2 CLEAR 1" INSULATED SAFETY GLAZING

HARDWARE SCHEDULE

HARDWARE GROUP HG-1

HINGE (CONT.)	(1) EA.	IVES	224HD	628
PANIC HARDWARE	(1) EA.	VON	CD-35A-NL-OP-388	626
MORT. CYLINDER	(1) EA.	SCH	2C-001 114	626
RIM CYLINDER	(1) EA.	SCH	2C-021	626
STRAIGHT LONG DOOR PULL	(1) EA.	IVES	9266 36" OA	630
CLOSER	(1) EA.	LCN	4050 SCHUSH WMS	689
PARAMOUNT PLATE	(1) EA.	LCN	4050-18PA	689
THRESHOLD (ADA)	(1) EA.	ZER	546A-MSLA-10	A

DOOR-FRAME INSTALLATION NOTES

A. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND NEW DOOR/FRAME OPENINGS PRIOR TO THE START OF WORK.
B. GENERAL CONTRACTOR SHALL REMOVE EXISTING MASONRY WALL AS REQUIRED FOR THE INSTALLATION OF THE NEW DOOR AND FRAME ASSEMBLIES AS PER DOOR SCHEDULE AND SPECIFICATIONS.
C. GENERAL CONTRACTOR SHALL PROVIDE ANY PATCHING REQUIRED AT NEW DOOR & WINDOW FRAMES LOCATED WITHIN EXISTING OPENINGS TO MATCH ADJACENT EXISTING FINISHES.
D. ALL SCREWS IN DOOR AND WINDOW FRAMES SHALL BE COUNTER-SUNK INTO FRAME AND THE SAME COLOR AS THE FRAME IN WHICH IT IS INSTALLED.
E. ANY EXISTING FRAMES INDICATED TO REMAIN AND RECEIVE NEW DOORS SHALL BE PRIMED AND PAINTED. PREP EXISTING FRAMES TO RECEIVE NEW DOORS AND HARDWARE. PAINT EXISTING FRAMES P-10.
F. EXCESSIVE CAULKING WILL NOT BE ACCEPTABLE. CAULK INSTALLATIONS SHALL BE CLEAN, CONCAVED, AND SMOOTH.
G. ALL VOIDS IN HEAD AND JAMBS SHALL BE PACKED SOLID WITH BATT INSULATION THAT MEETS THE INTENDED R-VALUE FOR THE INSULATION INDICATED TO BE INSTALLED IN THAT WALL.
H. GAPS BETWEEN FRAME AND EDGE OF OPENING SHALL NOT EXCEED 1/4" IN WINDOWS AND STOREFRONT INSTALLATIONS AND 1/2" IN CURTAINWALL INSTALLATIONS. PROVIDE BACKER RODS.
I. CONTRACTOR IS REQUIRED TO REMOVE ALL EXCESS CAULK AND DEBRIS ON ADJACENT MATERIALS THAT IS A RESULT OF THE INSTALLATION.
J. ANY FIELD MODIFICATIONS THAT RESULT IN THE NATURAL ALUMINUM BEING VISIBLE SHALL RECEIVE A FINISH THAT MATCHES THE FINISH OF THE ALUMINUM FRAME SYSTEM.
K. INSTALL LOCKTITE ON ALL MECHANICAL FASTENERS FOR DOOR CLOSERS.

GENERAL SAFETY GLAZING NOTES

EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATION SHALL BE IDENTIFIED BY A MANUFACTURERS DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. (SECTION 2406). GLAZING IN:

a. SWING DOORS
b. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
c. STORM DOORS,
d. UNFRAMED SWINGING DOORS.
e. DOORS AND ENCLOSURES FOR HOT TUBS,W WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
f. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1,525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.
g. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED ITEMS e AND f WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION):
   - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0,84 M²)
   - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR,
   - EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR,
   - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
h. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
i. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1,525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
   - THE GLAZING IS WITHIN 60 INCHES (1,525 MM) OF A SWIMMING POOL OR SPA WATERS EDGE.
j. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
k. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

STOREFRONT INSTALLATION NOTES

A. EXCESSIVE CAULKING WILL NOT BE ACCEPTABLE. CAULK INSTALLATIONS SHALL BE CLEAN, CONCAVED, AND SMOOTH.
B. ALL VOIDS IN HEAD, JAMB, AND SILLS SHALL BE PACKED SOLID WITH BATT INSULATION THAT MEETS THE INTENDED R-VALUE FOR THE INSULATION INDICATED TO BE INSTALLED IN THAT WALL.
C. GAPS BETWEEN FRAME AND EDGE OF OPENING SHALL NOT EXCEED 1/4" IN WINDOWS AND STOREFRONT INSTALLATIONS AND 1/2" IN CURTAINWALL INSTALLATIONS. PROVIDE BACKER RODS.
D. CONTRACTOR IS REQUIRED TO REMOVE ALL EXCESS CAULK AND DEBRIS ON ADJACENT MATERIALS THAT IS A RESULT OF THE INSTALLATION.
E. COORDINATE INSTALLATION OF RESCUE WINDOW STICKERS WITH THE OWNER AND ARCHITECT PRIOR TO THE INSTALLATION.
F. ANY FIELD MODIFICATIONS TO THE WINDOW SYSTEMS SHALL BE TESTED FOR AIR AND WATER INFILTRATION OR AN OFFICIAL LETTER FROM THE MANUFACTURER INDICATING THAT THE FIELD MODIFICATIONS WILL NOT VIOLATE THE WINDOW WARRANTY SHALL BE PROVIDED TO THE OWNER AND ARCHITECT.
G. ANY FIELD MODIFICATIONS THAT RESULT IN THE NATURAL ALUMINUM BEING VISIBLE SHALL RECEIVE A FINISH THAT MATCHES THE FINISH OF THE ALUMINUM WINDOW SYSTEM.
H. RESCUE WINDOW SCREENS SHALL BE INSTALLED AS PER SPECIFICATION REQUIREMENTS WITH A CONTINUOUS HINGE AND MAGNETIC LOCKING DEVICE AND INTERIOR HANDLE. WINDOW MANUFACTURERS NOT BEING ABLE TO MEET THIS REQUIREMENT WILL BE CONSIDERED NOT EQUAL TO WINDOW MANUFACTURERS LISTED.
I. ALL EXPOSED STEEL LINTELS (INTERIOR AND EXTERIOR) SHALL BE PRIMED AND PAINTED. COLOR AS SELECTED BY ARCHITECT.

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ENGINEER

SEAL

03.27.24

PROJECT NAME
MATTEO'S
NORTH PALM BEACH
1201 US-1 SUITES 24 and 25
NORTH PALM BEACH, FL 33408

REVISION

REV	DATE	BY	NOTES
1	10.29.24		CLIENT REVIEW COMMENTS

PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	03.27.24

SHEET TITLE

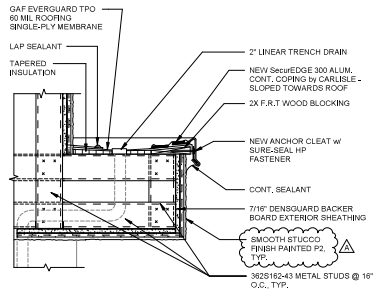
DOOR TYPES, ALUMINUM STOREFRONT TYPES AND DETAILS

SHEET NUMBER

A410

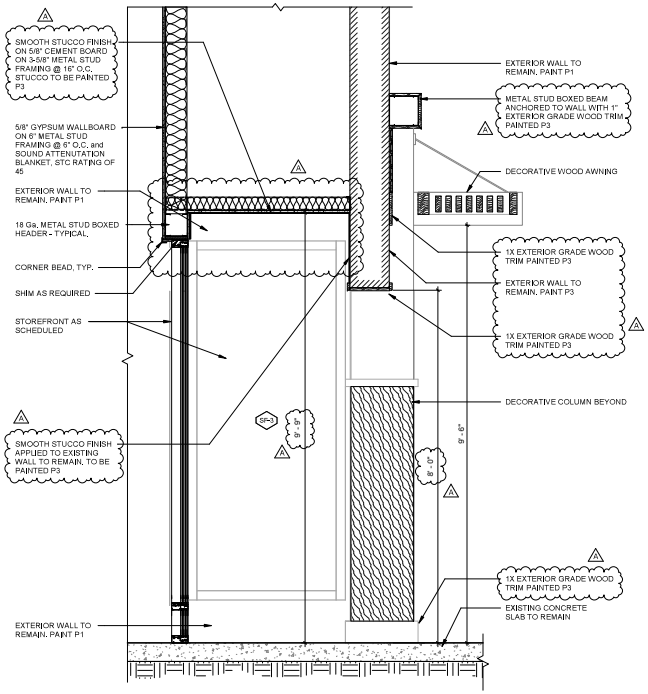
PROJECT STATUS

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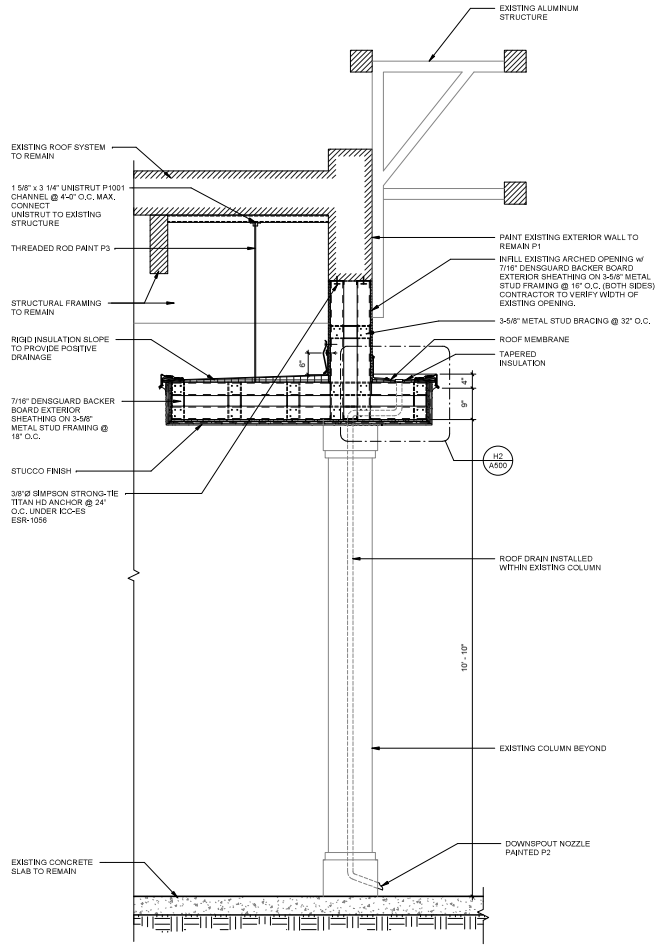
H2 ENLARGED DETAIL AT ENTRY CANOPY

A7 / A500 — 1 1/2" = 1'-0"



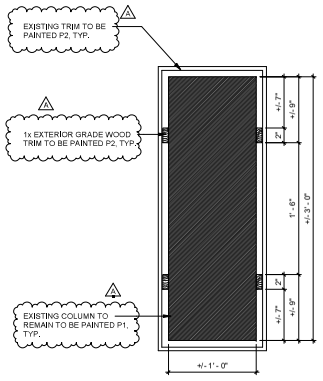
A2 SECTION AT ENTRY

A2 / A100 — 3/4" = 1'-0"



A7 SECTION AT EXTERIOR SOFFIT

A2 / A100 — 3/4" = 1'-0"



A12 PLAN DETAIL AT EXISTING COLUMN

A2 / A100 — 1 1/2" = 1'-0"

THE VILLAGE OF
NORTH PALM BEACH
JULY 11 2024
COMMUNITY DEVELOPMENT
RECEIVED

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ENGINEER

SEAL

03.27.24

PROJECT NAME

MATTEO'S
NORTH PALM BEACH
1201 US-1 SUITES 24 and 25
NORTH PALM BEACH, FL 33408

REVISION

REV	DATE	BY	NOTES
1	06.20.24		CLIENT AND DCA COMMENTS

PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	03.27.24

SHEET TITLE

SECTIONS AND DETAILS

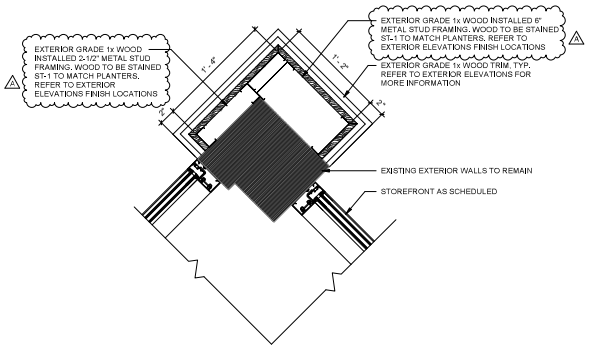
SHEET NUMBER

A500

PROJECT STATUS

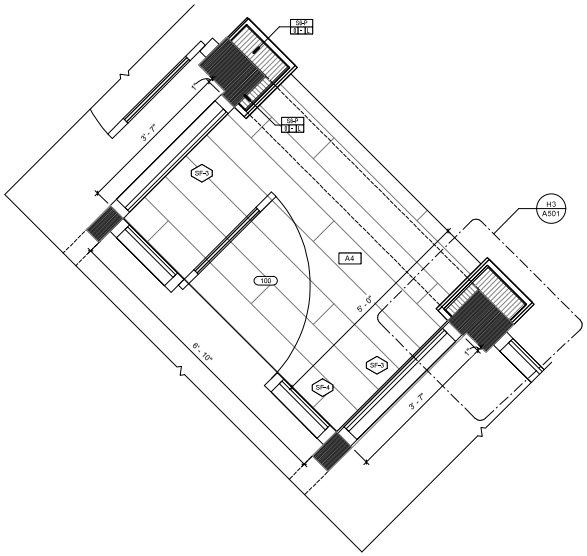
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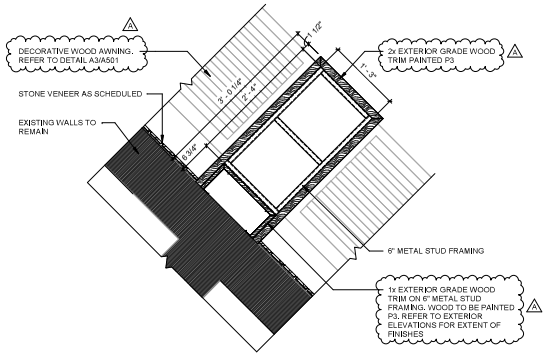
H3 ENLARGED FLOOR PLAN

F9 / A501 — 1 1/2" = 1'-0"



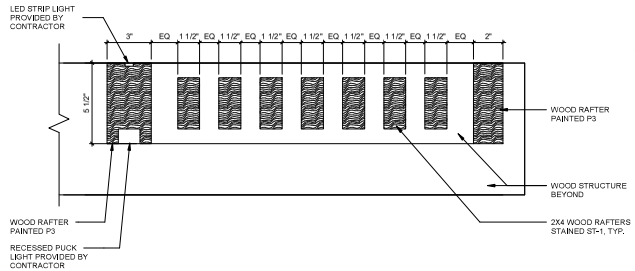
F9 ENLARGED PLAN AT ENTRY

A2 / A100 — 3/4" = 1'-0"



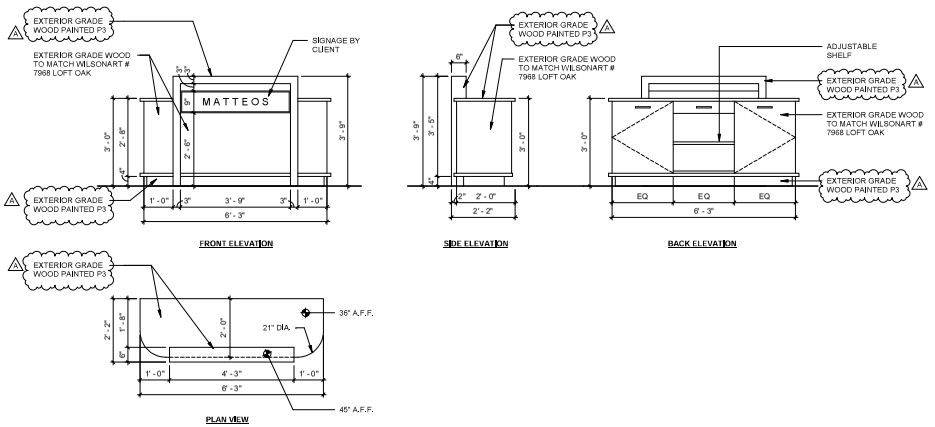
D3 ENLARGED REFLECTED CEILING PLAN

A7 / A151 — 1" = 1'-0"



A3 SECTION AT DECORATIVE AWNING

A7 / A151 — 3" = 1'-0"



A9 HOSTESS MILLWORK

1/2" = 1'-0"

THE VILLAGE OF NORTH PALM BEACH JULY 11 2024 COMMUNITY DEVELOPMENT RECEIVED

ARCHITECT
CORE LEVEL ARCHITECTURE
351 JAMES STREET SYRACUSE, NEW YORK 13203
PHONE: 315.474.1500 FAX: 315.233.5174
ENGINEER

SEAL

03.27.24

PROJECT NAME

MATTEO'S
NORTH PALM BEACH
1201 US-1 SUITES 24 and 25
NORTH PALM BEACH, FL 33408

REVISION			
REV	DATE	BY	NOTES
1	04.29.24		CLIENT AND DLA COMMENTS

PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	03.27.24

SHEET TITLE

SECTIONS AND DETAILS

SHEET NUMBER

A501

PROJECT STATUS

PROGRESS SET - NOT FOR CONSTRUCTION OR PERMITTING

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THE VILLAGE OF
NORTH PALM BEACH
JUL 1 1 2024
COMMUNITY DEVELOPMENT
RECEIVED



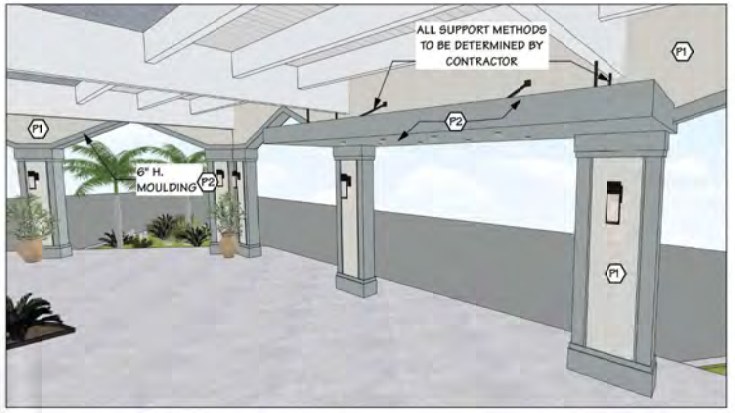
E1 EXTERIOR 3D VIEW
12" = 1'-0"



E7 EXTERIOR 3D VIEW
12" = 1'-0"



A1 EXTERIOR 3D VIEW
12" = 1'-0"



A9 EXTERIOR 3D VIEW
12" = 1'-0"

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03.27.24

PROJECT NAME

MATTEO'S
NORTH PALM BEACH
1201 US-1 SUITES 24 and 25
NORTH PALM BEACH, FL 33408

REVISION

REV	DATE	BY	NOTES
A	06.19.24		CLIENT AND CLA COMMENTS
B	07.10.24		CLA COMMENTS

PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	03.27.24

SHEET TITLE

EXTERIOR - 3D VIEWS

SHEET NUMBER

A900

PROJECT STATUS

PROGRESS SET - NOT FOR CONSTRUCTION OR PERMITTING

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THE VILLAGE OF
NORTH PALM BEACH
JULY 11 2024
COMMUNITY DEVELOPMENT
RECEIVED



G13 EXTERIOR 3D VIEW
12" = 1'-0"



A2 EXTERIOR 3D VIEW
12" = 1'-0"



A7 EXTERIOR 3D VIEW
12" = 1'-0"



A13 EXTERIOR 3D VIEW
12" = 1'-0"

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ENGINEER

SEAL

03.27.24

PROJECT NAME
MATTEO'S
NORTH PALM BEACH
1201 US-1 SUITES 24 and 25
NORTH PALM BEACH, FL 33408

REVISION

REV	DATE	BY	NOTES
1	04.09.24		CLIENT AND DLA COMMENTS

PROJECT NUMBER:	1008
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	03.27.24

SHEET TITLE
EXTERIOR - 3D VIEWS

SHEET NUMBER
A901

PROJECT STATUS
PROGRESS SET - NOT FOR CONSTRUCTION OR PERMITTING

VILLAGE OF NORTH PALM BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Members of the Planning, Zoning and Adjustment Board

THRU: Caryn Gardner-Young, Community Development Director

FROM: Susan M. Garrett, Assistant Village Attorney

DATE: August 6, 2024

SUBJECT: **Signage Code Text Amendment**

Background:

Sign codes can be complex due to various sign types without standardized terminology. For example, is that a ground sign, freestanding sign, monument sign, or all of the above? The codes require frequent updates as sign technology evolves, from temporary wave banners appearing in landscape buffers to recent innovations in electronic message centers. Additionally, variances are often requested for increased sign height and size. Enforcing the sign code can strain relationships with the business community, especially for temporary signs. With so many potential points of conflict, it is no surprise that the legal basis for sign codes has been tested in the Courts. As a result, the Village of North Palm Beach (Village) felt that a review of the existing sign code was deemed appropriate.

Discussion:

Village Staff met with Legal Counsel over the course of several months to review the Village's sign ordinance. The code changes aim to address new case law related to signage and to produce sign code provisions more customer service-friendly. The Development Review Committee and Business Advisory Board reviewed the attached code changes, and their recommended changes were incorporated into the attached Ordinance. In addition, the Planning, Zoning and Adjustment Board also reviewed the code changes at a Workshop on June 4th. At the Workshop, any Board comments received are summarized below. Requests were made to the private sector to provide comments to the proposed amendments and none were received.

A cross-out and underlined version of the sign code language was emailed to all Board Members on June 17th, with clarifications on June 18th. At the PZAB meeting, the Board Members were asked to provide Staff comments to the document before the next PZAB meeting so a summary of issues could be provided to them before voting on the Ordinance. No additional comments were received.

Summary of Key Revisions:

Code Section	Description of change.
45-101, Definitions.	"Ground signs" clarified to indicate pole signs not permitted "Post and panel signs" definition added.
45-102(B). Prohibited signs.	(36) Pole signs added.
45-103. Exempt signs.	"Tablets" removed from subsection E.
45-104. Permanent signs, sign permit not required.	Subsection D. Multi-tenant signs, moved to Master Sign Plan Process, sec. 45-108 F. Subsection F Street numbers. Confirmed conforms to Fire Code.
45-105. Administration and Enforcement.	Subsection E modified to remove administrative deviations and require PZAB review of all variance requests. Subsection F 3. a. Discontinuance of Occupancy. Thirty-day time frame added.
45-106 Nonconforming signs	Section reworked to create 5-year amortization period after which all nonconforming signs must be brought into compliance or removed.
45-107 Off premises signs.	Section reworked for clarification.
45-108. Master sign Plan Process.	Edited for clarity. Currently makes master sign plan mandatory; PZAB may wish to discuss this.
45-110. Sign regulations - In general.	Subsection A, Physical sign types allowed -- Reference to pole signs and monument signs removed. Subsection C, Content. Item (5) Works of Art -- removed. Subsection D, Placement and aesthetic appearance, item (8), Alternate approaches -- removed. Subsection E, Structural requirements, item (1) – reference to "designer signs" removed. Additional edits for clarity.
45-111. Sign Illumination.	Subsection D, Intensity. Standards undergoing further review.
45-112, Changeable Copy Signs.	Duration now referred to as "dwell time."
45-114. Temporary signs.	Subsections C(3) Medical center planned development banner, commercial, and C(4), Pole banner signs, deleted.
45-116 Commercial Northlake (C-NB) District.	Table 45-2 edited to remove two rows referencing East District.

Recommendation:

Village Staff is asking the Planning, Zoning, and Adjustment Board to review and recommend approval of the proposed Ordinance. This Ordinance aims to remove the current sign code in Chapter 6 of the Code of Ordinances and replace it with a more legally sufficient, customer service-friendly, and readable sign code in Section 45 of the Zoning Code.

‘ORDINANCE NO. 2024-___

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

WHEREAS, the Village Council wishes to update and consolidate the Village’s regulations for signage and outdoor displays to: preserve the residential character of the Village; to protect and promote the public health, safety, and welfare; protect property values; create an attractive economic and business climate; and comply with all legal and constitutional requirements applicable to such regulations; and

WHEREAS, on August 6, 2024, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, conducted a public hearing to review this Ordinance and provide a recommendation to the Village Council; and

WHEREAS, having considered the recommendation of the Planning, Zoning and Adjustment Board and conducted all required advertised public hearings, the Village Council determines that the adoption of this Ordinance is in the interests of the health, safety, and welfare of the residents of the Village of North Palm Beach.

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

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

Section 2. The Village Council hereby amends Chapter 6, “Buildings and Building Regulations,” of the Village Code of Ordinances by repealing Article V, “Signs and Outdoor Displays,” in its entirety.

Section 3. The Village Council hereby amends Article III, “District Regulations,” of Appendix C (Chapter 45) of the Village Code of Ordinances by amending Section 45-34, “C-G

general commercial district," to read as follows (additional language underlined and deleted language ~~stricken through~~):

Sec. 45-34. C-G general commercial district.

* * *

C. *Use and operating restrictions.* Every commercial use located within the C-G district shall be so operated as to comply with the following performance standards:

1. No industrial equipment or vehicles shall be sold, leased, rented or otherwise stored within the C-G district. For purposes herein, industrial equipment is defined as equipment used primarily for purposes other than transportation or hauling. Trucks other than pickup trucks, vans and jeeps shall be displayed in areas separated from a public right-of-way by a building.

2. No vehicle shall be parked for display purposes with its hood or trunk open, nor elevated off the ground in any way. Vehicles shall not be parked in any right-of-way or driveway.

~~3.~~ ~~Advertising, flags, pennants, streamers, balloons, signs or vehicle stock numbers shall not be displayed on any vehicle or equipment. Similar objects or advertising designed to attract the public's attention shall not be displayed outdoors on any lot, building, vehicle or equipment.~~

4 3. Any areas designated for the off-loading of vehicles or for loading and deliveries shall be located to the rear of buildings and shall be located so as to contain noise on-site. These areas shall not be located closer than one hundred (100) feet from any residentially-zoned lot and shall be appropriately designated, marked and signed.

* * *

Section 4. The Village Council hereby amends Article III, "District Regulations," of Appendix C (Chapter 45) of the Village Code of Ordinances by amending Section 45-34.1, "C-3 regional business district," to read as follows (additional language underlined and deleted language ~~stricken through~~):

Sec. 45-34.1. C-3 regional business district.

*** * ***

(7) Reserved. ~~*Signs.* In addition to the other provisions of sections 6-111 through 6-117 of this Code, but notwithstanding any conflicting standards found therein, signs in the C-3 zoning district shall comply with the following regulations unless modified through the special C-3 PUD procedures.~~

~~a. *Ground signs* are mounted on a monolithic base and are independent of any building for support. They are permitted only when the sign and base are monolithic and have essentially the same contour from grade to top. Ground signs that meet the following regulations are permitted in the C-3 district only along U.S. Route 1 and Northlake Boulevard:~~

~~1. *Maximum number of ground signs:* One (1) ground sign along U.S. Route 1 and one (1) ground sign along Northlake Boulevard, regardless of jurisdiction, North Palm Beach or Lake Park.~~

~~2. *Maximum height of ground sign base:* Three (3) feet.~~

~~3. *Maximum height of ground signs:* Thirteen (13) feet including the base, measured from the finished grade nearest the base (excluding berms).~~

~~4. *Maximum size of ground signs:* One hundred (100) square feet; copy may be placed on two (2) sides of a ground sign without counting the area twice.~~

~~b. *Pole signs* are not attached to any building and are supported upon the ground by poles or braces. Pole signs are not permitted in the C-3 district.~~

~~c. *Wall signs* are those that are attached to the exterior of a building or structure in such a manner that the wall becomes the supporting structure, and may form the background surface, of the sign. Wall signs are permitted in the C-3 district provided they meet the following regulations:~~

~~1. *Maximum depth of wall signs:* Wall signs may not be painted directly on the wall and may not project more than two (2) feet from the building to which they are fastened.~~

2. *Allowable slope of wall signs:* Wall signs may not be attached to walls that slope more than forty-five (45) degrees from a vertical plane.

3. *Maximum height of wall signs:* Eighteen (18) feet measured from the finished grade nearest the wall, except that on a building of more than two (2) stories, a single wall sign is allowed above eighteen (18) feet. No wall sign may extend above the top of the wall to which it is attached.

4. *Maximum number of wall signs:* One (1) permanent wall sign is permitted for each business which has direct ground level walk-in access from a public or private roadway or sidewalk, and one (1) additional permanent wall sign identifying the building is permitted for each multiple occupancy complex.

5. *Maximum size of wall signs:* Five (5) percent of the area of the wall to which it is attached; or seven (7) percent if the front building setback is greater than seventy (70) feet; or ten (10) percent if the front building setback is greater than one hundred (100) feet. However, in no case shall a wall sign exceed one hundred (100) square feet in size.

d. *Roof signs* are erected and constructed wholly on and over the roof of a building, and are supported by the roof structure or are an integral part of the roof. Roof signs are not permitted in the C-3 district.

e. *Size computations:* When these regulations establish the maximum size of a sign, it shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign any backdrop or structure against which it is placed.

f. *Allowable colors:* Notwithstanding the regulations in chapter 6 of this Code, color tones utilized for all signs complying with these regulations shall be compatible with surrounding area.

g. *Lighting:* Signs containing illumination shall be turned off by 12:00 a.m. (midnight) each night, or when the business closes, whichever is later.

~~h. *Appeals:* Notwithstanding conflicting appeal procedures found elsewhere in this Code, all requests for modifications to sign regulations in the C-3 zoning district shall be made through the special C-3 PUD procedures found below in 45-34.1(10).~~

* * *

(10) *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:

* * *

~~q. *Sign standards:* All projects shall provide a sign plan that shall be reviewed and approved by the village during site plan and appearance approval. Pedestrian oriented signs are strongly encouraged and no ground signs shall be permitted as part of the PUD.~~

~~r. *Lighting standards:* A photometric plan shall be provided during site plan and appearance review. The plan shall include all luminaire specifications, pole locations, and foot-candle levels on directly adjacent properties. Light trespass shall be limited to the largest extent possible.~~

Section 5. The Village Council hereby amends Article III, "District Regulations," of Appendix C (Chapter 45) of the Village Code of Ordinances by amending Section 45-35.3, "C-NB Northlake Boulevard commercial district," by repealing Article 7, "Signage and Outdoor Displays," in its entirety.

Section 6. The Village Council hereby amends Article III, "District Regulations," of Appendix C (Chapter 45) of the Village Code of Ordinances by amending Section 45-38, "I-1 light industrial district," to read as follows (deleted language is ~~stricken through~~):

A. *Intent.* The purpose and intent of the I-1 light industrial district is to implement the Light Industrial/Business future land use category, as established in the Village of North Palm Beach Comprehensive Plan. The I-1 district provides areas in appropriate locations for certain types of businesses, light manufacturing, processing or fabrication of non-objectionable products not involving the use of material, processes or machinery likely to cause undesirable effects upon the environment or on nearby or adjacent residential or commercial properties.

* * *

~~P. *Signs.* All signs, permanent and temporary, shall be located a minimum of ten (10) feet from the ultimate rights-of-way line of the adjacent street or road, as defined by the Village or Palm Beach County, as appropriate.~~

~~1. Permit required. All signs shall require the issuance of a building permit prior to erection and in accordance with the procedures established by the Village for the issuance of building permits.~~

~~2. All building permit applications for signage in the I-1 District shall comply with Article V, Signs and Outdoor Displays of the Village Code.~~

~~3. Where distinctions among uses are made in Article V, uses in the I-1 District shall be considered to be commercial uses.~~

Section 7. The Village Council hereby amends Appendix C (Chapter 45), "Zoning," of the Village Code of Ordinances by adopting a new Article IX, "Signs and Outdoor Displays," to read as follows:

ARTICLE IX. SIGNS AND OUTDOOR DISPLAYS

Sec. 45-100. Purpose and scope of regulations.

A. *In General.* The purpose of this article is to establish regulations for the systematic control of signs and advertising displays within the village. The regulations and requirements as herein set forth are intended to preserve the residential character of the village; to protect and promote the general health, safety, and welfare of the public; to protect property values; and to assist in the safe, economic, and aesthetic development of business by creating an attractive economic and business climate.

1. *Property value protection.* Signs should not create a nuisance to the occupancy or use of other properties due to their size, height, brightness, or movement. They should be in harmony with buildings, the neighborhood, and other conforming signs in the area.

2. *Communication.* Signs should not deny other persons or groups the use of sight lines on public rights-of-way, should not obscure important public messages and should not overwhelm readers with too many messages. Signs can and should help individuals to identify and understand the jurisdiction and the character of its subareas.

3. *Preservation of the community's beauty.* Smaller residential municipalities such as the village rely heavily on their natural surroundings and beautification efforts to retain their unique character. This concern is reflected through the active and objective regulations of the appearance and design of signs.

B. *Scope.* The provisions of this article shall regulate the location, number, size, use, appearance, construction, and maintenance of all signs permitted in each zoning district. This article is not intended to and does not apply to signs constructed, maintained, or otherwise posted, owned, or leased by the village, Palm Beach County, the State of Florida, or the federal government and does not regulate official traffic control devices.

C. *Purpose:* The regulations in this chapter are not intended to regulate or censor speech based on its content or viewpoint, but rather to regulate the secondary effects of speech that may adversely affect the village's substantial and compelling governmental interests in preserving scenic beauty and community aesthetics, and in vehicular and pedestrian safety in conformance with the First Amendment to the United States Constitution. It is therefore the purpose of this article to promote aesthetics and the public health, safety, and general welfare, and assure the adequate provision of light and air within the village through reasonable, consistent, and nondiscriminatory standards for the posting, displaying, construction, use, and maintenance of signs and sign structures that are no more restrictive than necessary to achieve these governmental interests.

D. *Findings*. The village council, acting in its legislative capacity for the purpose of regulating signage, hereby makes the following findings of fact:

The reasonable regulation of the location, number, size, use, appearance, construction, and maintenance of signs within the village serves a compelling governmental interest, for the following reasons:

1. *Florida Constitution*. Article II, Section 7 of the Florida Constitution provides that "[i]t shall be the policy of the state to conserve and protect its natural resources and scenic beauty. . . ." A beautiful environment preserves and enhances the desirability of the village as a place to live and to do business. Implementing the Florida Constitution is a compelling governmental interest.

2. *Florida Statutes*. Florida law requires municipalities to adopt comprehensive plans and implement them through land development regulations (also known as zoning regulations) and approval of development orders that are consistent with the comprehensive plan. See Part II of Chapter 163, Florida Statutes. Florida law specifically requires that municipalities adopt sign regulations. See Section 163.3202(2)(f), Florida Statutes. Complying with state law is a compelling governmental interest.

The village council specifically finds that these sign regulations are narrowly tailored to achieve the compelling and substantial governmental interests of traffic safety and aesthetics, and that there is no less restrictive method for the village to further these interests.

Sec. 45-101. Definitions.

For the purposes of this article, the following words or terms shall have the meaning ascribed to them in this section, except where the context clearly indicates otherwise:

Abandoned sign. A building, freestanding, or off premises sign that: (a) for a period of thirty (30) or more consecutive days, (1) no longer correctly advertises, identifies, displays, directs, or attracts attention to an object, institution, organization, business, product, service, or event on the premises upon which the sign is located; (2) identifies a time, event or purpose that has passed or no longer applies; or (3) contains missing letters or other components of the sign, rendering the sign indecipherable or (b) for a period of six (6) consecutive months, includes a sign structure that bears no sign or a sign face that bears no copy.

Address sign. A sign indicating only the common street address. For the purposes of this definition, a nameplate shall be construed to be an address sign.

"A" frame sign/Sandwich board sign. A freestanding sign, which is ordinarily in the shape of an "A" or some variation thereof, which is readily moveable, and is not permanently attached to the ground or any structure thereof.

Animated sign. A sign, which utilizes motion of any part by any means, including wind power, or displays flashing, oscillating or intermittent lights, animated animal figures or characters.

Awning. An architectural projection that provides weather protection, identity and/or decoration and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight, rigid, or retractable skeleton over which an approved cover is attached.

Awning sign. A sign painted on, printed on or attached flat against the surface of an awning.

Back lit awning. An internally illuminated awning with translucent covering.

Banner sign. Any sign (that cannot be considered a flag), intended to be suspended for display, either with or without frames, having characters, letters, illustrations, or ornamentations applied to cloth, paper, plastic, balloons, or fabric of any kind with such material acting as a backing.

Building directory sign. A sign necessary for pedestrian and traffic safety, regulation, control, wayfinding, and circulation, indicating the location of an activity or service, incidental to a use, but not advertising the use in any manner.

Building identification sign: A sign necessary for pedestrian and traffic safety, regulation, control, wayfinding, and circulation, in which the copy is limited to the name and address of a building or institution.

Building wall sign. A sign displayed upon or attached to any part of the exterior of a building (including walls, windows, doors, parapets, awnings, and roof slopes of forty-five (45) degrees or steeper), constructed parallel to, and extending not more than twenty-four (24) inches from, the building facade to which it is affixed. A sign that is projected onto a building facade (e.g. video projection, 3D projection mapping, and other methods of casting images) is also a building wall sign.

Cabinet sign (or box sign). A building sign which is an enclosed cabinet with copy on one or more sides and which may enclose an integrated light source that can shine through the sides or face of the sign.

Canopy. A roof-like structure generally self-supporting that may be freestanding or attached to a principal structure, providing shade and weather protection, typically utilized in locations such as over drive-thru lanes, walkways, entrances, and gasoline pumps.

Changeable copy sign. A sign which is visible from outside a building and which is characterized by changeable copy, regardless of method of attachment of the copy.

Channel letters. Custom-made metal or plastic letters commonly used in exterior signage on public and commercial buildings, and often internally illuminated.

Channel letter sign. A sign comprised of individually fabricated, three-dimensional letters with metal sides and backing, and typically an acrylic or polycarbonate face, where each letter is mounted directly to a supporting structure. Any internal illumination is directed through the translucent face of the letter except for a "reverse channel letter sign," which utilizes a translucent back that directs the light onto the wall or similar surface upon which the letter is mounted, typically with an offset from the mounting surface that produces a "halo" effect.

Commercial message. Any sign that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

Construction sign. A temporary sign identifying those engaged in construction on any building site. This includes the builder, contractor, developer, architect, engineer, painter, plumber or other persons or artisans involved in such construction.

Copy. The linguistic or graphic content of a sign.

Digital sign: A sign that utilizes an electronic display including but not limited to liquid crystal display or light emitting diodes (LCD or LED), plasma display, or projected images that can be changed automatically.

Directional sign or wayfinding sign: An on-premises sign designed to guide or direct pedestrians or vehicular traffic.

Discontinuance of occupancy. The occupant identified on a sign has ceased to operate, offer services or products, or conduct activity consistent with a current BTR or certificate of use in the location indicated by the sign, for a period of thirty (30) consecutive days. It shall not be a "discontinuance of occupancy" when an occupant first provides the village manager with written notification that the use will be closed for renovation, summer season, or other defined period after which the occupant will resume activity, provided that the occupant does resume the activity on the specified date, as may be extended by the village manager upon request by the occupant.

Double-faced sign. A single sign with two faces that are parallel to each other.

Electric sign. Any sign containing electric wiring.

Electronic changeable copy sign. A sign that utilizes an electronic display including, but not limited to, liquid crystal display or light emitting diodes (LCD or LED), plasma display, or projected images, on which the copy is changed electronically. The following definitions pertain to electronic signs.

1. *Dwell time.* The minimum amount of time that a message must be static on an electronic sign. The dwell times shall not include any transition time.

2. *Static.* A display that is fixed, and unchanging with no portion of the display being in motion, flashing or changing in color or light intensity.

3. *Transition.* A visual effect used on an electronic sign to change from one (1) message to another.

Election sign. A temporary sign that is displayed during the thirty (30) day period immediately preceding any local, state, or federal election.

Entry feature sign: An architectural feature or element with signage that is typically located at the entrance to a development project but is not attached to a perimeter wall.

Façade. The entire building wall, including wall face, parapet, fascia, windows, doors, and facade projections on any single elevation.

Flag. Any fabric displaying a message, color(s), logo, or other design, which is attached to a flagpole at one side of the flag, with the length of the flag perpendicular to a singular flagpole when fully extended.

Frontage. The length of the property line of any one parcel along the principal street or waterway on which it borders.

Grade, finished. A reference plane representing the highest point of the crown of any public or private street or roadway, which lies contiguous to the property or building site. In the event that the abutting streets or roadways are unimproved, grade shall be measured from the nearest paved roadway.

Ground sign (also known as a freestanding sign). Any sign that is erected on the ground, when no part of the sign is attached to any part of a building or structure. A ground sign shall be supported by a base no greater than three (3) feet in height. Pole signs are not permitted ground signs.

Harmful to minors. Any description, depiction, or representation, in whatever form, of nudity, sexual conduct, or sexual excitement, when it:

1. Predominately appeals to the prurient, shameful, or morbid interest of minors in sex; and

2. Is patently offensive to contemporary standards in the adult community as a whole with respect to what is suitable sexual material for minors; and

3. Taken as a whole, lacks serious literary, artistic, political, or scientific value.

The term "harmful to minors" shall also include any non-erotic word or picture when it:

1. Is patently offensive to contemporary standards in the adult community as a whole with respect to what is suitable for viewing by minors; and

2. Taken as a whole, lacks serious literary, artistic, political, or scientific value.

Height of a sign. The height of a sign shall be measured as the vertical distance from the finished grade, excluding berms, at the base of the supporting structure to the top of the sign, or its frame or supporting structure, whichever is higher.

Human sign (or *living sign*). A sign or a form of commercial message held by or attached to a human or character (animated or otherwise) for the purposes of advertising or otherwise drawing attention to an individual, business, commodity, service, or product. This can also include a person or a live or animated character dressed in costume or wearing a commercial message for the purpose of advertising or drawing attention to an individual business commodity service or product.

Identification sign. A sign that is used to display the name, address, and number of a building, institution, or person and to communicate the activity carried on in the building or institution.

Illegal sign. Any sign placed, erected, or installed that is prohibited by this article or that lacks proper approval or permits from the village as required by this article.

Illuminated sign. A sign, which contains a source of light or which is designed or arranged to reflect light from an artificial source including indirect lighting, neon, incandescent lights, backlighting, and shall also include signs with reflectors that depend upon automobile headlights for an image.

Install or place a sign. To construct, reconstruct, build, relocate, raise, assemble, place, affix, attach, create, paint, draw, or in any other way bring into being or establish a sign, but shall not include routine maintenance.

Logo. Any symbol, trademark, picture, or other graphic representation, which is used to signify or identify the particular business or organization.

Marquee. A structure projecting from and completely supported by a building and which extends beyond the building line or property line and fully or partially covers a sidewalk, public entrance, or other pedestrian way.

Marquee sign means any sign painted or printed onto or otherwise attached to a marquee.

Master sign plan. A comprehensive document that contains a set of sign criteria unique to a specific shopping center, commercial property, building or development. It includes drawings and plans that illustrate the sign program for the overall development, including, but not limited to, size, location, type, architectural design, dimensions, and other design standards including materials, color, and sign illumination.

Memorial sign. A building or freestanding sign memorializing a person, structure, site, or event.

Menu board sign. A sign erected as part of a drive-through facility and used to display and order products and services available in association with the drive-through business.

Neon tube sign. A sign electrically lighted by exposed tubes containing inert gas and visible from outside of a building.

Mobile sign. A sign mounted on top or on the rear of a vehicle or bicycle or a sign attached to or located on a trailer or other equipment towed by a vehicle or bicycle; signs of a portable or mobile nature attached after-market, including signs mounted on top of or on the rear of a vehicle, and signs attached to or located on a trailer or other equipment towed by a vehicle. A mobile sign shall not be construed to include any sign mounted on a vehicle or trailer by the original manufacturer.

Monument sign. A freestanding sign located at a commercial center that is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material, such as concrete block or brick.

Nonconforming sign. A sign existing at the effective date of the adoption of this article, which could not be built under the terms of this article.

Occupant (occupancy). The use of a building or structure, or any portion thereof for commercial transactions.

Off-site/off-premises sign. A sign advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which the sign is located.

Outline neon lighting. An arrangement of electric discharge tubing to outline or call attention to certain features such as the shape of a building or the decoration of a window.

Painted wall sign. A sign painted on a wall or on any other surface or part of a building or structure.

Parapet. A false front or wall extending above the roofline.

Parcel. A unit of land within legally established property lines..

Permanent. Designed, constructed, and intended for more than short-term use.

Pole sign. A permanent freestanding sign mounted on a pole that is more than three feet in height (prohibited).

Portable sign. Any sign which is manifestly designed to be transported by trailer or on its own wheels, including signs with removable wheels and signs painted on or affixed to a vehicle.

Post and panel sign. A sign made up of one or more panels mounted between two posts.

Projecting sign. A sign attached to a building extending more than twenty-four (24) inches beyond the building or wall face to which it is attached. Also referred to as a vertical blade sign.

Real estate sign. Any sign installed by the owner or his agent on a temporary basis, advertising the real property upon which the sign is located for rent or for sale.

Residential transitory sign. A sign which is which may be displayed on residential property for a period of time less than three (3) weeks and often shorter. Residential transitory signs shall comply with all of the requirements applicable to temporary signs, and if deemed a safety hazard may be removed without notice by any public personnel.

Right-of-way. A strip of land, dedicated or deeded to the perpetual use of the public occupied, or intended to be occupied, by a street, crosswalk, railroad, canal, road, electric transmission line, oil or gas pipeline, water supply main, sanitary sewer, storm drain, or for any other special use.

Roofline. A horizontal line intersecting the highest point or points of a roof.

Roof sign. A sign placed above the roofline of a building or on or against a roof slope of less than forty-five (45) degrees.

Sign. Any writing, pictorial presentation, number, illustration, or decoration, flag, banner or pennant, balloon, search light, or other device which is used to announce, direct attention to, identify, advertise, or otherwise make anything known. The term sign shall not be deemed to include the terms "building" or "landscaping," or any architectural embellishment of a building not intended to communicate information.

Sign face. The part of a sign that is or may be used for copy.

Sign face area. The area of any regular geometric shape, which contains the entire surface area of a sign upon which copy may be placed.

Sign structure. Any construction used or designed to support a sign.

Snipe sign. A sign constructed of any material that is attached to a utility pole, tree, fence, light post, stake, or similar object located or situated on public or private property.

Special event sign. A temporary sign displayed in connection with the opening of a business, a community event, and community program or festival.

Street. A public or private right-of-way for vehicular traffic, including, but not limited to, highways, thoroughfares, lanes, roads, ways, and boulevards.

Temporary sign. A sign, which is intended to be displayed for a limited time only, including real estate signs, construction signs, special events signs, and other temporary signage as described herein.

Traffic control device. A sign, signal, marking, or other device used to regulate, warn, or guide traffic, placed on, over, or adjacent to a street, highway, private road open to public travel, pedestrian facility, or shared use path by authority of a public agency or official having jurisdiction placed by a public body or, in the case of a private road open to public transit, by authority of the private owner or private official having jurisdiction.

Traffic-control sign. A sign constructed or approved by a government entity used to direct and assist vehicle operators and pedestrians in the guidance and navigational tasks required to traverse safely any facility open to public travel.

Under canopy sign. A building sign, which is mounted, attached, or suspended perpendicular to the building, beneath an awning, canopy, or marquee.

Unit. That part of a multiple occupancy complex housing one occupant.

Window sign. Any sign, including logos, graphics, pictures, advertising, and lettering (excluding the business address), which is within thirty-six (36) inches of a building opening or a transparent or translucent covered opening (for example, a window, door or arch), and which is facing such opening so that the message on the sign is visible from outside the building. This includes business identification, logos or symbols, and commercial messages on window treatments, solar screens, and perforated vinyl or tint films.

Wall sign. See *building wall sign*.

45-102. Prohibited signs.

A. *Generally.* It shall be unlawful to install, place or keep any sign not expressly authorized by, or exempted from, this article.

B. *Specifically.* The following signs are expressly prohibited:

1. Signs that are in violation of the Florida Building Code.

2. Any sign that constitutes a safety hazard.

3. Blank temporary signs.

4. Signs with visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means.

5. Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.

6 Signs with lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color.

7. Outline neon lighting used on commercially developed parcels for commercial purposes.

8. Signs, commonly referred to as wind signs, consisting of one or more banners, flags, pennants, ribbons, spinners, streamers, or captive balloons, or other objects or materials fastened in such a manner as to move upon being subjected to pressure by wind.

9. Signs that incorporate projected images, emit any sound that is intended to attract attention, or involve the use of live animals.

10. Signs that emit audible sound, odor, or visible matter such as smoke or steam.

11. Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit, standpipe, or that obstruct any window to such an extent that light or ventilation is reduced to a point below that required by any provision of this code or other ordinance of the village.

12. Signs that resemble any official sign or marker erected by any governmental agency, or that by reason of position, shape, or color, would conflict with the proper functioning of any traffic sign or signal, or illumination that may be reasonably confused with or construed as, or conceal, a traffic-control device, or signs located within ten (10) feet of public right-of-way or one hundred (100) feet of traffic-control lights, that contain red or green lights that might be confused with traffic control lights.

13. Signs that obstruct the vision of pedestrians, cyclists, or motorists traveling on or entering public streets.

14. Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist, or pedestrian using or entering a public way, or that are a hazard or a nuisance to occupants of any property because of glare or other characteristics.

15. Signs that contain any lighting or control mechanism that causes interference with radio, television, or other communication signals.

16. Searchlights used to advertise or promote a business or to attract customers to a property.

17. Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, except house numbers and traffic control signs.

18. Signs placed upon benches, bus shelters, or waste receptacles, except as may be authorized by the village.

19. Signs erected on public property, other than signs erected by a public authority for public purposes.

20. Signs erected over or across any public street or right-of-way except as may otherwise be expressly authorized by this article, and except governmental signs erected by the village.

21. Signs displaying copy that is harmful to minors.

22. Portable signs.

23. Marquee signs.

24. Roof signs.

25. Painted signs or murals on walls or roofs of buildings.

26. Neon tube signs located inside or outside a building.

27. Off-site/off-premises signs, except as provided in section 45-107.

28. Signs placed on boats or watercraft that are located on public or private property other than the boat's or watercraft's name, the manufacturer's name or required license numbers.

29. Time-temperature-date signs.

30. Snipe signs.

31. Vehicle signs.

32. Abandoned signs.

33. Inflatable signs and balloons, unless expressly authorized by a special events permit issued by the village.

34. "A" frame/sandwich board signs.

35. Signs on fences.

36. Pole signs.

37. Any other sign not specifically permitted by this article.

Sec. 45-103. Exempt signs.

The following signs are exempt from these sign regulations, and from the requirement in this code that a permit be obtained for the erection of permanent signs, provided they are not placed or constructed to create a hazard of any kind:

A. Signs located internally to a site that are not visible from any street or adjoining property, including waterways.

B. Signs necessary to promote health, safety and welfare, and other regulatory, statutory, traffic control, or directional signs erected on public property with permission as appropriate from the State of Florida, the United States government, Palm Beach County, or the village.

C. Legal notices and official instruments.

D. Government identification signs.

E. Memorial signs, names of buildings and dates of erection when cut into any masonry surface or when constructed of bronze or other incombustible materials and attached to the surface of a building.

F. Signs incorporated into machinery or equipment by a manufacturer or distributor, which identify or advertise only the product or service dispensed by the machine or equipment, such as signs customarily affixed to newspaper racks, telephone booths, and gasoline pumps.

G. Advertising and identifying signs located on taxicabs, buses, trailers, trucks, vehicles or vehicle bumpers, subject to the regulations of this article.

H. Public warning signs to indicate the dangers of trespassing, swimming, animals, or similar hazards.

I. Signs carried by a person.

J. Religious displays.

K. Sponsorship signs, i.e., signs supporting a non-profit or government organization (temporary sign), if approved through the special events or temporary use process.

L. Parking space numbers and labels for reserved spaces, if approved as part of the site plan.

M. Names and addresses on mailboxes.

N. Ornamental figurines (three dimensional) , used for decorative purposes and not related to the operation of a commercial enterprise.

O. Decorative flags and bunting for a celebration, convention, or commemoration of significance to the entire community when authorized by the village manager for a period not to exceed thirty (30) days.

P. Holiday lights and decorations, erected during the appropriate holiday season, shall comply with all building and electrical codes. Holiday lights and decorations may be erected no earlier than four (4) weeks prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15th. All holiday lights and decorations must be removed within two (2) weeks following the holiday.

Q. Merchandise displays behind storefront windows so long as no part of the display moves or contains flashing lights.

Sec. 45-104. Permanent Signs – Sign permit not required.

A. *Flags.*

1. *Number.* Not more than three (3) flags or insignias of governmental, religious, charitable, fraternal, or other organizations may be permanently displayed on any one parcel of land.

2. *Size.* The maximum distance from top to bottom of any flag or flags shall be thirty (30) percent of the total height of the flagpole, or in the absence of a flagpole, thirty (30) percent of the distance from the top of the flag or insignia to the ground. The maximum height of a flagpole within the R-1 single-family dwelling district and the R-2 multiple-family dwelling district shall be twenty (20) feet. The maximum height of a flagpole within the R-3 apartment dwelling district and all non-residential zoning districts shall be thirty-five (35) feet.

B. *Utility signs.* Public utility signs that identify the location of underground utility lines and facilities, high voltage lines and facilities, and other utility facilities and appurtenances are permitted so long as they do not exceed three (3) feet in height, and so long as the sign face does not exceed one-half (½) square foot.

C. *Removable signs.* A removable sign affixed by permanent brackets within the sign face area of a ground sign indicating that units within the same parcel are for sale or for lease and including a contact phone number. The

brackets and sign cannot cover any other portion of the sign copy, including any lettering, logo, or address.

E. *Window signs*. The combined area of permanent and temporary signs on or behind windows shall not exceed twenty (20) percent of the total window area at the same floor level on the side of the building or unit, which the signs are displayed.

F. *Street numbers*.

1. *Generally.* Every building in the village shall have its street number so affixed to the building or the premises upon which the building is located that it is both visible and legible from the public street.

2. *Commercial buildings.* Every commercial building with a wall facing an alley shall have each individual tenancy street number affixed to the building above or next to the rear door serving each tenancy so that the number is both visible and legible from the alley. The street numbers shall be reflective.

3. *Height—Color.* All street numbers shall be a minimum of three (3) inches in height on residential buildings and a minimum of six (6) inches on commercial buildings. Maximum height of all street numbers shall be eight (8) inches. All street numbers shall be a sharply contrasting color with the building.

4. *Maintenance.* It shall be the duty of the owner of the building to maintain the numbers on the building in good condition.

Sec. 45-105. Administration and Enforcement.

A. These sign regulations are intended to complement the requirements of the building codes adopted by the village. All signs are subject to permitting requirements, district sign allowances, and other regulations under this article, except to the extent expressly exempted herein. Wherever there is inconsistency between these regulations and the building code, the more stringent requirements shall apply.

B. A sign permit is required for all signs except signs that are exempt signs pursuant to section 45-103, permanent signs for which no permit is required pursuant to section 45-104, or temporary signs governed by section 45-114.

C. *Persons authorized to perform work*. The work necessary to construct, install, place, illuminate, paint, or modify signage within the village shall conform with the following:

1. The following work may be performed by a property owner or lessee:

   a. Painting the face of any freestanding or wall sign;

   b. Installation or attachment of any individual letters, which does not require electrical service or structural modification of the surface or wall to which such letters are being attached; or

2. The following work shall be performed by a sign contractor, general contractor, or building contractor licensed with the village to perform such work:

   a. Construction, installation, or electrical connection of any sign which is illuminated;

   b. Construction, installation, or placement of any freestanding sign requiring wind load calculations;

   c. Construction, installation, or placement of any sign which is located above a pedestrian walkway or on the front fascia of a canopy over a pedestrian walkway;

   d. Construction, or installation of any projecting sign permitted by this article which shall be designed by a Florida registered architect or engineer.

D. *Unsafe signs*.

1. If the building official determines any sign or sign structure to be in an unsafe condition, he/she shall immediately notify the owner of such sign in writing, and the owner shall correct such condition within forty-eight (48) hours.

2. If the correction has not been made within forty-eight (48) hours, the building official may have the sign removed if it creates a danger to the public safety or have any necessary repairs or maintenance performed at the expense of the sign owner or owner or lessee of the property upon which the sign is located.

E. *Variances.* Any increase or decrease in the dimensional restrictions (size, height, setbacks, sign copy area, type face, and other measurable standards) or other deviation from the requirements set forth in this article shall

require a variance approved by the Planning, Zoning and Adjustment Board. Any increase in the height or size of a sign or the required setback shall not exceed thirty percent (30%) of the requirements of this code.

1. The Planning, Zoning and Adjustment Board shall hear and rule on all applications for variances to this article. All the provisions of article VI, chapter 45 of this code, shall apply to applications for variance to this code.

2. All applications for variances to dimensional regulations established by this article shall be filed with the community development department upon a form supplied by the village. The application shall be accompanied by the filing fee established in the master fee schedule.

3 Public notice of all hearings conducted in accordance with this section shall be provided as required by section 21-3 of this code.

F. *Maintenance; Removal.*

1. All signs, including their supports, braces, guys and anchors, electrical parts, and lighting fixtures, and all painted and display areas, shall be maintained in accordance with the requirements of the building code and shall present a neat and clean appearance. The vegetation around the base of ground signs shall be neatly trimmed and free of unsightly weeds, and no rubbish or debris that would constitute a fire or health hazard shall be permitted under or near the sign. Examples of unacceptable maintenance and repair include the following:

   a. Cracked, ripped, or peeling paint present on more than ten percent (10%) of the surface area of a sign;

   b. Bent, broken, loose, or otherwise insufficiently attached supports, struts, or other appendages;

   c. Partial illumination for more than fourteen (14) calendar days;

   d. Obstruction of sign face by weeds, vines, or other vegetative matter; and

   e. Maintaining a position that is more than fifteen (15) degrees from vertical for more than ten (10) successive calendar days.

2. In all cases, the sign's aesthetic appearance shall be maintained in its originally approved condition, subject to the regulations of this article governing nonconforming signs, as applicable.

3. *Discontinuance of Occupancy.*

a. Evidence of discontinuance of occupancy shall include failure to: maintain a valid certificate of use or business tax receipt; occupy the location indicated by the sign for thirty (30) days; maintain the listed phone number in service; answer the listed phone number; or, in combination with any of the preceding, pay a utility bill.

b. It shall not be a "discontinuance of occupancy" where an occupant first provides the village manager with written notification that the use will be closed for renovation, summer season, or some other defined period after which the occupant will resume activity, provided that the occupant does resume the activity on the specified date, as may be extended by the village manager upon request by the occupant.

c. Prior to a discontinuance of occupancy, all signs relating to the occupant shall be removed as provided in this section. Failure to comply with this section shall subject the sign to removal and disposition pursuant to the provisions of this article.

1. All signs attached to a building shall be removed, including window signs and awning signs. Upon removal of a sign from a surface, the surface shall be restored to its original condition, including the filling and repainting of anchor holes to match the surrounding surface. An awning shall be refinished as necessary to eliminate any evidence of the removed sign, including faded color on the valance outlining the former copy.

2. The face of a ground sign cabinet shall be removed and replaced with a new sign face having an opaque background of a neutral color, and constructed of a material that complements the sign structure and building. Any channel letters shall be removed and the background surface restored pursuant to subsection (1). Single-occupant identity signs shall not be illuminated during any period that occupancy

has been discontinued. In the case of a multiple-occupant sign, the panel of an occupancy that has been discontinued shall be replaced with a new panel (either a blank panel, or a panel of an occupancy that is active) of a material and color that matches the other panels.

G. *Enforcement.* The community development director or the building official, or their respective designee(s), may initiate code enforcement actions under chapter 2, article VI to obtain compliance with this code.

H. *Review of administrative decisions.* Any final decision of an administrative official under this article may be appealed to the Planning, Zoning and Adjustment board as provided in section 45-52, except for code enforcement actions which are governed by Article VI of the village code.

Section 45-106. Nonconforming signs; amortization; abandoned signs.

All signs lawfully in existence as of the date of adoption of this article, that do not conform to the provisions of this article, are declared nonconforming signs. It is the intent of this article to recognize that the eventual elimination of nonconforming signs as expeditiously and fairly as possible is as much a subject of health, safety, and welfare as is the prohibition of new signs that would violate the provisions of this article.

A. *Legal nonconforming signs.* Signs that become nonconforming upon adoption of this article may be maintained as legal nonconforming signs for the duration of the amortization period as provided in subsection C. below, subject to the following requirements:

1. A legal nonconforming sign may continue to be utilized only in the manner and to the extent that it existed at the time of the adoption of this article or any amendment thereof.

2. A legal nonconforming sign may not be altered in any manner not in conformance with this article. This prohibition does not apply to reasonable repair and maintenance of the sign or to a face change provided that no structural alterations are required to change the sign copy area.

3. Legal nonconforming signs that are located on a parcel of property that is severed from a larger parcel of property and acquired by a public entity for public use by condemnation, purchase, or dedication may be relocated on the remaining parcel without extinguishing the legal nonconforming status of that sign provided that the nonconforming sign:

(a) Is not increased in area or height to exceed the limits of the zoning district in which it is located;

(b) Remains structurally unchanged except for reasonable repairs or alterations;

(c) Is placed in the most similar position on the remaining property that it occupied prior to the relocation; and

(d) Is relocated in a manner to comply with all applicable safety requirements.

After relocation pursuant to this subsection, the legal nonconforming sign shall be subject to all provisions of this section in its new location.

4. Any nonconforming sign shall be removed or rebuilt in full conformity to the terms of this article if it is damaged or allowed to deteriorate to such an extent that the cost of repair or restoration is fifty percent (50%) or more of the cost of replacement of such sign.

B. *Signs for a legal nonconforming use*.

1. New or additional signs for a nonconforming use shall not be permitted. A change in ownership shall require a nonconforming sign to be removed or brought into conformity.

2. A nonconforming sign for a nonconforming use that ceases to be used for a period of thirty (30) consecutive days or is replaced by a conforming use, shall be considered a prohibited sign and shall be removed or brought into conformance upon establishment of a conforming use.

C. *Amortization of Non-conformities.* Except as provided in paragraph (c) below, all non-conforming signs shall be brought into compliance within five (5) years, as follows:

1. Legally existing signs, other than temporary signs, that become non-conforming as of the effective date of this article shall maintain legal non-conforming status for a period of five (5) years from the effective date of this article, with exceptions as herein contained. At the end of the five (5) year period, all signs not in compliance shall become illegal signs.

2. All legally existing temporary signs shall be in compliance with the provisions of this Schedule within ninety (90) days of the effective date of this Ordinance.

3. *Annexation.* All nonconforming signs or sign structures within an area annexed into the city after the effective date of the Ordinance which do not conform to city code shall, within five (5) years of the effective date of annexation, be removed or rebuilt into a conforming configuration in the event of any renovation, remodeling, or reconstruction of an existing

building or site requiring a Special Exception, or where the value of the construction work is equal to or more than twenty-five (25) percent of the value of the building as indicated by the Palm Beach County Property Appraiser.

D. *Abandoned signs.*

1. Sign structures that remain vacant, unoccupied, or devoid of any message, or display a message pertaining to a time, event, or purpose that no longer applies, shall be deemed to be abandoned.

2. A nonconforming sign deemed abandoned shall immediately terminate the right to maintain such sign.

3. Within thirty (30) days after a sign structure has been deemed abandoned, it shall be the responsibility of the property owner or the property owner's authorized agent to remove the abandoned sign and to patch and conceal all damage to any other structure resulting from the removal of the sign.

4. Any abandoned sign shall be taken down and removed by the owner, agent, or person having the beneficial use of the building or structure upon which sign may be found within ten (10) days after written notification from the community development department. Upon failure to comply with such notice within the specified time in such order, the community development department is hereby authorized to cause removal of such sign and any expenses incident thereto shall be paid by the owner of the building or structure to which said sign is attached.

5. Removal of an abandoned nonconforming sign shall include all sign support components, angle irons, poles, and other remnants of the discontinued sign that are not currently in use, or proposed for immediate reuse as evidenced by a sign permit application for a permitted sign.

Section 45-107. Off-premises signs.

A. In cases where unique situations exist regarding limited access to the property as determined by the community development director, the sign owner may request to locate a sign in an adjacent property or right-of-way, provided that the applicant can meet the following criteria:

1. Provide written authorization from the property or right-of-way owner to receive the sign stating that he/she does not object to the location of the sign in the adjacent property or right-of-way.

2. Provide a hold harmless agreement with the property or right-of-way owner to receive the sign recorded in the public records.

3. Provide a written agreement with the village and property owner that within ten (10) days of receiving written notice from the property or right-of-way owner requesting removal, the sign owner, will remove the sign and return said property or right-of-way to a finished condition.

B. Off-premises sign types shall be limited to directory or directional sign types and shall follow all setback, design, construction, distance separation, sight visibility, and any other applicable provision of this code to protect the village's and right-of-way owner's interests.

C. A maximum of one off-premises sign is permitted per right-of-way or legally bound parcel.

D. In no instance shall any off-premises sign be placed within twenty-five (25) feet of an existing sign installed on the ground within the same right-of-way, and final placement of the sign shall be at the discretion of the community development director to ensure the village’s corridors remain free of visual advertisement clutter.

E. The business being advertised by the off-premises sign must not have road frontage that would provide an opportunity for an advertising sign on-premises.

F. Permits issued for off-premises signs shall automatically become void upon vacation of the existing business for which the off-premises sign was originally issued. The new owner or tenant of the business shall apply for a new building permit for the off-premises sign according to the provisions set forth in this article and provide a copy of the lease to the community development department indicating occupancy of the premises for which the off-premises sign was originally issued. This does not preclude the removal of the existing off-premises sign; however, a new sign permit will be required for any alterations to the sign including sign face and copy changes as stipulated by the provisions of this article.

Section 45-108. Master Sign Plan Process.

A. *Master sign plan.* A master sign plan shall serve as the controlling document for review of all applications for sign approval within a designated development including shopping centers or multi-use buildings or where multiple signs are proposed for a single site or project to ensure the compatibility of sign types, locations, sizes, colors and lettering styles, as well as compatibility and cohesiveness. Renovations and redevelopment of existing commercial buildings and projects for shopping centers, multi-use buildings or where multiple signs are proposed on a single site shall also require submittal of a master sign plan. Applications for site development or site improvement plan approval shall be accompanied by a graphic and narrative representation of the master signage plan to be utilized on the site. Existing commercial buildings and projects shall submit a master sign plan to the village within five years of the effective date of this article, unless there is already an existing master sign plan approved by the village, which covers all aspects of a master sign plan. Building permits for new signs shall not be issued for commercial buildings which have not submitted a master sign plan. The master sign plan may be amended and resubmitted for approval to reflect style changes or changing tenant needs.

The purpose and intent of a master sign plan is to provide a master record of signs on a parcel, ensure compatible signage, and to create unification of signage within parcels, excluding planned development out-parcels, which may be treated separately. All master sign plans shall be approved by the Planning, Zoning and Adjustment Board and shall comply with the following:

1. The master sign plan shall be approved prior to the issuance of a sign permit.
2. The master sign plan shall indicate the type, location, size, dimensions, illumination, color, materials, and architectural style, including the address requirements of the building code and this article. The locations shall be illustrated on elevations and on a site development plan.

3. When applicable, landscape plans and details shall be part of the plan and shall comply with the landscape standards of this code.

4. If a technical deviation is required, the request can be made part of the application for a master sign plan.

B. *Master Sign plan criteria*. In reviewing the master sign plan, the Planning, Zoning and Adjustment Board shall determine if the following criteria have been met:

1. The signage for the project is in keeping with the overall architecture and character of the building development.

2. The signage for the project is designed to meet the directional needs of the project for communication, identification, way finding, and ensure that regulatory and informational messages are in keeping with the overall architectural theme of the development or project;

3. The signage proposed is legible, conspicuous, and easily readable;

4. The visibility and impact of the type of sign, number of signs, design, size, method of, construction, illumination and location of the proposed signs comply with the minimum standards of this section, and do not adversely impact adjoining properties or create a hazard of health risk; and

5. The proposed signage is consistent and not in conflict with the intent and interests of the village.

C. *Submittal*. A master sign plan or request for a technical deviation shall be reviewed and approved by the Planning, Zoning and Adjustment Board. All applications and supporting documentation as listed on the community development department application shall be submitted to the department in a format determined by the Village.. The community development department shall review the application and create a staff report or memo, which shall include a recommendation. The staff report shall be provided to the applicant prior to the meeting. An authorized representative of the applicant must attend the Planning, Zoning and Adjustment board meeting. If a representative is not present, then the board has the right to postpone the agenda item to a future meeting date.

D. *Fees*. Master sign plan requests shall be charged in accordance with the development application fee schedule and paid to village at the time of submittal.

E. *Effect of master sign plan approval*.

1. After approval of a master sign plan or amendment, all new signs and alterations to signs shall comply with the master sign plan, and any violation of such approved plan shall be a violation of this chapter. In case of any conflict between a provision of a master sign plan and one or more provisions of this article, the stricter of the two shall apply.

2. The village shall not consider a request to deviate from an approved master sign plan. However, a master sign plan may be amended or replaced by a new master sign plan. Amendments that are specific to a single occupancy shall not be approved unless the proposed amendment responds to the unique location or architecture of the occupancy that is not generally applicable elsewhere in the property subject to the master sign plan. The Planning, Zoning and Adjustment Board shall evaluate any proposed amendment within the context of the entire approved master sign plan.

F. *Multi-tenant signs.* For commercial projects occupied by multiple retail or service establishments where the total area of the project, including outparcels, exceeds five (5) acres, a ground sign may, subject to Planning, Zoning and Adjustment Board review and approval of the sign design in accordance with the criteria set forth in this article, depict the name of the project and the names of up to five (5) tenants or occupants of the project. A "for sale" or "for lease" sign may be substituted for one (1) of the tenant or occupant signs if the space within the project is being actively marketed for sale or lease.

Section 45-109. Sign permit process.

A. *Permits required:* Except as otherwise provided in this article, it shall be unlawful for any person to erect, construct, enlarge, post, alter, maintain, move, or convert any sign in the village, or cause the same to be done, without first obtaining a sign permit for each such sign as required by this article. These requirements shall not be construed to require any permit for the repainting, cleaning, and other normal maintenance or repair of a sign or sign structure for which a sign permit has previously been issued, so long as the sign or sign structure is not modified in any way. All signs shall be constructed in accordance with the building code, including obtaining all required building permits. No sign shall be approved for use unless it has been inspected and found to comply with all the requirements of this section and applicable codes.

B. *Approval*. After submittal of a complete application and the requisite application fee(s), the following signs, when determined by the building official to be consistent with and in compliance with the criteria set forth herein, shall receive a sign permit without review by the Planning, Zoning and Adjustment Board:

1. Model sales office signs and model name signs;

2. Signs in a shopping center, planned commercial development, planned industrial development, or planned office park, which are consistent with a previously approved master signage plan for the development;

3. Temporary signs not exempted from permitting by section 45-114(B).

All other signs shall require permits approved by the Planning, Zoning and Adjustment Board.

C. *Sign permit application:* Applications for a sign permit shall be made in a format and upon forms provided by the village and shall provide the following information:

1. Name, address, and telephone number of the property owner. No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner or person entitled to possession of the property or building if any, or their authorized representatives.

2. Name, address, and telephone number of the contractor.

3. Property address, property control number (PCN), and legal description of the building, structure, or lot to which or upon which the sign is to be installed or affixed.

4. A drawing to scale showing the design, colors, and materials of the sign, including dimensions, sign size, sign copy/area, method of attachment, source of illumination, and showing the relationship to any building or structure to which it is, or is proposed to be, installed or affixed, (elevation) or to which it relates, signed and sealed by a professional architect or engineer registered in the State of Florida.

5. A fully dimensioned survey or site plan, to scale, indicating the location of the sign relative to property lines, rights-of-way, streets, easements, sidewalks, and other buildings or structures, including any ground mounted signs, on the premises.

6. If a monument sign, landscape plan showing the screening of the base or foundation of the sign.

7. Cost estimate.

D. *Application procedure and review (original submittal):* A sign permit application on a form provided by village shall be electronically filed

together with all documentation as provided for in this section. Upon the electronic submission of a complete sign permit application and all required documentation, the village shall review the application based on whether it complies with this article and all other code requirements, or an approved master sign plan, if applicable, and provide comments to the applicant through the electronic review portal.

E. *Application procedure and review (resubmittals):* Upon resubmission of the sign permit application through the electronic review portal, the village shall determine whether the applicant's revisions comply with this article and all other code requirements. If the revisions do not comply with this article, the village will again provide the applicant comments through the electronic review portal. This process shall continue until the applicant has submitted an application that meets all applicable requirements. If the application meets all requirements of this article and other code requirements or an approved master sign plan, if applicable, the sign permit shall be approved. If the application fails to meet the requirements of the code, the application shall be denied.

F. *Application fees:* Sign permit application fees for signs shall be charged in accordance with the building division fee schedule and paid to the village for each sign for which a permit is required by this article. Application fees shall be paid at time of application and any such sign permit fees are required to be paid prior to a permit being issued.

Sec. 45-110. Sign regulations – In general.

A. *Physical sign types allowed.* Except as may be otherwise provided in this section, a permanent sign may be a permanent ground (freestanding) sign, , a permanent building wall sign, or a window sign .

B. *Measurement and Dimensions.*

1. *Computation of sign area and number*. The area of each face of a sign shall be the area of the smallest circle, triangle, or parallelogram, which contains all content, background, and structural elements of the sign. Sign area shall not include structural elements, which function solely as support for the sign or cover of structural elements.

2. *Certain support structures exempted from computation of area of freestanding signs*. Support structures which are part of a decorative landscape wall or screen wall shall not be considered part of a freestanding sign.

3. *Determination of the number of signs*. Any collection of sign content, sign background, and sign structure may be considered to be one sign face if the area of such sign face is measured as only one circle or only one triangle or only one parallelogram, provided that the area so measured conforms to the maximum sign area requirements of this article.

4. *Façade area.* The façade area shall be measured by determining the area within a two-dimensional geometric figure coinciding with the edges of the walls, windows, doors, parapets, marquees, and roof slopes greater than forty-five (45) degrees that form a side of a building or unit.

5. *Back-to-back* signs. Where two (2) sign faces are placed back-to-back on a single sign structure, and the faces are at no point more than four (4) feet apart, the area of the sign shall be counted as the area of one (1) of the faces.

6. *Sign height.* The height of a sign shall be measured as the vertical distance from the finished grade, as set by flood elevation requirements on the property, excluding berms, at the base of the supporting structure to the top of the sign, or its frame or supporting structure, whichever is higher.

C. *Content*

Signs permitted pursuant to this article may contain any noncommercial message, which is not harmful to minors as defined in this chapter, or otherwise contrary to law. A permanent accessory sign may only display any combination of the following:

1. Street address number and/or name.

2. A logo symbol for the building or the building occupant, which does not exceed fifty percent (50%) of the allowable sign area.

3. Letters depicting the nature of the business and that are a maximum of fifty percent (50%) of the height of the letters depicting the name of the building or building occupant.

4. *Non-commercial messages.* Any sign erected pursuant to the provisions of this article may, at the option of the applicant, contain either a non-commercial message or a commercial message, provided that:

a. The size and design criteria conform to the applicable portions of this article;

b. The sign conforms to the requirements of the applicable zoning designation;

c. The sign is not otherwise prohibited by this article; and

d. Permits are obtained where required.

The sign face may be changed from commercial to non-commercial messages as frequently as desired by the owner of the sign. For the purposes of this sign code, non-commercial messages shall never be deemed off-premises.

D. *Placement and aesthetic appearance.*

1. It is the intent of these sign regulations to preserve and enhance the aesthetic quality of the environment by reducing the visual discordance which can result from:

a. The haphazard placement of signs on buildings; and

b. The use of an array of different sign constructions on one building.

It is recognized that this intent may be met by approaches other than those specifically set forth in this section. Accordingly, this section makes provisions for approval of signs which conform to the intent of this section but which do not conform to the specific requirements of this section.

2. *Placement of signs attached to building walls in relation to building lines*. Signs shall be placed on a building so as not to break important horizontal or vertical building lines. This requirement will be considered met if none of the following types of lines are broken:

a. Cornice line;

b. Lintel lines, actual and extended;

c. Sill lines, actual and extended;

d. Belt course lines;

e. Column and pilaster lines including but not limited to building recesses.

This requirement may be considered met even if one or more of the types of lines in subsection (2) above are broken, if the building is designed so that a permitted sign cannot be located without breaking one or more of the above lines and the sign or signs are placed to minimize the breaking of important building lines.

3. *Vertical dimension of wall mounted signs in relations to building facade elements*. The maximum vertical dimension of a wall-mounted sign shall be no more than forty percent (40%) of the vertical face dimension of the facade element (parapet, spandrel, fascia, or other facade element) on which it is mounted. This requirement shall be considered met even if all or a portion of a sign exceeds in vertical dimension forty percent (40%) of the vertical dimension of the facade element on which it is mounted if the building is designed so that a permitted sign cannot be located without exceeding the forty percent (40%) limit of any building facade element.

4. *Coordination of construction type of wall-mounted signs*. Whenever more than two (2) wall-mounted signs are permitted on any one building, and all must be of the same construction type (cabinet, individual pan-channel letters, individual reverse pan-channel letters, or other). In addition, all may be and all except one must have the same base line if they are individual letters mounted on the building facade, and must have the same base and top line if they are of any other construction type.

5. *Finish of sign background and sign structure*. Low freestanding signs shall have a background and structure, which are of materials, colors, and finishes that are used extensively for the building to which the sign is accessory. Materials, colors, and finishes will be considered to be used extensively if they cover more of the non-glass portions of the highly visible surfaces of the building than does any other material, or if they cover at least thirty percent (30%) of the non-glass portions of the highly visible surfaces of the building.

6. *Placement standards.*

   a. *In right-of-way*. Supports for signs or sign structures shall not be placed in or upon a public right-of-way or public easement

   b. *Over right-of-way*. No ground sign shall project over a public right-of-way.

c. *Blocking exits, fire escapes, etc*. No sign or sign structure shall be erected that impedes the use of any fire escape, emergency exit, or standpipe.

d. All ground sign shall be erected within landscaped areas. Minimum distance from the edge of the landscaped area to the sign base shall be three (3) feet. The landscaping shall consist of shrubbery a minimum of thirty (30) inches high creating a hedge or individual shrubs of the same or varying species thirty (30) inches high spaced not more than eighteen (18) inches apart at their base.

7. *Appearance Plan.* Per the village's appearance plan:

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

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

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

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

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

f. Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that the light source is shielded from view.

E. *Structural Requirements.*

1. All structural, electrical, and mechanical components utilized in the construction, installation or placement, and operation of signs shall be concealed except for vertical supports of other supporting

components which are designed and arranged to be an integral part of the aesthetic composition of a sign. Raceway/wireway mounting of letters and J-boxes are prohibited unless existing structural building conditions, such as certain glass structures, warrant this type of mounting.

2. Clearance standards

   a. Canopy signs hung from a canopy, bracket arm or covered structure shall have a minimum vertical clearance of nine (9) feet above grade to the bottom of the sign and shall not exceed three (3) square feet in area.

   b. All signs over vehicular ways shall provide a minimum of thirteen (13) feet, six (6) inches of clearance.

3. All sign copy, text, or logos four (4) inches or larger on permanent signs shall extrude from or intrude into the sign face a minimum of three-eighths (⅜) of an inch.

4. A building wall sign shall not project more than four (4) feet perpendicularly from the surface to which it is attached nor shall it extend beyond any edge of the surface to which it is attached or disrupt a major architectural feature of the building.

5. All wood permitted to be used, whether for new permanent signs, for replacement of existing permanent signs, or for any part thereof, shall be rot and termite resistant.

6. wires visibly connected to individual letters shall be permitted.

7. Every sign and all components of such sign shall be kept in good structural condition and be in conformance with the applicable building code at the time of permitting.

8. Every sign shall be constructed in a manner as to comply with the wind load requirements of the Florida Building Code. . All sign contractors shall sign a certificate stating wind loading will meet requirements of this chapter where signs under thirty-two (32) square feet are submitted. For signs thirty-two (32) square feet or over, the applicant shall provide a certification sealed by a state registered engineer or architect stating that the design will meet the requirements of this code as submitted.

F. *Dimensional and distance requirements.*

1. The height of a permanent sign shall not extend beyond the building height including parapets.

2. All signs shall be setback a minimum of ten (10) feet from all property lines to any portion of the sign, and no sign shall be permitted to overhang into the minimum sign setback. The community development director may grant a reduction in the minimum sign setback based on physical site constraints on a case-by-case basis through a written request from the property owner or their authorized designee.

3. Signs shall not obstruct sight distance triangles mandated by this code or as determined by the Florida Department of Transportation roadway design criteria, as may be amended from time to time.

4. Once a sign is erected, no additional signs may be attached to or displayed on any sign on a temporary or permanent basis.

5. No sign shall create a traffic or fire hazard, be dangerous to the general welfare, or interfere with the free use of public rights-of-way.

6. Sign locations shall not interfere with public alarms, signals, or signs. No sign or support shall be placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, police alarm, traffic signal or sign, or any devices maintained by or under public authority.

Sec. 45-111. Sign Illumination.

A. All permanent signs, other than window signs, may be internally illuminated, backlit, or externally illuminated unless otherwise provided in this article.

B. Temporary signs shall not be illuminated unless otherwise provided in this article.

C. Lighted signs shall be automatically controlled to be disconnected daily at midnight or at the close of business if the advertised closing time is later than midnight.

D. *Intensity*.

1. The intensity of sign illumination (brightness of a sign) shall not exceed 700 candelas per square meter ($cd/m^{2)}$ for any sign.

2. Intensity shall be measured from the period beginning one-half hour after apparent sunset and ending one-half hour before apparent sunrise, both as determined by the National Oceanic and Atmospheric Administration (NOAA), United State Department of Commerce for Miami, Florida for the specific date of measurement.

3. Intensity shall be measured by a foot-candle meter held at a pre-set distance from the sign determined as follows: the square root of the product of the sign area (in square feet) and 100 ($\sqrt{}$ (A * 100) = D, where A = sign area and D = distance in feet).

E. *Design.* Illumination of a sign using an exposed, unshielded light source is not permitted. All lighting for signs shall be designed to prevent light spillage outside the boundaries of the sign face, and shall not be of such intensity or brilliance as to cause glare or visual distraction.

F. *Uniformity.*

1. Lighting on all permanent signs throughout a single development or project shall be consistent in terms of color or intensity, unless differentiation is specifically provided for pursuant to an approved master sign plan in which there is variety in facade design or building type.

2. Lighting shall be evenly diffused throughout a sign so as not to produce areas with blotchy or differential illumination (i.e., "hotspots" or "cold spots").

G. *External illumination.*

1. External illumination shall be permitted only for address signs, ground identity signs, ingress/egress signs, wayfinding signs, and limited instances where such lighting is specifically authorized pursuant to a master sign plan or sign permit, which shall only be granted for signs mounted on buildings through use of architectural, overhead, full-cutoff lighting fixtures integrated into the design of the sign or facade.

2. External illumination shall be stationary and directed only upon the sign face and architectural elements of the sign structure.

3. The source of the light used in external illumination shall be screened from view of public streets and residential uses, including upper story residential uses. The light intensity shall not cause glare or light spillover onto other property or a public street.

4. No illuminated signs shall face a residential use in such a way as to be a distraction at night to the persons living in the residential structure.

5. Only white light shall be used to illuminate signs.

H. *Internally illuminated ground sign cabinets.* Internally illuminated cabinets may be incorporated into permanent ground signs provided that only the sign copy is illuminated and the background material is opaque. Changeable copy signs, where permitted, are not subject to the restrictions of this subsection.

I. *Internally illuminated wall cabinet signs.* Internally illuminated wall cabinet signs, where authorized pursuant, shall be constructed with an opaque background so that only the copy is illuminated

Sec. 45-112. Changeable Copy Signs.

Changeable copy signs shall be regulated under the following guidelines. This section shall not include electronic message boards and the like, which are prohibited under this chapter or deemed exempted from these regulations. Such signs shall be permitted in the following manner:

A. A changeable copy sign shall comprise not more than twenty percent (20%) of the permitted sign area, except as described in this section.

B. Motor vehicle service stations and convenience stores with gasoline pumps may utilize up to twenty percent (20%) of permitted sign area for changeable prices of gasoline and the words “cash” and “credit” only.

C. Movie theaters and other performance or entertainment facilities may utilize up to eighty percent (80%) of permitted sign area for display of names of films, plays, or other performances currently showing. Such changeable copy areas shall be included as part of the permitted sign area.

D. Changeable copy signs shall be prohibited for office, industrial, and residential uses but allowed for public, charitable and religious institutions and signs in the Public zoning district.

E. Use of changeable copy signs as part of permitted wall sign area is prohibited

F. *Dwell time*. The changeable copy may change no more than once every ten seconds.

G. Electronic number changeable copy signage.

1. Freestanding monument signs are permitted electronic number changeable copy for a price section only. Such electronic copy area shall be for static display only. Flashing, animated, coursing and the appearance of any movement other than an instantaneous change from one price to another are explicitly prohibited.

2. Electronic number changeable copy (LED or similar) signage displays shall not have the capability to have dynamic displays even if not used. Only one (1) continuous LED (or similar) display area for numbers only is allowed on a sign face and may include the time or temperature. Multiple-copy signs adjacent to each other are permissible in a sign face.

3. Only the numbers themselves may be lit with the remaining background non-lit or black. No neon or similar lighting shall be permitted in conjunction with a sign using electronic number changeable copy signage.

4. Brightness or glare shall be controlled to avoid distractions to vehicular traffic, pedestrians, and adjoining properties. Adjustments shall be made upon written request from the village.

5. All electronic copy number signs shall be installed with an ambient light monitor.

6. Dimmer control electronic number changeable copy signs must have an automatic dimmer control that automatically adjusts the sign's brightness in direct correlation with ambient light conditions.

7. *Brightness*. No electronic number changeable copy sign shall exceed a brightness level of 0.3 foot-candles above ambient light conditions, as measured using a foot-candle (Lux) meter at a preset distance depending on sign area. The measurement distance shall be calculated with the following formula: The square root of the product of the sign area times 100. Example: $\sqrt{}$ (30 square feet × 100) 54 feet.

8. The maximum height of changeable numbers shall be twelve (12) inches.

H. *Photometric plan.* Each application for a digital sign shall be accompanied by a photometric plan. The photometric plan shall demonstrate the digital sign's maximum light intensity, in foot-candles above ambient light, at locations identified by the applicant or village staff that may be impacted within three hundred (300) feet of the proposed digital sign location. This plan may be reviewed by a third-party lighting specialist selected by the village, and all costs associated with third party review shall be paid by the applicant to the village.

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

A. *Sign allowances (number, area, height, and setbacks).* Permitted signs shall be subject to limitations as to total number of signs and maximum dimensions based upon the zoning district where the sign will be located. Measurement determinations shall be made as provided in section 45-110(B) of this article.

B. The following chart sets out sign allowances for all zoning districts except the Commercial Northlake (C-NB) zoning district:

Table 45-1
Permitted Signs by District Zoning

Zoning Districts	Residential Single Family R-1, R-2	Residential Multi-Family R-3	Commercial C-T, C-S, C-G and PUD	Regional Commercial C-3	Industrial I-1	Public and Open Space P and OS[1]
Permanent Ground Sign						
Number	None	One (1) with more than 4 dwelling units	One (1) per parcel right of way frontage	One (1)	One (1) per parcel right of way frontage	Determined by Village Council
Sign area	None	Maximum 32 square feet	5' setback – 30 sq. feet 10' setback – 36 sq. ft. 20' setback – 40 sq. feet 30' setback – 45 sq. feet	Maximum Hundred (100) square feet	5' setback – 30 sq. feet 10' setback – 36 sq. ft. 20' setback – 40 sq. feet 30' setback – 45 sq. feet	Determined by Village Council
Sign Height	None	Maximum Eight (8) feet	10' or less setback – 8' 20' or greater setback – 10'	Three (3) feet for base and 13' total including base	10' or less setback – 8'	No greater than signs allowed in adjacent zoning districts

					20’ or greater setback – 10’	
Permanent Building Sign						
Number	None	One – ground floor access		One (1) per tenant with ground floor access and one (1) identifying building		Determined by Village Council
Sign area	None	Maximum 25’ setback – 5% of façade area 70’ setback – 7% of façade area 100’ setback – 10% of façade area	Maximum 25’ setback – 5% of façade area 70’ setback – 7% of façade area 100’ setback – 10% of façade area	Maximum 25’ setback – 5% of façade area 70’ setback – 7% of façade area 100’ setback – 10% of façade area	Maximum 25’ setback – 5% of façade area 70’ setback – 7% of façade area 100’ setback – 10% of façade area	Determined by Village Council

Notes:

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

C. *Other signs (all zoning districts except C-NB).*

1. *Directional or wayfinding signs.* One (1) parking area directional sign may be erected at each point of ingress and egress to a parking lot or parking area. Such signs shall not exceed two (2) square feet in background area nor exceed three (3) feet in height. Such signs shall not create a traffic or pedestrian hazard.

2. *Signs at entrances to residential developments.*

   a. One (1) sign is permitted at only one (1) entrance into the development from each abutting street. The sign may be a single sign with two (2) faces of equal size or may be two (2) single-faced structures of equal size located on each side of the entrance. No face of the sign shall exceed thirty-two (32) square feet in size, and the signs may be illuminated in a steady light only.

   b. The placement of such entry signs shall consider the location of public utilities, sidewalks, and future street widening.

   c. The developer shall ensure that such signs shall be maintained perpetually by the developer, the owner of the sign, a community association, or some other person or entity legally accountable under a maintenance arrangement approved by the village council. If no accountable person accepts legal responsibility to maintain the signs and no other provision has been made for their maintenance, the developer or owner shall remove the signs.

   d. The sign shall only include the name of the development.

3. *Automated Teller Machine (ATM) machine signage*.

   a. ATMs are permitted one (1) sign per machine not to exceed eight (8) square feet in sign area.

   b. The ATM sign shall be located adjacent to the machine and shall not exceed nine (9) feet in height.

   c. ATM signs shall display only the business name and/or business logo offering or maintaining the ATM.

Sec. 45-114. Temporary signs.

A. G*eneral standards:*

1. There are generally four (4) types of temporary signs that the village will permit on private property on a temporary basis. The first type of temporary sign is erected prior to the time a permanent sign can be erected and may be generally displayed prior to the time a permanent sign may be placed. These signs typically relate to the development or sale of vacant or improving property. The second type of temporary sign is one which may be placed after permanent signs are placed. Typically, these signs relate to promotions of the property such as the sale or lease of property. The third type of temporary sign that may be placed on property is a temporary, non-commercial sign. The fourth kind of temporary sign is a transitory sign.

2. Temporary signs shall be constructed of durable, weatherproof material.

3. A temporary sign shall not directly or indirectly create a traffic or fire hazard, interfere with the free and unobstructed use of streets, sidewalks, or building entrances, or obstruct clear vision at the intersection of any streets, drives, or public or private vehicular access ways or so that it may be confused with authorized traffic signs or devices.

4. All signs shall be setback a minimum of five (5) feet from the property line, unless otherwise specified in this section, and shall provide a minimum eighteen (18) inch clearance from rights-of-way, curbs, sidewalks, and landscaping materials. The village may require a larger clearance if deemed necessary by the village engineer.

5. All signs shall be freestanding signs unless other sign types are expressly authorized in other sections of this chapter. Temporary building signs are prohibited unless authorized under a Special Events Permit.

6. Temporary signs shall be removed within twenty-four (24) hours of the issuance of a hurricane warning for any portion of the village by the National Hurricane Center of the National Oceanic and Atmospheric Association (NOAA).

B. *Temporary non-commercial signs – no permit required.*

1. A property owner may place a sign or signs totaling no more than four (4) square feet on the property, compliant with the minimum setbacks, at any time.

2. A property owner may place a sign no larger than eight and one-half (8.5) inches by eleven (11) inches in one window visible from a public right-of-way on the property at any time.

3. *Additional temporary non-commercial sign before an election:*

    a. One temporary noncommercial sign totaling no more than five square feet per one quarter (0.25) acre of land may be located on the owner's property for a period of thirty (30) days prior to an election taking place in the jurisdiction where the property on which the sign(s) is(are) placed is located.

    b. Where the size of the property is smaller than 0.25 acres and has a lawfully existing principal building, one temporary noncommercial sign totaling no more than (5) five square feet may be located on the owner's property for a period of thirty (30) days prior to an election affecting the property on which the sign is located.

    c. Temporary non-commercial signs shall be removed within seven (7) days following the election or referendum vote.

4. *Additional temporary signs when a property is being offered for sale or lease:* One temporary sign, totaling no more than three (3) square feet, may be located on a property:

    a. When that property is being offered for sale or lease through a licensed real estate agent; or

    b. If not offered for sale or lease through a licensed real estate agent, when the sign is owned by the property owner and that property is offered for sale by the owner; and

    c. Such signs may remain for a period of fifteen (15) days following the date on which a contract of sale has been executed.

5. *Additional temporary sign when a property being offered for sale or lease is open to the public:* One temporary sign, totaling no more than three (3) square feet, may be located on the owner's property

on the day prior to and on the day when a property owner is opening the property to the public.

C. *Temporary signs –zoning permit required.* The following signs authorized by this subsection require a zoning permit for a temporary sign.

1. *Construction fence banner signs, commercial:*

a. Banners shall be securely fastened and flush against a temporary construction fence along street frontages and shall not be illuminated.

b. The maximum area devoted to text shall be twelve (12) square feet, which may be repeated every one hundred (100) feet. Remaining area of the construction fence banner sign may be graphics..

c. The maximum height of the banners shall be six (6) feet or the height of the fence, whichever is smaller.

d. Banners shall be removed when temporary construction fencing is removed or when there are no active permits for the site of the fencing.

2. *Post and panel sign, commercial and noncommercial:*

a. A maximum of one (1) sign per street frontage per property with a maximum height of eight (8) feet. The sign shall be oriented parallel with the street frontage to permit visibility of only one sign face.

b. For residential properties of one (1) acre or less, a post and panel sign is not permitted. For commercial properties one (1) acre or less or residential properties greater than one (1) acre in size, a maximum cumulative sign area of sixteen (16) square feet is permitted. For commercial properties greater than one (1) acre in size, a maximum cumulative sign area of thirty-two (32) square feet is permitted.

c. The sign shall be permitted:

(1) During times that the commercial property is being developed or marketed for sale or lease until the property is sold or leased; or

(2) While there is an active building permit on the property until a certificate of occupancy/completion is issued; or

(3) The first thirty (30) days after an opening of a new business; or

(4) For a period of thirty (30) days prior to an election in accordance with the additional temporary non-commercial signs before an election regulations above.

3. *Building banner sign, commercial:*

a. A maximum of one (1) banner per ground floor tenant of a commercial building with a maximum sign area of thirty-two (32) square feet if authorized through a special events permit. Signs shall be securely fastened to the building facade and shall not extend above the roofline or parapet.

b. Banner placement is limited in duration to no more than fourteen (14) days prior to and fourteen (14) days after the date of the event or activity to which they relate, or the first thirty (30) days after an opening of a new business.

c. When a temporary banner is associated with the manufacturing and installation of a permanent affixed sign, the banner shall be removed within sixty days, or immediately upon installation of the permanent sign, whichever first occurs.

Sec.45-115. Transitory signs,

A. *Residential transitory signs*. Residential transitory signs are directional signs intended to facilitate garage sales, open houses, moving sales, yard sales, and similar events, subject to the following requirements.

1. In addition to one (1) sign at the residence where the activity is occurring, no more than three (3) directional signs may be permitted within the swale area of any two (2) lane street bounded on both sides by residential properties.

2. Directional signs will not be permitted in the median or on any sidewalk, and must be set back at least five (5) feet from edge of pavement.

3. The signs may not exceed a height and area of four (4) feet.

4. The signs must be erected and taken down on the same calendar day.

5. The signs may only be posted on a Saturday or Sunday or legal holiday, and shall on each day be limited to a display period no earlier than 5:00 a.m. and no later than 5:00 p.m.

6. The signs may only be staked to or pressed into the ground.

7. Where the public interest in the road right-of-way is limited to an easement, the consent of the owner of the underlying property is required to post signs in the right-of-way.

B. *Transitory special event signs, banners, and directional signs*.

1. The special event must be located within the municipal limits of the village.

2. A temporary special event permit must be approved by the village. The permit may list locations where special event signage may be displayed on private or public property. For private property locations, a letter from the property owner with a diagram showing the designated location for the sign must be submitted to the village along with the permit application for the event. For public property locations, the consent of the governmental agency owning or controlling such property is required (if the public interest is an easement, the consent of the landowner shall likewise be required).

3. One (1) sign not to exceed sixteen (16) square feet in area, directing the attention of the public to the special event may be permitted on each street frontage of the property where the special event occurs. One (1) banner for the special event, not to exceed forty (40) square feet in area, directing the attention of the public to the special event, may be permitted to be attached to a building housing the event, or may be attached to a perimeter wall or fence adjacent to a street frontage on the property where the event is located. A special event sign or banner may be erected two (2) weeks prior to the event and must be removed within two (2) days after the event.

4. Special event signs can contain the names or logo of a specific agency or business that is sponsoring the event/activity. Special event directional signs shall not exceed four (4) square feet per sign face and may be constructed of plastic or paper. Special event directional signs can be placed the day before the event begins and must be removed no later than the day after the event.

Sec. 45-116. Commercial Northlake (C-NB) District.

A. *Business signs permitted.* A permanent sign advertising a business or establishment shall consist of the following:

1. A canopy or awning sign;

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

3. A wall sign with one (1) face; and/or

4. A window sign not to exceed twenty (20) percent of the total window area covered.

B. *Sign type and criteria.*

1. *Canopy or awning* signs. Notwithstanding limitations of this article on the projection of signs from the wall of a building, signs shall be permitted on canopies and awnings subject to the following:

   a. The sign shall indicate only the name of the building or the name of the principal occupant of the building;

   b. The sign shall be painted or printed directly on the canopy or awning; and

   c. The sign shall be counted in determining the area of wall-mounted signs permitted on the wall from which the canopy or awning projects.

2. *Ground* signs. The name, logo, and address of parcel of land as per the following standards:

   a. A minimum of one (1) sign for parcel of land.

   b. *Overall.* For parcels with greater than three hundred (300) linear feet of street frontage, one (1) additional sign for each additional seven hundred (700) linear feet of street frontage to include intersecting roadways.

   c. *Outparcels.* Outparcels of a commercial center are permitted to have one (1) ground sign:

(1) If the outparcel has direct access to Northlake Boulevard.

(2) Overall.

i. If the outparcel is entitled to a ground sign, street frontage calculations for the outparcel should not be included in the street frontage calculations for the adjacent commercial center.

ii. Outparcel information may be provided in the permitted commercial center ground signs if internally accessed pursuant to regulations of this article.

d. The maximum area of a ground sign is sixty (60) square feet.

e. The maximum height of a ground sign is ten (10) feet.

f. *Minimum setbacks.* The minimum setbacks for ground signs are as follows:

(1) Two hundred (200) feet between signs located within the same parcel of land.

(2) Fifty (50) feet from sign to a non-right-of-way property line.

(3) Five (5) feet from the public right-of-way.

(4) Eight (8) feet from utility transmission lines.

(5) Four (4) feet from the edge of pavement or curb when placed in an ingress/egress median.

g. *Street frontage.* Street frontage is measured as the linear length of a property line adjacent to a public right-of-way.

3. *Wall signs.* The name, logo, and address of the business to which the sign is accessory and other related information. No wall sign shall be painted directly onto the building.

C. *Permissible size, height, location, and number of permitted business signs.*

Table 45-2
Permitted Business Signs

Sign Type	Maximum Number	Maximum Number of Sign Faces	Maximum Area (Sign Face)	Max. Height/Dimensions	Other Limits
Canopy or awning	1 per front or side	1	3 sq. ft.	none	Signage considered a wall sign
					Copy shall not exceed 6" in height
					Functional awning: (shade/cover) calculate sq. ft. by enclosing copy
					Non-functional: (decorative only) sign is entire awning
Ground/Monument (Overall)	Parcels with > 300 l.f. of street frontage	2 per sign	40 sq. ft.	10 ft. height	20 ft. min. from public right-of-way
	1 additional sign per each additional 700 l.f. of street frontage		45 sq. ft.	10 ft. height	30 ft. min. from public right-of-way
			60 sq. ft.	10 ft. ht./15 ft. width	50 ft. min. from ROW. and interior property lines
					Sign copy not to exceed building identification and 1 tenant
					Requires 3 ft. min. solid sign base without copy
					200' between signs within the same parcel of land.
					50' from sign to non-ROW property line
					8' min. from utility lines
					min. 4 ft. from edge of pavement or curb when placed in an ingress/egress median
Wall mounted (front wall)	1 sign per business per street frontage with a max. of 2 signs per business	1	1 sq. ft. per 1-½ × the length of wall sign is attached to.	Mounting height is 6" below roof at sign location or 18 ft. max. height on up to 2 story bldg.	
Wall mounted (side/rear wall)		1	lesser of 50% of max. area of front wall or 1 sq. ft. per 1-½ × the length of wall the sign is attached to		
Wall mounted (side/rear-residential adjacent)		1	lesser of 25% of max. area of front wall or 1 sq. ft. per 1-½		

			× the length of wall the sign is attached to		
Wall mounted (overall)					Shall not cover or partially cover a required wall opening
					Shall not project more than 18 inches from the building
					Mounted flush with wall
					First floor location only
					3' min. between wall signs
					Wall signs shall not exist with projecting signs

D. *Restrictions.* Advertising for the following purposes may be displayed:

1. *Construction* signs. To identify development construction in progress.

   a. Such message shall not be displayed more than sixty (60) days prior to the beginning of actual construction of the project, and shall be removed when construction is completed.

   b. If a message is displayed pursuant to this section, but construction is not initiated within sixty (60) days after the message is displayed, or if construction is discontinued for a period of more than sixty (60) days, the message shall be removed, pending initiation or continuation of construction activities.

   c. Upon final certificate of occupancy of a completed residential or nonresidential structure, such sign shall be removed.

2. *For-sale* signs. Such signs shall comply with the regulations of this article.

3. *Grand opening* signs. To announce the opening of a new business or the change of ownership of an established business shall be permitted in addition to other signs, which may be permitted by this regulation. Signs shall not remain in place for more than seven (7) days commencing immediately upon the opening of a new business or the change of ownership of an established business.

4. *Special event* signs. Such signs shall be placed no more than fifteen (15) days prior to the beginning of the event and provided further that all such signs shall be removed within forty-eight (48) hours after the event. Approval of the size and locations of the signs by the village is required.

D. *Permissible size, height, location, and number of temporary* signs.

Table 45-3
Permitted Temporary Signs

Sign Type	Max. Number	Max. # of Signs Faces	Maximum Area	Maximum Height/ Dimensions	Other Limitations
Construction	1 per 500 linear feet	1	32 sq. ft.	8 ft.	20' min. setback from property line and right-of-way time frame: 60 days before/removal at the certificate of occupancy
For-sale					Signs shall comply with the regulations of the village.
Grand Opening	1 per parcel	1	32 sq. ft.	6 ft.	20' min. setback from property line and right-of-way time frame: 7 calendar days total
Special Event	1 per parcel	2	32 sq. ft.	8 ft.	20' min. setback from property line and right-of-way time frame: 15 days before/48 hours after.

E. *Accessory Signs permitted.* A permanent accessory sign may be a ground or monument sign with one (1) or two (2) faces or wall signs with one (1) face.

1. Accessory *sign types and criteria.*

a. *Gasoline* signs.

b. *Parking area directional* signs. Parking area directional signs may be erected at each point of ingress and egress to a parking lot or parking area shall not be counted as part of an occupant's allowable sign area. Directional signs shall be subject to the following:

(1) Such signs shall not exceed two (2) square feet in background area nor extend to a height greater than three (3) feet above ground.

(2) Only one (1) such sign shall be allowed at each point of ingress and egress, and such signs shall not create a traffic or pedestrian hazard.

(3) No names or logos are permitted on the sign.

c. *Parking area instructional and related* signs. The direction of traffic flow within a parking or loading area, ingress and egress points, areas where no parking is permitted, identification of parking spaces reserved for other specific groups or for individuals, and other similar information.

2. *Permissible size, height, location, and number of permitted accessory* signs.

Table 45-4
Permitted Accessory Signs

Sign Type	Max. Number	Max. # of Signs Faces	Max. Area	Max. Height/Dimensions	Other Limits
Building Directory	1 per building for occupants not	1	18 sq. ft.	6 ft. height	2 or more buildings on same parcel or development
	accessible to street frontage				Internal illumination only
					Location with twenty-five (25) ft. of main entry to building
					Changeable copy permitted
Gasoline price	1 per station	2	15 sq. ft. per side	none	20 min. from all property lines
					May include changeable copy
Flags (free standing)	3 flags max	2 per flag	ht. of flag is 30% of pole ht.	20 ft. height of pole	max. dimension of flag is 5' × 10'
			length is (2x) max. allowable ht.		min. setback is 103% of pole ht.
Flags (from structure)	1 flag max	2 per flag	(same as flag-free standing)		10 ft. above highest structure
Parking area instructional	as needed	2	4 sq. ft./face	6 ft. height freestanding or 12 ft. height if wall-mounted	max. 3 ft. above crown of paving or road
					2 ft. from lot line
					copy limited to exit, entrance, exit only, etc.
					Internal illumination only
					5 ft. from public right-of-way
Parking directional	1 per ingress of regress	2	2 sq. ft./face	3 ft. height freestanding	

				4 ft. max. height from crown of paving or road	

Sec. 45-117. Severability.

A. *Generally*. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article.

B. *Severability where less speech results*. Without diminishing or limiting in any way the declaration of severability set forth above in subsection (a), above, or elsewhere in this article, this Code, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article, even if such severability would result in a situation where there would be less speech, whether by subjecting previously exempt signs to permitting or otherwise.

C. *Severability of provisions pertaining to prohibited signs.* Without diminishing or limiting in any way the declaration of severability set forth above in subsection (a) above, or elsewhere in this article, this Code, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term or word of this article or any other law is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article that pertains to prohibited signs, including specifically those signs and sign-types prohibited and not allowed under section 6-113 of this article. Furthermore, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 6-113 is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 6-113, thereby ensuring that as many prohibited sign-types as may be constitutionally prohibited continue to be prohibited.

Section 8. The provisions of this Ordinance shall become and be made a part of the Code of the Village of North Palm Beach, Florida.

Section 9. 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 10. 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 11. This Ordinance shall take effect immediately upon adoption.

PLACED ON FIRST READING THIS _____ DAY OF _____, 2024.

PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF _____, 2024.

(Village Seal)

_____
MAYOR

ATTEST:

_____
VILLAGE CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
VILLAGE ATTORNEY

VILLAGE OF NORTH PALM BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning, Zoning and Adjustment Board

FROM: Caryn Gardner-Young, Community Development Director

DATE: August 6, 2024

SUBJECT: **Ordinance – Amending and Updating the Village's Comprehensive Plan to Implement its Evaluation and Appraisal Report**

The State of Florida has established an integrated planning system to ensure coordinated administration of policies addressing various issues arising from the state's growth and development. The comprehensive planning framework requires planning at all levels of government. Specifically, Chapter 163, Florida Statutes, mandates that all counties and municipalities adopt a Comprehensive Plan. The Comprehensive Plan for the Village of North Palm Beach outlines principles, guidelines, standards, and strategies for future economic, social, physical, environmental, and fiscal development. It reflects the Village's vision and community commitments and guides future decisions in a consistent manner. The plan also contains programs and activities to ensure its implementation, is structured with Goals, Objectives, and Policies, and describes how the Village's programs, activities, and land development regulations are implemented. Additionally, there is supplemental documentation (Data and Analysis) supporting the Goals, Objectives, and Policies.

Pursuant to Section 163.3191, Florida Statutes, and Rule 73C-49.001, Florida Administrative Code, local governments must review their Comprehensive Plan at least every seven years to determine if any changes are needed to align with the updated state requirements. This review aims to assess the last Evaluation and Appraisal Report (EAR), which evaluates how effectively the Village has addressed major land use planning issues outlined in the Comprehensive Plan. Based on this evaluation, the report provides suggestions for revising the plan to better align with community objectives, adapt to changing conditions and trends affecting the community, and comply with changes in state requirements. A copy of the Village's evaluation letter, indicating the need for amendments to the Comprehensive Plan, has been attached and was sent to the State. The State acknowledged the letter and provided the Village until January 2025 to adopt the new Comprehensive Plan documents.

To ensure that the proposed Comprehensive Plan documents are adopted within the timeframe provided by the State, the Village hired two (2) consulting firms to assist with the required work. Jennifer Morton's firm drafted the Conservation, Coastal Management, and Recreation and Open Space Elements while the Chen Moore firm drafted the Future Land Use, Annexation, Housing, Transportation, Capital Improvement, and Infrastructure Elements. Village Staff handled the Intergovernmental Coordination and Property Rights Elements.

The Village must follow a specific process to adopt the EAR-based Comprehensive Plan Amendments. The proposed amendments need to be reviewed by state and regional review agencies following public hearings by the Planning, Zoning and Adjustment Board sitting as the Local Planning Agency and the

Village Council. The state review agencies have at least sixty (60) days to provide their comments. When the State Land Planning Agency (Department of Commerce) sends a comment letter, the Village Council has 180 days to adopt, adopt with changes, or decline to adopt the amendment. Once adopted, the amendment will be submitted to the state and regional review agencies for final comments and cannot take effect until thirty-one (31) days after adoption by the Village Council. The State Land Planning Agency or an affected party has the right to request a hearing at the state level to challenge the adoption. If the amendments are not adopted within one year of notification to the Department of Commerce, the Village will not be allowed to make any amendments to the Village's Comprehensive Plan, the amendments are deemed insufficient, and the Village must start the EAR process over again.

The EAR Adoption process has been a busy one. Village Staff held three (3) virtual stakeholder meetings - one on Transportation, one on Infrastructure and the other on Parks and Recreation. A Village Survey was posted for resident participation, and this information was provided to the consultants to incorporate into their proposed Elements. The consultants have attended one or more of the following Village Advisory Board meetings – Environmental Committee, Waterways Board and Recreation Board. At the June 4, 2024 PZAB Workshop, Jennifer Morton's firm presented the proposed Conservation, Coastal Management, and Recreation and Open Space Elements, and Village Staff presented the proposed Property Rights and Intergovernmental Coordination Elements. At the July 2, 2024 PZAB Workshop, the Chen Moore firm presented the proposed Future Land Use, Annexation, Housing, Transportation, Capital Improvement, and Infrastructure Elements. The Board also discussed the Elements that had been presented at the June 4th meeting.

Attached are two documents. The first one is the base Comprehensive Plan, which includes required Maps, an Introduction, Evaluation and Monitoring section and the required Goals, Objectives and Policies (GOPs) for each Element. The GOPs format is underlined and crossed-out. Underlined represents language to be added and crossed-out represents language to be removed. The Introduction and Evaluation and Monitoring sections are new so there is no underline or cross out. Optional Maps and the Elements' Data and Analysis sections are located in the second document or Supplemental or Support packet, which will be sent with the EAR packet but will not be included in any future Comprehensive Plan Amendments unless it is being specifically amended.

Recommendation:

Village Staff recommends the Board's consideration and recommendation of approval, sitting as the Local Planning Agency, of the attached Ordinance amending the Village's Comprehensive Plan to implement its Evaluation and Appraisal Report as required by Chapter 163, Florida Statutes.

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING THE VILLAGE OF NORTH PALM BEACH COMPREHENSIVE PLAN TO IMPLEMENT ITS EVALUATION AND APPRAISAL REPORT; ADOPTING A NEW INTRODUCTION SECTION AND EVALUATING AND MONITORING SECTION; AMENDING THE FUTURE LAND USE ELEMENT, THE CONSERVATION ELEMENT, THE COASTAL MANAGEMENT ELEMENT, THE RECREATION AND OPEN SPACE ELEMENT, THE INTERGOVERNMENTAL COORDINATION ELEMENT, THE CAPITAL IMPROVEMENT ELEMENT, THE INFRASTRUCTURE ELEMENT, THE HOUSING ELEMENT, THE ANNEXATION ELEMENT, AND THE PROPERTY RIGHTS ELEMENT; ADOPTING A REVISED AND UPDATED WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167, Florida Statutes, requires that each local government prepare a Comprehensive Plan in compliance with the Community Planning Act, as amended; and

WHEREAS, Section 163.3191, Florida Statutes, requires that each local government adopt an Evaluation and Appraisal Report ("EAR") every seven years assessing the local government's progress in implementing the Comprehensive Plan; and

WHEREAS, having conducted a thorough review and assessment, the Village wishes to amend its Comprehensive Plan to implement its EAR and adopt new Introduction and Evaluation and Monitoring sections, as well as update each of the current elements of the Comprehensive Plan; and

WHEREAS, the Village further wishes to update its Water Supply Facilities Work Plan based on the South Florida Water Management District's Lower East Coast Water Supply Plan; and

WHEREAS, the Village's Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, conducted a duly advertised public hearing on August 6, 2024 to consider the proposed EAR-based amendments to the Village's Comprehensive Plan; and

WHEREAS, having conducted each of the advertised public hearings required by Chapter 163, Florida Statutes, the Village Council wishes to adopted the EAR-based amendments to its Comprehensive Plan and determines that the adoption of this Ordinance is in the interests of the health, safety and welfare of the residents and property owners of the Village of North Palm Beach.

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

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

Section 2. The Village Council hereby adopts the revisions to the Village of North Palm Comprehensive Plan attached hereto as Composite Exhibit "A" and incorporated herein, including new Introduction and Evaluation and Monitoring sections, as well as revisions to the Future Land Use

Element, the Conservation Element, the Coastal Management Element, the Recreation and Open Space Element, the Intergovernmental Coordination Element, the Capital Improvement Element, the Infrastructure Element, the Housing Element, the Annexation Element, and the Property Rights Element. For existing elements, additional language is underlined and deleted language is ~~stricken through~~. The Village Council further adopts a revised and updated Water Supply Facilities Work Plan as referenced in the Infrastructure Element, a copy of which is attached hereto as Exhibit "B" and incorporated herein.

Section 3. Village Administration is directed to transmit the EAR-based Comprehensive Plan Amendments to the Florida Department of Commerce and all other units of government and government agencies as required by Section 163.3184(4), Florida Statutes.

Section 4. All ordinances or parts of ordinances and resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. 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 6. The effective date of this Ordinance, if the Comprehensive Plan amendment is not challenged, shall be thirty-one (31) days after the Department of Commerce notifies the Village that the plan amendment package is complete. If timely challenged, this Ordinance shall be effective on the date the Department of Commerce or the Administration Commission enters a final order determining this adopted Comprehensive Plan amendment to be in compliance as defined in Section 163.3184, Florida Statutes.

PLACED ON FIRST READING THIS _____ DAY OF _____, 2024.

PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF _____, 2024.

(Village Seal)

_____
MAYOR

ATTEST:

_____
VILLAGE CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
VILLAGE ATTORNEY









Village of North Palm Beach

Comprehensive Plan

Data and Analysis

2024

North Palm Beach, FL

www.village-npb.org

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History

The Village of North Palm Beach has a rich history. Florida was originally inhabited by the Timucua, Apalachee, AIS, and Tekeste native American tribes. The Spanish ruled from 1513-1764, and the British until 1783.

In 1892, a warranty deed was issued to Albert Sawyer for the area that would become Lake Park, then known as Kelsey City/Silver Beach on the condition that he would improve or sell the land by 1907. In 1903, Mr. Sawyer passed away and the land was trusted to his son. Following the death of Mr. Sawyer, the deadline was extended from 1907 to 1927.

In 1919, the Kelsey family purchased 14 miles of ocean- and lakefront property between Miami and Jupiter, including 100, 000 acres which later included Kelsey City/Lake Park and North Palm Beach. They also purchased the Florida East Coast Canal (part of the intracoastal waterway) and operated it as a toll highway: a chain across the canal stopped boats for fee collection. The Park Bridge over the canal was completed In 1926.

In 1954, John D. MacArthur purchased 2,600 acres of land in northern Palm Beach County for $5.5 million. The newly purchased land would eventually become the Village of North Palm Beach, the Town of Lake Park, the City of Palm Beach Gardens, and the Town of Palm Beach Shores. MacArthur, who was not interested in developing the area, sold the land to Herbert and Richard Ross. They developed the mangrove swamps and farmland which eventually became the Village of North Palm Beach. At the time, the Village was bounded by Monet Road and Johnson Dairy Road to the north and south, and US 1 and Prosperity Farms Road to the east and west.

In 1956, the Village was incorporated into Palm Beach County. Further development included extensive dredging to create waterfront cul-de-sacs, and Lighthouse Drive, which connected Old Dixie Highway to US Highway 1, the main civic corridor. In 1963, the Village opened the publicly owned and -operated North Palm Beach Country Club.

From 1981 through 2004, the Village experienced an increase in residential development, including Northlake Condominiums, Governor's Pointe, Seamark, Marina Bay, Southwind Circle, River's Landing, Harbor Isles, Sanctuary Cove, and Prosperity Harbor.

In 1989, John D. MacArthur Beach State Park was established, making it the only state park in Palm Beach County. MacArthur provided the State of Florida with the resources for obtaining the land and donated funds to help develop the park. The park was established to protect the undistributed subtropical coastal habitat from development.

Over the years, the Village has continued to grow and expand its boundaries through annexation to accommodate population growth.

Comprehensive Planning in the Village and the State

The Village of North Palm Beach Comprehensive Plan (Plan) has been developed and amended pursuant to the requirements of Chapter 163, Florida Statutes (F.S.), the "Community Planning Act", and the requirements of Florida Administrative Code (F.A.C.).

2In 2011, the State of Florida Legislature made significant changes to the Growth Management Act of 1985. Sections 9J-5 and 9J-11.023, of the Florida Administrative Code were repealed, with portions of both rules incorporated into the Community Planning Act. The new legislation shifts oversight of development from the State to local governments, while retaining the state final determination over those development plans that affect regions or

sensitive land considered "areas of critical state concern." Therefore, giving more control to the local jurisdictions in overseeing and directing their future growth.

The Plan is also required to be consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes), along with other state and federal requirements. It provides the Village with long-term direction through goal statements as well as short-term objectives and policies to guide implementation efforts.

In addition to the guidelines set forth in Chapter 163, F.S., community specific concerns have been targeted within the Goals, Objectives, and Policies section of each of the Comprehensive Plan elements. Many of these objectives and policies go beyond the legislative requirements and are indicative of the Village's evolution and needs since the comprehensive plan was adopted by the Village of North Palm Beach. This chapter requires that all local governments throughout Florida maintain a long-range comprehensive plan, and that comprehensive planning should be a continuous and ongoing process.

Definitions for Goals, Objectives, and Policies are provided in the Definitions section of this document. It is important to recognize that Goals, Objectives, and Policies of the Plan should be applied within the context of the overall intent of the Plan.

As a part of this process, municipalities are required to monitor numerous community characteristics relating to development, provision of services, environmental protection, and governmental activities. To comply with that process, the Village of North Palm Beach Comprehensive Plan is comprised of the following Elements:

Future Land Use
Transportation
Housing
Infrastructure
Conservation
Coastal Management
Recreation and Open Space
Annexation
Intergovernmental Coordination
Capital Improvement
Property Rights

Purpose of the Comprehensive Plan

The Comprehensive Plan provides a framework for the Village and provides a guide for the future actions of the community. The purpose of the North Palm Beach Comprehensive Plan is to establish a vision for the Village and determine long-range goals, objectives, policies, and standards for the management of growth and the provision of services. The Plan is intended to provide general guidelines for establishing more specific standards, regulations, procedures, and programs. For example, the Land Development Regulations (LDRs), Strategic Plan, Citizen's Master Plan, and all other related plans derive from Goals, Objectives, or Policies indicated within the Comprehensive Plan.

Sustainability

The goal of the Village's Plan is to create a sustainable community to ensure that adequate resources are available for future generations. The Village seeks to support its business community and enhance the quality of life for all residents by preventing pollution,

encouraging affordable housing, promoting revitalization, redevelopment, and neighborhood stabilization, maximizing conservation, pursuing historic preservation, promoting efficiency, and developing local resources.

Sustainability also requires that development and redevelopment in the Village be coordinated with public investments in alternative transportation modes, which will enable the Village to accommodate the projected population, allow for expanded economic and cultural activity and strive to create a community where live, work, play and learn become part of the daily life of residents and visitors.

Implementation of the Plan
This section includes the different aspects related to the implementation of the Plan, including rules of interpretation, definitions and acronyms, and the process to amend the Plan, including the Evaluation and Appraisal Review. Chapter 163, F.S. sets forth General Requirements for local government comprehensive plans. Procedural Requirements established by the Florida Statutes include adoption, submission and transmittal criteria for the adoption and amendment of Comprehensive Plans. Specific procedures are established by the Department of Commerce, consistent with the procedural requirements in the Florida Statutes.

Planning Horizon
The Village of North Palm Beach Comprehensive Plan includes a 20-year planning horizon.

Amendments to the Comprehensive Plan
The process for amending the Comprehensive Plan shall be guided by the provisions of Florida Statutes Chapter 163, the Administrative Rules implementing it and in accordance with the provisions herein. Proposed amendments to the Village's Comprehensive Plan are also subject to the following requirements as established in Sec 21-01 of the Village Code of Ordinances.

Comprehensive Plan and Future Land Use Map
The comprehensive plan and future land use map "FLUM" of the Village of North Palm Beach are the official statements of policy of the Village with regard to the use and development of land within the Village. All use or development of land undertaken pursuant to these regulations shall be consistent with the comprehensive plan, the future land use map, and the Palm Beach County Land Use Map.
Department for Community Development

The Department for Community Development coordinates the comprehensive review and approval process of all development within the Village of North Palm Beach. The department, through its Planning and Zoning Division, is also responsible for the implementation, administration, and interpretation of the Land Development Regulations (LDR).

Procedure for the Comprehensive Plan Evaluation and Appraisal
Before the current Evaluation and Appraisal Review process, previous statutory requirements called for an Evaluation and Appraisal Report to analyze and assess comprehensive plans, and to provide recommendations that would result in corrective amendments to the adopted comprehensive plans.

The Village of North Palm Beach Comprehensive Plan was previously updated on three (3) occasions, in accordance with the Evaluation and Appraisal Report (EAR) requirements of the Florida Statutes. The first EAR was adopted on January 20, 1998. The second EAR was conducted in 2008 and adopted on October 20, 2009. Corrective amendments were made to

the Comprehensive Plan in subsequent amendment rounds. In 2021, the third EAR was conducted to implement the Property Rights Element of the Comprehensive Plan per F.S.

Current requirements pursuant to Chapter 163, F.S., provide that each local government in Florida periodically prepare, adopt, and submit an Evaluation and Appraisal Review of its comprehensive plan. At least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, the Village must determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last comprehensive plan update.

The procedures and requirements for the new Evaluation and Appraisal Review process are detailed in Chapter 163, F.S. In preparing the periodic evaluation and appraisal of the Comprehensive Plan, the Village shall, at minimum, evaluate the Plan to determine if amendments are necessary to reflect changes in State requirements since the last update of the Plan. The Village shall also notify the State as to its determination, and shall, within one year of the evaluation and appraisal of the Plan, prepare and transmit any identified amendments to the State for review.

The State continues to encourage local governments to conduct periodic comprehensive assessments of comprehensive plans to respond to changes in local circumstances. Local governments are encouraged to comprehensively evaluate and as necessary update plans to reflect changes in local conditions. The Village of North Palm Beach decided to conduct a comprehensive review and evaluation of its current comprehensive plan, including updates reflecting changes in state requirements.

As part of the subject Comprehensive Plan update, in-depth reviews were conducted to identify and evaluate necessary amendments to the Plan including meetings with the following agencies:

- Solid Waste Authority, Seacoast Utility Authority;
- Florida Department of Transportation;
- Palm Beach County Library and Planning Divisions;
- Palm Beach Transportation Planning Agency;
- Friends of MacArthur State Park; and,
- Palm Beach County Sports Commission.

The Community Development staff provided critical guidance and feedback to prepare the subject Plan. Also, other pertinent Village departments contributed with their technical expertise to complete the Plan. Two (2) workshops, which took place on June 4, 2024, and July 2, 2024, were held with the Planning & Zoning and Adjustments Board (PZAB). Subsequently, hearings were held with the PZAB (Local Planning Agency-LPA) for a recommendation of approval, followed by a meeting with the Village Council for the Transmittal Hearing.

Guidelines for Plan Interpretation

In the interpretation of the provisions of this Comprehensive Plan, the following guidelines shall apply unless the context clearly indicates otherwise.

In the interpretation and application of the Comprehensive Plan, its Goals, Objectives, and Policies shall be held to be the minimum requirements necessary to accomplish the stated purpose and intent of this Comprehensive Plan. The Comprehensive Plan shall be construed broadly to accomplish the purpose and intent of the Plan.

Tense and Number
Unless the obvious construction of the wording indicates otherwise: words used in the present tense can include the future; words in the masculine gender can include the feminine and neuter; words in the singular number can include the plural; and, words in the plural can include the singular.

Meaning of Shall, Must, Should, May, Includes
The words "shall" and "must" are mandatory; the word "should" is discretionary and not mandatory; the word "may" is permissive; the word "includes" shall not limit a term to the specific examples but is intended to extend its meaning to all other instances or circumstances of like kind or character.

State, County, Village
The word "State" means the State of Florida, and its authorized agents; the word "County" means the County of Palm Beach, Florida, and its authorized agents; and, the word "Village" means the Village of North Palm Beach, Florida, and its authorized agents.

Interpretation of Undefined Terms
Unless the context clearly indicates otherwise, terms not defined herein shall be interpreted in the following manner:

1) By reference to the relevant provisions of the Community Planning Act, if specifically defined therein, or in other relevant and appropriate State statutes or rules;
2) According to the relevant provisions of the Village Code, the rules for interpretation of this Comprehensive Plan, or in other relevant Village ordinances relating to land development regulations;
3) By reference to generally accepted engineering, planning, or otherwise professional terminology if technical; and
4) Otherwise according to common usage.

Headings
All descriptive headings of Goals, Objectives, or other sections in the Comprehensive Plan are inserted for convenience of reference only and shall not affect the construction or interpretation thereof.

Definitions
In the case of conflict, definitions in this document take precedent within the application of the Comprehensive Plan. Set forth below is a brief definition of important terms used in the Plan.

ACCESSORY DWELLING UNIT: A dwelling unit located on the same parcel of land as a principal single-family dwelling. An accessory dwelling is a complete, independent living facility equipped with a kitchen and bathroom.

ACCESSORY USE: A use incidental and subordinate to the principal use, including accessory dwelling units and accessory solar facilities.

ACRE: For the purpose of calculating dwelling units, an area or parcel of land containing forty-three thousand five hundred sixty (43,560) square feet.

ARTERIAL ROAD: A road providing service that is relatively continuous and of relatively high traffic volume, long average trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

AVERAGE DAILY TRAFFIC (ADT): The total traffic volume during a given 24-hour time period for all allowable directions on a given road.

BERM: A landscaped earthen mound in excess of two feet in vertical height designed to provide visual interest or serve as a buffer.

BICYCLE PATH: A bikeway physically separated from motorized vehicular traffic by an open space or barrier and located either within the highway right-of-way or within an independent right-of-way.

BICYCLE ROUTE: A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and information markers, with or without a specific bicycle route number.

BUFFER: The use of vegetation, walls, fences, berms, setbacks, less intense development, and/or less dense development to mitigate the impacts of unsightly views, lights, noises, odors, and/or dust.

CAPACITY: The maximum rate of flow at which persons or vehicles can be reasonably expected to traverse a point or uniform segment of a lane or roadway during a specified period under prevailing roadway, traffic, and control conditions; usually expressed as vehicles per hour or persons per hour.

COLLECTOR ROAD: A road providing service that is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a road also collects and distributes traffic between local roads and arterial roads.

COMMERCIAL USES: Activities within land areas that are predominantly connected with the sale, rental and distribution of products or the performance of services, including offices and medical facilities.

COMMUNITY PARK: A park located near collector, or arterial roads designed to serve the needs of more than one neighborhood. It is designed to serve community residents within a radius of up to 3.5 miles. The term "community park" includes any related recreational facilities and can be publicly or privately owned.

COMPLETE STREETS: Roads including adjacent sidewalks and shared use paths that are designed and operated to enable safe access and travel for all users, which may include pedestrians, bicyclists, transit riders, and motorists. Complete Streets incorporate different elements based on the different role, function, and characteristic of the facility.

COMPREHENSIVE PLAN: A Comprehensive Plan is a forward-thinking guidance document that acts as a framework for the growth and development of the Village. A Comprehensive Plan will lay out Goals, Objectives, and Policies for the future of the Village and has a typical horizon of 10-20 years.

CONCURRENCY: The provision of insuring that the necessary public facilities and services to maintain the adopted public transit level of service standards are available when the impacts of development occur. Transportation, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public education are the only public facilities and services subject

to the Palm Beach County concurrency requirement. The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

CONCURRENCY MANAGEMENT SYSTEM: The procedures or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

CONSTRAINED ROADWAYS: Roads that cannot be expanded by the addition of two or more through-lanes because of physical, environmental or policy constraints.

DENSITY: The number of dwelling units per acre on a building site in the residential and commercial zoning categories. Where the computation of density results in a whole number plus a fraction of dwelling units per acre, the fraction shall be disregarded, i.e., four and nine tenths (4.9) shall mean four (4) dwelling units per acre.

DEVELOPMENT STANDARDS: Definitions of any other terms related to development standards shall be as described in "Definitions" of the Village's Land Development Regulations (LDRs)

DWELLING UNIT: A house, apartment, condominium unit, mobile or manufactured home, group of rooms, or a single room intended for occupancy as a separate living quarter with complete kitchen and bathroom facilities, and with direct access from the outside of the building or through a common hall for use by its occupants.

EDUCATIONAL USES: Activities and facilities for public or private primary or secondary schools; vocational and technical schools; and colleges and universities including all campus buildings, residence halls and dormitories, fraternity and sorority housing, and recreational facilities.

FLOOR AREA RATIO (FAR): A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each commercial and industrial land use category that determines the total gross square feet of a structure as measured from the structure's exterior walls based upon the actual land area of the parcel upon which the structure is to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

GOAL: A goal is an end-state toward which effort is directed. An end-state in this context is a set of economic, social and land use conditions which seem desirable for North Palm Beach. Goals are long range and defined in qualitative rather than quantitative terms. In general, they espouse very high ideals about the end-state to be achieved. In effect, goals set the parameters of the study to be made. Goals have scale, scope, and substantive dimensions. Goals vary in their substantive, scope, and scale characteristics.

GROSS ACRE: Full area of a parcel inclusive of any public-rights of way and public property.

HAZARD MITIGATION: Reducing or eliminating potential losses by breaking the cycle of damage, reconstruction, and repeated damage.

HOTEL: A Building or part thereof, in which sleeping rooms are offered for rent to the public, and where all charges for food, lodging, and accessory services are paid for by the renter.

Hotels maintain an inner lobby through which all occupants must pass to gain access. Hotel sleeping rooms are accessed solely through interior hallways, even when such units are on ground floors. Guests frequently stay more than one (1) night. Hotels typically include amenities that cater to longer- term guests, such as exercise rooms, spas, restaurants, meeting rooms, ballrooms, convention facilities, reading areas, and limited shopping areas. Hotels cater to transient occupancy, and may have limited kitchenette facilities (i.e., microwave, coffee maker, small sink, miniature refrigerator) for use by the occupants. Two hotel rooms are equivalent to one residential unit.

LEED: Leadership in Energy and Environmental Design is redefining the way we think about the places where we live, work, and learn. As an internationally recognized mark of excellence, LEED provides building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations, and maintenance solutions. LEED certification provides independent, third-party verification that a building, home or community was designed and built using strategies aimed at achieving high performance in key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

LEVEL OF SERVICE (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS shall indicate the capacity per unit of demand for each public facility or performance measures for road traffic or stormwater facilities.

LOCAL ROAD: A roadway providing service, which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high-volume land access for abutting property.

INDUSTRIAL USE: Business activity which is predominantly connected with assembling or storage of small machine parts, electronics, and communications equipment where all activities are carried on within an enclosed building, and deliveries and pickups are made from enclosed trucks or vans. Industrial operations are typically of a size, scale, and character which are virtually indistinguishable from operations conducted in office buildings, commercial buildings, and commercial-office parks and complexes. The equipment used in the industrial manufacturing process does not include the use of large machines, generate significant emissions of toxic or regulated gases, or use bulk chemical combinations. Industrial buildings typically do not have smokestacks and on-site bulk chemical mixing is not contemplated. Industrial business operations may not produce nuisances such as noise, heavy truck traffic, fumes, vibration, glare, or other criteria which would be incompatible with residential or upscale commercial use. Primary functions in Industrial Use relate to an activity other than manufacturing.

MANUFACTURED HOME: A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the site, bearing a label certifying that it is built in compliance with the federal manufactured housing construction and safety standards, or inspected by an approved inspection agency conforming to the requirements of HUD, and bearing an insignia of approval.

MINOR ARTERIAL: A roadway which interconnects with and augments the urban principal arterial system.

MOTEL: A building, or series of buildings, being attached, semi-detached, or detached, in which sleeping rooms are offered for rent to the public, and where all charges for food, lodging, and accessory services are paid for by the renter, and where each unit has convenient exterior access to a parking space for the use of the unit's occupants. Access to sleeping rooms is from the exterior of the building as opposed to the interior. Except for a dwelling unit for the manager or caretaker, the rental sleeping rooms are primarily for the transient use of motor vehicle travelers who typically stay one night. These units may have limited kitchenette facilities (i.e., microwave, coffee maker, small sink, miniature refrigerator) for use by the occupants. Two motel sleeping rooms are equivalent to one residential unit.

MULTI-FAMILY DWELLING: multiple separate dwelling units contained within one building or several buildings excluding single family attached dwellings.

MULTIMODAL TRANSPORTATION SYSTEM: The system which provides safe and efficient movement of people, goods, and services by more than one mode of transportation.

NEIGHBORHOOD PARK: A park that serves the residents of a neighborhood and is accessible to bicyclists and/or pedestrians. It is designed to serve the population of a neighborhood in a radius of up to one-half mile. Neighborhood parks include any related recreational facilities and can be publicly or privately owned.

NET ACRE: "Net acre" means parcel area exclusive of public right-of-way and public property.

OBJECTIVES: Objectives, like goals, are end-states toward which effort is directed. The dictionary definition of the two terms makes them synonymous. However, for our purpose the term "objective" will be used to further define the goals. Objectives will be milestones toward achieving the end-state. Objectives can be defined on a number of levels, but the most important distinction is between quantitative and qualitative objectives.

OPEN SPACE: Areas open to the sky that are partly or completely covered with grass, trees, shrubs, other vegetation, or water, or if partially or completely paved serve to shape or enhance urban form or provide for public use. Open spaces have little to no vertical structures and can be publicly or privately owned. Open spaces include parks, transportation corridor parkways, vegetated buffers, shared use paths, plazas, courtyards, squares, and areas that provide stormwater management.

PARK: A site that provides opportunities to partake in active or passive recreational activities, including structures associated with a park's recreational activities.

PEAK HOUR PEAK DIRECTION CAPACITY: The maximum number of vehicles that can pass a given point in one direction on a road under given traffic and road conditions per the FDOT Quality/Level of Service Handbook in one hour.

PLAN: A plan is one of the methods for achieving the desired end-states described as goals and objectives. The term plan is often taken as meaning the same as objective, program, or strategy. For our purposes, the plan will be a graphic and narrative description of the end-state achieved when all goals and objectives are met. The usual narrative of a plan contains the statement of goals, objectives and policies, background characteristics and an articulation of programs and strategies to be used to implement the plan.

POLICIES: Policies are often confused with goals and objectives. Indeed, most objectives can be rewritten as policies and most policies can be rewritten as objectives. It is easy to distinguish the two, if one considers objectives to be static end-states and always written in the infinitive verb form: e.g., to be, to do, to provide. On the other hand, policies are guides to action that control present and future decision making. Policies are almost always written in the present or future-perfect tense with an auxiliary condition to the verb to express obligation, propriety, expediency and expected behavior. A policy is normally implemented by law, rule, procedure, or some other formal guide for action and is not discretionary but mandatory.

PRINCIPAL ARTERIAL: A roadway which serves the major centers of activity of urbanized areas, the highest traffic volume corridors. It carries most of the trips entering and leaving the urban area, as well as most of the through movements bypassing the central Village.

PROGRAM: For purposes here, a program is a sequence of efforts to achieve an objective in a specific substantive area, such as housing, recreation programs, etc. A program in its broadest definition is a sequence of efforts to be performed toward any objective or goal.

PUBLIC TRANSIT: Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail; rail rapid transit; light rail transit; light guideway transit; express bus; and local fixed route bus.

RECREATIONAL USES: Areas and development used for leisure time activities and sports in an indoor or outdoor setting, including parks.

RESIDENT: A person who makes his or her home in a particular place for most of the year or for a portion of the year, including a seasonal resident.

RESIDENTIAL USES: Land uses consisting of dwelling units, including mobile and manufactured homes. Residential uses include assisted living facilities and group homes.

RESILIENCE: The capacity to cope with hazards and stresses in a timely and efficient manner by responding, adapting, and transforming in ways that restore, maintain, and even improve essential functions, structures, and identity, while retaining the capacity for growth and change. The concept of resilience is closely related to the concept of hazard mitigation.

RIGHT-OF-WAY: Land dedicated or required for transportation or utility use that a government entity owns in fee simple or over which it has an easement.

ROADWAY FUNCTIONAL CLASSIFICATION: The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

SENIOR HOUSING: Age-restricted dwelling units for older adults, aged 55+, who are able to care for themselves.

SHARED USE PATH: A paved facility for use by pedestrians, bicyclists, and/or other users that is separated from vehicular traffic. Golf carts may be used on shared use paths in certain areas, under certain circumstances.

SINGLE FAMILY ATTACHED DWELLING: A single dwelling unit physically attached to other buildings, dwelling units, or structures through one or more shared walls.

SINGLE FAMILY DETACHED DWELLING: A single dwelling unit not physically attached to other buildings, dwelling units, or structures.

SOLID WASTE FACILITIES: The term "solid waste facilities" means structures or systems designed for the storage, collection, processing, recycling, or disposal of solid waste, including hazardous waste, industrial waste, construction and demolition waste, and biomedical waste. The term includes processing plants, recycling plants, disposal yards, landfills (of any class), compost areas (excluding residential backyard composting), composting facilities, construction and demolition debris recycling areas, construction and demolition debris recycling facilities, materials recovery facilities, monofils, solid waste combustors, solid waste disposal facilities, solid waste management facilities, tire recycling areas or facilities, volume reduction plants, waste tire collection centers, waste tire collectors, waste tire processing facilities, and waste tire sites.

STRATEGY: A strategy applied in this context is the marshalling of all efforts toward achieving all of the end-states embodied in objectives or policies in a manner where those efforts reinforce and support one another. A strategy is thus a comprehensive statement of policy and programs presented in a manner that achieves the desired end-states most efficiently and effectively.

SUSTAINABLE DEVELOPMENT: Development that meets present-day needs without compromising the ability of future generations to satisfy their own requirements. It aims to improve individuals' living conditions while preserving their environment in the short, medium and – above all – long term. The objective of sustainable development is threefold: development that is economically efficient, socially fair, and environmentally sustainable.

UTILITIES: The term "Utilities" means those facilities needed to serve, or which constitute a public or private utility. The term "Utilities" is limited to lines, valves, wells, water treatment plants, and injection wells which comprise a water service utility needed to serve North Palm Beach citizens; gravity mains, force mains, manholes, lift stations, monitoring stations, needed to serve North Palm Beach residents; electrical lines, poles, substations and transmission facilities which comprise an electric power utility needed to service North Palm Beach residents; lines, valves, and equipment which comprise a liquid gas utility infrastructure needed to serve North Palm Beach residents; lines, switching facilities, poles, communications towers, antennas and other appurtenances for telephone utility infrastructure to service North Palm Beach residents; and lines, hub facilities, and satellite earth station receiving facilities, and other appurtenances necessary to comprise a cable television utility to service North Palm Beach residents. Unless expressly indicated within a Future Land Use Element, the word "utilities" will not include plants for electric, gas, or telephone service, or solid waste facilities.

ACRONYMS

AAA:	Adaption Action Areas
ADD:	Average Daily Demand
ASR:	Aquifer Storage and Recovery
AWWA:	American Water Works Association
BAS:	Biscayne Aquifer System
C-3:	Regional Business District
C-G:	General Commercial District
C-NB:	Northlake Boulevard commercial district
C-MU:	US-1 Mixed-Use District
C-T:	Transitional Commercial District
C-S:	Shopping Commercial District
CCCL:	Coastal Construction Control Line
CEMP:	Palm Beach County Emergency Management Plan
CIP:	Capital Improvement Program
CIS:	Capital Improvement Schedule
CO:	Certificate of Occupancy
CRA:	Community Redevelopment Agency
CSA:	Concurrency Service Area
CUP:	Consumptive Use Permit
D&A:	Data and Analysis
DERM:	Department of Environmental Resources Management
EAR:	Evaluation Appraisal Review
ECR:	East Central Regional
ERC:	Equivalent Residential Connection
ERP:	Environmental Resource Permit
ERU:	Equivalent Residential Units
FAC:	Florida Administrative Code
FAR:	Floor Area Ratio
FAS:	Florida Aquifer System
FAU:	Florida Atlantic University
FBC:	Florida Building Code
FDEP:	Florida Department of Environmental Protection
FDOC:	Florida Department of Commerce
FDOT:	Florida Department of Transportation
FEC:	Florida East Coast Railroad
FGBC:	Florida Green Building Coalition
FLU:	Future Land Use
FS:	Florida Statutes
GHG:	Greenhouse Gas
GOPS:	Goals, Objectives, Policies
GPCD:	Gallons per capita per day
GPM:	Gallons per minute
HDR:	High Density Residential (Land Use)
HUD:	U.S. Department of Housing and Urban Development
I-1:	Light Industrial District
IPARC:	Intergovernmental Plan Amendment Review Committee
ISBA:	Interlocal Service Boundary Agreement
kWh:	Kilowatt-hour
LDR:	Land Development Regulations
LEC:	Lower East Coast (Florida)

LED:	Light-emitting diode
LEED:	Leadership in Energy and Environmental Design
LMS:	Local Mitigation Strategy
LOS:	Level of Service
MDD:	Maximum Day Demand
MGPD:	Million Gallons Per Day
MPO:	Metropolitan Planning Organization
NGARL	Natural Groundwater Aquifer Recharge
NPDES:	National Pollutant Discharge Elimination System
OS :	Conservation and Open Space district
P:	Public (Land Use / Zoning District)
PBC:	Palm Beach County
PBCWUD:	Palm Beach County Water Utility Department
PDRP:	Post-Disaster Redevelopment Plan
PROS:	Public, Public Recreation, and Open Space (Land Use / Zoning District)
PSI:	Per square inch
PSIG:	Per square inch gauge
PUD:	Planned Unit Development
PWS:	Public Water Suppliers
R-1:	Single-family dwelling district.
R-2:	Multiple-family dwelling district
R-3:	Apartment dwelling district
SAS:	Surficial Aquifer System
SEFTC:	Southeast Florida's Transportation Council
SFMA:	South Florida Manufacturers Association
SFWMD:	South Florida Water Management District
SHIP:	State Housing Initiative Partnership
SIS:	State Intermodal System
SLOSH:	Sea, Lake, and Overland Surges from Hurricanes
SUA:	Seacoast Utility Authority
SWA:	Solid Waste Authority
TCEA:	Transportation Concurrency Exception Area
TCRPC:	Treasure Coast Regional Planning Council
TPA:	Transportation Planning Agency
TOD:	Transit Oriented Development (Land Use)
TRIP:	Transportation Regional Incentives Program
TSM:	Transportation System Management
UAW:	Unaccounted for water
UF:	University of Florida
URA:	Urban Redevelopment Area
USGS:	United States Geological Survey



People & Places

- Annexation
- Future Land Use
- Housing

Future Land Use

Data and Analysis



Chapter 1: People and Places

Element 1

DATA AND ANALYSIS

INTRODUCTION

This chapter presents an inventory and analysis of data for the preparation of the Policy Document (Goals, Objectives, and Policies) of the Future Land Use Element (FLUE) and Future Land Use Map (FLUM) for the Village of North Palm Beach pursuant to Section 163.3177(6), Florida Statutes. This data and analysis section provides the framework for evaluation of key land use issues, challenges, and recommendations for the policies presented in the Policy Document.

The Future Land Use Element is the pivotal element of the Village's Comprehensive Plan. It recognizes the intrinsic value of the Village as a residential community and emphasizes the Village's support for its business partners. The FLUE sets goals and strategies that guide the type, distribution, and density of development and redevelopment.

The purpose of the Land Use Element is to review existing land use patterns, analyze trends and challenges, and recommend long range policies. This is accomplished by designating appropriate locations for future land uses and establishing a policy framework for managing future growth and redevelopment. These policies focus not only on the location, density, and intensity of land uses, but also on character. This Element of the Plan and the Future Land Use Map have been revised based upon the following:

1. Review of demographics data per U.S. Census;
2. Analysis of existing and future land use patterns;
3. Assessment of current redevelopment trends and related land use challenges;
4. Considerations of green development and redevelopment strategies.

The Land Use Element is the critical mechanism for integrating the policies and strategies of the other elements of the Comprehensive Plan into a coherent and consistent set of land use goals, objectives, and policies. As such, the element must be consistent with all other elements of the Comprehensive Plan and incorporate the concepts and principles of these elements in its land use policies in a manner that *minimizes impacts on natural and historic resources, provides and maintains public services and facilities at adequate levels of service, enhances community character, and protect the quality of life of the Village's residents, and support businesses.*



PEOPLE & PLACES

Long range sustainable community planning recognizes the interrelationship between land use, housing, and transportation. The Future Land Use Element provides an analysis of current and future data and proposes policies that will support a sustainable community by encouraging mixed uses, walkability, and green development and redevelopment practices that result in a balanced and inclusive community.







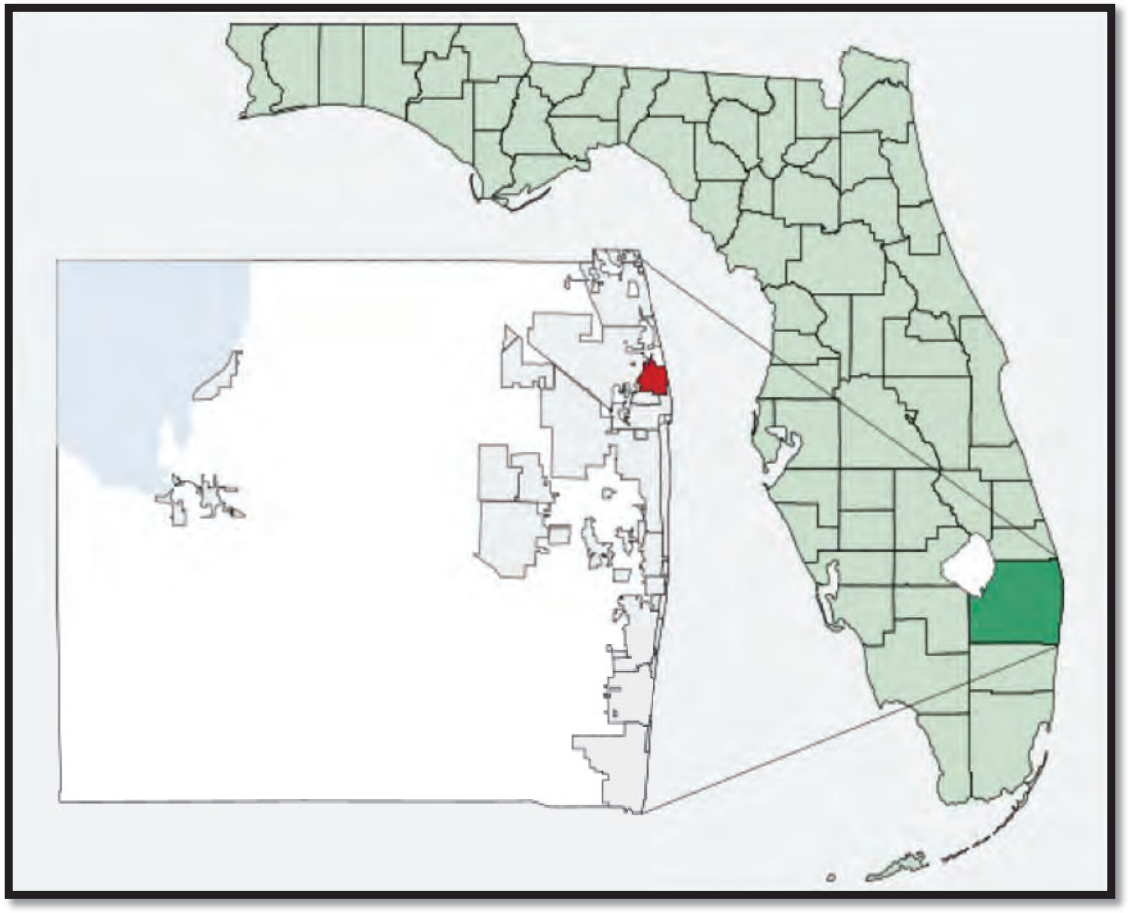




EXISTING CONDITIONS

The Village of North Palm Beach is one of 39 incorporated municipalities within Palm Beach County. The Village consists of approximately 3.27 square miles (4,479 acres) extending approximately four miles east to west and three miles north to south. The Village includes a portion of the oceanfront to the east which is disconnected from the rest of North Palm Beach.

North Palm Beach is situated south of Juno Beach, north of Lake Park, and east of Palm Beach Gardens. There are several major arterial roadways transecting the Village from north to south and east to west. The most significant are US Highway 1, Alternate A1A, Northlake Boulevard, and Prosperity Farms Road.



Population and Socio-Economic Analysis

The Village of North Palm Beach experienced its greatest growth between 1960 and 1970, during which its resident population increased from 2,684 to 9,035. Since then, population growth has fluctuated. Table 1-1 below shows US Census data from 1990, 2000, 2010 and 2020.

Table 1-1. Historic Population Trends

	Historic Population Trends		
	Village of North Palm Beach		
Year	Population Estimate	Total Change	Percent Change
1960	2,684	(x)	(x)
1970	9,035	6,351	236.6%
1980	11,344	2,309	25.5%
1990	11,343	-1	0.0%
2000	12,064	721	6.3%
2010	12,015	-49	0.4%
2020	13,162	1,147	9.5%
(X)	The estimate or margin of error is not applicable or not available		

Source: U.S. Census Bureau; 2020, 2010, 2000, 1990, & 1980 Decennial Censuses

Population Projections

The COVID-19 pandemic has changed everyday life in numerous ways. Lifestyle changes, particularly shifts in work–life balance, have gotten much greater emphasis since the pandemic started. One of the most significant changes affecting work–life balance has been the decision of some employers to let their employees work from remote locations. Another noteworthy change is that, since the start of the pandemic, over 30 million people have changed jobs for better opportunities or have left the labor force altogether. This economic trend is often referred to as the "Great Resignation." In addition, fewer people live in densely populated cities and have sought out places which better suit their work–life balance or meet their retirement needs.

These changes might have affected the permanent population of the Village. According to the Florida Housing Data Clearinghouse estimates, the permanent population of the Village will increase to 13,866 by the year 2050 as indicated in Table 1-2.

Table 1-2. Population Projection

North Palm Beach	2010	2020	2030	2040	2050
Population/Population Projection	12,015	13,162	13,676	13,900	13,886

Sources: Shimberg Center of Housing Studies, University of Florida.

Like most areas in Florida, the Village's population increases during the Winter season, from November through April. This increase assumes full occupancy of all residential and transient lodging units, but does not include day tourists, shoppers, or employees in the Village.

Table 1-3. projects the Village's permanent and seasonal populations through the year 2050. The seasonal population was calculated based on US Census Data of vacant seasonal units and number of persons per household for 2010 and 2020 (2010: 1,014 vacant seasonal units x 1.27 PPH) (2020: 810 vacant seasonal units x 1.20 PPH). The seasonal population projection was estimated based on population change ratio.

Table. 1-3 Resident and Seasonal Population (2010-2050)

Year	2010	2020	2030	2040	2050
Permanent Population	12,015	13,162	13,676	13,900	13,886
Seasonal	1,288	972	1011	1052	1095
Total	**13,298**	**14,139**	**14,687**	**14,952**	**14,981**

According to the U.S. 2020 Census there were an estimated 13,162 people, including 2,775 families, residing in 6,232 households in the Village of North Palm Beach. The racial makeup of the Village at that time was 82.22% White, 2.25% African American, 0.08% Native American, 1.89% Asian, 0.08% Pacific Islander, and 0.33% other races. Hispanics or Latinos of any race represented 9.41% of the population.

Table 1-4 presents the number of households and persons per household according to the American Community Survey (ACS) from the U.S. Census Bureau. A household is defined as the person or persons occupying a dwelling unit. As the average household size decreases, the number of households or required dwelling units increases relative to the population.

Of the 6,232 households in 2020, 13.7% included children under the age of 18, 44.5% were married couples living together, 27.9% were female householders with no husband present, and 4.7% were non-family households. Approximately fifty-two percent (52.0%) of the households included one or more persons who were 65 years of age or older. The average household size was 2.09 people. These statistics remained comparable between 2010 and 2020, except for a significant increase in male householder with no wife present and female householder with no husband present, and a decrease in non-family households and householders living alone.

As shown in table 1-5, in 2020, the Village's population was composed of 10.09% of people under 15 years old, 3.41% from 15 to 19, 4.37% from 20 to 24, 9.42% from 25 to 34, and 32.60% who were 65 years of age or older. The median age was 55.5 years. The population was 51.50% female and 48.50% male. These statistics remained comparable between 2010 and 2020.

Table 1-4. Households by Type

Households by type	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Total Households	6,025	100.0%	6,232	100.0%
Family households (families)	3,186	52.9%	2,775	44.5%
With own Children under 18 years	1,145	19.0%	(x)	(x)
Male householder, no wife present, family	77	1.3%	1,428	22.9%
With own Children under 18 years	50	0.8%	(x)	(x)
Female householder, no husband present, family	482	8.0%	1,739	27.9%
With own Children under 18 years	269	4.5%	(x)	(x)
Nonfamily Households	2,839	47.1%	290	4.7%
Householder living alone	2,394	39.7%	1,222	19.6%
Households with one or more people 65 years and over	2,659	44.1%	3,240	52.0%
Households with one or more people under 18	1,171	19.4%	855	13.7%
Average Household Size	2.02	(x)	2.09	(x)
Average Family Size	2.69	(x)	2.84	(x)
(X) The estimate or margin of error is not applicable or not available				

Source: 2020 & 2010 American Community Survey



Table 1-5. Population by Age

Population by Age	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Total Population	12,015	100.00%	13,162	100.00%
Male	5,881	48.95%	6,381	48.50%
Female	6,134	51.05%	6,781	51.50%
Under 5 years	401	3.33%	451	3.43%
5 to 9	420	3.50%	430	3.27%
10 to 14	539	4.50%	447	3.39%
15 to 19	507	4.21%	450	3.41%
20 to 24	430	3.58%	575	4.37%
25 to 34	1,088	9.05%	1,240	9.42%
35 to 44	1,280	10.65%	1,305	9.91%
45 to 54	1,974	16.43%	1,568	11.91%
55 to 59	961	8.00%	1,184	9.00%
60 to 64	895	7.45%	1,224	9.29%
65 to 74	1,578	13.13%	2,158	16.40%
75 to 84	1,392	11.59%	1,523	11.59%
85 years and over	550	4.58%	607	4.61%
Median age (Years)	51.8	(x)	55.5	(x)

(X) The estimate or margin of error is not applicable or not available

Source: U.S. Census Bureau, 2010 & 2020 Census

Tables 1-6 and 1-7 present the racial characteristics of the Village's population in 2010 and 2020 according to the American the Community Survey (ACS) from the U.S. Census Bureau. At 84.98%, the largest portion of the population in 2020 was White; however, this population decreased between 2010 and 2020. The second largest race was Two or More Races at 8.46%. Black and African Americans represented 2.76%. of the population at that time. The Village's Asian population increased from 1.67% to 1.89%. The Village's Hispanic or Latino population also increased between 2010 and 2020 from 6.87% to 9.41%.

Table 1-6. Population by Race

Population by Race	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Total Population	12,015	100.00%	13,162	100.00%
White	11,215	93.34%	11,185	84.98%
Black or African American	320	2.66%	363	2.76%
American Indian and Alaska Native	10	0.09%	18	0.14%
Asian	204	1.70%	251	1.90%
Native Hawaiian and Other Pacific Islander	1	0.01%	12	0.09%
Some Other Race	108	0.90%	220	1.67%
Two or More Races	157	1.30%	1,113	8.46%

Source: U.S. Census Bureau, 2010 & 2020 Census

Table 1-7. Hispanic or Latino Origin by Race

Hispanic or Latino Origin by Race	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Total Population	12,015	100.00%	13,162	100.00%
White alone	10,546	87.77%	10,822	82.22%
Black or African American alone	303	2.52%	336	2.55%
Hispanic or Latino (of any race)	826	6.87%	1,239	9.41%
American Indian and Alaska Native alone	8	0.06%	11	0.08%
Native Hawaiian and Other Pacific Islander alone	0	0.00%	12	0.08%
Asian alone	201	1.67%	250	1.89%
Some other race alone	13	0.11%	43	0.33%

Source: U.S. Census Bureau, 2010 & 2020 Census

Table 1-8 indicates the education attainment level of North Palm's population according to the American Community Survey (ACS) from the U.S. Census Bureau. Achievement levels recorded are the highest level (years completed) reached by an individual. Achievement levels are broken down into various categories. The college level groups are further broken down to show those that had Some college (no degree), an Associate's degree, a Bachelor's degree, and a Graduate or professional degree.

According to Table 1-8, 93.2% of the population had a High School diploma or higher educational level in 2010, increasing to 96.9 % in 2020. The number of individuals with a Graduate or professional degree increased from 13.5% in 2010 to 16.5 % in 2020.

Table 1-8. Educational Attainment

Educational Attainment	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Population 25 years and over	9,768	(x)	10,726	(x)
Less than 9th grade	130	1.3%	99	0.9%
9th to 12th grade, no diploma	537	5.5%	231	2.2%
High School Graduate (includes Equivalency)	2,690	27.5%	2,742	25.6%
Some college, no degree	1,791	18.3%	1,791	16.7%
Associate's degree	895	9.2%	981	9.1%
Bachelor's degree	2,409	24.7%	3,116	29.1%
Graduate or professional degree	1,316	13.5%	1,766	16.5%
Percent high school graduate or higher	(x)	93.2%	10,396	96.9%
Percent bachelor's degree or higher	(x)	38.1%	4,882	45.5%

(X) The estimate or margin of error is not applicable or not available

Source: 2010 & 2020 American Community Survey

Tables 1-9 and 1-10 provide employment and occupation data according to the American Community Survey (ACS) from the U.S. Census Bureau. Between 2010 and 2020, the Village's labor force decreased slightly from 58.6% to 53.1%. The Village labor force unemployment rate in 2010 was 2.8%, decreasing to 0.9% in 2020.

In 2010, 15.5% of the labor force was engaged in Management, business, science, and arts occupations, increasing to 52.5% in 2020. Service occupations increased from 10.8% to 15.8%, while Natural resources, construction, and maintenance occupations experienced a decrease from 11.1% to 5.4%. Sales and office occupations saw a decrease from 26.9% to 21.4%; Production, transportation, and material moving occupations decreased from 5.7% to 4.9%.

Table 1-9. Employment Status

Employment Status	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Population 16 years and over	10,560	(x)	11,684	(x)
In labor force	6,193	58.6%	6,204	53.1%
Civilian labor force	6,193	58.6%	6,204	53.1%
Employed	5,893	55.8%	6,097	52.5%
Unemployed	300	2.8%	107	0.9%
Armed forces	0	0.0%	0	0.0%
Not in labor force	4,367	41.4%	5,480	46.9%

(X) The estimate or margin of error is not applicable or not available

Source: 2010 & 2020 American Community Survey

Table 1-10. Occupation

Occupation	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	5,893	(x)	6,097	(x)
Management, business, science, and arts occupations	2,684	15.5%	3,198	52.5%
Service occupations	636	10.8%	965	15.8%
Sales and office occupations	1,586	26.9%	1,306	21.4%
Natural resources, construction, and maintenance occupations	653	11.1%	332	5.4%
Production, transportation, and material moving occupations	334	5.7%	296	4.9%

(X) The estimate or margin of error is not applicable or not available

Source: 2010 & 2020 American Community Survey

Table 1-11 lists the top employers in Palm Beach County according to the Palm Beach County Financial Report.

Table 1-11. Palm Beach County Principal Employers (2020)

Palm Beach County Principal Employers (2020)		
Number	Employer	Number of Employees
1	Palm Beach County School District	22,049
2	Palm Beach County Government	11,652
3	Tenet Healthcare Group	6,505
4	NextEra Energy (Florida Power & Light)	4,807
5	Florida Atlantic University	2,898
6	Hospital Corporation of America (HCA) (1)	2,806
7	Boca Raton Regional Hospital	2,800
8	Veterans' Health Administration	2,700
9	The Breakers	2,300
10	Bethesda Hospital East/West (2)	2,282

Source: Palm Beach County Financial Report

Table 1-12 shows income data according to the American Community Survey (ACS) from the U.S. Census Bureau. The median household income in North Palm Beach increased from $60,408 to $71,830 between 2010 and 2020, possibly due to the economic expansion that followed the great recession. The mean household income increased significantly from $97,441 to $109,141 during this time.

Between 2006 and 2010, 18.9% of total households in the Village of North Palm Beach earned an income between $50,000 and $74,999. By 2020 that figure had increased to 19.4%. In 2020 the highest percentage of residents within the Village made between $50,000 and $74,999. Between 2006 and 2010, 8.8% of the population of the Village earned more than $200,000, which increased to 10.6% during the 2016-2020 period.

Table 1-12. Income & Benefit

Income & Benefit	Village of North Palm Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Total Households	6,025	(x)	6,232	(x)
less than $10,000	255	4.2%	211	3.4%
$10,000 to $14,999	231	3.8%	61	1.0%
$15,000 to $24,999	455	7.6%	403	6.5%
$25,000 to $34,999	588	9.8%	455	7.3%
$35,000 to $49,999	894	14.8%	901	14.5%
$50,000 to $74,999	1,138	18.9%	1,209	19.4%
$75,000 to $99,999	881	14.6%	706	11.3%
$100,000 to $149,999	703	11.7%	1,036	16.6%
$150,000 to $199,999	350	5.8%	587	9.4%
$200,000 or more	530	8.8%	663	10.6%
Median household income (dollars)	60,408	(x)	71,830	(x)
Mean household income (dollars)	97,441	(x)	109,141	(x)

Source: 2010 & 2020 American Community Survey

Table 1-13 presents the percentage of people and families whose income in the past calendar year was below the poverty level. Poverty level is a measure of income level issued annually by the Department of Health and Human Services. Federal poverty levels are used to determine eligibility for certain programs and benefits... As experienced elsewhere, the economic downturn and subsequent increase of unemployment during the great recession impacted income and raised the number of families and people earning less than the poverty level in the Village of North Palm Beach. However, some of those percentages have decreased as a result of the economic expansion that followed. Some residents of the Village still suffer from a higher poverty level, specifically families with a female householder and no husband present with children under 18 and children under 5. This can be attributed to the negative impact of the Covid-19 Pandemic.

The number of families and people below the poverty level in the Village decreased from 2010 to 2020. All families decreased from 4.0% to 3.4%; all people below the poverty level decreased from 6.4% to 4.9%. More families with female householders (no husband present) were under the poverty level in comparison with married couple families. The number of families in the Village with female householders (no husband present) increased from 2.5% to 6.7% during this time.

Table 1-13. Poverty Level

Poverty Level	Village of North Palm Beach	
	2010	2020
	Percent	Percent
All families	4.0%	3.4%
With related children under 18 years	5.5%	4.0%
With related children of householder under 5 years	5.6%	10.4%
Married couple families	4.0%	2.5%
With related children under 18 years	4.9%	1.6%
With related children of householder under 5 years	0.0%	6.4%
Families with female householder, no husband present	2.5%	6.7%
With related children under 18 years	4.2%	13.6%
With related children of householder under 5 years	0.0%	50.0%
All people	6.4%	4.9%
Under 18 years	6.7%	3.0%
18 to 64 years	7.7%	5.5%
65 years and over	3.7%	4.7%

Source: 2010 & 2020 American Community Survey

Land Use

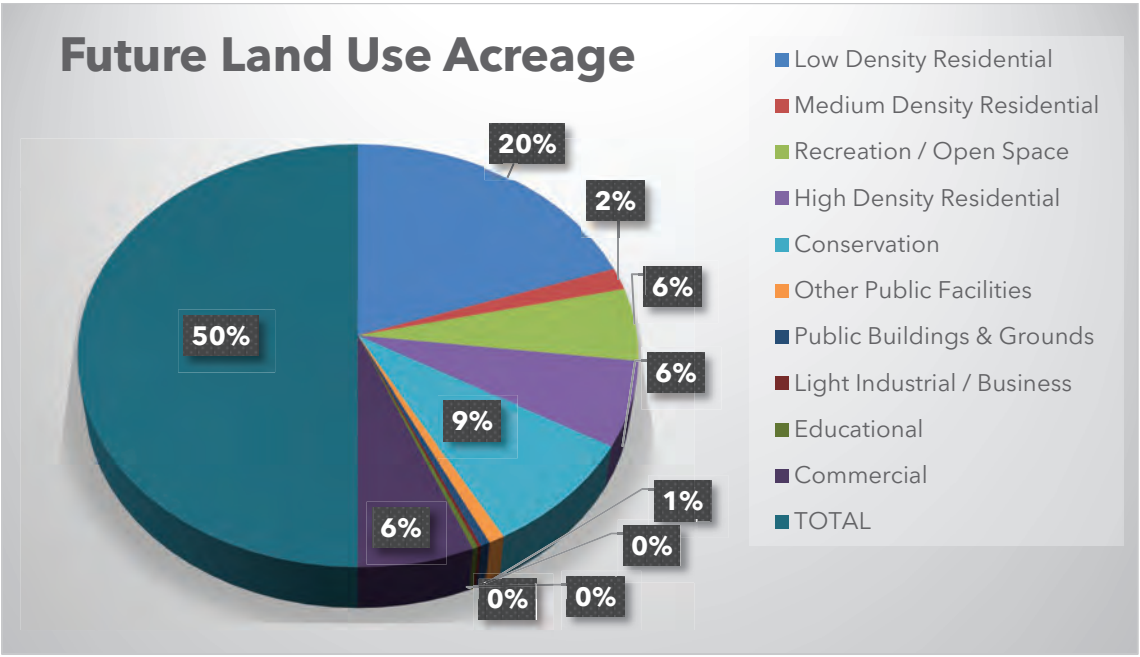
With only 27 acres of land vacant, North Palm Beach has reached a built-out status. As a result, the Village is limited to infill and redevelopment. Table 1-14 identifies the Future Land Use designations within the Village as of 2023. Although the total acreage in the Village of North Palm Beach consists of 4,479 acres, the future land use acreage total does not account for roads or waterbodies.

Table 1-14. Future Land Use Acreage

Future Land Use Designation	Acreage	Percentages
Low Density Residential	684.68	39.38%
Medium Density Residential	58.06	3.34%
Recreation / Open Space	193.61	11.14%
High Density Residential	224.65	12.92%
Conservation	301.59	17.35%
Other Public Facilities	29.44	1.69%
Public Buildings & Grounds	17.36	1.00%
Light Industrial / Business	6.49	0.37%
Educational	9.92	0.57%
Commercial	212.80	12.24%
TOTAL	1738.60	100.00%

Sources: Future Land Use Map, Village of North Palm Beach (2023).

Figure 1-1. Future Land Use Acreage Chart



Based on Table 1-14, residential uses as a whole occupy approximately 967.39 acres, which represents 55.64% of the Village's land use. Among the three residential future land use categories, there is an approximate 70/30 split between low-density residential and medium- and high-density residential.

The Village comprises the following Future Land Use Designations:

- Low-Density Residential - fewer than 5.80 residential units per gross acre
- Medium-Density Residential - 5.81 to 11.0 residential units per gross acre
- High-Density Residential - 11.1 to 24.0 residential units per gross acre.
- Commercial
- Conservation - Maximum of one unit per upland acre
- Recreation/Open Space - Maximum of one unit per upland acre
- Educational
- Public Buildings/Grounds
- Other Public Facilities
- Light Industrial/Business

A description of each Future Land Use designation follows.

Low-Density Residential Uses

Single-family residential properties in North Palm Beach are designated as Low-Density Residential land use. Occupying about 684.68 acres or about 39.38% of the total land area, Low-Density Residential is the Village's predominant land use. (Table 1-14).









Medium-Density Residential Uses

The Medium-Density Residential designation is assigned to two-family and multi-family properties. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household. Medium-Density Residential use comprises about 58.06 acres or 3.34% of the total land area within the Village.



High-Density Residential Uses

The High-Density Residential designation is assigned to multi-family properties. Within this Future Land Use category, multi-family developments are permitted at higher densities than in other residential categories. High-Density Residential Use accounts for 224.65 acres or 12.92% of the Village's land area.









PEOPLE & PLACES

Commercial Uses

Commercial land use represents approximately 212.80 acres or about 12.24% of the Village. The commercial component consists primarily of retail sales but also includes wholesale trade, offices, restaurants, service outlets, and automobile service facilities.









Light Industrial/Business

The Light Industrial/Business use represents 6.49 acres, or 0.37% of the Village. This land use consists of commercial and light industrial uses such as landscaping establishments, auto service stations, commercial greenhouses, etc.



Recreation & Open Space

Recreational use occupies approximately 186.91 acres or 10.75% of the Village. This land use designation includes the North Palm Beach Country Club. The Recreation and Open Space Element provides more details on the Village's Parks and Conservation areas.





Conservation

The Conservation use occupies approximately 301.59 acres or 17.35% of the Village. This use consists of John D. MacArthur Park, which includes wetland areas, a boardwalk, and beach access.





Educational Use

Educational future land use designation occupies approximately 9.92 acres or 0.57% of the Village. This designation consists of The Conservatory School at North Palm Beach. However, there are other educational uses, such as the Benjamin School, which are not located within the Educational Future Land Use Designation.



Public Buildings/Grounds

The Public Buildings/Grounds use represents approximately 17.36 acres or 1.00% of the Village's land area. Key sites within this designation include the Anchorage Park Marina, North Palm Beach Fire Station, the Village Hall, and the Library.





Other Public Facilities

The Other Public Facilities land use category accounts for 29.44 acres or 1.69% of the Village. This designation includes religious institutions such as the First Presbyterian Church, Faith Lutheran Church, Lighthouse Baptist Church, and public service buildings, such as the Village's Public Works Department.



Vacant Land

There are approximately 27 acres of Vacant land in small parcels throughout the Village with various Future Land Use designations. At this writing, the Village provides the level of service needed to accommodate development of these vacant properties. However, the Village's land development process ensures that required levels of service will be maintained.

Traffic Circulation

As noted in the Transportation Element, the Village of North Palm Beach is transected by a variety of federal, state, and county highways. These roadways accommodate the majority of traffic demand within the Village. Collector and local roadways are used primarily by local residents and are owned and maintained by the Village of North Palm Beach. The Village's local roadway system provides a smooth and efficient traffic circulation system that functions well at the present time. The level of service for traffic circulation is further discussed in the Transportation Element of this Comprehensive Plan.

Sanitary Sewer

The Village's wastewater and sanitary sewer systems are provided and maintained by the Seacoast Utility Authority in conjunction with public works staff.

Solid Waste

The Village Solid Waste Division is responsible for the collection and disposal of residential and commercial garbage, trash, bulk items, vegetation, and recycling within the Village. Although waste collection is provided in-house, the Village utilizes the Solid Waste Authority (SWA) landfill for disposal.

Drainage

The Village of North Palm Beach's drainage system consists of canals and lakes that discharge into the Intracoastal Waterway. The drainage system is managed by the South Florida Water Management District, the Northern Palm Beach County Improvement District, and the Village's Public Works Department. The drainage system adequately serves the existing community and committed development.

Potable Water and Natural Ground Aquifer Recharge

The Village's water service is provided by Seacoast Utility Authority. The Authority provides potable water to approximately 92,000 people (45,000 accounts) within 65 Square miles including North Palm Beach. The Village and Seacoast Utility Authority work in conjunction with South Florida Water Management District for natural ground aquifer recharge. Potable water and natural ground aquifer recharge are discussed further in the Infrastructure Element of this plan.

NATURAL RESOURCES

Natural features and resources impact development patterns. A more detailed analysis of the features and resources pertinent to growth and development is provided in the Conversation, Coastal Management, and the Parks and Open Space elements of this plan.

Physiography, Minerals, Soils, and Wetlands

North Palm Beach's topography is relatively flat with various minerals and soils. A variety of federal and state actions have been taken to protect and maintain wetlands and environmentally sensitive areas within the Village. John D. MacArthur State Park contains most of the Village's wetlands.

Wellfields

Seacoast Utility Authority is responsible for the development of a comprehensive future wellfield study. There are no future sites proposed in the Village at this time.

Lakes, Beaches, and Shores

All the beachfront property within the Village of North Palm Beach is designated as conservation or open space use. John D. MacArthur Beach State Park, the Lake Worth Lagoon, the Atlantic Ocean, and various interior canals are designated as the Village's Conservation or Open Space uses.

TRENDS AND CHALLENGES

The Village of North Palm Beach is evolving and has experienced redevelopment in recent years due to the increasing demand in the real estate market. This has triggered planning challenges such as protecting the character, zoning regulations and architectural design. The Village strives to maintain and enhance North Palm's small village way of life, urban character, and scenic charm. The Master Plan prepared by Treasure Coast Regional Planning Council in 2016 addresses these considerations (see next page).

With little vacant land and aging housing stock, the Village of North Palm Beach is accommodating growth through infill and redevelopment which consists of new larger residential homes and taller condominium buildings. While the Village of North Palm Beach is open to infill and redevelopment, it also embraces a vision that protects the existing small-village character and identity. The Village continues to work closely with developers to maintain the quality of life that the residents have come to expect.

The Village's existing aging condominium buildings are prime targets for buyouts and redevelopment. The impetus behind this trend is twofold: the imperative for costly repairs mandated by state regulations in 2022, and escalating construction and insurance costs. The Condominium associations of aging properties face expensive repairs mandated by state regulations passed after the collapse of South Florida Champlain Towers in 2021. These mandates further exacerbated Florida's insurance crisis, which has resulted in fast-rising premiums, decreased coverage amounts, and insolvency among some insurers. Others are leaving the state altogether.

The Village should consider creating design guidelines for redevelopment and infill that will assist developers in maintaining the overall aesthetics, environment, and redevelopment of the Village. The guidelines might include massing, articulation, height, colors, and other building design elements. The guidelines should provide criteria, requirements, and recommendations for infill and development including (a) Building Design (b) Site Planning (c) Landscaping (d) Public Streetscape.

Flood Prone Areas

The Village fully subscribes to FEMA's flood risk program, while there are few flood-prone areas in the Village, any development or redevelopment within these areas would have to comply with FEMA's flood risk program standards and its flood insurance rate maps. Additional analysis is presented in the Coastal Management Element of the Plan.

Annexation

The Village continues to support strategic annexation in order to eliminate pocket areas and enclaves. The Village has an Annexation Plan that targets some unincorporated areas between Alternate A1A and Northlake Boulevard, parcels east of PGA Boulevard and north of Jack Nicklaus Drive, and a development south of PGA between US Highway 1 and Prosperity Farms Road. These areas are also targeted for annexation by the City of Palm Beach Gardens.

The Village's Comprehensive Plan includes an (optional) Annexation Element, which identifies the Village's Future Annexation Areas and contains goals, objectives, and policies related to future annexation. Please see the Annexation Element of this document for more specific information.

2016 Village of North Palm Beach Citizen's Master Plan

In August of 2015, the Village of North Palm Beach, in collaboration with the Palm Beach Metropolitan Planning Organization (MPO), contracted with the Treasure Coast Regional Planning Council (TCRPC) to study ways to improve mobility, quality of life, and economic vitality of the Village. In its FY 2016 Council Goals and Objectives, the Village articulated Goal 5 which states, "Develop a master plan for economic development in our business districts and community development in our neighborhoods." Specifics of this Goal include holding a public charrette, review of the Village Comprehensive Plan and Land Development Regulations, preparation of a market study and economic strategies, develop a master plan with specific recommendations and renderings, and complete the plan by FY 2016.

In early 2016, TCRPC conducted a significant public involvement process, including a week-long economic development and urban design charrette to assist the Village in accomplishing its goals. From Saturday, January 30, 2016, through Friday, February 5, 2016, the TCRPC team worked with over 150 citizens, elected officials, business owners, and staff in forging a strategy for redevelopment and economic growth in the Village of North Palm Beach. Working together, the team and the public created a master plan that represents the aspirations for the village's waterfront, commercial corridors, and neighborhoods.

The subject Master Plan included the following key recommendations:

1. Redefine US 1
    a. Calm the corridor by pursuing a Lane Elimination to reduce the roadway from six to four lanes
    b. Beautify the corridor by repurposing asphalt into a new streetscape design
    c. Balance mobility by designing the roadway for a superior pedestrian and bicycle environment
2. Create a Form-Based Code and Design Guidelines
    a. Ensure private redevelopment complements public investments and contributes to realizing the vision
    b. Respond to market forces
    c. Establish predictability in the built environment and the approval process
    d. Maximize the waterfront
    e. Provide incentives for desired patterns and forms of development

3. Improve Prosperity Farms Road
   a. Create a signature design feature on the bridge
   b. Upgrade street furniture, especially bus stops
   c. Install pedestrian-scaled lighting
   d. Ensure infill development is consistent with the surrounding neighborhood
   e. Adopt programs to improve distressed areas
4. Prioritize Targeted Redevelopment Areas
   a. Northlake Promenade Shoppes (Twin City Mall) site
   b. Village Center(s) along US 1 corridor
   c. Camelot Inn/ Marina Area
   d. Crystal Tree Plaza
   e. Potential Southwest Annexation Area
   f. Northlake Boulevard / Earman River Area.

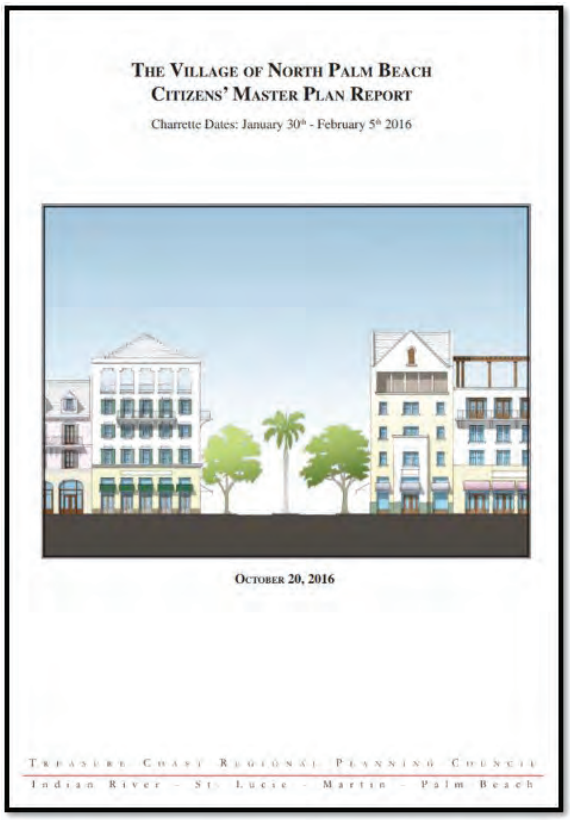

THE VILLAGE OF NORTH PALM BEACH
CITIZENS' MASTER PLAN REPORT
Charrette Dates: January 30th - February 5th 2016
OCTOBER 20, 2016
TREASURE COAST REGIONAL PLANNING COUNCIL
Indian River - St. Lucie - Martin - Palm Beach




Table 1 citizens' drawing and photos from the public workshop.


Table 2 citizens' drawing and photos from the public workshop.

Commercial Trends

As mentioned, the Village along with other areas in Palm Beach County are experiencing redevelopment. Although, many may believe that the primary redevelopment opportunities and efforts for the Village are solely residential, that is not necessarily the case. In efforts to prepare the Village for future development, the Village enlisted assistance from the Treasure Coast Regional Planning Council.

In 2016, the Treasure Coast Regional Planning Council hosted various charrettes and created a Citizen Master Plan. The plan identified that the Village has various commercial buildings that are unlikely to be developed such as 701 US Highway 1, which was fully leased at the time of the report. In addition, the bank located at 667 US Highway 1 was fully leased and utilized all the surface parking areas. Based on this analysis, there was little opportunity for retrofitting those subject properties.

However, during the charrette process, it was also noted that there is potential for redevelopment of Twin City Mall, which currently includes Northlake Promenade Shoppes. Although this is not the only property that may benefit from redevelopment, it is unique in the fact that it is located in two municipalities, North Palm Beach and the Town of Lake Park. The design of the subject property would need to embody the maritime character of North Palm Beach while including the identity of Town of Lake Park.

Beginning in 2020, the world was impacted by the Covid-19 Pandemic. Commercial businesses were required to pivot from on-site, in-person interaction to contactless online sales and services. The pandemic also interrupted the flow of supply chains for most commercial operations, resulting in higher prices for goods and services. Although the resulting increase in inflation seems to have slowed of late, economists do not predict a return to pre-pandemic prices. Nonetheless, the public has become accustomed to online shopping and remote work schedules.

Along with redevelopment of certain properties within the Village, the emphasis of online shopping has affected commercial businesses within North Palm Beach. Previously, consumers were required to physically visit their brick-and-mortar retailer or commercial business to purchase goods or request services. However, with the introduction of online shopping, consumers no longer have to travel to another location. As a result, retailers have reduced their inventory and downsized or eliminated their storefronts in favor of an online presence.

Repurposing and adaption of commercial plazas are current trends being considered by local governments across Florida. The mixed-use approach is highly recommended to attract residents, foster commercial uses, and support vibrant corridors.

Smart Growth

As a municipality that embraces a small-town character, the Village acknowledges that redevelopment is necessary for continued viability. As residential buildings, aging multi-family developments, and underutilized commercial buildings/plazas are repurposed or redeveloped, the Village supports "Smart Growth" principles. These principles provide an overall approach to development that will preserve the Village's natural resources and small-town character. While the Village currently lacks a Mixed-Use Future Land Use designation, the Village's current CMU Zoning District promotes such a mixture of land uses.

Key principles of smart growth include the following:

- Mix land uses.
- Take advantage of compact building design.
- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Preserve open space, farmland, natural beauty, and critical environmental areas.
- Strengthen and direct development towards existing communities.
- Provide a variety of transportation choices.
- Make development decisions predictable, fair, and cost effective.
- Encourage community and stakeholder collaboration in development decisions.

Green Development and Redevelopment

Because the Village has limited vacant land resulting in an increase in redevelopment of existing sites, careful consideration regarding land use and the built environment is vital to the Village's sustainability. The subject Comprehensive Plan covers a 20-year planning period. The Village recommends policies which encourage Green Development and Redevelopment and their resulting benefits to the community.



In 2016, the Village of North Palm Beach adopted a resolution that approved an Interlocal Agreement between the Towns of Mangonia Park and Lantana and other municipalities and counties. Per the resolution, Property Assessed Clean Energy ("PACE") program would provide funding for energy efficiency, renewable energy, and wind resistance upgrades to commercial and residential property in North Palm Beach. The Village has the opportunity to utilize various green development and redevelopment strategies.

Green Development and Redevelopment promote site planning, infrastructure, and building design considerations that aim to support economic and financial assets while protecting quality of life issues and the resources and environmental elements on which a community's well-being depends.

Florida Green Building Coalition (FGBC), Green Globes, Leadership in Energy and Environmental Design (LEED) and other similar organizations offer standards and practices that promote Green Development. The FGBC web site indicates that it *"is dedicated to improving Florida's built environment through verified green certification standards for homes, land developments, commercial buildings, high rises, and municipal and county governments. These Standards are developed scientifically with state-specific criteria. They address Florida's*

hot-humid environment, distinctive topography, unique geology, resiliency, and natural disasters."

Many states (including Florida) offer incentives and programs for Green Design redevelopment to residents, businesses, governments, non-profits, schools, institutions, etc. The funds can be used to install energy efficient products such as photovoltaic cells, solar hot water heaters, solar pool heaters, and fuel cells. The incentives generally pay by kilowatt hour for installed products which will conserve electricity over the lifetime of the product.

The following elements are part of green design principles:

- Promote use of living green walls and live vegetation on the façade of a building
- Rooftop green spaces (gardens, open spaces, etc.)
  - Native and Florida-friendly Vegetation
  - Provide industry requirements for membranes, root barriers, drainage systems, filter fabrics, etc.
  - Integrate solar panels into green roof design
- Alternative building materials
- Green building certifications
- Installation of Solar Panels

Green roofs can help absorb rainfall and reduce stormwater runoff. In addition, they create habitats for biodiversity, create aesthetically pleasing roofs, transform rooftops into useable amenities such as parks, vegetable gardens, or other recreational spaces. Green roofs are historically cooler than conventional rooftops; they can reduce a building's indoor temperature and lower the urban heat island effect.

Shade from vegetation removes heat from the air, which reduces temperatures on roof surfaces. On hot summer days, the surface temperature of a vegetated rooftop can be cooler than the air temperature, whereas the surface of a traditional rooftop can be up to 90°F (50°C) warmer [Environmental Protection Agency].

Green roofs prohibit the majority of ultraviolet radiation from penetrating the rooftop which equates to air conditioning savings and longer roof replacement periods. They also provide a habitat for butterflies and birds while filtering the rooftop water and creating less strain on storm water systems. Vegetated roofs use and filter the excess water while traditional roofs typically acquire pollutants and contribute to nonpoint source pollution which ultimately goes into the Atlantic Ocean.

Green roofs can be used to mitigate storm water runoff requirements while providing an aesthetically pleasing built environment. Basic green roof systems can be installed with little or no additional engineered structural support. An intensive green roof adds about 80-150 extra pounds per square foot; extensive green roofs add about 12-50 pounds per square foot.

Green roofs have been successful at several locations throughout Florida. The photos below (on the next page) include projects in Jacksonville (Breaking Ground Contracting Green Roof & Rooftop Garden); Orlando (Orlando Health MD Anderson Cancer Center Labyrinth Vegetated Roof Garden); Clermont (Honda Headquarters); and Miami (FIU College of Nursing & Health Sciences, Modesto A. Maidique Campus).





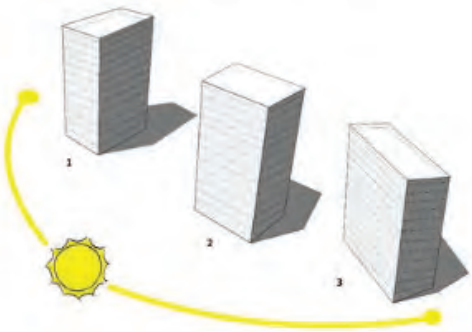




Building Orientation

Building orientation is the practice of facing a building to maximize certain aspects of its surroundings, such as street appeal, to capture a scenic view, for energy efficiency, for drainage considerations, etc. Along with massing, building orientation is a crucial consideration in the design phase. It should be decided concurrently with massing early in the design process, as neither can be truly optimized without the other. Successful building orientation can also minimize other site conditions, such as rainwater harvesting driven by prevailing winds.





Decisions about building orientation begin early in the design phase and involve all project team members. It helps to have input from experienced passive solar design architects and builders and to consider site conditions such as temperature, solar access, and wind to evaluate design opportunities. Building orientation impacts daylighting, which also relates to building geometry, window selection, interior layout, HVAC sizing, and electrical lighting design. Utilizing computer simulation software and energy modeling tools help to assess how building orientation and passive design considerations affect overall building performance.

Building orientation is usually intended to maximize solar gain during the cooler months, and to minimize solar gain in the warmer months. The sun is lower in the sky in winter than in summer, allowing designers to plan and construct buildings that capture (free) heat in winter and repel heat in summer. Best orientation can increase the energy efficiency of a building, making it more comfortable to live in and less expensive to maintain.

Buildings that are oriented east-west rather than north-south harness daylight and control glare along the long faces of the building, minimizing glare from the rising or setting sun.

Passive and Active Solar Strategies

Passive solar strategies use building components to collect, store, distribute, and control solar heat gains. Such strategies include implementing large, south-facing windows, sourcing building materials that absorb and slowly release heat, manipulating building form to influence ventilation, and minimizing unwanted heat gain through proper window selection and glazing. Shading devices such as roof overhangs or landscaping also reduce solar load.

Active solar strategies capture and store the sun's energy through mechanical or electrical means. Solar photovoltaic systems generate and store electricity, while solar thermal systems heat liquid directly and transfer thermal energy for heating water or air. Solar-ready buildings have south-facing roofs that are not shaded by nearby trees, structures, or buildings.

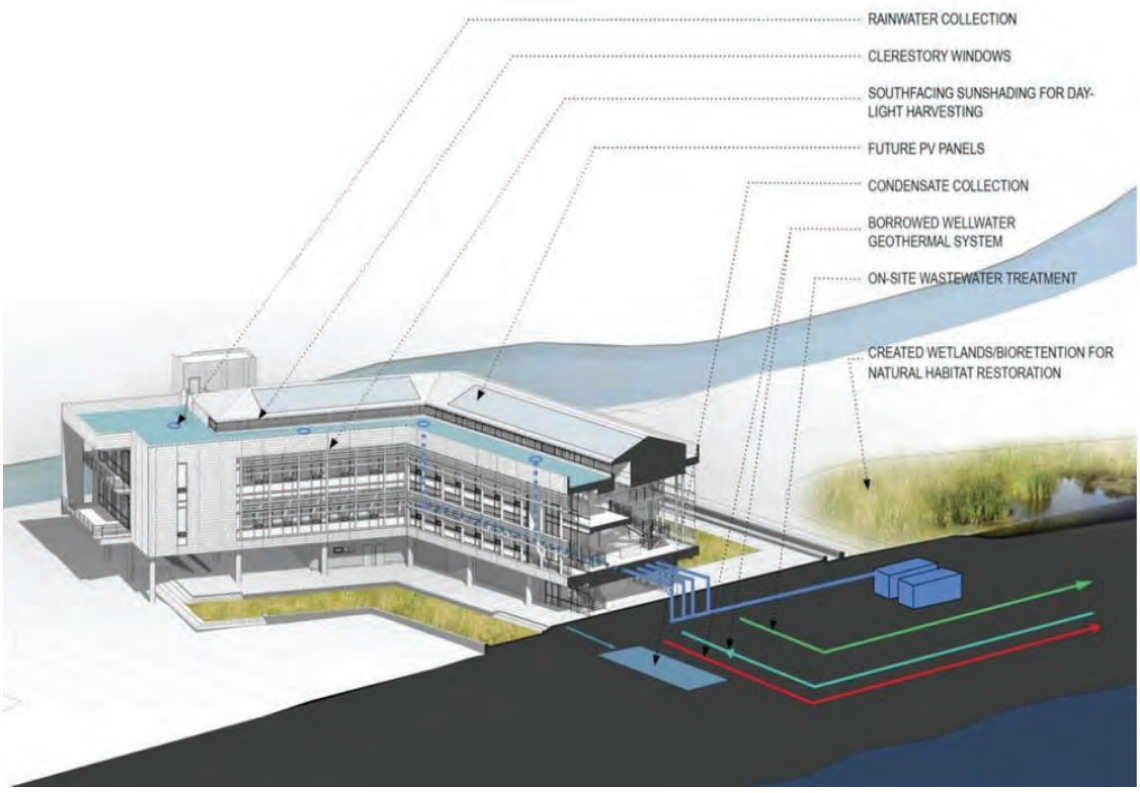
Buildings oriented for passive and active solar result in multiple benefits:

- Utilize solar, a renewable energy source, reducing greenhouse gas emissions and slowing fossil fuel depletion.
- Connect occupants to the natural environment by responding to changing weather conditions and providing window views.
- Provide daylighting, which decreases electrical lighting requirements and increases occupant satisfaction and productivity.
- Employ thermal massing, which reduces temperature swings and produces a higher degree of temperature stability and thermal comfort.
- Reduce heating and cooling costs through natural heating/cooling and ventilation.
- Lower operation and maintenance costs by requiring fewer moving parts and opportunities for mechanical failure.

Considering life-cycle costs and annual energy and maintenance savings, buildings designed to maximize solar access are often less expensive than conventional buildings. Passive solar features, such as south-facing windows, thermal mass, and roof overhangs, can theoretically pay for themselves by reducing mechanical heating and cooling loads, unit size, installation, operation, and maintenance costs. Compared to passive solar systems, active solar systems often have a higher initial cost and longer payback period depending on the size and the type of technology but may be offset with currently available federal and state tax credits.

Building Resiliency

Building orientation for passive and active solar design enhances a building's resiliency by maintaining livable conditions in the event of power interruption and loss of heating fuel. Daylight-optimized buildings provide interior light, and highly insulated buildings with natural ventilation maintain thermal comfort for building occupants. Photovoltaic systems with battery storage and islanding inverters provide emergency "power islands" during storm or other grid outages.



Florida Department of Environmental Protection's (DEP) Green Stormwater Infrastructure manual encourages the integration of stormwater practices and policies into the development process. A site's landscaping and open spaced areas can be used to retain and treat stormwater on-site rather than transferring potentially polluted stormwater off-site.



Urban Forestry and Landscaping

Trees are a vital component of the infrastructure in our community and provide many environmental and economic benefits. These benefits include cleaner air, soil and water conservation, climate moderation, energy conservation, human health and longevity, increased property values, traffic calming, and enhanced biodiversity.

Urban forestry is the care and management of tree populations in urban settings for the purpose of improving the urban environment. Because the tree canopy consists of living organisms that grow, change, and respond to environmental factors, this valuable natural resource requires management to thrive.

Urban forestry emphasizes the role of trees as a critical part of the urban infrastructure. Urban foresters plant and maintain trees, support appropriate tree and forest preservation, conduct research, and promote the many benefits trees provide. Employing urban forestry policies will bring environmental and economic benefits to the Village of North Palm Beach by reducing the need for air conditioning, absorbing sunlight, reducing ultraviolet light, cooling the air, and reducing wind speed -- in short, it will improve the Village's microclimate and air quality.





Another economic benefit associated with urban forestry is increased land, property, and rental value. Well-maintained trees and landscaped business districts have been shown to encourage consumer purchases and attract increased residential, commercial, and public investments. Numerous studies have shown that there is a direct relationship between home value, public health, and street trees. In her article "City Trees and Property Values," Kathleen L. Wolf indicates that home prices increase by 6 to 9 percent when there is good tree cover in a neighborhood, and a 10 to 15 percent increase when there are mature trees in a high-income neighborhood.

Urban forests improve air quality, absorb rainwater, improve biodiversity, and potentially allow recycling of 20% of waste which is wood based. Many cities today have issues with stormwater management systems that can no longer hold the volume of stormwater water generated by today's climate conditions. One sustainable solution to this problem is putting grates underneath street trees to hold water. Trees and their soils work to filter runoff pollution and soil contaminants by absorbing them and processing them into less harmful substances. They also collect water in their limbs which release the water back into the atmosphere over time. This makes trees aa viable and important solution to stormwater runoff and urban heating issues.

Urban forestry can be subject to NIMBY (not in my backyard) arguments because some people occasionally experience trees as a nuisance or as a cause for disputes between neighbors. Citizen complaints frequently include concerns about too much shade, leaf litter, low hanging and falling branches, undesirable seeds, pods or fruits, and bird droppings. Many of these objections can be overcome by educational programs that promote the careful selection, placement, and routine maintenance of trees. The benefits of trees in our communities far outweigh any real or perceived inconveniences.

Another area of concern is the damage to homes and buildings that can result from tree roots or falling trees. Cases of damage to building foundations from invasive roots are typically the result of improper siting of trees and buildings relative to each other. The young sapling planted by the front door today will become the giant oak of tomorrow with roots that might damage walkways and foundations. Proper education about site and species selection is critical.

Falling trees often result from unstable root systems and/or severe storms. It is important to understand regional soil types and the routine maintenance practices necessary to promote healthy root systems and to reduce the other circumstances that might cause a tree to fall (disease, rotten wood, a too-heavy crown, etc.) Nonetheless, the damage from trees remains

low in proportion to the number of trees and the many direct and indirect benefits they provide.

The following should be considered when formulating codes and standards for Urban Foresting:

- Include clear and concise definitions of key terms
- Include risk assessment evaluation requirements
- Define minimum landscape standards and mitigation requirements
- Specify what type of trees are required in certain locations
- Provide incentives or penalties to developers, landscape architects, etc.
- Provide educational opportunities for the community

A number of cities in South Florida support Urban Forestry and qualify as *Tree City USA* communities. Boca Raton, Boynton Beach, Delray Beach, Palm Beach Gardens, Royal Palm Beach, and Lantana have been designated as Tree Cities in the state of Florida.

The sustainability and long-term quality of our community will benefit by including urban forestry policies and code language in the Village's Comprehensive Plan and Land Development Regulations.



FINAL REMARKS

The Village of North Palm Beach Comprehensive Plan outlines the future development and growth of one of Florida's vibrant coastal communities. Rooted in the village's unique heritage, rich history, and culture, this comprehensive plan seeks to create a sustainable and resilient village that enhances the quality of life for its residents and visitors alike.



The Village's Comprehensive Plan embrace the **sustainable community** concept: *An urban area with a long-term planning and management vision that incorporates a multi-modal transportation network; walkable, mixed-use patterns of development; denser development where infrastructure exists; civic spaces and interconnected open spaces for recreation; economic vitality and job choices; choices in housing price and size; a quality educational system; and a unique identity*. The Village's sustainable community concept serves as an umbrella under which all the elements of the Plan are developed.

As a village with a strong economic foundation built on tourism, trade, and diverse industries, the Comprehensive Plan seeks to strike a delicate balance between preserving the village's natural beauty, fostering responsible growth, and promoting economic prosperity. The Comprehensive Plan aims to create a sustainable environment, addressing challenges posed by climate change, sea-level rise, and protecting the village 's unique ecosystems. It envisions a village with well-connected transportation networks, encouraging alternative modes of travel and reducing congestion to improve mobility and accessibility.

Preserving North Palm's cultural heritage and historical landmarks are integral components of the Plan. Emphasizing the importance of smart urban design, the plan seeks to revitalize neighborhoods, promote affordable housing, and enhance public spaces to foster a sense of community and pride. Safety and resilience are of paramount concern in the Comprehensive Plan, with strategies in place to mitigate potential natural hazards, enhance emergency response systems, and safeguard the well-being of residents and visitors.

The Village's Comprehensive Plan is a forward-thinking document that envisions a Village that celebrates its past, embraces the present, and looks ahead to a sustainable, vibrant, and inclusive future. As the village continues to evolve and face new challenges, this plan serves as a guiding compass, shaping policies, and decision-making to ensure North Palm Beach continues to thrive as a cherished destination and a place its residents are proud to call home.

The following table includes the major goals of the Village's proposed Comprehensive Plan:

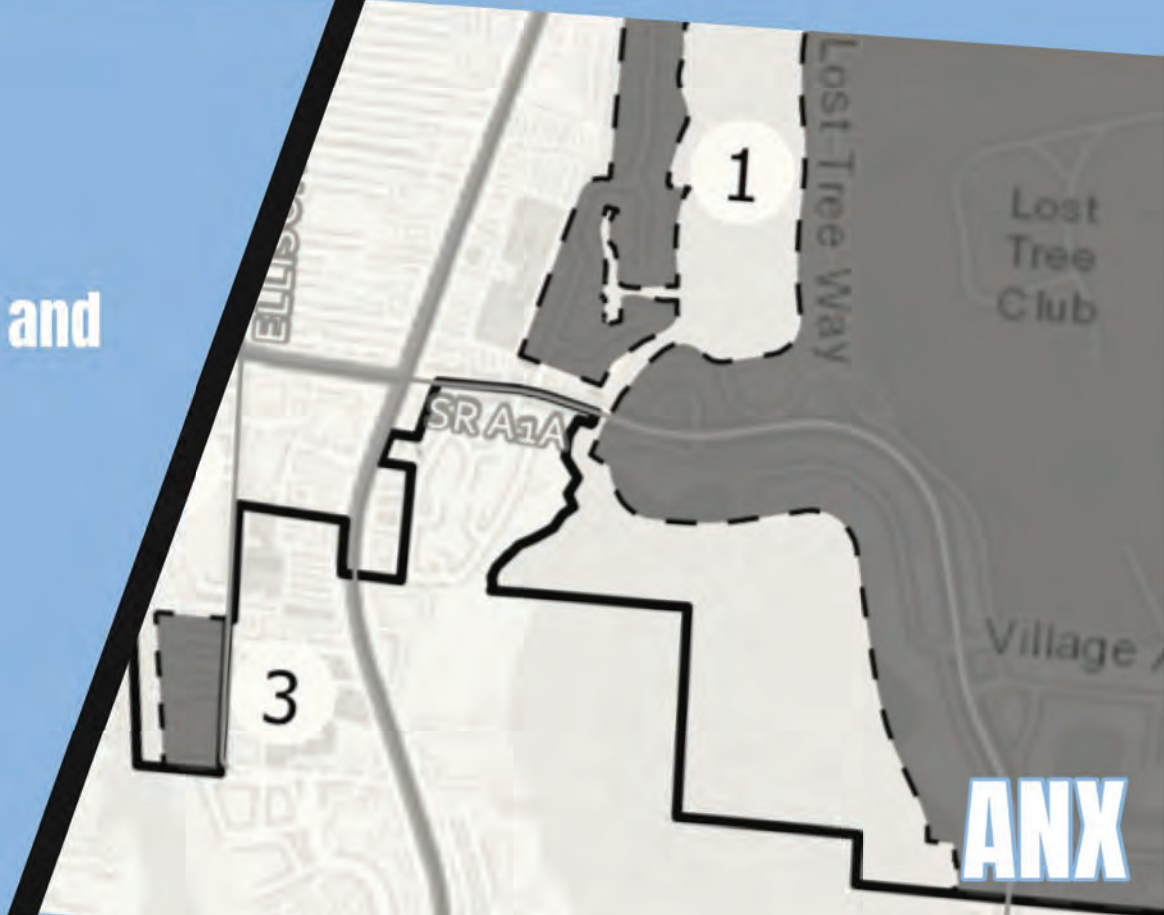
- Protect quality of life of residents and support locally owned business development within the community
- Embrace community participation and dialogue
- Preserve community identity and historic character
- Protect its natural and built environment, encourage urban forestry
- Adopt sea level rise policies and regulations
- Provide walkable, mixed-use developments and support multi-modal transportation network
- Promote sustainable practices (drainage, green, buildings and site plans, etc.)

In summary, the Village should continue to implement specific strategies and policies that protect residents' quality of life and support the business community by encouraging and promoting sustainable, compact development patterns, and fostering the "live, work, play, learn" concept. Such strategies should include:

- Plan for infill and redevelopment of existing single-family dwellings that are being demolished and replaced by newer homes;
- Consider creating design guidelines for redevelopment and infill areas to protect the character of the Village;
- Promote walkable and connected neighborhoods that provide for a mix of uses at urban densities and intensities that support a range of housing choices and encourage a multi-modal transportation system;
- Improve non-auto-dependent connectivity between residential, shopping, entertainment, and employment areas by providing interconnected sidewalks, bike lanes/paths, and expanded regional transit service;
- Build a more resilient, adaptive community to address environmental impacts from sea level rise;
- Support green development and redevelopment policies and consider amending the Village's LDRs to be consistent with green initiatives supported by the Comprehensive Plan;
- Direct future economic growth and associated development to areas of the Village in a manner that does not have an adverse impact on natural resources and protect ecosystems;
- Encourage infill and mixed-use development
- Assess the capacity of existing infrastructure to support higher density and intensity uses along corridors;
- Promote Florida Friendly landscaping to support water conservation; and,
- Consider preparing an Urban Forestry Master Plan including available grants.

Annexation

Data and Analysis



Chapter 1: People and Places

Element 2

DATA AND ANALYSIS

INTRODUCTION

The Village of North Palm Beach recognizes the impact that annexation can have on the resources of local governments. Although it is not required by Florida Statute, the Village has adopted this optional element into its Comprehensive Plan to provide the Village with a detailed outline for addressing future annexation and ensuring the Village has the tools necessary for smooth transition.

Florida's 1974 Municipal Annexation or Contraction Act provided a mechanism for municipalities to annex or recede from territory. This act allows municipalities to annex territories that are "contiguous, compact, unincorporated," and developed for urban purposes.

Florida Statutes

Annexation is addressed in Chapter 171 of the Florida Statutes. The Chapter is separated into two parts: Part I – Municipal Annexation or Contraction (ss. 171.011-171.094) and PART II – Interlocal Service Boundary Agreements (ss. 171.20-171.212).

Parts I and II are also subdivided. PART I addresses annexation procedures, prerequisites to annexation, character of the area to be annexed, voluntary annexation, and the annexation of enclaves. Part II addresses interlocal service boundary agreements, prerequisites to annexation under PART II, and consent requirements for annexation of land.

The following are definitions for certain Annexation terms:

- "Annexation" means the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.
- "Compactness" means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in Florida must be designed in such a manner as to ensure that the area will be reasonably compact.
- "Contiguous" means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the annexing municipality.

The separation of the territory sought to be annexed from the annexing municipality by a publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, shall not prevent annexation, provided the presence of such a division does not, as a practical matter, prevent the territory sought to be annexed and the annexing municipality from becoming a unified whole with respect to municipal services or prevent their inhabitants from fully associating and trading with each other, socially and economically.

However, nothing in this subsection may be construed to allow local rights-of-way, utility easements, railroad rights-of-way, or like entities to be annexed in a corridor fashion to gain contiguity; and when any provision of any special law prohibits the annexation of territory that

is separated from the annexing municipality by a body of water or watercourse, then that law shall prevent annexation under this act.

- "Enclave" means:
  - Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or
  - Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.
- "Feasibility study" means an analysis conducted by qualified staff or consultants of the economic, market, technical, financial, and management feasibility of the proposed annexation or contraction, as applicable.
- "Interlocal service boundary agreement" means an agreement adopted under Part II between a county and one or more municipalities, which may include one or more independent special districts as parties to the agreement.

BACKGROUND

In the past, interested property owners have initiated annexation requests in the Village of North Palm Beach. However, the Village views annexation as beneficial to the Village and is receptive to proposals for annexation, provided such proposals do not create undue hardship for service delivery.

The Village continues to attempt to expand its existing boundaries by adding new residents. As part of the Optional Map Series, the Annexation Map indicates the existing Village of North Palm Beach boundaries as well as potential annexation areas.

For two decades, the Village has made strides toward annexation. Table 2-1 lists the Village's annexation initiatives from 2001 to 2023. Throughout the years, the Village has annexed both residential and commercial properties off major throughfares such as US Highway 1 and Alt. A1A.

Table 2-1: Village Annexation Initiatives

Year Adopted/NPB #	Amendment Summary	Acres
2001/01-1.1	Amended Plan to incorporate a 0.65-acre annexation in Planning Area 5. Assigned a Commercial Future Land Use designation and CC Transitional Commercial Zoning District	0.65 acres
2001/01-02	Amended Plan to incorporate a 0.66-acre annexation in Planning Area 5. Assigned a Commercial Future Land Use designation and CC Transitional Commercial Zoning District	0.66 acres
2002/02-2.1	Amended Figure 3-18 of the Future Land Use Element (Future Annexation Areas) to reflect recent annexation actions by the Village and neighboring jurisdictions and reflect coordination of annexation areas with those of neighboring jurisdictions	-
2002/02-2.3	Amended Plan to incorporate a 1.06-acre annexation in Planning Area 6A. Assigned a Medium Density Residential Future Land Use designation and R-2 Zoning District.	1.06 acres
2004/04-1	Amended Plan to incorporate a 3.06-acre annexation in Planning Area 5. Assigned a Commercial Future Land Use Designation and an Automotive Commercial Zoning District.	3.06 acres
2004/04-2	Amended Plan to incorporate a 0.92-acre annexation in Planning Area 5. Assigned a Commercial Future Land Use Designation and an Automotive Commercial Zoning District.	0.92 acres
2007/04	Incorporated a 1.79-acre annexation of property in Northeast corner of Alt. A1A and Richard Road	1.79 acres
2007/05	Incorporated a 0.35-acre annexation of property on East side of Alt. A1A and North of Richard Road	0.35 acres
2008/10	Incorporated a 2.62-acre annexation of property known as Live Oak Plaza located West of Alt. A1A and South of Richard Road	2.62 acres
2010/05	Incorporated a 1.70-acre annexation of property South of Richard Road and West of the Florida East Coast Railway (FEC)	1.70 acres

Year Adopted/NPB #	Amendment Summary	Acres
2010/18	Annexed seven (7) contiguous parcels of real property totaling approximately 4.64 acres located North of Richard Road and West of the FEC railroad right-of-way within Annexation Areas 4b and 4c	4.64 acres
Total		17.45 acres

EXISTING CONDITIONS

The Annexation Areas (Acreage) Map of the Optional Map Series indicates six areas within the Village of North Palm Beach with the potential for annexation. The total annexation area is approximately 688.1 acres which would dramatically increase the size of the Village.

Enclaves and Pocket Areas

The elimination of enclaves effectively curbs urban sprawl and lessens the undesirable impact that uncontrolled growth has had on Florida's resources.

As defined by Florida Statutes, enclaves are any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and/or a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

Annexing enclaves requires coordination between county and local municipalities. It can create difficulties for emergency service providers (medical/rescue, police, and fire departments) to respond to emergency situations.

Per F.S. 171, "the Legislature recognizes that enclaves can create significant problems in planning, growth management, and service delivery, and therefore declares that it is the policy of the state to eliminate enclaves. In order to expedite the annexation of enclaves of 110 acres or less into the most appropriate incorporated jurisdiction, based upon existing or proposed service provision arrangements, a municipality may:

a) Annex an enclave by interlocal agreement with the county having jurisdiction of the enclave; or
b) Annex an enclave with fewer than 25 registered voters by municipal ordinance when the annexation is approved in a referendum by at least 60 percent of the registered voters who reside in the enclave.

However, this section does not apply to undeveloped or unimproved real property."

In addition, pocket areas generally occur along the outer perimeter of a municipality. Although pocket areas differ from enclaves, filling in the irregular growth patterns in pocket areas would result in more coherent boundaries, making the jurisdiction limits more definable.

Intergovernmental Coordination

Annexation of unincorporated property in Palm Beach County requires extensive coordination. Unless the area is within the municipality's utility service boundaries, residents of the area to be annexed are typically using County infrastructure. In such cases, it is important to recognize that the annexation may require conversions from septic tanks and well water to municipal sewer and potable water. Prior to any annexation, the jurisdiction must ensure concurrency between the subject areas.

TRENDS AND CHALLENGES

Treasure Coast Regional Planning Council Annexation Analysis

In 2022, the Village of North Palm Beach entered into an agreement with TCRPC to conduct an annexation analysis. The purpose of the analysis was to help the Village obtain any potential issues related to annexation. TCRPC would conduct due diligence, evaluate opportunity and outreach to various stakeholders. The project kickoff meeting was conducted with Village staff on April 26, 2022. In attendance was the Village Manager, Planning Director, and the Village's Legal Counsel. At the kickoff meeting, the some of the following topics were discussed:

- Methodology for Village staff to analyze benefits and costs for potential annexation candidates such as ad valorem taxes; utility taxes and fees
- Seacoast Utility Authority rate structure and lack of differential for Village or County customers
- Code Enforcement
- Future Land Use Map designations
- Other topics

Following the kickoff meeting, two additional project coordination meetings were conducted with the project team and Village Staff. The first coordination meeting was conducted on September 22, 2022. The coordination meeting included the Village Manager, Special Projects Director, and the Finance Director. Topics discussed that the meeting included the following:

- Prioritize meetings with Seacoast Utilities and Palm Beach County
- Annexation interests by Palm Beach Gardens in Annexation Area 1 (west of the FEC railroad corridor)
- Need for additional GIS mapping related to annexation and other Village priorities

Subsequently, on October 14, 2022, a coordination meeting was conducted with the Village Manager, Public Works Director, and Information Technology (IT) Manager. The following topics were discussed at the meeting:

In addition, TCRPC reviewed background documents and policies from the Village, Palm Beach County, Seacoast Utilities, and the Department of Health. The following findings were obtained from the various agencies:

- Palm Beach County maintains a Future Annexation Area Map. Per the County map, Areas 1, 2 and 3 are all indicated to be in the declared future annexation areas of both the Village and the City of Palm Beach Gardens.
- The Village Comprehensive Plan indicates the Village's annexation interest particularly for industrial and or business park land uses in Area 1 (described

as north of Northlake Boulevard and west of Alternate A-1-A) pursuant to a desire to increase the municipal tax Chapter 13 addresses annexation, noting statutory provisions and requirements and placing emphasis on the desirability of annexation in Areas 1, 2, and 3. The Village emphasizes the need to coordinate with the City of Palm Beach Gardens regarding the City's de-annexation of Ellison Wilson Road and a flag-shaped lot located west of Ellison Wilson Road.

- Palm Beach County Fire Rescue (PBCFR) Services are currently provided in potential annexation areas 1, 2, and 3. Additional coordination will be needed with PBCFR if annexation efforts are advanced in these areas.
- Seacoast Utilities provides water and wastewater services to the Village and the potential annexation areas.
- The Department of Health regulates septic tanks; however, they do not maintain maps of failing septic tanks.

Stakeholder meetings were conducted with Seacoast Utilities and Palm Beach County. The City of Palm Beach Gardens declined to participate in a stakeholder meeting, and a meeting with the Town of Lake Park was suspended due to the preliminary findings. Summaries of the stakeholder meetings were as follows.

Seacoast Utilities

A meeting was conducted with Seacoast Utility Authority on January 31, 2023, including the Village Manager and Special Projects Director along with the Seacoast Executive Director and Director of Planning. Discussion topics included the following:

- "Seacoast customers in the Village pay a 10-11% surcharge, which Seacoast provides to the Village annually. For the Village, this surcharge generates roughly $70-80,000 monthly, totaling $891,000 in 2022.
- This fee is collected in the Village, Town of Juno Beach, and Town of Lake Park; however, it is not collected in the City of Palm Beach Gardens or unincorporated Palm Beach County. Therefore, unincorporated properties annexing into the Village would incur additional utility costs given the current rate structure.
- Two key areas for additional Village/Seacoast coordination include resilience and permitting in Village rights-of-way. Regarding development activities, Seacoast staff participates on the development review committees for the Village, Lake Park, and Palm Beach Gardens but not for the County.
- Septic to sewer conversions are anticipated east of A-1-A, including Richard Road, Honey Road, Conroy Drive, and Lorraine Court with a preliminary cost estimate of $4.5M. Similar conversions to the north along Richard Road and Hinda Road are estimated at $3M. There is funding potentially available through the South Florida Water Management District (SFWMD) and Legislative appropriation, which creates a partnership opportunity for Seacoast and the Village.
- The Seacoast water main on US1 represents an opportunity for collaboration. If the water main is moved to the alley, the remaining water line could be used for reclaimed water for landscaping as well as the Country Club."

Palm Beach County

A meeting was conducted with Palm Beach County on March 22, 2023, including the Village Building Official and County Planning Director and senior planning staff. Discussion topics included the following:

- "The alignment of Congress Avenue remains uncertain, with continued evaluation led by the County engineering department.
- The County has expressed preference for expanded workforce housing where possible. In Area 1, with the County's HR12 land use, a maximum density of 28 du/acre is achievable with the following assumptions:

HR 12 – base density	12 du/acre
Workforce housing bonus of 100% with 100% workforce housing (presumes 100% for-sale; bonus is reduced to +80% if rental)	+ 12 du/acre
Purchase of units through transfer of development rights	+ 4 du/acre
TOTAL MAX DENSITY	28 du/acre

- Properties along Northlake Boulevard include both Commercial High and HR 8 future land use designations. County regulations allow density to be clustered, enabling a maximum density of 20 du/acre, which can be aggregated and located on any portion of the total acreage of assembled properties. In addition to the residential density, the Commercial High FLU designation allows up to 0.85 FAR base intensity with a maximum intensity of 1.0 FAR for traditional neighborhood or traditional marketplace development.
- The implications of SB 102 (the Live Local Act of 2023) are unknown; however, as written, it would appear a maximum height of 8 stories should be considered. (NOTE: SB 102 as adopted allows subject properties to utilize the maximum building height permitted within one mile)"

Following the preliminary findings and analysis, the Village requested that the TCRPC annexation study be halted. As part of the analysis, TCPRC created the below annexation analysis as an example of potential taxes for a property that is annexed into the Village.

ANNEXATION ANALYSIS APRIL 2022

The purpose of this analysis is to compare taxes, fees & service delivery for properties within unincorporated Palm Beach County and within the Village of North Palm Beach. For the analysis, a sample property is utilized with a taxable value of $400,000.

CATEGORY	UNINCORPORATED[1]		IN VILLAGE		DIFFERENCE
Ad Valorem Taxes					
County Operating Debt	4.72	1888.00	4.72	1888.00	0.00
County Debt	0.03	12.00	0.03	12.00	0.00
* Fire/Rescue	3.46	1384.00	0.00	0.00	-1384.00
* Library Operating	0.55	220.00	0.00	0.00	-220.00
* Library Debt	0.03	12.00	0.00	0.00	-12.00
PBC School District by State Law	3.27	1308.00	3.27	1308.00	0.00
PBC School District by Local Board	3.25	1300.00	3.25	1300.00	0.00
North Palm Beach Operating	0.00	0.00	7.00	2800.00	2800.00
So. Fla. Water Mgmt. Basin	0.10	40.00	0.10	40.00	0.00
So. Fla. Water Mgmt. District	0.09	36.00	0.09	36.00	0.00
Everglades Construction	0.03	12.00	0.03	12.00	0.00
Fl. Inland Navigation District	0.03	12.00	0.03	12.00	0.00
Children's Services Council	0.55	220.00	0.55	220.00	0.00
Health Care District	0.73	292.00	0.73	292.00	0.00
Non Ad Valorem Assessments					
Solid Waste Authority of PBC		184.00		184.00	0.00
North Palm Beach Stormwater				142.84	142.84
			NET CHANGE FOR PROPERTY OWNER		1326.84
TOTAL 2022 Certified Millage Rate	16.8381				
Seacoast Utilities					
North Palm Beach Surcharge	TBD				
ISO Rating	TBD				
Solid Waste Collection	TBD				
[1] sample site: 2778 Hinda Road	https://www.pbcgov.org/papa/Asps/PropertyDetail/PropertyDetail.aspx?parcel=00434217040000120&srchtype=map				
Estimated Taxable Value	$ 400,000				

Strategic Annexation Plan

Although, TCRPC prepared an annexation analysis for North Palm Beach, the Village could continue this initiative by creating an Annexation Strategic Plan. The Annexation Strategic Plan will provide necessary data and information to guide the Village in the process of annexation surrounding properties both commercial and residential. In addition, it would evaluate the costs and benefits of annexation potential adjoining areas and define a suitable implementation strategy to annex specific areas.

The annexation plan would be divided into three (3) phases: Phase 1, Phase 2, and Phase 3. Phase 1 would provide an analysis of the decennial Census and Palm Beach County data related to potential annexation areas. Furthermore, Phase 1 would include the following:

- Detailed maps and photos of the annexation areas
- Key Planning Data (population, zoning, future land use, size-acres)
- Property Appraisal Information
- Projected Ad Valorem per Village Millage Rate
- Summary Table of Taxable Value and Ad Valorem Tax per each potential annexation area

Phase 2 would present project revenue to be received and projected costs to serve each targeted area. This phase would provide detailed analysis of existing conditions and level of services as follows:

- Infrastructure (water, sewer, drainage, parks, and road conditions)
- Building Department and Code Enforcement
- Public Safety (Fire Rescue/Law Enforcement)
- Inventory of Revenue and Costs

The cost analysis would review the expected annual expenses or costs to the Village for providing Village services to the potential annexation areas; and the estimated annual review that could be expected. Also, meeting with Village Departments and service providers would be critical task within Phase 2. Meetings should be conducted amongst Village Departments such as:

- Police
- Fire Rescue
- Finance
- Public Works
- Code Enforcement
- Parks and Recreation
- Community Development

In addition, it would be important to meet with the following service agencies:

- Seacoast Utility Authority
- Palm Beach County Fire
- Palm Beach County Sheriff's Office
- Solid Waste Authority

Phase 3 would provide prioritization of potential annexation areas based on the findings of the previous phases, and the recommendations from the Village Council. The main goal is to present specific strategies to annex target areas. This effort might include community outreach, online surveys, brochure presenting benefits, social media and others.

Political Challenges

Residents' resistance to change often impedes attempts at annexation. In many cases, residents of unincorporated areas are accustomed to receiving certain services at no cost and understandably oppose any measure that would increase taxes. From a municipality's perspective, however, annexation adds a financial and management burden on its existing operations and infrastructure. The use of local roads, parks, and other related amenities by residents of unincorporated areas without taxation burdens the municipal tax structure.

In general, unincorporated Palm Beach County residents are subject to lower taxes than municipal residents because they are taxed only by the County rather than by both the municipality and the County. Annexation into the Village of North Palm Beach would not only increase taxes for former County residents but sometimes subject them to stricter local regulations, ordinances, and codes.

Also, North Palm Beach's proximity to various unincorporated pockets creates overlaps in jurisdiction with neighboring municipalities. As indicated on the Annexation Map including Surrounding Municipalities of the Optional Map Series of this Comprehensive Plan, the Village competes with the City of Palm Beach Gardens and the Town of Juno Beach for annexation of certain unincorporated pocket areas.

The Village is also attempting to coordinate the de-annexation of the Ellison Wilson right-of-way and the "flag lot" with the City of Palm Beach Gardens. This de-annexation effort has been in process for several years and has been an ongoing struggle for both municipalities.

Furthermore, as mentioned in the Future Land Use and the Infrastructure Element of this Plan, the Village utilizes Seacoast Utility for its potable water services which imposes a surcharge on Village residents. Residents of unincorporated areas also pay a surtax for County fire/rescue and police. Because North Palm Beach provides those services in-house, the surtax would be replaced by the Village's tax structure.

Oftentimes, municipal residents oppose annexation citing drain on municipal resources and a general preference for a small-town lifestyle. Increased taxes and additional regulations are among the reasons residents of unincorporated areas are hesitant to join the Village. Although the elimination of enclaves and unincorporated pocket areas is encouraged by the State as well as the County, political issues often block attempts at annexation.

In March 2024, thousands of residents from unincorporated Palm Beach County near North Palm Beach and Palm Beach Gardens voted on whether to have either municipality annex their properties.

North Palm Beach proposed to annex four neighborhoods (182 dwellings) that are also in Palm Beach Gardens' annexation area, putting both municipalities in direct competition for the same neighborhoods. For an annexation to take effect, a municipality must receive approval from 50%-plus-one of the subject voters.

Table 2-2 indicates the three annexation zones in North Palm Beach which comprise a little over 200+ homes. The proposed annexation efforts sought to round out the Village's boundaries and provide more control over development and redevelopment in the area. However, residents of the subject annexation areas voted against joining the Village of North Palm Beach.

Table 2-2 – Annexation Voting Areas

Annexation Zone	Annexation Neighborhood	Size (Acres)
1	Portage Landings and Hidden Key residential developments	61 acres
2	Ellison Wilson Road	8.57 acres
3	Pirates Cove and six (6) adjacent parcels	17 acres

Although its most recent annexation attempt failed, the Village should continue its efforts toward annexation, and consider conducting a study to analyze property values, property taxes, population, and county zoning codes of the targeted unincorporated areas in order to craft a strategic plan for incremental annexation.



While squaring off North Palm Beach's boundaries and increasing the Village's taxbase would benefit the Village, a larger population would increase the demand for services such as:

- Solid Waste
- Potable Water
- Sanitary Sewer
- Parks and Recreation
- Police
- Fire Rescue
- Community Services
- Public Works

As a result, staffing levels in certain departments might need to be increased. For example, the Building Department/Zoning Department may need additional staff to process an increase in permit requests and additional code enforcement officers might be needed to enforce village ordinances on newly acquired property.





ANNEXATION

SUMMARY

To continue to grow, the Village of North Palm Beach must expand its boundaries to include unincorporated properties. It is critical that any annexation initiative take into consideration the best interest of both the Village and the owners of the property to be annexed.

North Palm Beach's approach to annexation will be more beneficial for everyone if annexation, like any growth, is accomplished according to a well-conceived strategic annexation plan. Without a plan, the annexation of any property can lead to inadequate or inefficient delivery of services.

Palm Beach County has a primary leadership role to support eliminating unincorporated areas and promoting annexation. In 2001, Broward County adopted a policy that encouraged unincorporated areas be annexed into municipalities to improve services and support local governments.

To date, Palm Beach County residents have opposed annexation into the Village. However, the Village should continue to implement specific annexation strategies and policies that will protect the current residents' quality of life while providing services, staffing, and budgeting to accommodate new residents. Strategies for efficient and effective annexation include the following:

- Developing a strategic plan for annexation that includes a feasibility study;
- eliminating enclaves and pocket areas;
- coordinating with adjacent municipalities and the County; and,
- continue dialogue with the County to emphasize support to reduce unincorporated areas.

Housing

Data and Analysis



Chapter 1: People and Places

Element 3

HOU

DATA AND ANALYSIS

INTRODUCTION

The purpose of the Housing Element is to guide the preparation of plans and policies necessary to assure the availability of safe, sanitary, affordable, and otherwise adequate housing for the existing and future needs of the Village of North Palm Beach.

Pursuant to Chapter 163, Florida Statutes, all land development regulations, and development permitting actions are required to be consistent with all Elements of a Comprehensive Plan. Section 163.3177(f)1, Florida Statutes, requires a Comprehensive Plan to include, "*A housing element consisting of principles, guidelines, standards, and strategies to be followed in:*

a. *The provision of housing for all current and anticipated future residents of the jurisdiction.*
b. *The elimination of substandard dwelling conditions.*
c. *The structural and aesthetic improvement of existing housing.*
d. *The provision of adequate sites for future housing, including affordable workforce housing as defined in s.380.0651(1)(h), housing for low-income, very low-income, and moderate-income families, mobile homes, group home facilities and foster care facilities, with supporting infrastructure and public facilities. The element may include provisions that specifically address affordable housing for persons 60 years of age or older.*"

This Element examines existing housing conditions and identifies projected demand for housing in North Palm Beach and provides an analysis of the internal and external factors affecting the Village's housing market. The Housing Element includes the following analyses:

1. Analysis of the Village's housing inventory and its characteristics based on information provided by the U.S. Census Bureau, the University of Florida's Shimberg Center, and the Village's own statistics, as appropriate;
2. Assessment of current built-out status and redevelopment trends as they relate to housing supply;
3. Analysis of the extent of housing need for anticipated populations and the replacement and maintenance of existing housing units;
4. Consideration of green housing strategies;
5. Analysis of the current challenges and trends related to housing.

Housing in North Palm Beach

The Village of North Palm Beach is a coastal community located in the southern portion of Florida's East Coast. According to US Census data, the Village's population increased from 12,015 residents in the year 2010, to 13,162 residents in the year 2020, an increase of 9.54%. In addition, the Census data indicates that the Village's housing inventory increased from 6,025 housing units in 2010, to 6,232 in 2020, resulting in an increase of 207 units (3.43%) during the same time period. North Palm Beach's population is projected to continue to rise into the year 2050. (See Table 1-2. Population Projection in the Future Land Use Element).

The real estate market has experienced rapid change over the past decade. The drastic increase in housing prices in the State of Florida is mirrored in North Palm Beach. The increase is similar to that seen during the housing bubble after the 2008 recession. Foreclosed properties are scarce, and many homes are being purchased by cash buyers despite the fact

that demand is higher than supply. Housing affordability remains an issue for many North Palm Beach households.

Despite the volatile housing market, the Village's residential neighborhoods (low, medium, and high density) have been improving and consolidating. Residential land use represents 55.64% of the Village's jurisdiction. (See Table 1-14. Future Land Use Acreage in the Future Land Use Element).



ANALYSIS OF EXISTING CONDITIONS

To effectively manage the Village's future development, it is necessary to have a clear understanding of existing housing conditions. This section presents an inventory of all housing-related data and examines the characteristics of existing housing in North Palm Beach as required by Chapter 163 of the Florida Statutes.

The following analysis is based on the 2010-2020 American Community Survey (ACS) 5-year estimates of the U.S. Census Bureau, which includes estimates based on a sample of households over a 5-year period. The data provided by the ACS allows an in-depth analysis of housing variables and trends. The following tables are organized in columns, each representing a 5-year period. In 2020, the US Census Bureau released its decennial Census data, providing additional information for assessing the Village's housing conditions and demographics. However, various datasets captured in the ACS are not necessarily identical to those in the decennial Census. The following analysis includes various datasets obtained from the US Census Bureau.

Occupancy and Tenure

As summarized in Table 3-1 below, the US Census Bureau's 2016-2020 American Community Survey indicated there were 8,251 total housing units in North Palm Beach, 75.5% of which units were occupied. While the number of housing units has increased since 2010, vacant units (seasonal, recreational, and occasionally used properties) decreased by a minimal 27 units from 2010 to 2020.

Table 3-1. Housing Occupancy

Housing Occupancy	Village of North Palm Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Total housing units	8,071	100.00%	8,251	100.00%
Occupied housing units	6,025	74.60%	6,232	75.50%
Vacant housing units	2,046	25.40%	2,019	24.50%
Homeowner Vacancy Rate	2.3	(x)	1.4	(x)
Rental Vacancy Rate	6.5	(x)	6.3	(x)
(X) The estimate or margin of error is not applicable or not available.				

Source: U.S. Census Bureau. 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Table 3-2 indicates that between 2010 and 2020, the ratio of owner- and renter-occupied units in the Village has remained consistent.

Table 3-2. Housing Tenure

Housing Tenure	Village of North Palm Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Occupied housing units	6,025	100.00%	6,232	100.00%
Owner-occupied	4,728	78.50%	4,814	77.20%
Renter-occupied	1,297	21.50%	1,418	22.80%
Average household size of owner-occupied unit	2.08	(x)	2.08	(x)
Average household size of renter-occupied unit	1.8	(x)	2.15	(x)
(X) The estimate or margin of error is not applicable or not available.				

Source: U.S. Census Bureau. 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Type of Housing

Table 3-3 is based on data from the U.S. Census, American Community Survey (ACS). Reflecting the diversity of the Village's housing stock, as of 2020, 34.8% of all housing units in North Palm Beach were single-family detached, while 42.9% of units were in buildings that contained 20 or more units.

Table 3-3. Number of Units in Structure

Number of Units in Structure	Village of North Palm Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Total housing units	8,071	100.00%	8,251	100.00%
1-unit, detached	2,975	36.90%	2,873	34.80%
1-unit, attached	318	3.90%	256	3.10%
2 units	84	1.00%	135	1.60%
3 or 4 units	246	3.00%	276	3.30%
5 to 9 units	660	8.20%	404	4.90%
10 to 19 units	530	6.60%	758	9.20%
20 or more units	3,225	40.00%	3,540	42.90%
Mobile Home	33	0.40%	9	0.10%
Boat, RV, van, etc.	0	0.00%	0	0.00%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.







As summarized in Table 3-4, the largest portion of housing in North Palm Beach (2,420 units, 29.3%) was built between 1970 and 1979. Because of the age of these structures and those built prior to 1970, these sites are considered potential redevelopment opportunities for the housing market.

Housing units built prior to 1960 make up 15.3% of the Village's total housing units. These structures might have historical significance to the Village, so despite their age, they may not be considered for potential redevelopment. These homes provide historical significance due to the architectural, cultural, or social significance. Also, they set the identity of the Village and neighborhoods as a whole. However, due to the age of these properties, the structures are often required to comply with all building safety standards.

Although these residences may have historical significance, the inventory in the "Florida Master Site File" and "National Register of Historic Places," indicates that there is currently no historically significant housing within the Village.

Table 3-4. Year Structure Built

Year Structure Built	Village of North Palm Beach	
	Estimate	Percent
Total housing units (2020)	8,251	100.00%
Built 2014 or later	58	0.70%
Built 2010 to 2013	0	0.00%
Built 2000 to 2009	681	8.30%
Built 1990 to 1999	323	3.90%
Built 1980 to 1989	1,178	14.30%
Built 1970 to 1979	2,420	29.30%
Built 1960 to 1969	2,324	28.20%
Built 1950 to 1959	1,196	14.50%
Built 1940 to 1949	61	0.70%
Built 1939 or earlier	10	0.10%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Housing Cost and Affordability

A study by Harvard University found that "*Housing is most Americans' largest expense. Decent and affordable housing has a demonstrable impact on family stability and the life outcomes of children. Decent housing is an indispensable building block of healthy neighborhoods, and this shapes the quality of life…better housing can lead to better outcomes for individuals, communities, and American society as a whole. In short, housing matters.*" [Bart Harvey, 2006, Joint Center for Housing Studies, Harvard University].

As in many areas within the State, housing costs and land values in North Palm Beach continue to increase while the housing supply remains limited. Based on the U.S. Census, 2016-2020 American Community Survey, 35.4% of the Village's housing supply is valued between $300,000 and $499,999 (see table 3-5). Between 2010 and 2020 this bracket increased from 1,497 to 1,704 units. The median value of owner-occupied housing in the Village was $345,300 in 2020.

The U.S. Census also indicates that 6.6% of the Village's owner-occupied units (318) are valued at $149,999 or less. Some of these units may be located in structures that were built in the 50s or 60s and may be considered for historical designation or potential redevelopment. However, these aging buildings are likely to incur steep assessments due to the need for major building upgrades required by recent legislation passed after the collapse of the Surfside Condominium.

Table 3-5. Housing Value

Housing Value	Village of North Palm Beach			
	2010		2020	
	(2006-2010)		(2016-2020)	
	Estimate	Percent	Estimate	Percent
Owner-occupied units	4,728	100.00%	4,814	100.00%
Less than $50,000	58	1.20%	33	0.70%
$50,000 to $99,999	171	3.60%	72	1.50%
$100,000 to $149,999	277	5.90%	213	4.40%
$150,000 to $199,999	488	10.30%	415	8.60%
$200,000 to $299,999	1,177	24.90%	1,146	23.80%
$300,000 to $499,999	1,497	31.70%	1,704	35.40%
$500,000 to $999,999	600	12.70%	971	20.20%
$1,000,000 or more	460	9.70%	260	5.40%
Median (dollars)	317,700	(x)	345,300	(x)

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Tables 3-6 and 3-7 present information regarding the mortgage status and gross rent for housing in North Palm Beach. Both tables indicate the number of units between 2010 and 2020 resulting from multiple redevelopment projects during that time. Most of the current housing supply is occupied by owners without a mortgage (51.7%). Most of these units were built between 1970 and 1979, and long-time residents will have typically paid off their mortgages.

Table 3-7 compares rental prices in North Palm Beach between 2010 and 2020 in terms of gross rent. According to the U.S. Census Bureau, 57.2% of the occupied units paying rent spend 35% or more than their household income on rent. This number has increased by 17.6%

since 2010. Despite this increase, the information gathered from the U.S. Census indicates that rent in the Village is slightly lower than that of overall Palm Beach County.

Table 3-6. Mortgage Status

Mortgage Status	Village of North Palm Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Owner-occupied units	4,728	100.00%	4,814	100.00%
Housing units with a mortgage	2,569	54.30%	2,326	48.30%
Housing units without a mortgage	2,159	45.70%	2,488	51.70%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Table 3-7. Gross Rent as a Percentage of Household Income

Gross Rent	Village of North Palm Beach			
	2010 (2016-2020)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Occupied units paying rent (Excluding units where GRAPI cannot be computed)	1,216	100%	1,300	100.00 %
Less than 15.0 percent	234	19.20%	39	3.00%
15.0 to 19.9 percent	87	7.20%	159	12.20%
20.0 to 24.9 percent	133	10.90%	104	8.00%
25.0 to 29.9 percent	161	13.20%	147	11.30%
30.0 to 34.9 percent	120	9.90%	107	8.20%
35.0 percent or more	481	39.60%	744	57.20%
Not computed	81	(x)	118	(x)
Median (dollars)	1,131	(x)	1,552	(x)
No rent paid	81	(x)	108	(x)
(X) The estimate or margin of error is not applicable or not available.				

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

According to the U. S. Department of Housing and Urban Development (HUD), households spending more than 30 percent of residents' income for housing costs are considered to be "cost burdened." Households spending more than 50 percent are considered to be "severely cost-burdened." Housing is generally considered to be affordable if the householders spend less than 30 percent of their income on housing costs.

Area median income – often referred to as simply AMI – is a key metric in the analysis of affordable housing. Area median income is defined as the midpoint of a specific area's income distribution; it is calculated on an annual basis by the Department of Housing and Urban Development (HUD). HUD refers to the figure as MFI, or median family income, based on a four-person household.

AMI is typically split into the following categories:

- Moderate to Middle Income (above 80% of AMI)
- Low Income (at or below 80% of AMI)
- Very Low Income (at or below 50% of AMI)
- Extremely Low Income (at or below 30% of AMI)

AMI encompasses a broad range of households likely experiencing distress because of housing costs. The portion of income taken up by housing costs is likely to limit the householders' ability to afford other necessities. Moreover, an AMI of 80% is the traditional measure of eligibility for programmatic housing assistance. For example, all beneficiaries of the federal public housing program and federal HOME program earn incomes below 80% AMI.

This need indicator serves as an approximation of the total number of households that would benefit from some type of housing assistance, particularly if homeless and migrant households are added. Such assistance includes the construction of new affordable housing units and the provision of subsidies to make existing units more affordable.

In addition to this summary level of information, a more detailed understanding of the presence of low-income and cost-burdened households can help local governments plan for and target assistance. The following supplemental tables provide this additional level of detail for North Palm Beach. Note, however, that the number does not include homeless individuals and families, as they are not included in household enumerations. It also does not include the many migrant farmworker households missed by Census counts.

As a summary indicator of local housing affordability, the Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, provides various data that indicates the cost burden by income for both renters and owner-occupied households.

Table 3-8 and 3-9 indicate the AMI based on household income and the housing cost burden percentage per AMI category. Table 3-8 indicates the cost burden for owners, while table 3-9 indicates the cost burden for renters. Because household income for owners and renters in North Palm Beach is relatively high, there is a minimal number of residents who are considered to be cost burdened.

Table 3-8. Cost Burden by Income in North Palm Beach (Owners)

Owner-Occupied Households, Cost Burden by Income, 2022				
		Housing Cost Burden		
Geography	Household Income	30% or less	30.1-50%	More than 50%
North Palm Beach	30% AMI or Less		47	163
North Palm Beach				
North Palm Beach	30.01-50% AMI	100	131	205
North Palm Beach	50.01-80% AMI	552	216	179
North Palm Beach	80.01-100% AMI	263	173	
North Palm Beach	Greater than 100% AMI	2718	209	41

Source: Florida Housing Data Clearinghouse. Shimberg Center for Housing Studies.

Table 3-9. Cost Burden by Income in North Palm Beach (Renters)

Renter Households, Cost Burden by Income, 2022				
		Housing Cost Burden		
Geography	Household Income	30% or less	30.1-50%	More than 50%
North Palm Beach	30% AMI or Less	31	10	61
North Palm Beach				
North Palm Beach	30.01-50% AMI	26	41	241
North Palm Beach	50.01-80% AMI	46	200	97
North Palm Beach	80.01-100% AMI	123	159	51
North Palm Beach	Greater than 100% AMI	358		

Source: Florida Housing Data Clearinghouse. Shimberg Center for Housing Studies.

Number of Bedrooms and Overcrowding

Table 3-10 indicates the number of bedrooms within each housing unit in North Palm Beach. The number of bedrooms per housing unit has generally remained the same, with minor fluctuations from 2010 to 2020.

The data in Table 3-11 indicates that Village households were not overcrowded between 2010 – 2020. The significantly higher number of retirees in North Palm Beach may account for the higher percentage of units with 1.00 or fewer occupants per room.

Table 3-10 Number of Bedrooms

Number of Bedrooms	Village of North Palm Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Total housing units	8,071	100.00%	8,251	100.00%
1 bedroom	16	0.20%	8	0.10%
2 bedrooms	109	1.40%	194	2.40%
3 bedrooms	672	8.30%	828	10.00%
4 bedrooms	2,787	34.50%	2,650	32.10%
5 bedrooms	1,546	19.20%	1,412	17.10%
6 or more bedrooms	2,941	36.40%	3,159	38.30%
Median Rooms	4.8	(x)	4.8	(x)
(X) The estimate or margin of error is not applicable or not available.				

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Table 3-11 Occupants per Room and Overcrowding

Occupants per Room and Overcrowding	Village of North Palm Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Occupied housing units	6,025	100.00%	6,232	100.00%
1.00 or less	5,989	99.40%	6,187	99.30%
1.01 to 1.50	36	0.60%	37	0.60%
1.51 or more	0	0.00%	8	0.10%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

TRENDS AND CHALLENGES

This section presents the trends and challenges facing the Village in terms of housing supply and demand. With approximately 27 acres (less than 2%) of vacant land within its existing corporate limits, the Village of North Palm Beach has almost reached "built out" status. This increases North Palm Beach's reliance on redevelopment or annexation of contiguous land for further growth. Please see the Annexation Element of this Plan for further details on the specific areas the Village is considering for annexation.

Due to the lack of available land, the trend in North Palm Beach has turned to the acquisition of properties for redevelopment or the replacement of existing structures with new and larger residences. The appeal of North Palm Beach's residential communities fuels the upward trend in property values.

Increased housing prices in North Palm Beach makes housing unaffordable for some. The Village's goal is to balance the need for affordable units with the existing housing supply while offering a variety of housing options.

Palm Beach County's Affordable Housing Needs Assessment analyzed housing data to illustrate and assess the intensity of housing challenges throughout the County. The Assessment concluded that affordable housing is an urgent issue which impacts how municipalities will be developed and redeveloped. The COVID-19 Pandemic had significant economic and social impacts on the County, specifically on housing affordability. Conditions that contribute to the urgency of the affordable housing crisis include:

- Increased rental cost
- Lower household income
- Increased demand for rental properties
- Lack of new affordable housing units

Single Family Residences

Residential land use accounts for approximately 967.39 acres or 55.64% of the Village, compared to 219.29 acres or 12.61% for commercial development. This land distribution is consistent with the predominantly residential character of the community. Approximately 39.38% of the Village's development is low-density residential.

With approximately 27 acres (less than 2%) of land vacant, North Palm has reached built-out status within its existing corporate limits. This increases North Palm Beach's reliance on redevelopment or annexation of contiguous land for further growth. Please see the Annexation Element of this Plan for further details regarding specific areas the Village is considering for annexation.

Aging Condominium Buildings

Some multi-family residential buildings in the Village are aging. For example, some of the buildings along Paradise Harbour Boulevard were constructed in the 1970s.

These condominium owners are facing increased assessments due to the need for major building upgrades required by recent legislation passed after the collapse of the Surfside

condominium. These sites have potential for redevelopment or new structures. The Village's mix of housing types contributes to the strength of its housing market.

Energy Efficient Residential Structures

Energy efficient goals and green building standards should be considered for the design and construction of new residential development and redevelopment. Funding opportunities such as the "PACE" program are available for residents and owners who wish to improve energy efficiency in their housing stock.

The State of Florida and private energy companies such as Florida Power & Light have incentives programs available for residents, businesses, governments, non-profits, schools, institutions, etc., to promote energy efficiency. The funds from such programs can be used to install energy efficient products such as photovoltaic cells, solar hot water heaters, solar pool heaters, and fuel cells. The incentives generally pay by kilowatt hour for installed products which will conserve electricity over the lifetime of the product. The Village supports these types of programs to assist residents and business owners to move toward a more sustainable future.

The Village may also consider the implementation of a Green Building ordinance to promote green building certification programs such as LEED, Florida Green Building Coalition (FGBC), and other programs for the development and redevelopment of energy-efficient buildings. Such an ordinance would include green building standards and less restrictive redevelopment regulations to support green design.

North Palm Beach Citizens' Master Plan

In 2016, the Village worked in collaboration with the Palm Beach Metropolitan Planning Organization (MPO), now known as the Palm Beach Transportation Planning Agency (TPA), and the Treasure Coast Regional Planning Council (TCRPC), to develop a master plan for economic and community development. The objectives of the plan are to improve mobility, quality of life, and economic vitality of the Village's residents and business community. The Village Master Plan illustrates strategies for achieving those objectives and establishing goals and policies to implement the plan. A Market Analysis was conducted to identify the Village's future demand for residential and commercial development.

The Citizen's Master Plan highlights the following key recommendations:

- Redefine the US 1 corridor
- Improve Prosperity Farms Road
- Formulate Design Guidelines and create a Form-Based Code of Ordinances
- Prioritize Targeted Redevelopment Areas

The Master Plan also suggests multiple recommendations for providing residential rehabilitation programs. These programs assist homeowners with major or minor structural or aesthetic improvements to their properties. Home Ownership Programs like these provide supplemental funding through grants or loans to help potential homebuyers. In addition to the homeowner programs, the plan references neighborhood beautification and landscaping programs that could be used to improve the overall look/feel of a neighborhood by providing cohesive landscaping, benches, lighting, and neighborhood signage. Neighborhood

association programs could be supported by municipal staff or active community members to assist in the creation of beautification and landscaping programs.

Substandard Housing

Although, there is a need for housing, it is important that the housing stock provided is adequate and safe. According to National Center for Healthy Housing (NCHH), there are approximately six (6) million homes in the United States are considered substandard. Substandard housing conditions include lack of bathroom or kitchen facilities within a household, leaking roof, broken air conditioning, and outdated or faulty electrical systems. Residents cannot inhabit structures experiencing these unsafe living conditions.

It is important that the Village continue to strive to eliminate these substandard housing conditions or require them to meet the local building codes. Through code enforcement and permitting, the Village can continue to reduce the amount of substandard housing within North Palm Beach.

Housing Assistance Programs

Housing in Palm Beach County as well as other portions of the State continues to be an ongoing crisis for many. However, there are resources available to assist people in purchasing homes or even finding places to rent. Palm Beach County created a Housing Action Plan called "Housing for All." The goal is the plan is to provide funding and financial resources that will be used to develop, rehabilitate, and preserve 20,000 units of workforce and affordable housing in Palm Beach County over the next decade. The plan emphasizes the need for an increase of workforce and affordable housing. With this plan as a blueprint, the County has created a vision for sustainable access to financially feasible and diverse housing options.

Furthermore, there are various non-for-Profit Organizations that continue to assist in decreasing the housing crisis. Habitat for Humanity is a global non-for-profit organization that works in more than 70 countries. The organization has helped more than 59 million people improve their living conditions since 1976. Habitat works with families, local communities, volunteers, and partners from around the world to provide safe and affordable homes. In Palm Beach County, the global brand has a local affiliate named "Habitat for Humanity of Greater Palm Beach County", which continues to provide housing for many residents.

Another housing assistance group within the Village of North Palm Beach is the NET Team (Neighborhood Enhancement Team). The NET team is a group of Village employees that work with volunteers and residents to ensure neighborhoods remain desirable places to live. NET team is comprised of members from the respective Village departments, who help residents with outreach plans for crime walks, neighborhood clean-ups, beautification projects. Also, they evaluate code violations that affect neighborhood quality of life.

Lastly, Florida Section 8 Housing is a program funded by the federal government that provides rental assistance to low-income individuals and families. Also known as the Housing Choice Voucher program, it allows participants to find and rent housing from private landlords with assistance from the government.

Special Needs

Like many other communities in South Florida, the Village has an aging population that is also in need of housing. The Village must inclusively provide housing options to accommodate this demographic. The Village has multiple nursing homes that serve the North Palm Beach area. Within the Village, there is the New Day Adult Care Center, which is a nonprofit mission of Faith Lutheran Church of North Palm Beach. New Day Adult Care Center enhances the lives of dependent adults and their caregivers by providing quality social, emotional, intellectual, spiritual, physical, and compassionate care in a community-based program.

Hibiscus Palace North Palm is a co-ed assisted living facility that provides care to seniors in need of assistance with the activities of daily living. The homes range in size from 6 to 14 beds. In addition to the North Palm Beach location, there are facilities in Lake Worth, Wellington, and Royal Palm Beach. These homes are specifically designed to meet the care and safety needs of our residents.

Palm Beach Memory Care is another assisted senior living facility in North Palm Beach. Palm Beach Memory Care offers The Pathways Programs that offers residents with Alzheimer's and other types of dementia with a level of holistic care. The Pathways Program promotes maintains residents' quality of life and provide them with the ability to connect with loved ones.

Along with assisted living and senior living, the Village has residential treatment facilities that provide outpatient treatment for those in need of drug and alcohol assistance. The Good Life Treatment Center provides various paths to help patients with recovery and treatment. The goal is to build relationships with patients while fostering their wellness. The Village continues to provide housing for residents of all.

FINAL REMARKS

Based on the present analysis, the Village should continue to implement specific strategies and policies to encourage and promote diverse hosing types and sustainable development patterns, as follows:

- With regard to housing diversity and sustainability, the Village shall promote infill development, redevelopment, and flexible zoning regulations, and designate adequate sites and appropriate land use designations to ensure a diverse housing stock for all its residents.
- The Village shall continue to support neighborhood enhancement projects. Mixed-use zoning will be promoted to provide the flexibility necessary to stabilize and revitalize older neighborhoods while protecting those neighborhoods from incompatible uses and encouraging compatibility through context-sensitive building and site design.
- The Village shall continue to promote resource conservation programs and energy-efficient construction. Proximity of residential units to transit services and pedestrian and bicycle interconnectivity shall be emphasized. Furthermore, the Village shall consider providing development incentives for projects that meet or exceed the Green Building standards.
- The Village prides itself on quality of life for its residents, consider preparing neighborhood plans to heighten this goal by protecting and enhancing the neighborhood identity. Considerations for improvement might include walkability (sidewalks, access to parks and open spaces), lighting, infrastructure, landscaping, tree plantings, and other elements.



Efficient & Well-Maintained Infrastructure

- Transportation
- Capital Improvement
- Infrastructure

Transportation

Data and Analysis



Chapter 2: Efficient and Well-Maintained Infrastructure

Element 4

TE

DATA AND ANALYSIS

INTRODUCTION

The Village of North Palm Beach is committed to providing a safe and efficient transportation network while maintaining the Village's character and economic viability. The purpose of the transportation element is to analyze the Village's existing transportation-related issues and prepare to mitigate future transportation challenges. This chapter examines existing conditions, identifies trends and future transportation challenges, and provides specific recommendations to address them.

Pursuant to Chapter 163, Florida Statutes, all land development regulations, and development permitting actions are required to be consistent with the Village's Comprehensive Plan.

This document provides the relevant data, inventory, and analysis of transportation conditions to support the Goals, Objectives, and Policies in the Transportation Element of the Village's Comprehensive Plan, as required by Florida Statutes (FS) 163.3177(1)(f).

EXISTING CONDITIONS AND CRITERIA

Jurisdiction

Jurisdiction refers to the "ownership" of, and responsibility for maintenance of each roadway. For example, the Florida Department of Transportation (FDOT) controls access to, and is responsible for, maintaining roadways within its jurisdiction. Palm Beach County and the Village have similar responsibilities for roads within their jurisdictions. It should be noted that the Village has the authority to establish the Level of Service standards for all roads within the Village, regardless of jurisdiction. In addition, jurisdiction can be transferred amongst FDOT, Palm Beach County, and the Village upon agreement by the affected entities.

Roadways

North Palm Beach is served by a network of state, county, and local roads which range from six-lane thoroughfares like Northlake Boulevard and U.S. Highway 1 to two-lane local neighborhood streets. Table TE-1 summarizes the number of lanes, functional classification, jurisdiction, and Level of Service (LOS) for the Village's roadways. This information is also illustrated in the Number of Lanes Map and the Functional Classification Map as listed in the Required Map Series in the Village's Comprehensive Plan.

Table TE-1. North Palm Beach Thoroughfare Roadways

North Palm Beach Roadways – LOS, No. of Lanes, Functional Classification				
Roadway	**LOS**	**Roadway Type**	**Jurisdiction**	**No. of Lanes**
County Road A-1-A	D/D	Urban Major Collector	FDOT	2/4 Lanes
Prosperity Farms Road	D/D	Urban Major Collector	County	2 Lanes
Lighthouse Drive	D/D	Urban Minor Collector	Village	4 Lanes
U.S. Highway 1	D/D	Urban Minor Arterial	FDOT	6 lanes

Northlake Boulevard	D/D	Urban Other Principal Arterial	FDOT	6 lanes
Alternate A-1-A	D/D	Urban Major Collector	FDOT	4 Lanes

LOS for capital road facilities means the average annual daily/peak hour trips (ADT), consistent with the Florida Department of Transportation's and Palm Beach County's minimum acceptable operating standards. Table TE-2 indicates the Level of Service and peak-hour trips on the Village's roadways.

Table TE-2. North Palm Beach Peak LOS and Peak Hours

Lanes/Type	ADT	Peak-Hour 2-Way	Peak Season, Peak-hour, Peak Direction	
			Class I	Class II
2/undivided	15,200	1,480	880	810
2/one-way	19,900	-	2,350	2,120
3/two-way	15,200	1,480	880	810
3/one-way	30,200	-	3,530	3,220
4/undivided	31,500	3,060	1,860	1,680
4/divided	33,200	3,220	1,960	1,770
5/two-way	33,200	3,220	1,960	1,770
6/Divided	50,300	4,880	2,940	2,680

Source: Table 12.B.2.C-1 1A – LOS D Link Service Volumes Palm Beach County ULDC

The Transportation System

The transportation system includes roadways, public transit, bikeways, pedestrian ways, waterways, railways, recreational traffic, and intermodal facilities.

Roadway Network

The roadway network consists of roadway segments or links, road intersections, bridges, rights-of-way, signalization, signage, roadway amenities, and significant parking facilities. The Roadway Network subsection also presents safety-related data.

Segments

A roadway segment or link is a portion of a roadway defined for the purpose of traffic analysis. The segment origination and termination points are typically signalized intersections or the point where the number of lanes in a roadway changes. Segments can be classified by lanes and functions.

Number of Lanes

A map depicting the roadways used to achieve the Village's mobility goals and the number of lanes for each is provided as part of the Required Map Series of the Village's Comprehensive Plan.

Functional Classification

All roadways within North Palm Beach are assigned a Functional Classification by the Florida Department of Transportation, the Transportation Planning Agency (TPA), and the Federal Highway Administration. Functional classification is the grouping into categories based on the character of service each road provides. The functional classification designation is reviewed at least once every ten (10) years following the decennial Census. Table TE-3 indicates the five functional classification categories common to all roadways.

Table TE-3. Federal Functional Classification System for Roadways

Federal Functional Classification System
Urban
Principal Arterial
Minor Arterial
Collector
Local

Source: Highway Functional Classification Concepts, Criteria and Procedures, Federal Highway Administration.

When assigning the function of a road, the U.S. Department of Transportation (US DOT) considers a road's trip capacity in relation to the total public roadway network's requirements. A road is classified based upon its most significant trip purpose; however, a road may serve more than one significant trip purpose.

The federal functional classification system recognizes twelve (12) significant trip purposes. Table TE-4 lists the significant trip purposes related to each functional classification. Arterial roadways are classified as either principal or minor.

Table TE-4. Functional Classification by Trip Purpose

Functional Classification by Trip Purpose	
Trip Purpose	Functional Classification
Travel to and through urbanized areas	Arterial
Travel to and through small urban areas	Arterial
National defense	Arterial
Interstate and regional commerce	Arterial
Access to airports, seaports, and major rail terminals or intermodal facilities	Arterial
Access to major public facilities	Arterial
Interconnection of major thoroughfares	Collector
Access to minor public facilities	Collector
Interconnection of minor thoroughfares	Collector

Functional Classification by Trip Purpose	
Access to concentrated land use areas	Collector
Access to diffuse land use areas	Collector
Travel between home, work, entertainment, and shopping destinations and nearest road on the primary network composed of arterial and collector roads	Local

A roadway serving only one defined purpose is classified as a minor arterial, while one serving more than a single defined purpose is classified as a principal arterial road. All limited access highways and roads that connect urbanized areas are considered to serve several trip purposes, and thus are classified as principal arterial roads. A collector road's purpose is to provide access to minor public facilities, cross-connection between roads, access to concentrated land use areas, and access to diffuse land use areas.



Figure 6: FDOT Context Classification

Source: FDOT 2023 Multimodal Quality/LOS Handbook

Intersections and Interchanges

An intersection is defined as the general area where two or more roadways join or cross at grade, including the roadway and roadside facilities for traffic movements within the intersection. An intersection is an important part of the roadway network because its design influences the efficiency, safety, speed, cost of operation, and capacity of roadways. Interchanges are designed to permit traffic to move freely from one road to another without crossing another line of traffic. North Palm Beach does not include any interchanges since I-95 and the Turnpike are outside the Village's municipal boundaries. As defined by FDOT, interchanges are system of interconnecting roadways in conjunction with one or more grade separations, providing for the interchange of traffic between two or more roadways or highways on different levels.

Right-of-Way

The major cost for transportation improvement projects involves right-of-way issues; therefore, the acquisition of the needed land should be planned far in advance of the scheduled construction date. Although many rights-of-way are owned and maintained by the Village, there are also various state- and county-owned roads that require coordination with FDOT and Palm Beach County for maintenance and construction.

Alleyways

North Palm Beach has various alleys along US Highway 1. These alleyways are used to service businesses along the US-1 corridor and allow residents to traverse the community without utilizing US Highway 1. Recently, North Palm Beach instituted a project for the repair of the west alleyway pavement utilizing full depth reclamation; this upgrade restarted the service life of the alleyway. The contract for repair of this alley was awarded in January 2021, and final payment was issued in October 2021. The wall in the Village's east alleyway is currently in disrepair. In March 2024, the Village entered into a design agreement with Engenuity Group, Inc., to prepare plans for replacing the east alleyway wall. After the wall is replaced, the Village will assess the need for roadway pavement repair or rehabilitation of the east alleyway.

Signalization

Signalization is an important component of a roadway system. It controls the volume and flow of traffic passing through a particular intersection. For isolated (that is, non-system or uncoordinated) operation, the signal type indicates a traffic signal's cycle length, phase plan, and phase times.

There are currently two types of signals in use: actuated signals and semi-actuated signals. Intersections with actuated signals have vehicle detectors for all approaches. Each phase is subject to a minimum and maximum green time and some phases may be "skipped" if no vehicle demand is detected. Semi-actuated signals only have detectors located on minor streets. The signal is set such that the green is always on the major street unless a vehicle is detected on the minor street. The pre-timed signal has a preset sequence of phases in repetitive order. Each phase has a fixed green time and change interval that is repeated in each cycle.

Safety

Vehicles today have more and better safety features than ever before. Technological advancements have improved braking, stability, and collision avoidance. However, accidents still occur, especially on major throughfares.



Table TE-5 shows the frequency of pedestrian and bicycle accidents within the Village limits over the last five years. The data indicates that pedestrian and bicycle safety measures along Northlake Boulevard, Prosperity Farms Road, and US-1 should be considered. Northlake

Boulevard currently accommodates pedestrian traffic, but not for bicyclists. Prosperity Farms Road, the major bicycle route through the Village, and U.S. Highway 1 currently have accommodations for both pedestrians and bicyclists. However, the Village of North Palm Beach does not own either of these roadways. To ensure the safety of North Palm Beach residents, the Village should coordinate with the State and County to implement buffered bicycle lanes for both of these thoroughfares.

Table TE-5 – Frequency of Pedestrian and Bicycle Incidents

Roadway	Pedestrians	Bicyclists	Fatal or Incapacitating Injury
Northlake Boulevard	8	5	1 Fatal & 2 Incapacitating (Pedestrian) 2 Incapacitating (Bicycle)
Lighthouse Dr	1	2	1 Incapacitating (Pedestrian)
Burns Road	1	0	None
RCA Boulevard	0	3	None
Alt A1A	2	3	1 Incapacitating (Pedestrian)
Prosperity Farms Rd	5	7	2 Incapacitating (Pedestrian) 2 Incapacitating (Bicycle)
US-1	4	4	1 Incapacitating (Pedestrian) 2 Incapacitating (Bicycle)
Total	21	24	

Table TE-6 shows the frequency of vehicular accidents within Village limits over the past five years. Northlake Boulevard and US-1 are the most traveled Village thoroughfares and therefore experience the most vehicle incidents. The two fatalities on US-1 did not occur at intersections.

Table TE-6 – Frequency of Vehicular Incidents

Roadway	Intersecting Roadway	Incidents	Fatal or Incapacitating Injury
Northlake Boulevard	Alt A1A (10th St)	149	2 Incapacitating
Northlake Boulevard	Prosperity Farms Rd	97	1 Incapacitating
Northlake Boulevard	Flagler Boulevard	35	2 Incapacitating
Northlake Boulevard	Southwind Dr	37	1 Incapacitating
Northlake Boulevard	US-1	78	4 Incapacitating
Lighthouse Dr	Prosperity Farms Rd	19	1 Incapacitating
Lighthouse Dr	Anchorage Dr	9	None
Lighthouse Dr	US-1	20	None
Prosperity Farms Rd	Burns Rd	34	None
Prosperity Farms Rd	RCA Boulevard	21	None
US-1	Golfview Rd	38	1 Incapacitating
US-1	Yacht Club Dr	13	1 Incapacitating
US-1	Anchorage Dr N	26	None
US-1	Anchorage Dr S	13	1 Incapacitating
US-1	Palmetto Rd	45	2 Incapacitating
US-1	N/A	-	2 Fatal

The Village should consider implementing traffic calming design elements into its roadway system to diminish the number and severity of accidents within its borders. Traffic calming design elements minimize the necessity for modification of existing roads or lowering speed limits, while maximizing the safety of drivers, cyclists, and pedestrian traffic.

One or more of the following traffic calming elements can be used to reduce potential roadway accidents:

- narrower travel lane width
- fewer number of travel lanes
- on-street parking
- street trees to visually narrow roadway
- modern roundabouts
- mini circles
- medians
- curb extensions, chokers, and bulb-outs
- raised/textured crosswalks
- raised pedestrian tables
- bike lanes
- small radii at corners

The National Association of City Transportation Officials (NACTO) provides several publications to help establish cities as places for people with safe, sustainable, accessible, and equitable transportation choices.

Parking

There are no public parking lots in the Village of North Palm Beach. Residential and commercial development must include adequate on-site and/or on-street parking for Village Council approval.

Level of Service

Level of Service (LOS) is a quantitative stratification of quality of service established in the Highway Capacity Manual, published by Transportation Research Board. The LOS quality of service is divided into six letter grades, A through F, with A being the best and F being the worst. It is important to note that LOS for urban roadways that are controlled by signals is based on average travel speeds over a distance of 0.5 to 2 miles. Table TE-7 summarizes the LOS for roadways based on the speed limit of the roadway.

Table TE-7. Roadway Level of Service Thresholds

Speed Limit	**Average Travel Speed for 0.5 to 2 miles**			
	LOS C	LOS D	LOS E	LOS F
40 MPH or Higher	>23 MPH	>18 MPH	>15 MPH	≤15 MPH
35 MPH or Slower	>17 MPH	>13 MPH	>10 MPH	≤10 MPH

Source: FDOT 2023 Multimodal Quality/LOS Handbook Alternative Modes of Transportation

The surge in demand for roadway infrastructure has created significant pressure on transportation systems in numerous cities. Urban traffic congestion stands out as a primary concern for many communities across the United States, including the Village of North Palm

Beach. In response to this growing need, cities are increasingly adopting interconnected multimodal transportation networks. These networks aim to distribute trips across various transportation modes, thereby alleviating strain on the roadway network.

One of the Objectives of the Village's Comprehensive Plan is the development of a multimodal transportation system. In North Palm Beach, these modes include walking, bicycling, automobile, and public transit. Public transit includes scheduled bus transit (Palm Tran) and commuter rail service (Tri Rail) which extends from the Mangonia Park station to the Miami Airport.

Per the 2022 U.S. Census Bureau ACS, it is estimated that the majority of residents in North Palm Beach and surrounding municipalities drive to work alone. In North Palm Beach approximately 6 percent of residents carpool to work, 2 percent walk to work, 1.3 percent bike to work, and 1.5 percent use other modes of transportation. A comparison of North Palm Beach's commuting patterns to nearby municipalities is illustrated in Table TE-8.

Table TE-8. Journey to Work Data – North Palm Beach and Surrounding Jurisdictions

Modal Split	North Palm Beach	Palm Beach Gardens	Juno Beach	Lake Park
Drive Alone	72%	73%	52.5%	79.8%
Carpool	6%	7.5%	8.1%	10.2%
Public Transportation	0.17%	0.35%	0%	0%
Walk	2%	0.81%	0%	0.76%
Bike	1.3%	0.71%	0%	0%
Other Means	1.5%	0.12%	0%	0%
Worked From Home	17%	16.2%	38.4%	7.7%

Source: US Census American Community Survey 2022

As is evident from Table TE-8, commuting patterns in North Palm Beach justify a focus on alternatives to single-occupant vehicles; hence, the need for multimodal transit systems within the Village. It should be noted that a number of transit rider's bicycle to the transit stop from their trip origin or destination.

The following sections examine the current state of bicycle and pedestrian traffic as well as public transportation in the Village of North Palm Beach. The Village of North Palm Beach and the City of Palm Beach Gardens have similar statistics relating to multi-modal transit. By comparison, Juno Beach has a higher percentage of residents who work from home and fewer residents that drive their cars alone to work.

Bicycle and Pedestrian Facilities

North Palm Beach has a significant number of residents who bicycle to community destinations, shopping, and recreational facilities. Despite its relatively small size, the Village supports two nearby bicycle shops: Lake Park Bicycles and Trek Bike Shop.

Bicycle facilities consist of paved shoulders, bicycle lanes, sharrows (roads striped to indicate a shared lane environment for bicycles and automobiles), and trails. Pedestrian facilities consist of sidewalks, buffered sidewalks, and trails.

The TPA prioritizes safety for all roadway users, including pedestrians and bicyclists. Bike lanes are present along Prosperity Farms Road, northbound and southbound from Northlake

Boulevard to Canal Road. The existing bike lanes, shared paths, and buffered sidewalks within the Village can be seen in Bicycle and Pedestrian Sidewalks Map of the Optional Map Series of this Plan.



Transit

Palm Tran provides service within the Village along US Hwy. 1, Northlake Boulevard, and Prosperity Farms Road. As indicated in Table TE-9, Palm Beach Gardens has a higher rate of Palm Tran ridership than North Palm Beach, and North Palm Beach has a higher ridership than other surrounding municipalities. Approximately 0.17% of North Palm Beach residents use Palm Tran to get to and from work.



Palm Tran currently serves North Palm Beach with the following routes:

Table TE-9 – Palm Tran Routes Through North Palm Beach

Route	Service Area
1	US-1
21	Prosperity Farms Road and Northlake Blvd

Evacuation

There are various canals within North Palm Beach, and its close proximity to the Intracoastal Waterway and the Atlantic Ocean make it susceptible to potential flooding. Florida's hurricane season begins in June and runs through November. It is imperative that the Village maintain its emergency evacuation plan with specified evacuation routes. The Evacuation Routes Map of the Optional Map Series of this Plan indicates evacuation routes within the Village.

Bridges

Lighthouse Drive Bridge

The Lighthouse Bridge is owned by the Village. The subject bridge was built in 1958 and has a structure ID No. of 936550. It is located on Lighthouse Drive, approximately 0.3 miles east of Prosperity Farms Road. However, FDOT's bridge inspection service has designated it as "functionally obsolete." The existing two-lane bridge has a sidewalk with an aluminum handrail on the south side. Non-standard concrete bridge railings are located north and south of its

travel lanes. Improvements to the bridge have been authorized and the proposed design will accommodate a similar 2-lane typical section with inclusion of sidewalks and bike lanes.

Parker (US Highway 1) Bridge

US Highway 1 crosses the Intracoastal Waterway (ICWW) via the Village's Parker Bridge (Bridge No. 930004). Parker Bridge is a double leaf bascule bridge with independent moveable spans for northbound and southbound traffic. It is located at the northeastern edge of the Village, just north of the North Palm Beach Country Club. The inside lanes of the four-lane bridge are 11-foot wide; outside lanes are 12-foot wide. It has a 10-foot-wide concrete median, and barrier-separated 5-foot sidewalks on each side of the roadway. In the closed position, the bridge provides a horizontal channel clearance of 90-feet and a vertical clearance of approximately 25-feet at high tide. Per the U.S. Coast Guard's website, the bridge opens regularly on the quarter- and three-quarter hour, *as needed,* seven days a week.

The Parker bridge is owned and maintained by the Florida Department of Transportation (FDOT), District 4. It was constructed in 1956 and underwent significant widening and reconstruction in 2010. Historical imagery confirms that the 2010 reconstruction involved the overall widening of the bridge to add barrier-separated sidewalks; the approach spans were also widened. A new tender house was built and decorative pedestrian railing, and decorative lighting were added. All four steel bascule leaves were completely replaced. The structural, mechanical, and electrical systems of the upgraded bridge are in good working order. Routine inspections are done on a yearly basis to verify that all components are in safe working condition.

Overhead signals and swing arm gates at either end of the bridge alert drivers and pedestrians when the bridge is in an open position. The swing arm gates prohibit vehicles, bicyclists, and pedestrians from entering the bridge. Despite these countermeasures, pedestrian fatalities at bascule bridges occur each year. As part of FDOT's Target Zero initiative, the agency is investigating systems that can be installed on bascule spans to scan for the presence of pedestrians and bicyclists and prevent the bridge from opening if detected, or alerting the bridge tender, who could then take appropriate actions. It is unknown at this time if FDOT will install a system of this type on the Parker (US-1) Bridge.

The Intracoastal Waterway is a heavily travelled commercial and industrial waterway. Vehicular and pedestrian traffic movements must stop when a moveable bridge is opened for vessel passage. A fixed-span bridge at this location would likely require a navigational vertical clearance at high tide of approximately 65-feet. Approximately 1,000 feet of bridge length on either side navigational span would be needed to achieve the necessary grade separation, which would impact traffic at the Lakeshore Drive intersection to the north and restrict access from northbound US-1 to/from the Marina Bay Condominium development. A fixed-span bridge would likely face opposition from mariners with large vessels who currently have unlimited vertical clearance all the way to the Ernest Lyons Bridge in Stuart, Florida via double-leaf bridges.



Earman River Bridge

Since the collapse of a portion of the Earman River bridge in 2017, the Florida Department of Transportation (FDOT) has been working on plans to reconstruct the bridge on U.S. 1. The Village has been urging FDOT to include pedestrian amenities and architectural features on the bridge to enhance the appearance of its "front door" and to improve pedestrian and bicyclist access.

The Village Council has been reviewing design elements for improving pedestrian amenities such as lighting, landscaping, bench design and placement, garbage can design and placement, proposed overhead trellis design, the design of railing, color schemes, and the width of a combined sidewalk/bike path, which currently is contemplated to be 11 feet, 4 inches wide. These sidewalk paths would be constructed on both sides of the bridge and would provide pedestrians with enhanced views of the waterway below.

The Village is working collaboratively with FDOT to determine the final design. FDOT will provide most of the funding for construction costs and will oversee the entire rebuild project. The Village will contribute funding for some of the pedestrian amenities and is investigating available grants for this project as well.

FDOT is planning to raise the bridge approximately 18 inches above the current height, which would allow passage of bigger boats on the Earman. As part of the redesign, the Village Council considered a proposal to build a boardwalk under the bridge to allow pedestrians to cross beneath the roadway; however, it was decided that a boardwalk would be too costly.

Reconstruction will include a second right turn lane on the southbound section of U.S. 1 between the bridge and Northlake Boulevard to facilitate western-turning traffic.

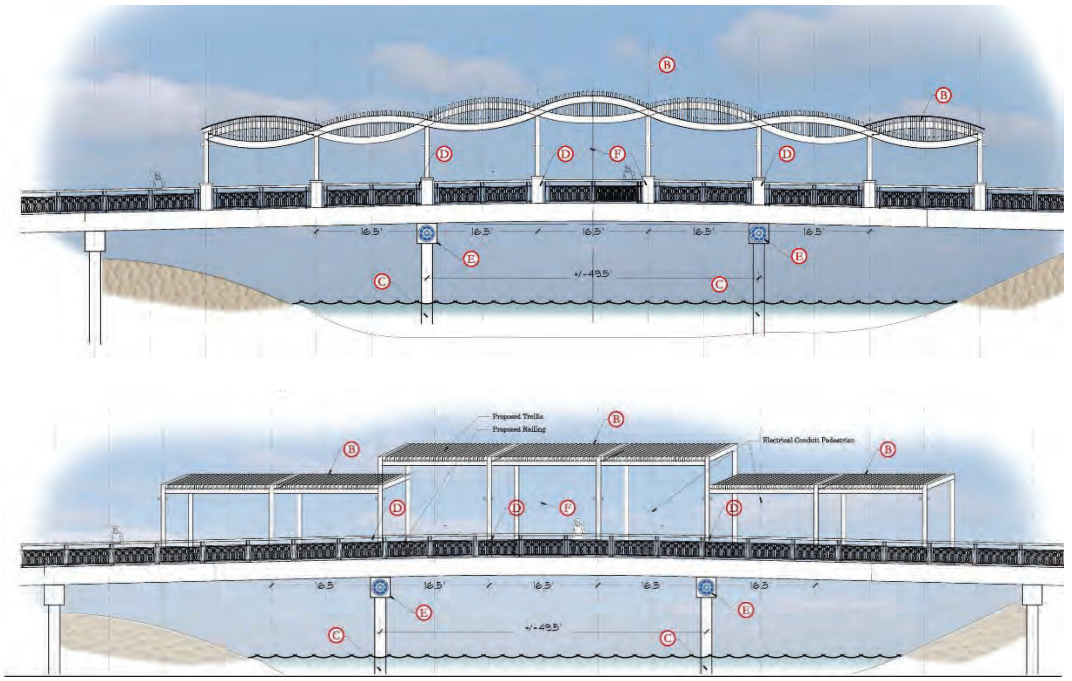
FDOT plans to build the bridge to accommodate three lanes in each direction, regardless of whether or not the Village moves forward with a proposal to repurpose the outer lanes on U.S. 1 from Anchorage Drive South to Anchorage Drive North. The portion of U.S. 1 south of Northlake Boulevard, will retain its two-lanes configuration in each direction.

Because additional engineering work is still needed, the final bridge design has yet to be determined. Construction of the new bridge is expected to start in 2025.

Prosperity Farms Bridge

Palm Beach County owns the bridge that crosses the Earman River on Prosperity Farms Road. Palm Beach County intends to replace the bridge utilizing funds from the Infrastructure Surtax Initiatives approved in 2016 by Palm Beach County voters. The Village continues to coordinate with the County to design a bridge that would create a memorable entryway into the Village, as well as attractive outdoor public space for local enjoyment. The future redesign must be consistent with the Village's Citizens' Master Plan (adopted by the Village Council in 2016).

Although the County's plans are incomplete, it is anticipated the new bridge will be elevated at least 18 inches (to facilitate boat traffic), and that sidewalks will be significantly wider than they are now. The illustrations below show two possible design styles for the bridge.



TRENDS AND CHALLENGES

Redevelopment Trends

Redevelopment produces both positive and negative effects.

Currently, the Village is preparing for commercial and residential redevelopment. Recently, the Village received an application for a project called "Village Place" which would occupy the former "Twin Cities Mall" property. The subject property is located in two municipalities, the Town of Lake Park and Village of North Palm Beach. This project proposes to redevelop the existing 13.155-acre site to include a mixture of commercial, residential, and civic uses which will significantly increase traffic on the Village's and neighboring communities' existing roadways.

The proposed development is divided as follows:

- Parcel 1 = 2.70-acres (Max Height – 14 stories)
- Parcel 2 = 5.27-acres (Max Height – 14 Stories)
- Parcel 3 = 1.34-acres (Max Height – 9 Stories)
- Parcel 4 = 1.61-acres (Max Height – 9 Stories)
- Civic Open Space = 1.08-acres
- Road R.O.W. = 1.155-acres

The development has an estimated population increase of 2,236 people, the four (4) proposed parcels will consist of 947 multi-family dwelling units, 206 age restricted multi-family dwelling units, 222-room hotel, 131,100 sf retail, 9,790 sf pharmacy, 5,000 sf bank, 3,028 sf fast food and gas station with convenience store. The development proposes a maximum Floor Area Ratio ("FAR") of 2.75 as depicted below:

- .229 - Retail/Commercial/Public Service
- 1.596 - Apartments

- .347 – Senior Living
- .344 – Condominiums
- .234 – Hotel

Total: 2.75 (MAX) = 1,575,851 sf

Although, the proposed development qualified for the Coastal Residential Exception (CRE), the applicant created and submitted a traffic impact statement, which was created by Simmons & White. The report was conducted in 2023 and provided data related to traffic generation, existing traffic, trip distribution, and several other analyses. The below Table TE-10 (Table 7 from Traffic Impact Statement) indicates the trip generation of the existing development, proposed development, and overall increase. According to the table, the proposed development will increase the daily trips by 5,484.

Table TE-10: Trip Generation for Village Place

		AM PEAK HOUR			PM PEAK HOUR		
	DAILY	TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	7,366	303	171	132	597	296	301
PROPOSED DEVELOPMENT =	12,850	728	288	440	1,048	565	483
INCREASE =	**5,484**	**425**	**117**	**308**	**451**	**269**	**182**

Also, the impact statement must be provided to Palm Beach County Traffic Division for review. Following the impact statement, the County provided the applicant with their Traffic Performance Standards (TPS) review letter.

Construction in neighboring municipalities and by other governmental entities also affects North Palm Beach's traffic system. Palm Beach County has approved a project that will extend Congress Avenue from Park Lane to the Richard Road/ Alternate A1A intersection. The extension will reduce the number of lanes at the intersection from 4 to 2 lanes with a proportionate reduction in rights-of-way. In addition, the proposed project will extend Congress Avenue from Northlake Boulevard to Avocado Lane and will include the construction of 2 new lanes of roadway, a closed drainage system, shoulders, and sidewalks.

Schools

North Palm Beach includes two (2) schools within its boundaries: the Conservatory School and the Benjamin School. It is important that schools have efficient and effective dismissal and drop-off plans to control congestion caused by school buses, additional vehicles, pedestrians, and bicyclists to ensure the safety of students and minimize traffic disruption.

Complete Streets

"Complete Streets" is a nationally recognized program referring to streets and sidewalks that are designed, operated, and maintained to enable safe and convenient access and travel for people of all ages and abilities: pedestrians, bicyclists, transit riders, and freight and motor vehicle drivers. Complete Streets initiatives are a natural complement to communities' sustainability efforts, ensuring benefits for mobility, community, and the environment.

A lane reduction/elimination program also known as a "road diet," is a process wherein the average daily trips and the predicted daily trips on specific roadways are calculated to determine whether or not the existing number of traveling lanes and widths are effective. Streets that have undergone road diets have proven to be safer while increasing pedestrian travel and connectivity.

For example, in 2017, the Village of Tequesta (a neighbor of the Village of North Palm Beach) applied Complete Streets principals to reconfigure a 1.4-mile stretch of US Highway 1 connecting Beach Road and County Line Road. The reconfiguration included closing the outside northbound and southbound lanes, reducing the roadway to two lanes each direction. Existing turn lanes were widened, buffered bike lanes were added, and patterned pavement crosswalks constructed. In addition, the road was milled and resurfaced, sidewalks were widened and replaced, and lighting in the area was improved.

Characteristics of Complete Streets

Complete streets are streets that are designed to accommodate all users of a roadway: pedestrians, bicyclists, motorists, and transit riders. Each Complete Street is unique and is designed to respond to the needs of a specific community. However, some common Complete Street elements may include sidewalks (with adequate lighting and width), bike lanes (or wide paved shoulders), public transportation, pedestrian refuge islands, road diets, bulb-outs, streetscapes, on-street parking, buildings framing the street, crosswalk signage, and various forms of landscaping.

Complete Street Concept Rendering Example



Complete Streets initiatives should be designed for a specific area. For example, sidewalks in South Florida should be landscaped to provide shade for pedestrians. The Village could implement the following complete streets initiatives to promote safety and a diversity of transportation modes:

- *Pedestrian infrastructure* such as sidewalks, traditional and raised crosswalks, median crossing islands that are compliant with the Americans with Disabilities Act (ADA), audible crossing cues for people with limited vision, pushbuttons reachable by people in wheelchairs, curb cuts, and curb extensions.
- *Traffic calming measures* that lower speeds and define the edges of automobile travel lanes, including road diet measures; center medians; shorter curb corner radii; elimination of free-flow right-turn lanes; angled, face-out parking; street trees; planter strips; and ground cover.
- *Bicycle accommodations*, such as protected or dedicated bicycle lanes, neighborhood greenways, wide paved shoulders, and bicycle parking.
- *Public transit accommodations*, such as Bus Rapid Transit (BRT), bus pullouts, transit signal priority, bus shelters, and dedicated bus lanes
- *Roundabouts* to decrease the number of vehicle crashes and provide safer crossing for pedestrians.

Table TE-11 below summarizes some common elements of complete streets:

Table TE-11. Common Elements of Complete Streets

Common Elements of Complete Streets	
Bike Lanes	Pedestrian Hybrid Beacon
Buffered Bike Lanes	Curb Extensions/Bulb-outs
Neighborhood Greenway	Median Islands/Refuges
Multi-Use Trails/Shared Use Paths	Lighting
Cycle Tracks	On-Street Parking
Good Sidewalk Design	Shading/Trees
Crosswalks	Bus Shelters
Interactive Flashing Beacon	Road Diets

Micro-Transit

The Village supports accommodating micro-transit modes such as street-legal golf carts and circuit vehicles.

In 2021, the Village adopted Ordinance 2021-06 which included regulations for the operation of golf carts in North Palm Beach's rights-of-way. Per the Ordinance, golf carts with speeds that do not exceed twenty (20) miles per hour can operate on Village streets, alleys, and in parking areas that are open to the public. Furthermore, golf carts are permitted on the roadway portions of all village streets and alleys unless prohibited by a traffic control device; however, they are not permitted in village parks. Lastly, golf carts are prohibited on any county road or state highway, unless permission or consent from the appropriate agency has been obtained.

In many metropolitan areas, electric scooters (e-scooters) and electric bicycles (e-bikes) are increasingly being used especially by the younger population for commuting around downtowns and central business districts. This form of micro-mobility reduces congestion, improves air quality and health, and provides a fun and inexpensive mode of transportation.

However, the introduction of these new forms of micro-mobility has been accompanied by an increase in crashes and serious injuries. Education in the safe use of micro-modal vehicles is paramount. The Village shall study the proper venue for e-scooter use.

Ride Sharing

For decades, taxicabs were the only automobile-sharing option in many metropolitan areas. While taxicabs are still prevalent, over the past decade the introduction of dynamic ride sharing companies such as Lyft and Uber are competing for automobile-sharing customers. These companies provide a less-expensive alternative to taxicab use and are more convenient than mass transit.

Electric Vehicles

Local governments are seeking solutions to current power challenges and evaluating the technological changes necessary to conserve resources, increase resiliency, and to reduce their contribution to global climate change.

In 1886, a German mechanical engineer, Karl Benz, received the first patent for a gas-fueled car (DRP No. 37435). Until recently, gas-powered cars dominated the automobile industry.

EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

Tesla's introduction of electric vehicles has challenged that dominance and major automobile companies have begun manufacturing electric powered vehicles (EVs). Unlike the conventional gas engine, electric vehicles cost less to operate, are subject to government funding/incentives, provide a better driving experience, and reduce noise and air pollution.

An increase in EV infrastructure coupled with the use of multi-modal vehicles will hasten the shift from gas-dependent vehicles to environmentally friendly alternatives.

The Village supports the construction of electric vehicle infrastructure and shall incorporate regulations for such infrastructure in its land development process.

Vision Zero

Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries while increasing safe, healthy, equitable mobility for all. The strategy was first implemented in Sweden in the 1990s, then became prioritized across Europe and many cities in the United States.

In February 2018, the Governing Board of the TPA adopted targets of zero traffic-related fatalities and serious injuries and continued to renew this commitment annually. The concept, known as "Vision Zero," promotes a culture of safety grounded in six key principles:

- Traffic-related fatalities and serious injuries are preventable and unacceptable
- Human life takes priority over mobility
- Human error is inevitable, so the transportation system should allow for it to happen without death or serious injury
- A system-level approach to safety should be adopted to effect change
- Safe human behaviors, education, and enforcement are essential contributors to a safe system.
- High speed is a primary cause of traffic death and serious injury; it should be managed with sensitivity to vulnerable road users

To support its commitment to Vision Zero, the TPA adopted a Vision Zero Action Plan on April 18, 2019, and an updated version on October 16, 2021. Each year, the TPA evaluates plan and considers whether any updates are necessary.

Of the 39 municipalities in Palm Beach County, the following communities participate in Vision Zero:

- Belle Glade
- Boca Raton
- Boynton Beach
- Delray Beach
- Greenacres
- Juno Beach
- Jupiter
- Lake Park
- Lake Worth Beach
- Palm Springs
- Wellington
- West Palm Beach
- Westlake

SUMMARY

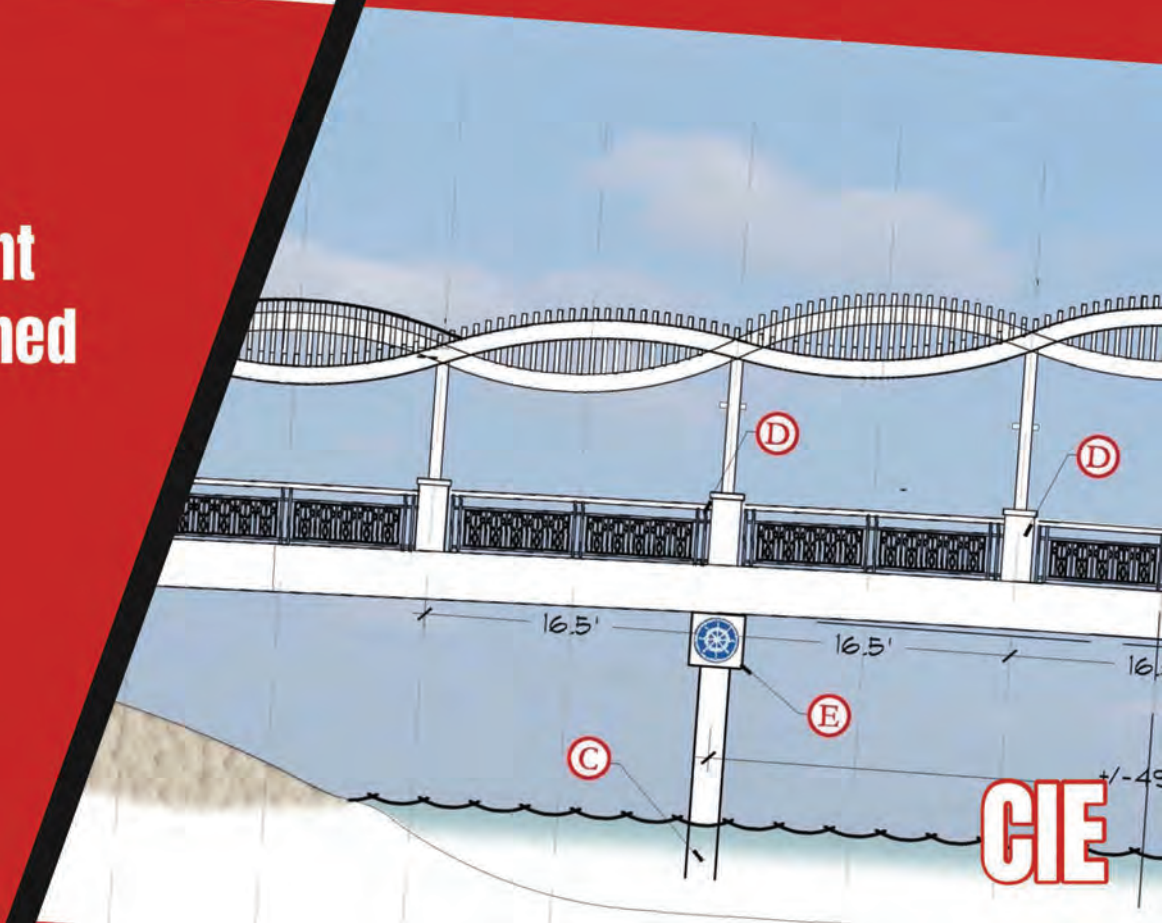
Based on the analysis of existing conditions, trends, and challenges for the Comprehensive Plan's 20-year planning period, the Village shall continue to implement specific strategies and policies for maintaining and enhancing its roadways and updating its Transportation Element as follows:

- Improve existing roadway network to accommodate demographic increase and redevelopment;
- Continue to coordinate with agencies such as Palm Beach County, the Palm Beach County Transportation Planning Agency, and Florida's Department of Transportation (FDOT) to maintain and improve existing roadways;
- Consider the creation of a Village Mobility Master Plan;
- Consider the implementation of "Complete Streets" principles within the Village;
- Continue to strengthen the provision of public transportation throughout the Village;
- Anticipate future improvements to roadways to mitigate sea level rise impacts
- Enhance the pedestrian and vehicular environment to accommodate all types of users;
- Implement electric vehicle infrastructure;
- Develop regulations for multi-modal vehicles;
- Continue to monitor the Village's growth, redevelopment, Future Land Use Designations, and Zoning Districts to ensure that its transportation network will accommodate the anticipated increase in use; and,
- Consider preparing a Bicycle and Pedestrian Master Plan to support Village's residential character.

Capital Improvement

Data and Analysis

Chapter 2: Efficient and Well-Maintained Infrastructure
Element 5



DATA AND ANALYSIS

INTRODUCTION

The Capital Improvements Element (CIE) for the Village of North Palm Beach is developed to evaluate public facilities which are identified as needed in other comprehensive plan elements. This element also estimates the cost of improvements for which the Village has responsibility; analyzes the Village ability to finance and construct those improvements; adopts financial policies to guide the funding of those improvements; outlines requirements to ensure an adequate concurrency management system; and schedules the funding and construction of improvements in an manner necessary to ensure that capital improvements are provided when required based upon the needs identified in the balance of the Comprehensive Plan.

The Capital Improvement Element identifies capital improvements needed to implement the comprehensive plan and ensure that the adopted level of service (LOS) standards are achieved and maintained for concurrency related facilities, and to implement specific objectives and policies of this Comprehensive Plan.

Purpose and Components of the Capital Improvements Element

The Village's Capital Improvement Element is used as a means to assess the Village's public facility deficiencies or arrange for others to provide capital improvements necessary to correct deficiencies in existing public facilities; to serve projected future growth; and to replace obsolete and worn-out facilities, in accordance with an adopted Capital Improvement Schedule.

The purpose of the Capital Improvement Element is to:

- Evaluate the need for facilities identified in the other Comprehensive Plan Elements and as defined in the applicable definitions for each type of public facility;
- To estimate the cost of improvements for which the Village of North Palm Beach has fiscal responsibility;
- To analyze the fiscal capability of the Village to finance and construct improvements;
- To adopt financial policies to guide the funding of improvements; and
- To schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required, based on needs identified in other plan elements.

Components of the Capital Improvements Element

The Capital Improvements Element contains the following components as stipulated in Chapter 163.3177(3)(a), F.S.:

- An outline of the principles for construction, extension, or increase in capacity of public facilities;
- An outline of principles for correcting existing public facility deficiencies
- A review and evaluation of the concurrency management system needed to ensure that the LOS standards are maintained.

- Identification of needed capital improvement projects to maintain LOS standards and implement specific Comprehensive Plan policies for stormwater, solid waste, sanitary sewer, potable water, and roads.
- A schedule of capital improvements which may include any publicly funded projects of federal, state or local government (County, School District, water supply plan projects, etc.), and which may include privately funded projects for which local government has no fiscal responsibility. Projects to make sure LOS standards are met in the 5-Year planning period.
- The schedule also must include transportation improvements included in the County TPA and for County roads, to the extent that those projects are relied upon to meet the LOS standards.

The CIP and its Capital Improvement Schedule (CIS) must be reviewed annually by each local government.

In 2011, the Florida Legislature adopted major revisions to Chapter 163, F.S. regarding the CIE that were incorporated in this update to the Comprehensive Plan and this element. The required annual update of the five-year CIS must no longer be adopted and transmitted to the Department of Economic Opportunity (now the Department of Commerce) as a comprehensive plan amendment. Instead, it now may be accomplished via ordinance and does not require a comprehensive plan amendment. While the requirement that the CIS demonstrate financial feasibility has been eliminated, capital projects must still be listed in the CIS, projected revenue sources identified and projects listed as "funded" or "unfunded" and assigned with a level of priority for funding.

EXISTING CONDITIONS

Through its Capital Improvements Element and related plans, the Village of North Palm Beach seeks to undertake capital improvements necessary to keep the Village's present public facilities in good condition and to accommodate new development guided by sustainable and sound fiscal practices.

Village of North Palm Beach's Capital Improvements Plan Update

The Village has developed a 5-year Capital Improvement Schedule for fiscal years 2024-2028, which includes projects supported by the General Fund, Country Club Fee, and Stormwater Utility Fee.

The General Fund is the largest among the three funds. The General Fund is the chief operating fund of the Village and accounts for all of the core services of general government (including ad-valorem taxes) that are not required to be accounted for separately. Services provided in the General Fund include: Public Safety, Solid Waste, Fleet Maintenance, Recreation, Library, Streets & Stormwater Maintenance, Public Improvements, Planning & Zoning, Code Compliance, Building, and General Administrative Services.

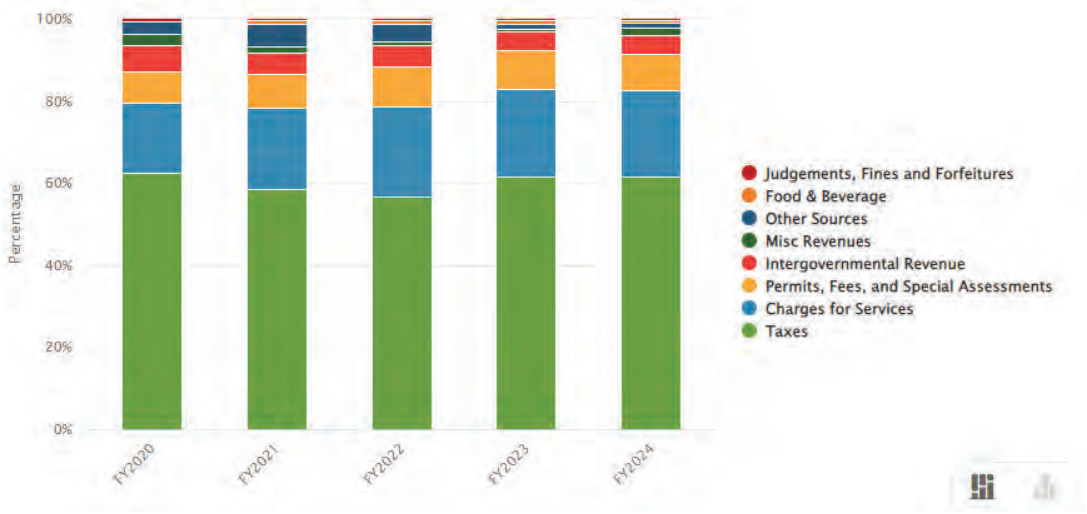
Enterprise funds are used to account for operations that are financed and operated as private businesses. The goal of the Village is that the full cost of operations, maintenance and capital improvements are recovered through user charges / fees / assessments. The Village has two Enterprise Funds: Country Club Fund and the Stormwater Utility Fund.

The Village's funding sources are as follows:

- Ad valorem;
- Utility Service Tax;
- Sales & Use Taxes;
- Local Business Taxes;
- Franchise Fees;
- License & Permits;
- Non-Ad Valorem Assessment;
- Judgement, Fines & Forfeitures;
- Intergovernmental Revenues;
- Charges for Services;
- Food and Beverage;
- Miscellaneous Revenue; and,
- Other Sources

Figure 1-1 indicates a percentage breakdown of the Village's funding sources by Fiscal Year. As shown, taxes are the largest funding sources for the Village followed by charges for services, and permits, fees, and special assessments.

Figure 1-1. Funding Sources



The Capital Improvements Plan (CIP) for FY 2024-2028 recommends a total investment of $31.16 million into the Village's capital facilities and equipment during a five-year period. A Capital Expenditure, for purposes of this element, is the approved budget for improvements to, or acquisition of infrastructure, park development, building, construction or expansion, utility systems, streets or other physical structure with a cost of $25,000 or more.

The majority of the capital projects in the FY 2024-2028 CIP are contained in Public Works, and Parks and Recreation. However, by 2027, Fire Rescue surpasses the Parks and Recreation Department in funding request.

Capital Improvement Project Overview
The capital improvement projects identified in the Village Capital Projects Fund are related to transportation facilities (roads, bridges and landscaping), stormwater management facilities, and recreation facilities. Many of these projects were accomplished while others were carried over to subsequent years. Although the major infrastructure systems meet the current level of service, the Village allocates funds to plan for current and future needs.

Concurrency Management System
Level of service standards are indicators of the extent or degree of service provided by, or proposed to be provided by, a public facility based on and related to the operational characteristics of the facilities.

The continued goal of the Village is to maintain a consistently high quality of services to the residents, while protecting the assets, the level of service, and the quality of life that the residents have come to expect.

The Village's Capital Improvement Schedule includes facilities that promote public health and safety and all facilities for which the level of service standard has been adopted: sanitary sewer facilities; solid waste facilities, stormwater facilities, potable water facilities, transportation facilities, and park facilities. The Capital Improvement Schedule may also include other facilities that enhance the quality of life for North Palm Beach residents.

The level of service standards should be adopted and used as the basis for determining the availability of facility capacity and the demand generated by a development. For each facility, LOS is a measure of the relationship between demand for the service and capacity of the facility. Capacity is measured differently for each type of facility. These LOS Standards are presently established in the CIE of the Village of North Palm Beach.

Concurrency Requirements
The State of Florida Legislature made significant changes in 2011 to the Growth Management Act of 1985. Sections 9J-5 and 9J-11.023, of the Florida Administrative Code were repealed, with portions of both rules incorporated into the new 2011 Community Planning Act. Among the changes, "concurrency" was made voluntary.

Concurrency requires that each facility within the geographic scope of a proposed project's impact have sufficient capacity to accommodate the project's demand. If capacity is not available, the project cannot be approved. Developers must exhibit that all requirements can be met and that the LOS Standards adopted in the Comprehensive Plan will be satisfied before any development order or permit is issued by the Village.

In order to maintain an adequate level of service for Village facilities, the Future Land Use Plan, financial analyses, and level of service standards should serve as the basis for reviewing development applications. LOS standards affect the timing and location of development by guiding development to areas where facilities have sufficient capacity and away from areas with insufficient capacity. The standards are administered through the concurrency management system. The LOS standards are depicted in Table 1-1.

Table 1-1. Level of Service Standards

Public Facility	Level of Service (LOS) Standards
Sanitary Sewer* (Urban Service Area)	Residential: 107 gallons/capita/day Maximum Day Generation: There is no fixed non-residential gpd
Solid Waste	Single Family: Avg. generation rate of 0.926 tons/capita/year Multi-family: 0.588 tons/capita/year Non-residential: six (6.0) tons/acre/year
Potable Water*	Residential: 189 gallons/capita/day Maximum Day Generation: There is no fixed non-residential gpd Storage Capacity Av. Daily Flow x 0.5
Drainage	3-year frequency, 24-hour duration (one-day); rainfall intensity curve, as established by the South Florida Water Management District
Traffic Circulation	Arterial and Collector Roadways within the corporate limits: Peak- hour Level-of-Service (LOS) standard Prosperity Farms Road, between Northlake Boulevard and Burns Road is hereby designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility. Its level of service shall be: 20,950 trips on a daily basis; and 1,948 trips on a peak hour basis, subject to Transportation Element Policy 1.4.
Recreation and Open Space	4.15 acres of neighborhood and community park space per 1000 residents

Moreover, no development permit shall be issued unless the public facilities necessitated by the project (to meet level of service standards) will be in place concurrent with the impacts from the development. During the site plan review process developers are required to provide evidence that service providers have available capacities to serve the proposed development. Letters from those service providers must be provided as part of the application and review process.

Prior to the issuance of a development order or a building permit, the Concurrency review shall establish the following:

- Finding on the impacts created by the proposed development
- Finding as to whether the public facilities covered under the Concurrency Management System will be available concurrent with the impacts of new development at the adopted Level of Service

- Finding of facility(s) improvements or additions that are required to ensure the finding of concurrency; and
- Finding of the entity responsible for the implementation of all required facility(s) improvements or additions

Chapter 163.31777(3), F.S., Public Schools Interlocal Agreement, provides criteria for municipalities to qualify for exemption. For residential development, the applicant must receive a School Capacity Availability Determination (SCAD) form.

SUMMARY OF MAJOR CAPITAL PROJECTS AND FACILITIES

During the latest update to the Capital Improvement Plan (CIP), the Village modified and expanded this plan into a more refined management tool and comprehensively identified long term infrastructural capital needs of North Palm Beach. The next phase is to responsibly fund the capital projects, which not only serve basic needs for the community, but could also potentially attract businesses and other economic activities to the Village, such as the Village Place project.

The following sections provide a summary of major capital improvement projects for the five-year planning period FY2024-2028. The projects are organized according to capital facilities in the LOS Standards Table. According to the Capital Improvement Schedule, there are forty-eight (48) Capital Improvement Projects.

Infrastructure: Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge

Solid Waste

As discussed in the Infrastructure Element, at the current solid waste generation rate, the amount of garbage generated is expected to increase minimally, tempered by increased efforts to reduce waste through recycling and other waste management alternatives.

The future demand of solid waste should be adequately handled by current Village staff and equipment. However, any significant changes in growth, annexation, or development would require re-evaluation of existing resources to adequately handle projected demand.

Natural Groundwater Aquifer Recharge

Natural groundwater aquifer recharge does not inherently require any capital improvements per se. SUA is responsible for maintaining and permitting these wells. As indicated in the Infrastructure Element, each wellfield has protection zones which are mapped by the Palm Beach County Department of Environmental Resources Management (DERM). According to the current CUP, all wellfields are protected by the Palm Beach County Wellfield Protection Ordinance. Zones of protection are developed, and zone requirements enforced, by DERM.

Drainage

As discussed in the Infrastructure Element, the Village has a Streets and Stormwater Division that is responsible for the maintenance and repair of the infrastructure throughout the Village. The Village continues to ensure that the existing drainage systems meet the adopted level of service. Areas developed in the future will be required to provide adequate storm water management improvements required to meet the adopted level of service.

Stormwater Repair and Replacement Program

Repair and replacement of the existing stormwater infrastructure, regrading swales and including water quality features. Stormwater repairs in 2023: East Alleyway, Cinnamon, Shore Court, Fairhaven catch basin repair, swale repairs at Kingfish.

Potable Water

The Comprehensive Plan for the Village of North Palm Beach identifies certain capital improvement needs within the Sanitary Sewer, Potable Water and Drainage Elements of the Comprehensive Plan. The following table will identify capital improvements necessary to maintain the adopted levels of service; the type of facility, the anticipated cost and the timing for the improvement for each element.

The following tables identify numerous Village projects for fiscal years 2024-2028.

Asset Category	Departmen	Project Title	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
		Vehicles						
		Public Works						
Automotive	Public Works	GO-4 Replacement	-	-	-	80,000	-	80,000
Automotive	Public Works	Grapple Truck Replacement	-	-	225,000	-	-	225,000
Automotive	Public Works	Front Load Vehicle Replacement	-	350,000	-	350,000	-	700,000
Automotive	Public Works	Public Works Vehicle Replacement	82,000	-	-	-	-	82,000
		Fire Rescue						
Automotive	Fire Rescue	Ambulance Replacement	-	-	-	-	800,000	800,000
Automotive	Fire Rescue	Fire Engine Replacement	-	-	-	1,300,000	-	1,300,000
Automotive	Fire Rescue	Fire Rescue Vehicle Replacement	-	-	85,000	-	-	85,000
		Police						
Automotive	Police	Police Vehicle Replacement	-	284,560	284,560	284,560	284,560	1,138,240
		Equipment						
		Public Safety Building						
Equipment	Public Works	Emergency Generator	425,000	-	-	-	-	425,000
		Public Works						
Equipment	Public Works	Emergency Generator	198,000	-	-	-	-	198,000
		Fire Rescue						
Equipment	Fire Rescue	SCBA Replacement	-	700,000	-	-	-	700,000
		Information Technology						
Equipment	IT	IT Backup Appliance	60,000	-	-	-	-	60,000
		Police						
Equipment	Police	Radio Replacement	258,300	258,300	258,300	258,300	-	1,033,200
Equipment	Police	Boat Engine Replacement	-	-	-	-	90,000	90,000
		Country Club						
Equipment	Public Works	Emergency Generator	800,000	-	-	-	-	800,000
Equipment	Golf	Golf Course Maintenance Trailer	-	-	-	150,000	-	150,000
Equipment	Pool	Submersible Swim Wall Dividers	90,000	-	-	-	-	90,000
								-
		Village Facilities						
		Public Safety Building						
Building Impvmt	Public Works	A/C Automation	185,000	-	-	-	-	185,000
		Library						
Building Impvmt	Library	Front Lobby Renovation	-	-	-	50,000	-	50,000
Building Impvmt	Public Works	A/C Replacement	-	600,000	-	-	-	600,000
		Village Hall						
Building Impvmt	Public Works	Roof Replacement	-	250,000	-	-	-	250,000
								-
		Recreational Facilities						
		Community Center						
Building Impvmt	Recreation	Community Center Renovation	-	-	400,000	-	-	400,000
Building Impvmt	Recreation	Community Center Roof Replacement	-	500,000	-	-	-	500,000
		Country Club						
Building Impvmt	Clubhouse	Clubhouse Improvements	75,000	-	-	-	-	75,000
								-
		Park Development						
		Community Center						
Land Impvmt	Recreation	Community Center Park Enhancement	500,000	-	-	-	-	500,000
		Country Club						
Land Impvmt	Golf	Wash Plant / Environmental Center	750,000	-	-	-	-	750,000
Land Impvmt	Golf	Pond Beautification & Stabilization	125,000	-	-	-	-	125,000
Land Impvmt	Golf	Driving Range Improvement	-	500,000	-	-	-	500,000
Land Impvmt	Golf	Chipping Area Re-design	-	-	45,000	-	-	45,000
		Lakeside Park						
Land Impvmt	Public Works	Bulkhead Replacement	1,000,000	-	-	-	-	1,000,000
Land Impvmt	Recreation	Lakeside Park Shoreline Stabilization & Restoration	-	-	-	220,000	-	220,000
Land Impvmt	Recreation	Lakeside Park Playground Replacement	-	-	-	80,000	-	80,000
Land Impvmt	Recreation	Lakeside Park Basketball Court Renovation	-	-	-	-	55,000	55,000
		Osborne Park						
Land Impvmt	Recreation	Osborne Park Enhancement	-	-	-	500,000	-	500,000
Land Impvmt	Recreation	Osborne Park Basketball Lighting	177,384	-	-	-	-	177,384
		Veteran's Park						
Land Impvmt	Recreation	Veteran's Park Enhancement	50,000	-	-	-	-	50,000
		Anchorage Park						
Land Impvmt	Recreation	Boat Ramp Renovation	230,000	-	-	-	-	230,000
Land Impvmt	Recreation	Anchorage Park Pathway, Fitness Station & Kayak Launch	270,000	-	-	-	-	270,000
Land Impvmt	Recreation	Sand Volleyball Court Renovation	-	60,000	-	-	-	60,000
Land Impvmt	Recreation	South Seawall	137,000	-	1,700,000	-	-	1,837,000
								-
		Streets						
Land Impvmt	Public Works	Asphalt Resurfacing-Streets	450,000	450,000	250,000	250,000	250,000	1,650,000
Land Impvmt	Public Works	East Alley Wall Replacement	200,000	1,100,000	-	-	-	1,300,000
Land Impvmt	Public Works	Sidewalk Repairs	200,000	200,000	100,000	100,000	100,000	700,000
Land Impvmt	Public Works	Bridge Replacement - Lighthouse Drive	540,000	1,240,000	3,120,000	-	-	4,900,000
Land Impvmt	Public Works	Bridge Improvement - Prosperity Farms	200,000	-	-	-	-	200,000
Land Impvmt	Public Works	Public Works Drainage & Wash Rack	-	180,000	-	-	-	180,000
Land Impvmt	Public Works	Septic to Sewer	-	605,000	2,710,000	-	-	3,315,000
								-
		Stormwater						
Land Impvmt	Public Works	Stormwater	500,000	500,000	500,000	500,000	500,000	2,500,000
								-
		TOTALS (By Category)						
		Vehicles	82,000	634,560	534,560	2,014,560	1,084,560	4,410,240
		Equipment	1,831,300	958,300	258,300	408,300	90,000	3,546,200
		Village Facilities	185,000	850,000	-	50,000	-	1,085,000
		Recreational Facilities	75,000	500,000	400,000	-	-	975,000
		Park Development	3,239,384	560,000	1,745,000	800,000	55,000	6,399,384
		Streets	1,590,000	3,775,000	6,180,000	350,000	350,000	12,245,000
		Stormwater	500,000	500,000	500,000	500,000	500,000	2,500,000
		GRAND TOTAL:	**7,502,684**	**7,777,860**	**9,677,860**	**4,122,860**	**2,079,560**	**31,160,824**
		TOTALS (By Funding Source)						
		General Revenues	967,184	1,018,300	740,300	1,203,300	435,000	4,424,084
		Country Club	995,000	500,000	45,000	150,000	-	1,690,000
		Stormwater Fee	500,000	572,000	500,000	500,000	500,000	2,572,000
		Special Projects	1,510,000	2,183,560	1,724,560	-	-	5,424,120
		Infrastructure Surtax	1,687,000	1,050,000	-	-	-	2,737,000
		Grant Funding	1,738,500	398,000	3,373,000	310,000	-	5,479,500
		Fund Balance	-	1,700,000	2,470,000	-	-	4,170,000
		Debt	-	350,000	225,000	1,934,560	1,084,560	3,594,120
		Other	45,000	-	-	25,000	-	70,000
		GRAND TOTAL:	**7,502,684**	**7,777,860**	**9,677,860**	**4,122,860**	**2,079,560**	**31,160,824**

Transportation Facilities

Transportation projects planned for the Village include various roadway improvements and street maintenance throughout North Palm Beach. Maintenance of the transportation network requires collaboration between the various entities that have jurisdiction over these roads and right-of-ways. The Village coordinates traffic improvement planning and maintenance with Palm Beach County and the Florida Department of Transportation in order to accomplish the improvements needed to attain a future LOS standard of Level D for streets within the Village

In addressing the maintenance of LOS standards for roads within Village limits, Chapter 163, Florida Statutes, requires that not only Village sponsored capital road projects must be included in the annual CIS, but also projects from the Palm Beach Transportation Planning Agency five-year Transportation Improvement Program (TIP) that are relied upon to meet concurrency. The TIP identifies transportation improvements funded by Federal, State and local sources in order to assist local governments within the Palm Beach TPA area with their transportation planning efforts. In the Village, US 1: Northlake Blvd to Parker Bridge project has been included in the TPA's five-year TIP as a Major Project.

Parks

The Village's public park system is comprised of both passive and active parks, which also includes a marina. From established parks, to sports fields, to pocket parks, to neighborhood parks, to plazas, and beyond, these recreation and open space facilities are a valuable asset to the community. The current CIP includes enhancements to recreational courts, the community center, pathways, and boat ramps, see the below parks projects:

- Anchorage Park Boat Ramp Renovation
- Anchorage Park Pathway, Fitness station and Kayak Launch
- Anchorage Park Sand Volleyball Court Renovation
- Anchorage Park South Seawall and Dock Replacement
- Community Center Park Enhancement (Outdoor Amenities)
- Community Center Renovation (Interior & Front Entry)
- Community Center Roof Replacement
- Lakeside Park Basketball Court Renovation
- Lakeside Park Playground Replacement
- Lakeside Park Shoreline Stabilization and Restoration
- Osborne Park Basketball Lighting
- Osborne Park Enhancement
- Veteran's Park Enhancement

Schools

North Palm Beach is fortunate to have several schools situated within its municipal boundaries. The following list identifies those schools. It is important to note, however, that the Palm Beach County School District is responsible for the public education system in the county including the Village of North Palm Beach.

- Benjamin School
- Conservatory School
- St. Clare Catholic School

Revenue & Financial Feasibility

Overall priority for fiscal planning shall be those projects that enhance residential neighborhoods, compatible business activities, and redevelopment initiatives, as indicated in the Future Land Use Plan. Priority should also be given to projects that address major safety concerns.

In setting priorities for expenditures to be included in the Capital Improvement Element, the Village should use the following criteria:

1. Public safety implications: a project to address immediate threats to public safety will receive first priority.
2. Level of service or capacity problems: next in priority would be projects needed to maintain the stated Levels of Service.
3. Ability to finance: a third criterion is the budgetary impact.
4. Quality of life projects: the next level of priority shall be given to those projects not in categories 1 or 2 but that would enhance the quality of life for residents of Village.

The plan for capital improvements must be affordable and within the realm of the Village's ability to finance. This section recognizes the various forms of revenue presently available to the Village as well, as possible future sources of revenue during the five year period.

Unlike roads, sanitary sewer, solid waste, drainage, potable water, recreation and transportation, which are the responsibility of local governments, the School Board, by constitutional mandate, has the responsibility of providing educational facilities to meet the needs of current and future students as represented in the School Board's adopted Five Year Capital Improvement Plan. The local governments, therefore, do not have control of the funding sources or the allocation of funds for new or renovated schools which would add student capacity.

TRENDS AND CHALLENGES

The continued goal of the Village is to maintain a consistently high quality of services to the residents, while protecting the assets, the level of service and the quality of life that the residents have come to expect. It is the result of hard work by the Village staff, and fiscally sound, responsible decisions by the Village Council that allow the Village to meet service demands while minimizing the financial burden on its residents.

The Village's primary focus is providing exceptional municipal services to its residents in the most efficient and cost-effective manner possible. Continued economic challenges require innovative approaches on both sides of the balance sheet. Efforts to expand contractual services to generate additional revenue should continue to be considered.

In order to ensure the level of service requirements for Village's public facilities can accommodate existing and project population demands, it is important that the CIP be reviewed by the local government on an annual basis. Modifications to update the five-year capital improvement schedule may be accomplished by the standard ordinance amendment or adoption process.

In addition, the Village should prepare to reassess the LOS standards in the future as it experiences growth and evolution. With potential future development or redevelopment, the Village must prioritize capital improvement projects in this area to ensure the Village's public facilities will continue to meet LOS requirements.

With regard to capital improvement planning, major initiatives include:

- To fully develop and implement a 5-year capital improvement/capital replacement plan
- To keep on track with maintenance and improvements outlined in a utility revenue sufficiency and rate adequacy study to meet the Village's objectives for a sustained high-quality utility service by providing a stable funding plan.

SUMMARY

A comprehensive Five-Year Capital Improvement Plan provides the Village of North Palm Beach with the opportunity to strategize on how best to implement and execute capital projects. Furthermore, the CIP constructively reflects current critical needs and projects future critical needs of the Village to ensure level of service standards and other needs continue to be met as the Village continues grow and evolve. The development of this plan requires collaboration with all the Village Departments especially the Village Manager's Office and Finance. Additionally, the Village must coordinate certain projects with the County and State.

Annual updates to the Village's CIP and CIS will help to ensure level of service standards of public facilities continue to be met and any issues that arise be addressed, as the Village grows and evolves.

Infrastructure

Data and Analysis

Chapter 2: Efficient and Well-Maintained Infrastructure Element 6



INF

DATA AND ANALYSIS

INTRODUCTION

This Infrastructure Element of the Comprehensive Plan examines the various resources within the jurisdiction of the Village of North Palm Beach. It includes sub-elements such as Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge. Each sub-section is addressed separately below.

Pursuant to Chapter 163, Florida Statutes, all land development regulations, and development permitting actions are required to be consistent with the Infrastructure Element as with the other elements of the Comprehensive Plan.

EXISTING CONDITIONS

SANITARY SEWER

The purpose of the sanitary sewer sub-element is to guide the preparation of plans and policies necessary to assure the availability of capacity, treatment, and disposal of wastewater for projected growth and future needs of the Village of North Palm Beach. This sub-element analyzes the Village's existing sanitary sewer collection system and facilities, and also discusses future generation levels.

Sanitary sewer service within the North Palm Beach municipal boundaries is not directly provided by the Village. With the exception of a few remaining septic tanks, sanitary sewer service, including collection, transmission, and disposal is provided by Seacoast Utility Authority (SUA). To ensure that all existing and proposed developments have adequate sanitary facilities, the Village continues to include SUA in the site plan review and permitting process. Also, to ensure concurrency, the Village requests SUA's approval (or approval with conditions) of proposed projects and developments prior to the issuance of building permits. During development order review, SUA requires developers to upgrade the capacity of existing systems or build new systems to meet sanitary sewer needs in order to ensure that adequate capacity is available.

As noted in the Future Land Use Element, based on 2020 Census data, the population of North Palm Beach is 13,162 persons. Utilizing the estimated population, current wastewater use by the Village is estimated at 1,408,334 gallons per day (i.e., population of 13,162 residents x 107 gallons per capita per day). Using the population projections (13,297 residents) prepared in this EAR, and the LOS set by SUA, it is projected that the Village's wastewater needs will reach 1,422,799 gallons per day by 2030.

The site plan review and building processes established by the Village and the requirements established in the Policies of its Comprehensive Plan, ensure effective coordination with developers during the planning and phasing stages of development to meet wastewater collection and treatment needs.

The Village is available for and encourages developers to take advantage of preliminary/pre-application meetings to ensure that developers are aware of the Village's code requirements. Developers are also encouraged to meet with SUA representatives during the preliminary stages of development to clarify wastewater requirements and standards. These opportunities are on-going practices of both the Village and the SUA, and they continue to be available to developers.

EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE



According to SUA, they own and maintain approximately 285 miles of gravity sewer pipelines and more than 150 pumping stations. The gravity sewer pipelines are used to transfer the sanitary sewage discharged from residential and commercial properties to one of SUA's multiple lift stations and then to the wastewater treatment plant.

The Palm Beach County Health Department (a State agency) enforces Federal, State, and SUA standards regulating the central sanitary sewer and septic tank systems serving North Palm Beach.

Seacoast Utility Authority also provides "reclaimed" water which is wastewater (sewage) that has been treated and disinfected to meet Florida's stringent irrigation water quality standards. The water is treated and stored at Seacoast's PGA Regional Water Reclamation Facility and pumped through 24 miles of pipeline to nearly 40 high-volume irrigation customers.

The PGA Regional Water Reclamation facility provides service to participating governments. It has a current permitted capacity of 12 mgd.

Level of Service
The Level of Service (LOS) for average daily sewage generation rate for capital sanitary sewer facilities in North Palm Beach is a maximum of 107 gallons/capita/day for residential uses. There is no fixed level of service requirement for nonresidential uses such as commercial, public, educational, and other public buildings; the estimated sewage generation is based on the Florida Administrative Code.

Because the wastewater collection, transmission, treatment, and disposal facilities are owned, operated, and maintained by Seacoast, the Village has neither the responsibility nor the authority to provide for system improvements.

SOLID WASTE
Along with sanitary sewer systems, solid waste management is important to keeping the Village clean. This solid waste sub-section evaluates resources available for the Village's projected population growth and assesses the solid waste needs for future and current

residents of North Palm Beach. In addition, this sub-section examines the Village's existing solid waste and hazardous waste management services and facilities, projects future waste generation levels, and suggests alternatives for lowering per capita waste generation rates.

Because the Village of North Palm Beach is primarily a residential community, residential uses generate the majority of the Village's solid waste. Commercial and other uses generate less solid waste.

Within the North Palm Beach Public Works Department, the Solid Waste division is responsible for the collection and disposal of residential and commercial garbage, trash, bulk items, vegetation, and recycling within the Village.

Contractors and hired individuals for lawn and tree services are required to haul away any vegetation, branches, etc. that they trim. Vegetation debris can be left for pickup only if it was created by the homeowner or tenant. Also, any construction debris from renovations, demolitions, or construction must be removed by building contractors and/or handymen.

Accordingly, the following Levels of Service for residential and non-residential collection of solid waste have been established by the Village:

- Monday: Garbage & vegetation Village-wide.
- Tuesday: Glass and plastic recycling pickup (blue bin), plus bulk items by appointment ONLY.
- Wednesday: Garbage & vegetation Village-wide.
- Thursday: Paper and cardboard recycling pickup (yellow bin), plus bulk items by appointment ONLY.
- Friday: Garbage & vegetation Village-wide.



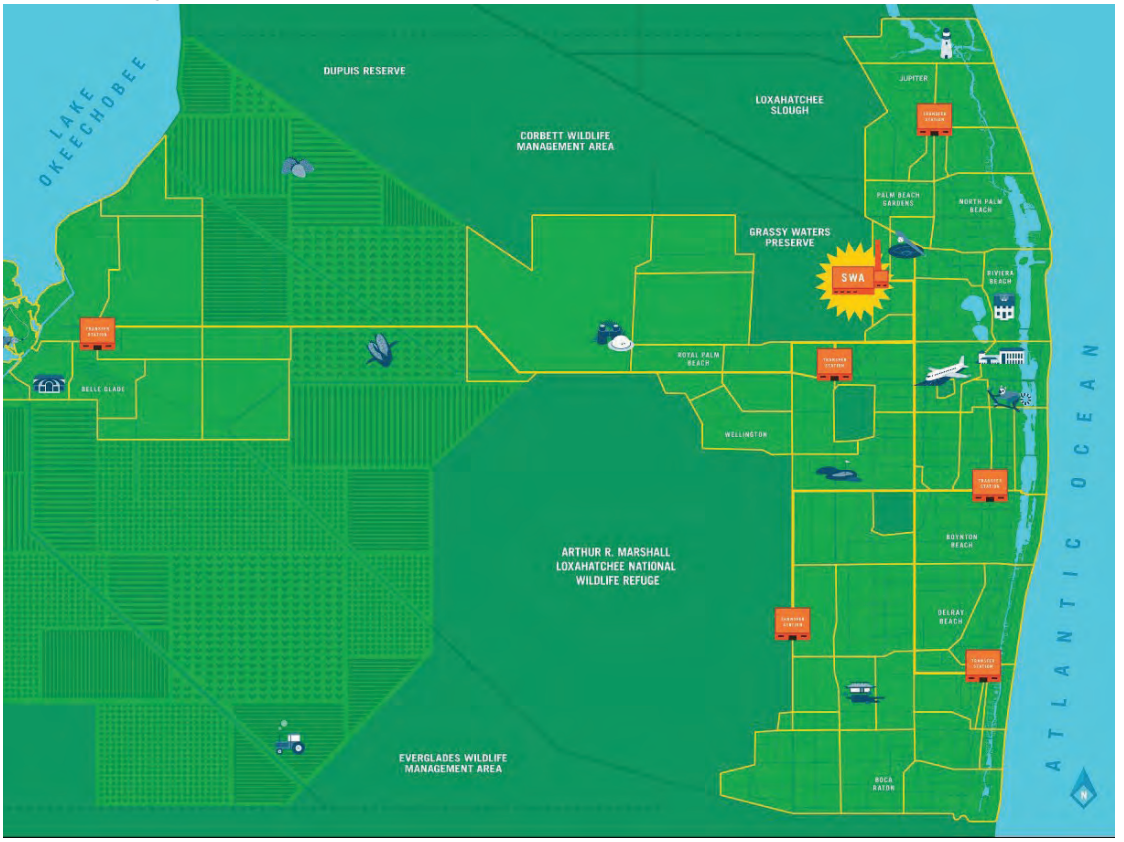
Although the Village conducts its own waste collection, it does not own or operate its own landfill. The Village utilizes the landfills provided by the Solid Waste Authority (SWA) to dispose of all its trash. The following are the SWA Facilities utilized for disposal of waste:

Current SWA Facilities
Transfer Stations/Home Chemical and Recycling Centers

- Central County Transfer Station (Lantana)
- Glades Regional Transfer Station (Belle Glade)
- Home Chemical and Recycling Center (West Palm Beach)
- North County Transfer Station (Jupiter)

- South County Transfer Station (Delray Beach)
- Southwest County Transfer Station (Delray Beach)
- West Central Transfer Station (Royal Palm Beach)

North County Landfill (Landfill, Class I and III)



However, the Village does not collect the following hazardous waste items:

- Any type of battery
- Boat parts and internal combustion engines
- Car parts
- Fluorescent light bulbs
- Paints
- Propane tanks
- Used motor oil/filters

The Solid Waste Authority (SWA) recommends that the disposal of hazardous waste is taken to Home Chemical and Recycle Centers (HCRCs). However, SWA does have limitations on the types of hazardous waste that is accepted. SWA does not accept medical waste, syringes or sharps, drugs, radioactive materials, and explosives. Although, these items are not accepted by SWA, SWA partners with other businesses such as tech retailers to recycle these hazardous materials.

The Village's sustainability efforts are contributing to a more sustainable environment by:

- Advancing technologies to reduce waste
- Increasing recycling and reuse
- Creating even safer treatment and disposal options
- Sharing the benefits of learning and innovation with their clients and collaborators

RECYCLING

Recycling refers to any process by which solid waste, or materials which would otherwise become solid waste, are collected, separated, processed, reused, or returned to use in the form of raw materials or products.

Generally accepted items for recycling include:

- Tin cans
- Aluminum cans
- Steel cans
- Food containers and jars
- Soft drink and beer bottles
- Wine and liquor bottles
- Office paper
- Magazines
- Flattened cardboard
- Newspaper
- Phonebooks
- Flattened cereal boxes
- Junk mail
- Paperboard
- Flattened snack boxes

STORMWATER MANAGEMENT

This Stormwater Management subsection of the Comprehensive Plan analyzes the natural conditions that affect the quality and quantity of stormwater runoff in the Village, and its existing stormwater collection and treatment system.

Rainwater that does not evaporate or become absorbed into the ground is considered "runoff." This runoff often carries pollutants from lawns, streets, buildings, and parking lots that contaminate the waterways. In order to keep the lagoon and other waterbodies clean, the Village must continue to invest in the proper infrastructure for treating and purifying runoff into waterways.

A complete and integrated ground surface percolation and positive underground piping stormwater drainage system has been installed throughout the Village's platted and developed areas. The storm water drainage system is Village-owned and -maintained. In residential areas, the system consists of roadside swales without curbs or gutters. Surplus water from the swales is diverted to catch basins within a closed conduit piping system, then discharged via outfall to the manmade waterways of the Earman River, the Intracoastal Waterway, or Lake Worth.

EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

Commercial uses in the Village are confined to frontages along U.S. 1, Northlake Boulevard, Prosperity Farms Road, and Alternate A1A. These roads are urbanized and have curbs and gutters, and positive pipe outfalls to either the Earman River or Lake Worth. This system is maintained by the Florida State Department of Transportation (FDOT) and Palm Beach County in conjunction with the Village. The Village does not have a master drainage plan. The existing drainage system was built in a piecemeal fashion over time; the majority of it was constructed between 1956 and 1970. It should be noted that the major portion of the Village's stormwater drainage system was constructed prior to the establishment of any discharge regulations.

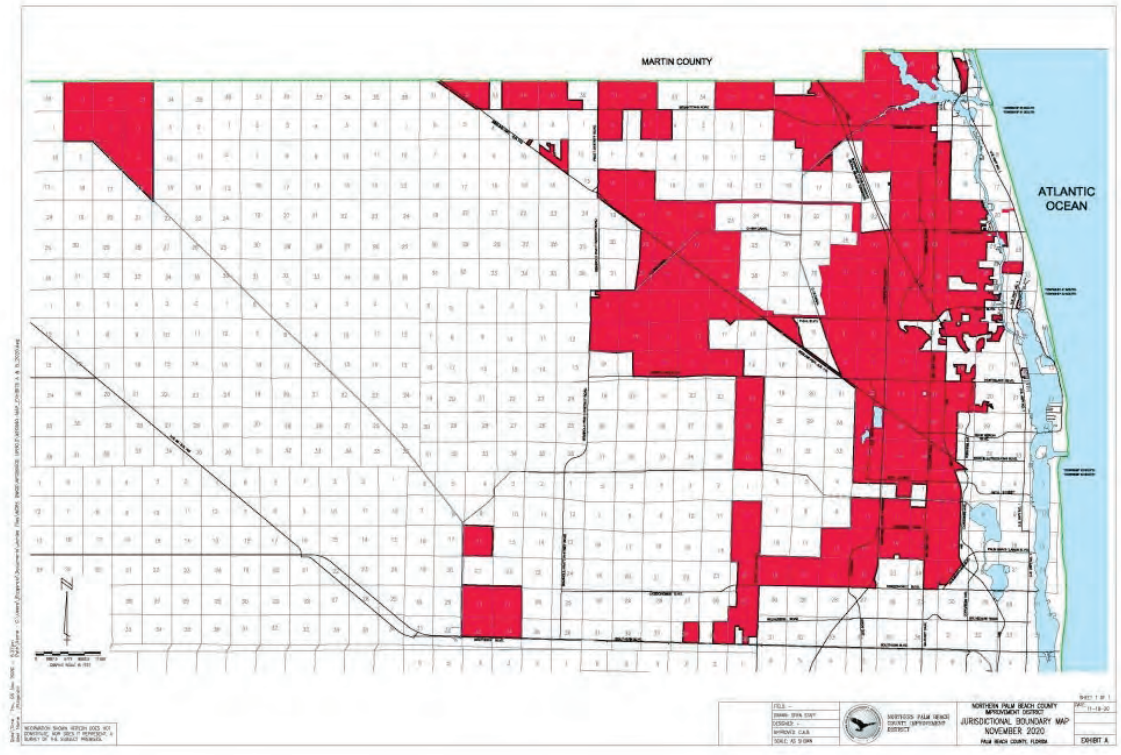
According to a prior report from an engineering consultant, the Village's drainage system was probably designed similarly to the Florida Department of Transportation system which has a minimum three-year storm recurrence interval. The South Florida Water Management District (SFWMD) minimum drainage design criterion for local governments is a three-year, one day duration storm event.

The design capacity and the level of service of the Village's stormwater system satisfies the SFWMD's minimum local government criteria, and that the capacity of the system is adequate for the Village's needs. The Village maintains scheduled inspections and maintenance to assure long-term effectiveness. Currently, the Village inspects each catch basin within the Village at least once every three (3) years to identify needed maintenance and improvements.

As time progressed, however, some of the Village's stormwater infrastructure has become outdated or has exhausted its engineered life. Documentation from the Environmental Protection Agency advises that stormwater runoff is a principal contributor to water quality impairment in waterbodies nationwide. In the 1970s, the federal government introduced the Federal Clean Water Act and permit requirements for the National Pollutant Discharge Elimination System (NPDES). Florida's stormwater discharge permitting followed, with requirements for properties to treat discharge, either individually or collectively, before stormwater enters waterways.

The Village of North Palm Beach has portions that are within the Northern Palm Beach County Improvement District (NPBCID). The NPBCID is an independent Special District created by the Florida legislature in 1959 to provide water management and infrastructure development in Palm Beach County. NPBCID's service area covers over 128 square miles and includes:

- Portions of Unincorporated Palm Beach County
- Tequesta
- Jupiter
- Juno Beach
- North Palm Beach
- Palm Beach Gardens
- Lake Park
- Mangonia Park
- West Palm Beach



Some of the services that NPBCID provides are storm water management; right-of-way maintenance, including roadways and sidewalks; maintenance of canals, waterways, and lakes; water quality monitoring; environmental mitigation and management; permit and plat review, as well as hurricane response and emergency operations. NPBCID uses revenue from non-Ad Valorem assessments from property taxes to pay for services. The assessments are only paid by property owners who benefit from the services provided by NPBCID.

NPBCID aids with regional flood control that extends outside of the boundaries of North Palm Beach. While the Village's stormwater maintenance utilizes localized street drainage. Although portions of the Village are located within the NPBCID, its Street and Stormwater Division is responsible for the maintenance and repair of infrastructure throughout the Village. This division is responsible for the maintenance of the Village's storm drainage systems and waterways. The Street and Stormwater Division is also involved in the administration of the NPDES Stormwater Permitting Program. All storm water within the Village discharges into tidal waterbodies such as (1) the Earman River; (2) the North Palm Beach Waterway; (3) the Intracoastal Waterway; and (4) the northern portion of the Lake Worth Lagoon.

High volumes of stormwater runoff can erode stream banks and deposit sediments that can damage aquatic life (animals and plants). Because pollutants come from multiple sources, it is difficult identify the origin of specific pollutants. The Village continues to strive to reduce any potential harm that may affect its existing drainage system and waterways. Common pollutants include:

- Detergent
- Fertilizer
- Motor oil
- Paint

- Pesticides
- Pet waste
- Sediment

The Village recommends the following practices for protecting waterways and reducing pollution:

- Clean leaked motor oil and other fluids on your driveway.
- Never pour motor oil or other chemicals down storm drains.
- Household chemical products like used motor oil, paint, solvents, and cleaners may be disposed of by taking them to the appropriate Solid Waste Authority collection site.
- Do not apply fertilizer or pesticides on sidewalks, driveways, streets, or near storm drains or canals.
- Use less fertilizer and pesticides.
- Wash the car on the grass or any place that doesn't drain to the street.
- Use a commercial car wash.
- Dispose of pet waste into trash.
- Never wash pet waste into the street or into storm drains.
- Never throw litter in a storm drain or in the street.

2016 Village of North Palm Beach Citizens' Master Plan
In August of 2015, the Village of North Palm Beach, in collaboration with the Palm Beach Metropolitan Planning Organization (MPO), (now known as the Transportation Planning Agency), contracted with the Treasure Coast Regional Planning Council (TCRPC) to study ways to improve mobility, quality of life, and the economic vitality of the Village. The resulting Citizen's Master Plan emphasized the importance of protecting and caring for the Village's natural resources. As a result of the Citizens' Master Plan, the Village's Stormwater Utility Fee was established, a dedicated funding source approved, and stormwater runoff issues identified as a high-priority initiative for the Village.

Acknowledging that future infrastructure must maintain the current level of service, the Village established stormwater fees. The stormwater fees are dedicated solely to stormwater management programs and projects. These fees allow the Village to address the collective impact of pollution caused by stormwater runoff and undertake the necessary repairs to the existing stormwater system.

2021 Stormwater Utility Study
In 2019, the Public Works Department enlisted assistance from Hazen and Sawyer to develop a financially sustainable stormwater management program. The two-year process began in February 2019, with a conceptual study to evaluate the feasibility of establishing a utility fee to fund the Village's ongoing stormwater management program. The 2019 Study included:

- Compiling an inventory of the Village's stormwater management assets;
- Reviewing regulatory compliance requirements;
- Estimating costs, revenues, and funding requirements;
- Preparing a 5-Year financial forecast, and
- Investigating alternative rate structures.

Based on the results of the 2019 Stormwater Utility Study and the 2016 Citizens' Master Plan, the Village established a stormwater fee schedule. The fees are based upon a unit of measure

called Equivalent Residential Unit (ERU). ERUs are used to equate non-residential or multi-family residential properties to a specific number of single-family residences.

All land parcels other than public schools and rights-of-way are subject to the stormwater utility fee. The Village's ERU was calculated using the average lot coverage on single-family residential properties as the basis for the proposed fee. The Village Council set an assessment roll for stormwater fee at $7.78 monthly per ERU, which equated to $93.36 annually. At the same time, the Village Council lowered property tax rates to offset the cost for ERUs for the 2022/2023 fiscal year.

POTABLE WATER

This sub-section analyzes the Village's existing potable water distribution system, projects future demand levels, and analyzes its existing facilities.

Potable water refers to water that is clean and safe to drink. Potable water is essential for survival; it is used for drinking, cooking, and sanitation. Seacoast Utility Authority provides potable water to the Village of North Palm Beach and bills property owners directly for the service. The potable water withdrawal, treatment, and distribution facilities are owned, operated, and maintained by Seacoast. The Village has neither the responsibility nor the authority to provide for system improvements.



Seacoast currently owns and operates one treatment plant: the Hood Road facility, with a peak-day capacity of 30.5 mgd. As of 2024, no new water treatment plants have been planned for construction in the Seacoast Utility Authority service area. During the development order approval process, Seacoast requires developers to upgrade the capacity of existing systems or build new systems to meet their needs in order to ensure that sufficient capacity is available.

Table 1-0 indicates the population projections within the Seacoast Service Area. The data is derived from the Lower East Coast (LEC) Water Supply Plan update. As indicated, the Village of North Palm Beach represents approximately 13% of the Seacoast Service Area.

Table 1-0: Population Projections

Population Projections 2025-2045			
Year	Seacoast Service Area*	North Palm Beach**	North Palm Beach Share of Service Area (%)
2025	97,911	13,053	13.3%
2030	102,856	13,297	12.9%
2035	103,569	13,503	13.0%
2040	105,683	13,838	13.1%
2045	106,537	14,069	13.2%

Source: *Seacoast Service Area Data From 2023-2024 LEC Update.
**North Palm Beach Data From 2023 PBC, Zoning, and Building Division Population Projections.

As noted in the Future Land Use element, the estimated population for North Palm Beach is 13,162. Based on 2020 census population data, the current potable water use by the Village is estimated at 2,487,618 gallons per day (i.e., population of 13,162 residents x 189 gallons per capita per day). Based on population projections (13,297 residents) prepared in this EAR and the Seacoast LOS, it is projected that the Village's potable water needs will be 2,513,133 gallons per day by 2030.

The Village's LOS for capital potable water facilities is maximum of 189 gallons/capita/day for average daily water consumption for residential. There is no fixed LOS requirement for nonresidential uses such as commercial, public, educational, and other public buildings.

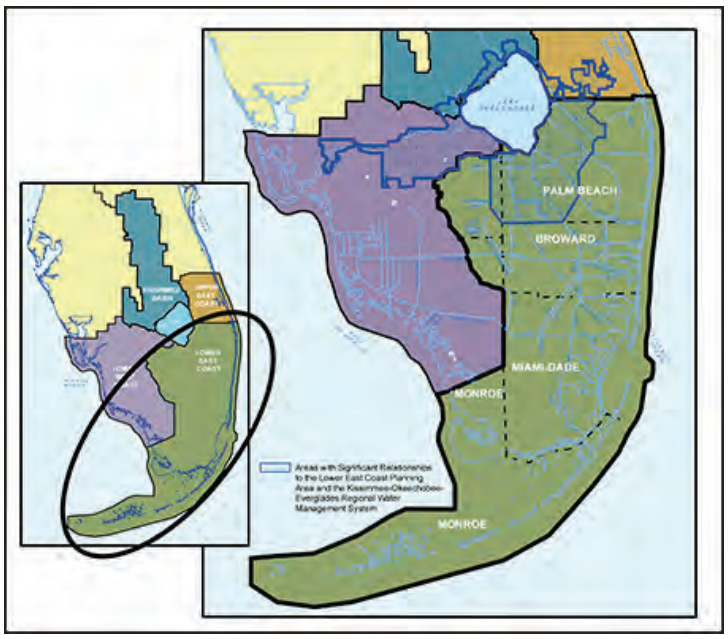
Based on the population projection from the LEC and the Future Land Use Element, the Village meets the LOS standard for potable water consumption, and no additional improvements to the Seacoast regional potable water treatment plants are required at the current projection.

Water Supply Plan
Of the five water management districts in the State of Florida, the South Florida Water Management District (SFWMD) is the oldest and the largest. SFWMD covers 16 counties from Orlando to the Florida Keys and serves nine million residents. Per F.S. 373.036, each water management district must create a water plan that is based on at least a 20-year planning period which shall be updated at least once every 5 years.

Pursuant to the statutory requirement, the SFWMD created the Lower East Coast Water Supply Plan for Palm Beach, Broward, Miami-Dade and parts of Monroe, Collier, and Hendry counties. In 2023, the SFWMD began the process of updating its Lower East Coast Water Supply Plan (2023-2024 LEC Plan Update), which assessed the projected water demand and potential sources of water for the period from 2021 to 2045. This plan update will be used by local

governments, water users and utilities to update and modify local comprehensive plans, facility work plans, and ordinances.

Per F.S. Chapter 163, Part II, local governments are required to prepare and adopt Work Plans into their comprehensive plans within 18 months after the SFWMD approves the Lower East Coast Water Supply Plan Update. The Village of North Palm Beach is in the process of updating its Water Supply Plan. Per the statute, municipalities and public water suppliers are required to coordinate with the SFWMD in the preparation of their Work Plans in order to identify needed facilities for at least a 10-year planning horizon period, confirming that: (1) adequate water supply is available; and (2) infrastructure plans necessary to serve projected need have been prepared.



In addition, the Village is subject to, and a participant in, the Palm Beach County Wellfield Protection Ordinance. This Countywide Wellfield Protection Ordinance regulates land use activities within travel time contours of the Village's wellfields. These travel time contours (zones of influence) are identified and overlaid on the Coastal Zone and Conservation Map in the Comprehensive Plan.

Water Conservation

The Village has adopted, and continues to implement, various regulations that improve water conservation. Article IX - MANDATORY YEAR-ROUND LANDSCAPE IRRIGATION CONSERVATION MEASURES of Chapter 19 of the Village's Code of Ordinances, includes conservation regulations for irrigation including limiting the hours for landscape irrigation and regulations for new landscaping; Sect. 45-93 of the Village's Code of Ordinances provides standards for irrigation as well as a requirement for rain sensors.

The use of reclaimed water for irrigation purposes is an effective water conservation measure. The Village does not own or operate a wastewater treatment facility, nor does it manufacture reclaimed water. However, through Seacoast, it encourages residents to conserve water and utilize reclaimed water. Seacoast provides large irrigation users such as golf courses with reclaimed water, thereby contributing to the conservation of the Village's water resources.

Seacoast also developed implementation practices for conserving water resources. Table 1-1 indicates various methods for water conservation.

Table 1-1: Seacoast Water Conservation Implementation Practices

Conservation Practice	Seacoast Practice
Irrigation Hours	Yes
Florida Friendly Landscape Ordinance	Yes
Ultra-Flow Fixtures Ordinance	Yes
Rain Sensor Ordinance	Yes
Water Conservation Rate Structure	Yes
Leak Detection and Repair Program	Yes
Public Education Program	Yes

Source: Table D-5; 2013 LEC Update Appendices

Additional water conservation related issues are addressed in the Coastal Management and Conservation elements of the Village's Comprehensive Plan.

Natural Groundwater Aquifer Recharge (NGAR)

The Natural Groundwater Aquifer Recharge section of this plan analyzes the existing quality and quantity of the Village's natural groundwater, projects future demands, and analyzes existing facilities.

Groundwater is one of the Earth's most valuable resources. There are different levels of groundwater water: the upper surface is called the water table; and the saturated area beneath the water table is called an aquifer. Aquifers are storehouses of water; they provide water to feed wells and springs. Utility providers and residents dig wells and drill into aquifers for the extraction of potable water. The porous rock of an aquifer allows precipitation from rain to recharge the aquifer.

As previously noted, the Village is located within the SFWMD's LEC Planning Area. Historically, the LEC Planning Area has relied on the Surficial Aquifer System (SAS) and Lake Okeechobee as the primary water sources for urban, agricultural, and industrial uses. In many areas of the LEC Planning Area, development of these water sources has been maximized due to negative impacts (like saltwater intrusion) on the regional system, wetlands, and existing water users. However, as population and water demand has grown, the development of other water source options has also increased. New and increased allocation from freshwater sources provides a diversification of water supply sources. Use of the upper Floridan aquifer, increased storage, reclaimed water, and appropriate water conservation measures in the LEC Planning Area have contributed to its water supply.

Fresh groundwater is the primary source for potable water and landscape irrigation for industrial and commercial uses in the LEC Planning Area. In urban areas such as North Palm Beach, public water suppliers (PWS) rely heavily on the SAS since it produces good quality fresh water. Meanwhile, these aquifers are recharged from local rainfall, canals, and water from the Water Conservation Areas and Everglades National Park. When sufficient water is available, surface water from Lake Okeechobee is also routed to regional canals to maintain water levels and recharge the aquifer. However, during droughts, lower regional groundwater levels may cause inland movement of salt water. In this case, water shortage restrictions may be declared to conserve freshwater supplies.

According to the 2023-2024 LEC Update, Seacoast withdrew an average of 21.76 million gallons daily (mgd) of raw water from the SAS in 2021. As indicated in Table 1-2, Seacoast will withdraw an average of 22.09 by 2025.

Table 1-2: Seacoast Projected Water Withdrawal and Demand

Year	Raw Water Withdrawal (MGD)	Finished Water Demand (MGD)
2021	21.76	19.95
2025	22.09	20.25
2030	23.20	21.27
2035	23.37	21.42
2040	23.84	21.86
2045	24.03	22.03

Source: 2023-2024 LEC Update Appendix A

Table 1-3 indicates permitted allocation from the potable water sources from Palm Beach County Water Utility District (PBCWUD), with a total allocation of 26.92 mgd. The allocated potable water sources includes all of Seacoast service area not just the Village of North Palm Beach. The 2045 future demand projection in Table 1-3 for the Village is 22.03 mgd. The total permitted allocated water for the Village is sufficient to fulfill the current and future demand of 26.92 mgd.

Table 1-3: Seacoast Permitted Allocated Water for Authority

SFWMD Water Use Permitted Allocation (mgd)	
Potable Water Source	Allocation
SAS (Surficial Aquifer System)	22.30
FAS (Floridan Aquifer System)	8.90
Bulk Finished Water from PBCUD	2.00
TOTAL ALLOCATION	26.92

Source: 2023-2024 LEC Update Appendix B

Pursuant to its current consumptive use permit (CUP), Seacoast presently draws its raw water from four Surficial Aquifer wellfields (Hood Road, North Palm Beach, Burma Road, and Palm Beach Gardens) and three Floridan Aquifer wells (Hood Road). Each of the wellfields has permitted average and maximum daily withdrawal rates established by CUP.

Each wellfield has protection zones which are mapped by the Palm Beach County Department of Environmental Resources Management (DERM). According to the current CUP, all wellfields are protected by the Palm Beach County Wellfield Protection Ordinance. Zones of protection are developed, and zone requirements enforced, by DERM.

The Village's Code of Ordinances establishes regulations limiting the amount of impervious and pervious surfaces on a lot (e.g., maximum lot coverage, minimum landscape and open space, and yard requirements). The purpose of these regulations is to protect groundwater quality and water resources. Also, during the site planning process, proposed developments are reviewed to ensure that maximum retention of rainfall and stormwater runoff is retained on site. Other best management practices are employed to ensure that the quality of water resources is protected, and the recharge of groundwater supplies is maximized.

TRENDS AND CHALLENGES

Future Growth (Solid Waste)
Although the Village is essentially "built out," it is also experiencing a phase of redevelopment. With a projected population growth of 724 residents by 2045, the Village must prepare for the

additional waste from the future residents. Fortunately, the Solid Waste Authority (SWA) has continued to improve its dumping and solid waste collection practices. SWA implemented sophisticated liner systems to keep trash and leachate ("garbage juice") from seeping into the ground. SWA has also extended the life of the landfill through recycling and other projects through 2054.

Future Growth (Sewer)
As mentioned, the Village is experiencing redevelopment. As the population grows, the amount of sanitary sewer waste generated is expected to increase. Significant changes in growth, annexation, or development will require re-evaluation of existing sanitary sewer capacity. The Village shall continue to coordinate with Seacoast Utility Authority to ensure that adequate infrastructure is available for the projected population.

Sea Level Rise
Due to its flat topography, porous limestone geology, and dense coastal development, Southeast Florida is one of the areas most susceptible to the impacts of climate change and sea level rise. Climate change and sea level rise are expected to present significant challenges to water resource planning, management, and infrastructure in Palm Beach, Broward, Miami-Dade, and Monroe counties. Saltwater intrusion into the primary sources of drinking water in the tri-county area (SAS and Biscayne aquifers) is of primary concern.

Local governments and water utilities in the Southeast Florida region have formalized the integration of water supply and climate change considerations as part of coordinated planning efforts, including updates to local government regulations and water utility 10-year Water Supply Facility Work Plans and enhancements to local government's Comprehensive Plans. Key considerations for communities within the four County Compact planning area include:

1) sea level rise,
2) saltwater intrusion,
3) extreme weather, and
4) infrastructure investments to support diversification and sustainability of water supply sources, and adaptive storm water and wastewater systems.

Aging Infrastructure
The Village's existing infrastructure is close to the end of its useful life span. Although some infrastructure has been updated over the years, some require improvements or replacement. It is imperative that the Village continue to assess its existing facilities and upgrade them in a timely manner.

Table 1-4 indicates the length and year sewer force mains were built. As indicated, the Village infrastructure began in 1957. Table 1-5 indicates that North Palm Beach has approximately 9,076 linear feet of sewer force main with a useful-life span of less than 0 years. Approximately 196 linear feet of sewer force main have a useful-life Span of 0-5 years, and approximately 1,639 linear feet of sewer force main have a useful-life span of 6-10 years. The Village in conjunction with SUA should evaluate the need for upgrading that infrastructure which has reached, or is near the end of, its useful life span.

Table 1-4: Sewer Force Main Length by Year Built

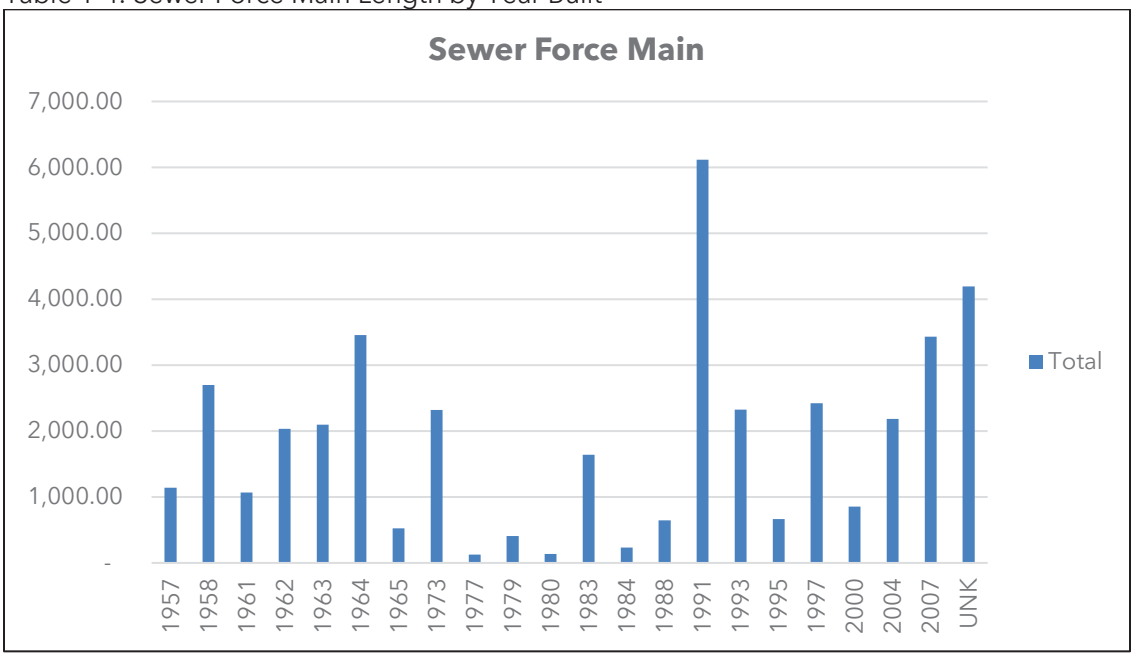
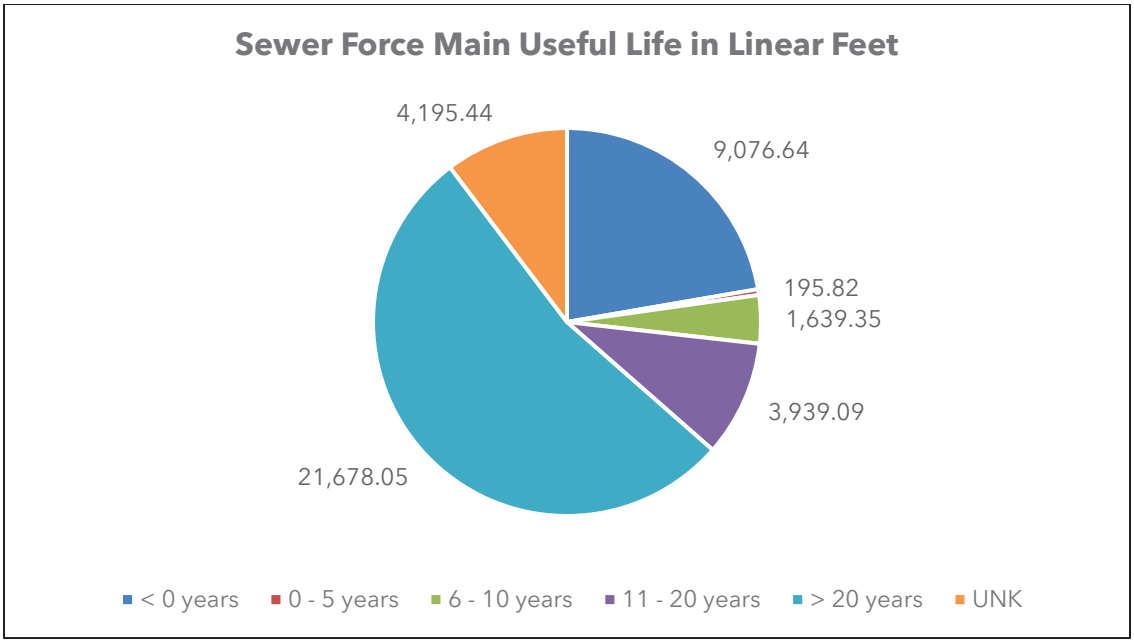


Table 1-5: Sewer Force Main Useful Life in Linear Feet



EFFICIENT & WELL-MAINTAINED INFRASTRUCTURE

2024 Stormwater Master Plan

The Village has exhibited fundamental concern for Stormwater management. As a coastal community, the Village is challenged by high groundwater levels, rising sea levels, increasingly frequent intense storms, as well as saltwater intrusion and water quality concerns. The Village strives to improve its stormwater management by supporting both physical assets as well as policies, procedures, and operations in preparation for flooding events, and protecting the Village's groundwater, surface waters, and natural resources.

The purpose of the proposed Stormwater Master Plan is to analyze the Village's stormwater management systems, policies, and procedures to identify areas in need of improvement. The 2023 Master Plan report contains the approach, modeling methodology, and results, as well as proposed recommendations arising from the study.



The scope of this village-wide study included taking inventory of the Village's existing stormwater assets; collecting data from various regional entities and organizations; identifying water quality and regulatory compliance requirements; developing a hydrologic and hydraulic (H&H) model representing current/existing conditions, and two future-time scenarios (2040 and 2070); performing a level of service (LOS) analysis; developing a Capital Improvement Program (CIP); and evaluating the impacts of the CIP on the Village's stormwater utility rates.

Projects

SUA has implemented the following projects within the Village of North Palm Beach over the last 5 years:

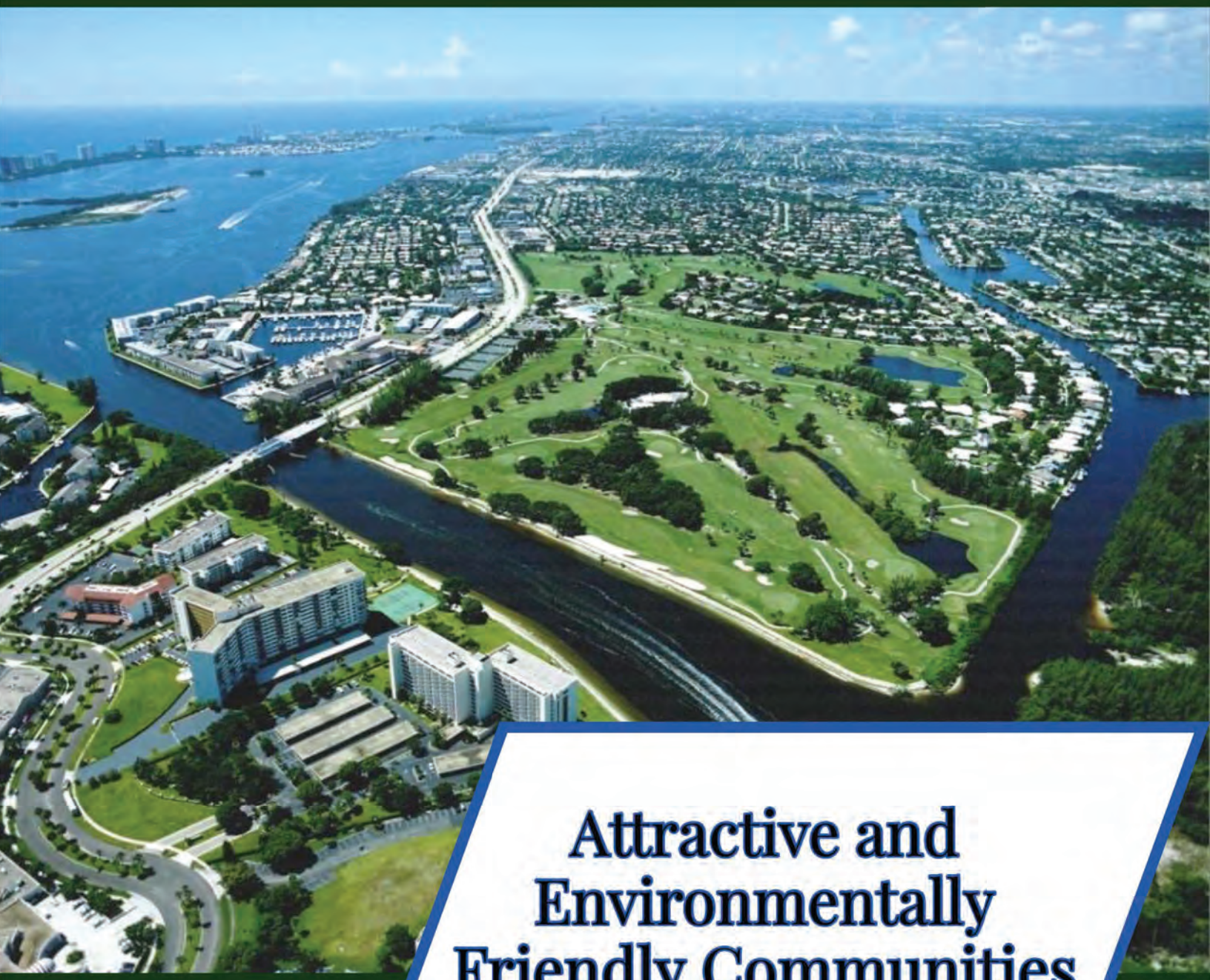
- Lighthouse Drive Force Main Replacement
- Lift Station 54 – multiple improvements
- Northlake Boulevard / US 1 Utility Infrastructure Replacement – Phase 1 and Phase 2
- Jasmine Drive to Southwind Drive Force Main Crossing Northlake Boulevard and the C17 Canal and Water Main Crossing the C17 Canal
- Corsair Drive water main replacement
- Marina Drive water main addition
- Lift Station 54 force main replacement route study
- Lift Station 54 force main replacement (phase 1)
- Lighthouse Bridge water main replacement
- Old Port Cove force main

Future utility replacement projects are planned and are dependent on other agency partnerships and the remaining useful life of the infrastructure.

SUMMARY

Based on the existing conditions, trends, and challenges for the 20-year planning period, the Village shall continue to implement specific strategies and policies to maintain and enhance the infrastructure, and plan for future demands such as:

- Continue conservation awareness campaigns and measures, and maintain the current or a lower level of service;
- Continue updating the water supply plan in conjunction with SFWMD's LEC plan;
- Evaluate future solid waste demand;
- Ensure stormwater is adequately addressed throughout the Village;
- Partner with Seacoast to provide clean and sanitary potable water and reclaimed water;
- Prepare for sea level rise; and
- Anticipate and plan for aging infrastructure.



Attractive and Environmentally Friendly Communities

- Coastal Management
- Conservation
- Recreation and Open Space

Coastal Management

Data and Analysis



Chapter 3: Attractive and Environmentally Friendly Communities

Element 7

CM

DATA AND ANALYSIS

INTRODUCTION

The purpose of the Coastal Management Element is to plan, promote, manage and protect natural resources. It is important for the Village of North Palm Beach ("Village") to plan for development or redevelopment activities in ways which mitigate or otherwise lessen the disturbance of coastal resources. This Element addresses measures to protect human life and limit public expenditures in areas that are subject to destruction by natural disasters. The Element must be integrated and consistent with the other Comprehensive Plan Elements to address:

- Protection of coastal resources, including wildlife and natural ecosystems,
- Preserving resident quality of life,
- Increasing property resilience to natural disaster hazards,
- Maintaining public access to the waterways including recreational amenities,
- Maximizing economic benefits generated from tourism.

The Village contains many miles of natural and man-made waterways adjacent to both public and private lands. The 1950s canal system design created many waterfront properties with the Country Club, Village Hall and central commercial district along US Highway One separated from other areas entirely by bridges. This large central area is only accessible by two bridges on US Highway One and one bridge on Lighthouse Drive. With all Village waterfront properties developed, a management plan is necessary to ensure flood protections are in place as properties redevelop or seawalls replaced. Establishing regulations of the built environment in and around the waterways is vital to the resilience of the Village during natural disasters.

The data and analysis provided in this report offers the foundation and framework for updating and revising the Goals, Objectives, and Policies of the Coastal Management Element of the Comprehensive Plan.

Coastal Planning Area (CPA)

The Federal Emergency Management Agency (FEMA) has established Flood Insurance Rate Maps (FIRMs) that specify the adjacent land elevation for all coastal areas around the United States to determine potential impact of a flooding event. The Village has numerous flood-prone properties identified on the FIRM maps (OCM- Map 4).

The Coastal High Hazard Area was established as an area particularly vulnerable to the effects of coastal flooding from tropical storm events, specifically the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The Coastal High Hazard Area is identified in RCM- Map 2.

The Coastal Planning Area (CPA) is defined as a special planning area within the Village containing properties identified in the Coastal High Hazard Area and require additional planning, regulation, and monitoring for a sustainable future. It also includes properties identified with a potential flood risk on the FIRM maps. Generally, all properties are located within a few hundred feet of a waterway, which covers almost 1,279 acres of the Village as shown in OCM- Map 2.

Coastal Flooding Barriers

The Village contains many types of natural areas near the waterways, including harbors, rivers, estuaries and waterways that are identified on RCM- Map 1. There are four (4) types of coastal barriers within the Village CPA that protect the built environment from flood hazards:

1. Beaches and Sand Dunes
2. Mangroves and other natural shorelines
3. Rip-rap and other manmade shorelines
4. Seawalls

1. Beaches and Sand Dunes

All of the 18.6 acres of beach and dune areas are located within the boundaries of John D. MacArthur Beach State Park (JDMBSP) and are managed by the State of Florida. The JDMBSP Management Plan has been created with the effort to provide access to the general public and also preserve the viability of the sand dunes structures for proper storm surge protection.



Sand dunes are a coastal mound or ridge of unconsolidated sediments found along shorelines with high-energy waves. Vegetation will consist of herbaceous dune forming grass species such as sea oats (Uniola paniculata) and sand cordgrass (Spartina alterniflora). The dunes range from a few feet above sea level to 20 feet tall. They are classified by the JDMBSP Management Plan as "good" in the northern area where some sections have eroded and "excellent" in the southern end where wider sections of dune habitat exist.

The principle threat to the beach and sand dune community is erosion caused by natural storm events. Periodic large-scale beach nourishment projects are regularly used in other areas to counteract the effects of erosion, but are rarely used in the State Park. Typical management activities to minimize erosion include planting of native dune vegetation, removal of exotic vegetation and establishing designated access trails as needed.

2. Mangroves and other natural shorelines

A mangrove swamp is typically characterized as a dense forest occurring along relatively flat, low wave energy, marine and estuarine shorelines. The dominant overstory will include red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*), white mangrove (*Laguncularia racemosa*), and buttonwood (Conocarpus erectus).

On the western side of the beach dune habitat of JDMBSP, the estuaries of the Lake Worth Lagoon contain brackish water and less consistent wave action resulting in the ability for native plant material to propagate along the shoreline. When waves do occur during storm events, the mangroves bolster the shoreline from soil erosion and block storm surge from encroaching to upland areas. Though the trees can handle occasional wave action, consistent wake from boats within the Intracoastal Waterway, may eventually erode the shore and hinder ability for quality growth of the species.

Lake Worth Lagoon Management Plan has been established to monitor and assess the quality of the estuarine habitat outside of JDMBSP. Mangrove species preservation is of significant concern to Palm Beach County for maintaining fisheries, rookeries, water quality, and shorelines. In the north end, habitat is stable, with 55% of all mangrove habitat occurring within JDMBSP. Overall, mangrove habitat is increasing throughout the central and southern areas of the lagoon due to the development of 42 acres of artificial, intertidal islands that occurred between 2014 and 2020.

3. Rip-rap and other man-made shorelines

Rip-rap simply refers a pile of loose rock and other hard materials accumulated along the shore to prevent upland areas from erosion. They are typically provided in built environments dealing with more wave action than is found in a mangrove habitat.



Depending on the size of the aggregate, marine plant and animal species may use the crevices for shelter and habitat. The spaces behind the rock provide calmer water from wave action and hiding spaces from predators.

In the Village of North Palm Beach, man-made shorelines of rip-rap are typically found along both banks of the Intracoastal Waterway and more natural vegetation, mixed with rip-rap, is typical of the banks of the Earman River. Both of these waterways have experienced erosion, which is specified in the attached Soil Erosion Map (OCON- Map 1).



4. Seawalls and bulkheads

Seawalls and bulkheads are defined as concrete, vinyl or metal structures placed vertically at the shoreline to block all wave action from upland areas. They are typically constructed in areas with consistent wave action and allow upland areas to be utilized immediately adjacent to the waterways. Seawalls and bulkheads lack gaps and texture; therefore, few opportunities exist for native habitats to establish.

Almost all of the residential development within the man-made canals of the Village contain seawalls. Specific land development regulations have been created (Chapter 5, Article 3) to ensure that every new seawall is built above the mean high water line.



Land Uses

Waterway access is available from residential, commercial and public lands. Many of the residential properties along the water rely on the ability to construct docks and boatlifts for personal watercraft storage and use. Marinas additionally offer boat storage for residents that do not live on the water. There are both commercial and public boat ramps available to the residents of the Village, as specified on OCM-Map 3.

The public parks offer fishing, wildlife viewing and recreational swimming on various waterways around the Village. JDMBSP offers the only access to beaches and natural estuary habitats. Map RROS-Map 1 shows the location of the public parks within the Village CPA.

Infrastructure

The Village was designed with a swale system along all publicly maintained roadways. The swales are depressions in the land to collect runoff during a rain event and are sloped in a direction along the roadway to collect in inlets. Multiple inlets consolidate water to outfall pipes along the seawalls. The entire system is gravity fed and requires the water level of the final outfall point to be lower than the pipe. The system is owned and maintained by the Village through funding provided via the Stormwater Management Utility's yearly ad valorem special assessment tax.

Seawalls where the outfall pipes are located are maintained by the Village through a drainage easement. The location varies, but many are located between two homes and tie into the privately owned and maintained seawalls behind single family homes. The effectiveness of the system relies on residents monitoring the movement of their seawalls to assess the need to bolster or reconstruct. The seawall construction standards established in the Code of Ordinances Chapter 5, Article 3 specify the height and materials based on the flood zone of the proposed seawall.

A Stormwater Master Plan has recently been completed by Hazen and Sawyer to analyze the existing stormwater system and identify improvements to enhance the functionality. The study's approach and methodology were based on developing a hydrologic and hydraulic model to simulate the Village's current and future stormwater infrastructure and operations under various conditions. The model's results, paired with knowledge regarding historical areas of flooding concern, including Village staff insights, were used to inform and direct the proposed capital improvements. The models even included sea level rise impacts to the system, in order to ensure the Village can properly identify future areas of concern. The plan proposes improvements to existing swales as well as installation of pumps in the event the gravity fed system is not handling the water efficiently.



The Village has provided funding for the completion of a vulnerability assessment for all Village facilities and property based on some of the findings

in the Stormwater Master Plan and concerns over sea level rise, aging infrastructure, and new Florida Building Code standards.

Natural Disaster Planning

Natural disaster planning in the Coastal Planning Area involves all disasters, including hurricanes, tornadoes, floods, freezes and droughts. Due to the Village's geographic location, the emphasis is directed toward hurricane response, including hurricane preparation and evacuation, post-storm evaluation and clean up, and long-term post disaster redevelopment. As flooding is a key issue in the Village associated with these Natural Disasters and can cause serious damage and potential loss of life, the Village will continue to look for mechanisms to better monitor the "Peril of Flood" strategies as noted in F.S. 163.3178(2)(f).

Hurricanes are classified using the Saffir-Simpson scale as follows:

- Category 1 - Winds 74 to 95 mph;
- Category 2 - Winds 96 to 110 mph;
- Category 3 - Winds 111 to 129 mph;
- Category 4- Winds 130 to 156 mph; and
- Category 5 - Winds 157 mph or higher.

The two largest impacts to the built environment from hurricanes are wind damage and storm surge. Generally, it is the wind that produces most of the property damage associated with hurricanes, while the greatest threat to life is from flooding and storm surge. Storm surge impacts are based on the category of the hurricane. Areas of impact from storm surge are depicted on OCM-Map 5.

Palm Beach County Division of Emergency Management ("Division") plans for natural disaster events through yearly training with the Village of North Palm Beach Public Works and Community Development staff as well as staff from 38 other County municipalities. The Division is also responsible for identifying evacuation routes away from the coastline, coordinating emergency medical services, providing news releases on infrastructure impacts, operation of emergency shelters and coordination of recovery efforts.

Prior to or during hurricanes, the Governor of the State of Florida has the authority to declare an area as an emergency disaster site and therefore, issue evacuation orders for residents of that region. Based on the size of the storm and level of emergency declaration, various zones have been established for evacuations to occur. The routes which residents are required to take have been established by Palm Beach County and are provided in the evacuation route map (OCM- Map 1).There are no emergency shelters established in the Village, but the closest shelter for residents is located at Palm Beach Gardens High School located at 4245 Holly Dr. Palm Beach Gardens, FL 33404.

Post disaster recovery is another important tool required during natural disaster planning. The Village has a post-disaster recovery team established for the immediate identification of hazards such as downed powerlines and fallen trees. The Village Public Works and Fire Rescue Departments deploy crews to clear roads and check on homeowners impacted by flood or wind damage. Once the immediate dangers are mitigated, the Village staff will identify impacts to seawalls and other structures impacted by increased wave action and storm surge.

The Community Development Department will assess damages to both private and public structures. Expedited building permit issuance allows residents to make repairs to roofs,

windows, and doors as quick as possible to allow them to safely remain in their homes. Additionally, emergency seawall repairs may be necessary to maintain the structural integrity of the land.

Flood Protection

The federal government, State of Florida and Village have regulations in place to mitigate the impacts of flooding events. Additionally, resources are available to compensate residents who suffer impacts to their property. The following programs have been established:

National Flood Insurance Program (NFIP)

The U.S. Congress established the NFIP with the passage of the National Flood Insurance Act of 1968. The NFIP is a Federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages. Participation in the NFIP is based on an agreement between communities and the Federal government. If a community adopts and enforces a floodplain management ordinance to reduce future flood risk to new construction in floodplains, the Federal government will make flood insurance available within the community as a financial protection against flood losses. This insurance is designed to provide an insurance alternative to disaster assistance to reduce the escalating costs of repairing damage caused by floods to buildings and their contents. The Village of North Palm Beach is a participant in the NFIP.



Community Rating System (CRS)

The NFIP's CRS was implemented in 1990 as a program for recognizing and encouraging community floodplain management activities that exceed the minimum NFIP standards. The rating is given to municipalities based on various metrics to identify the infrastructure, regulations and recovery measures in place to mitigate flood impacts. The rating is given on a 1-10 scale, with 1 being the best score and residents receiving 45% reduction in flood insurance rates. The Village participates in the NFIP's CRS program, and has a 2023 CRS rating of 5. This rating enables North Palm Beach property owners to receive a 25% reduction in their NFIP rates. In addition, the Village is eligible to seek FEMA funds to be used to remedy flooding problems and will continue to participate in activities to comply with NFIP requirements.

Flood Protection Ordinance

In conformance with the requirements of the National Flood Insurance Program, the Village has adopted and enforced regulations governing development in special flood hazard zones through Chapter 12.5 of its Land Development Regulations (LDRs). The Village's LDRs include floodplain provisions and regulations related to buildings and structures, subdivisions, subdivision plats, site improvements, and utilities.

Sea Level Rise

Palm Beach County has joined a regional effort with Miami-Dade, Broward and Monroe Counties known as the South Florida Regional Climate Change Compact ("Compact"). The compact is defined as a "voluntary framework designed to align, guide and support the acceleration of local and regional climate action in Southeast Florida toward a shared vision of a low-carbon, healthy, prosperous, more equitable and more resilient region." According to the Compact's 2019 report, sea levels were calculated to rise 10-17 inches by 2040 with the rate of increase accelerating every year. Warming oceans and melting ice sheets and glaciers are increasing the probability of damaging floods from storm surges.

Significant impacts have yet to be seen in many South Florida municipalities outside of king tides, therefore, it is challenging to receive constituent support for public investment in infrastructure or more stringent property development regulations. Many municipalities find difficulty in enacting regulations for the present based on projected impacts decades in the future. The Compact seeks to organize and expedite action items as a collective, with numerous governments providing support to each other.

There are various strategies worth considering by the Village elected officials and staff to address future impacts of sea level rise and mitigate its effects to the existing built environment.

Protection Strategies:

- Maintenance of existing seawalls and bulkheads
- Re-nourishment of beaches
- Protection of vegetated shorelines

Adaptation Strategies:

- Floodproofing of new or existing buildings
- Use of fill to raise elevation of new or existing buildings
- Requirement of additional freeboard for new development
- Increase the building setbacks along the Lake Worth Lagoon or other waterways.
- Relocate vital infrastructure and public facilities to higher elevations.

SUMMARY

The resilience of Village properties and structures during natural disasters are threatened by some factors outside of the Village's control: The loss of mangrove and seagrass habitat throughout the Lake Worth Lagoon, loss of dune stability within JDMBSP, failure of private seawalls, and control of exotic plant and animal species on private properties and adjacent municipalities.

The following recommendations are provided for the Village to consider when planning for future coastal resiliency and may be placed within the policies of the Coastal Management Element. The associated new or amended policy is provided for reference:

- Water quality monitoring and coordination with PBC and JDMBSP for enacting water quality projects within the Lake Worth Lagoon (Policy 2.4)
- Evaluation of seawall stability on public and private lands (Policy 9.4)
- Evaluation of exotic vegetation on public and private lands (Policy 6.3)
- Evaluate the impacts of flooding on existing residential lands. (Objective 10)
- Monitor the current stormwater systems effectiveness and home elevation levels in relation to FEMA FIRM map changes. (Policy 6.1)
- Support installation of living shorelines/ rip rap walls in lieu of seawalls, including oyster beds, to support water quality improvements and habitat restoration. (Policy 2.4)
- Analyze hazardous flood conditions and identify investment and regulation strategies for mitigation (Policy 9.1, 9.2, and 9.3).
- The Village should consider acquisition of at-risk lands as opportunities arise. (Policy 10.1)

Conservation

Data and Analysis



Chapter 3: Attractive and Environmentally Friendly Communities

Element 8

CON

DATA AND ANALYSIS

INTRODUCTION

Section 163.3177(6)(d), Florida Statutes, requires local governments to include a Conservation Element providing for the conservation, use, and protection of natural resources within its Comprehensive Plan. The Village of North Palm Beach's (herein referred to as "Village") greatest asset is the miles of waterways permeating most of the neighborhoods. This element will address not only the requirements of the State Statute but also the coastal resiliency measures needed to build along the water.

Urban resiliency has become an important goal for many local governments with the onset of climate change impacts such as rising temperatures, extreme weather events like drought or storms, sea level rise, and large volume precipitation events. Proactive adaptation planning calls for an innovative approach which plans for ecological conditions of the future and characterizes changing conditions along the coast. Conserving existing coastal habitats or encouraging habitats to recuperate where they have been lost can be instrumental in lessening the effects of storm surge, algae bloom events and erosion.

This element has been divided into three (3) sections consistent with the State Statute requirements: Inventory of natural resources, standards for conservation, and current and projected needs for the next 10 years.

INVENTORY AND STANDARDS OF CONSERVATION

Florida Statute163.3177 (6)(d), requires eleven (11) principles, guidelines and standards for conservation within each municipality. These standards help identify the government agency involved in regulations and establish the procedures, environmental quality and current impacts to each of the listed subsections. Each section addresses the inventory of natural resources within the category and then assess the needs for inclusion in Goals, Objectives and Policies of the Conservation element.

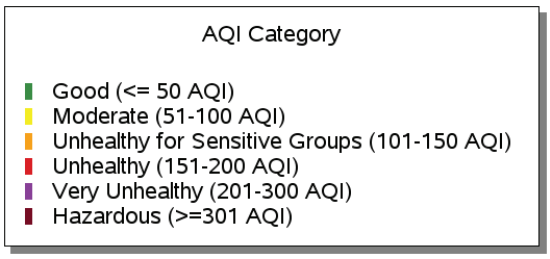
Air Quality

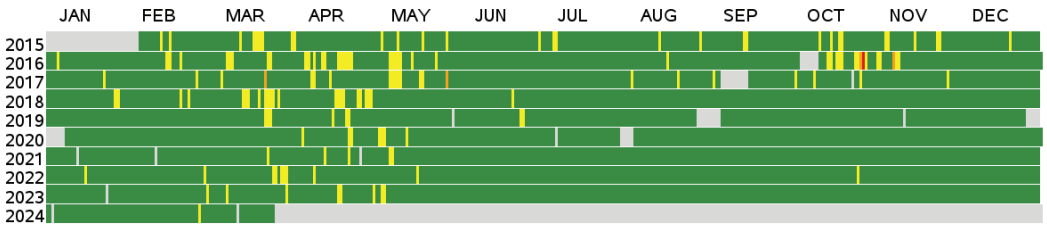
The data collection and protection of local air quality is delegated to multiple governing bodies. Federal, state and county governments all have a stake in the air quality within the Village of North Palm Beach.

At the state and local level, the Florida Department of Health, in Palm Beach County (FDH-PBC) is responsible for maintenance of air quality standards. This department reviews permits for facilities emitting pollutants, conducts inspections, controls open burning, monitors asbestos abatement, and provides technical assistance to residents with indoor air pollution.

ATTRACTIVE & ENVIRONMENTALLY FRIENDLY COMMUNITY

At the federal level, the Environmental Protection Agency (EPA) is responsible for the administration of the federal air quality standards and enforcement of the Clean Air Act of 1970. The EPA monitors all harmful substances such as carbon monoxide, sulfur dioxide, total suspended particulates, nitrogen dioxide, ozone, and lead via four (4) air quality collection stations throughout Palm Beach County. Below is the data over the last 10 years at the Lantana station (the closest to the Village). The data is ranked according to the Air Quality Index (AQI) which identifies the overall level of harmful pollutants. Over this period, there are occasional levels of "moderate" or "unhealthy for sensitive groups" days, but the vast majority of days are "good".





Link: https://www.epa.gov/outdoor-air-quality-data/air-data-multiyear-tile-plot

The Village has the ability to assist in ensuring adequate air quality for future generations by supporting various initiatives and programs to reduce the level of local air pollutants. Best Management Practices (BMPs) specified by the EPA and FDH-PBC support the regulation of open air burning, the installation of indoor carbon monoxide detectors, the reduction in individual vehicles emissions, and the encouragement of public transportation options. FDH-PBC has created the Pollution Prevention (P2) Coalition which seeks feedback from various industry representatives from agriculture, to industrial, waste management and power production to identify areas in which individual organizations can reduce emissions at the source and make a substantial impact to the local air quality.

The State of Florida Administrative Code (FAC 62-252.300) requires that all gas stations have a vapor recovery system to reduce the amount of gasoline vapors escaping into the air. Yearly certification of pumps by the Florida Department of Agriculture ensures they are compliant with the requirements. The Village Conservation Policy 1.5 states that the Village will participate in the county wide effort to require the systems and encourage monitoring. Because the State of Florida requires vapor recovery systems to get the pump certified, this policy is no longer needed.

Needs: The Village should develop a working relationship with FDH-PBC to stay up to date on regulations and air quality requirements. Additionally, the Village should implement reduction of greenhouse gas emissions in Village operations, support

residents driving less, and identify best management practices for maintaining good air quality.

Water Resources

This section is divided between two broad categories: surface and ground water. The surface waters include the Lake Worth Lagoon estuary, Atlantic Ocean, Intracoastal Waterway (ICW), C-17 Canal, residential canals and various drainage ponds. The ground water resources include the Floridan Aquifer and the Surficial Aquifer. Because most of these water resources extend far beyond the municipal limits of the Village, management responsibilities are shared with neighboring municipalities and Palm Beach County.

Surface

John D. MacArthur Beach State Park (JDMBSP) monitors and manages the Atlantic Ocean and the eastern half of the Lake Worth Lagoon within the Village's municipal limits. The State Park Management Plan specifies the habitat resources, water quality and restoration efforts along the beaches and Lagoon. Palm Beach County, the Florida Department of Environmental Protection (FDEP), and the South Florida Water Management District (SFWMD) provide various regulations, monitoring stations and planning efforts to regulate water quality within the navigable waterways of the Village.

The Lake Worth Lagoon Management Plan was created by Palm Beach County Environmental Resources Management Department (PBC-ERM) in July 2021 to evaluate the entire Lake Worth Lagoon and plan for its future. In terms of water quality trends, the level of pollutants has decreased over the entire Lagoon, though it varies by location. There are three (3) major points of freshwater discharge into the Lagoon. The first is the C-51 Canal, between West Palm Beach and Lake Worth Beach which contributed to the most pollution. The second is the C-17 canal, also known as the Earman River, which outflows run off from industrial areas in West Palm Beach, Riviera and Lake Park before exiting to the Lagoon north of Northlake Blvd. The third is the C-16 canal collecting runoff from residential areas in Boynton Beach.

Monitoring stations are located around Munyon Island, the ICW and C-17 Canal to identify various levels of toxins and turbidity. The data is then used by the Village to satisfy the requirements of the National Pollutant Discharge Elimination System (NPDES) operated by FDEP. The Village is held accountable for the quality of the waterways and monitors all development activities near the water for compliance with required pollution levels.

Village of North Palm Beach has established a fertilizer friendly ordinance, specified in Chapter 27, Article IV of the Village Code of Ordinances. The Village should continue to encourage the reduction in residential use of fertilizers during the wet season to reduce runoff to the waterways.

The Boats can also affect the water quality with gas and oil leaks, sewage discharge, and littering. Though sometimes difficult to enforce, the Village Police Department monitors

the waterways for violations related to overt pollution acts by a vessel. Additionally, the Village restricts live-aboard boats, which will consistently discharge sewage to the waterways if not moved.





Ground

Seacoast Utility Authority (SUA) is the potable water and sewer provider for all properties within the municipal limits of the Village. SUA creates a water supply plan, as required by Florida Statute Section 163.3177(6)(c) 3, in conjunction with the SFWMD every 5 years to address the changes in demand and supply. The Village is currently in the process of updating its water supply plan in coordination with the recently adopted updates to the SFWMD data from 2023.

Wellfield protection zones have been established by Palm Beach County in areas near water intake wells as set forth in Article 14.B.6 of the County Unified Land Development Code. The Environment Resource Management Department has specified uses that are permitted within four (4) zones at varying distances to the wells and reviews all new land uses within these areas.

The zones have been mapped based upon travel time contours and one-foot drawdown contours. They are generated using a contaminant transport computer model that simulates pollutant movement using particles released around wells.

Zone one (1) is identified as the land between the well and a contour of 30 day travel time, Zone two (2) is between 30 day and 210 days, Zone three (3) is 210 days to 500 days and Zone four (4) is over 500 days, but within the one-foot drawdown.

All new development requires permitting and subsequent monitoring for compliance through Palm Beach County. SUA operates a water intake and treatment facility to the immediate west of the Village's municipal limits, but there are no intake wells within municipal limits. Many properties between Prosperity Farms Rd and Alternate A1A are within Zone four (4). Only properties on the west side of Alternate A1A are located within Zones Two and Three. A wellfield protection zone map has been created for reference (RCON-Map 1)

Needs: The Village should work with SUA to analyze potential pollutant discharges from underground tanks, sewage lines, and gas lines throughout the Village. All pollution measurements should be taken to identify sources, and then restrict them through regulation. Residential lawn pesticides and fertilizers, as well as stormwater runoff from pools and patios result in higher levels of pollutants. Educational efforts to residents, as well as increased regulations and monitoring are supported. The Lake Worth Lagoon Management Plan specifies the creation of stakeholder groups, increased monitoring of water quality and establishing BMPs to better the quality of the waterways.

Emergency Conservation of Water Resources

The South Florida Water Management District Water Shortage Plan has been created for the planning of potential impacts to the water supply in times of drought, infrastructure losses or other natural disasters. The Village will be required to follow the Water Shortage Plan, as well as direction from SUA as the water utility provider, in times of emergency.

Conserve Soils

The United States Geological Survey maintains data on the underlying soils of the Village as reflected in RCON-Map 2 attached. The developed area of the Village is mainly comprised of Arents (40%), Quartzipsamments (22%), and Basinger (11%), with smaller pockets of various other soil types, including muck and tidal soils within MacArthur State Park.

Erosion Factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Generally, east of Prosperity Farms road, the soils have a K-Factor of 0.02, the lowest score possible. The Basinger soils to the west of Prosperity Farms Rd. have a slightly higher erosion factor of 0.05. Though erosion levels of the soil, type is low, shorelines and elevation changes will erode during storm events. The banks of the Earman River are much high than the water level. Where there are not mature plant, material to keep the banks stabilized, erosion has been identified to varying degrees. Lakeside Park often sees erosion of the natural shoreline after storm events and the Village has recently bolstered the dune with native grasses. A map has been created to identify the areas of erosion, OCON-Map 1.

No commercially valuable minerals are being mined or extracted in the North Palm Beach Planning Area. Some concentrations of coquina, dolomite, and sand exist below the surface but are located in developed areas.

Needs: The Village should continue to identify the hazards involved with soil erosion near the waterways. Though there is not much terrain or soils with high K factors, storm events can erode seawalls and embankments. There are no significant mining or agricultural operations within the Village limits that would diminish soil quality over the long term.

Wildlife Habitats

The only areas of natural habitat are located within the JDMBSP and the waterways. The JDMBSP management plan lists the following endangered species within its boundaries:

Reptiles

- Loggerhead sea turtle (Caretta caretta)
- Green sea turtle (Chelonia mydas)
- Leatherback sea turtle (Dermochelys coriacea)
- Gopher Tortoise (Gopherus polyphemus)

Mammals

- Florida Manatee (Trichechus manatus latirostris)

Birds

- Woodstork (Mycteria americana)
- Piping plover (Charadrius melodus)
- Little blue heron (Egretta caerulea)
- Reddish egret (Egretta rufescens)
- Snowy egret (Egretta thula)
- Tricolored heron (Egretta tricolor)
- Swallow-tailed kite (Elanoides forficatus)
- White ibis (Eudocimus albus)
- Merlin (Falco columbarius)
- Peregrine falcon (Falco peregrinus)
- Southern bald eagle (Haliaeetus leucocephalus)
- Worm-eating warbler (Helmitheros vermivorus)
- Osprey (Pandion haliaetus)
- Brown pelican (Pelecanus occidentalis)
- Black skimmer (Rynchops niger)
- American redstart (Setophaga ruticilla)
- Least tern (Sterna antillarum)

Fish

- Mangrove rivulus (Rivulus marmoratus)



The Village should support the continued designation of Manatee Protection Zones in the ICW and surrounding waters and the posting of manatee warning signs informing boaters that this species may be present. There are two State established Manatee Protection Zones that make up the waters of the Lake Worth Lagoon which require boaters to operate at lower speeds. These zones are defined in Chapter 68C-22.009, Florida Administrative Code. The Village is frequently used by the Florida Fish and Wildlife Conservation Commission and other agencies as an area for rehabilitated manatees to be released back into the wild.

There are six imperiled plants found within the Village limits, according to the JDMBSP Management Plan:

1. Golden leather fern (Acrostichum aureum)
2. Sea lavender (Argusia gnaphalodes)
3. Johnson's seagrass (Halophila johnsonii)
4. Burrowing four-o'clock (Okenia hypogaea)
5. Hand Fern (Ophioglossum palmatum)

Needs: Although the Village does not own and operate any natural area, many of the listed species of concern above will travel throughout the area and roost on the golf course or wade in the retention ponds. The Village should evaluate all potential locations of nesting birds, gopher tortoise burrows, or endangered plants on Village property and support their survival. All new development and redevelopment of existing properties should incorporate native plant materials to serve as habitat for native species.

Natural Areas

There are no natural areas within the municipal limits owned and maintained by the Village, but a significant area of JDMBSP is comprised of maritime hammock, beach dune, and mangrove swamp habitats that are preserved by the State of Florida and designated as Conservation on the Village's Future land use RFLU-Map 1.

Beaches and Sand Dunes

All of the 18.6 acres of beach and dune areas are located within the boundaries of John D. MacArthur Beach State Park (JDMBSP) and are managed by the State of Florida. The



JDMBSP Management Plan has been created with the goal of establishing processes for providing access to the general public while also preserving the viability of the sand dunes for storm surge protection.

Beach dune is a coastal mound or ridge of unconsolidated sediments found along shorelines with high-energy waves. Vegetation will consist of herbaceous dune forming grass species such as sea oats (Uniola paniculata) and sand cordgrass (Spartina alterniflora). The dunes range from a few feet above sea level to 20 feet tall. They are classified by the JDMBSP Master Plan as good in the northern area where some sections have eroded and excellent in the southern end where wider sections of dune habitat exist.

Maritime Hammock

Maritime hammock is a coastal evergreen hardwood forest occurring in narrow bands along stabilized coastal dunes. Canopy species will typically consist of live oak (Quercus virginiana), red bay (Persea borbonia), and cabbage palm (Sabal palmetto). The canopy will typically be dense and often salt spray pruned. Understory species may consist of yaupon holly (Ilex vomitoria), saw palmetto (Serenoa repens), and/or wax myrtle (Myrica cerifera). Herbaceous groundcover will be very sparse or absent.

Mangrove Swamp

A mangrove swamp is typically characterized as a dense forest occurring along relatively flat, low wave energy, marine, and estuarine shorelines. The dominant overstory will include red mangrove (Rhizophora mangle), black mangrove (Avicennia germinans), white mangrove (Laguncularia racemosa), and buttonwood (Conocarpus erectus).

The estuaries of the Lake Worth Lagoon contain brackish water and less consistent wave action resulting in the ability for native plant material to propagate. The majority of this habitat is found within JDMBSP, but there are several instances of small mangrove clusters, such as the south shore of Anchorage Park along the Earman River.

Local Government Cooperation

The Lake Worth Lagoon is the only natural resource shared by other local municipalities and requires similar regulations to preserve the ecosystem and environmental benefits. The Lagoon is approximately 20 miles long. Palm Beach County coordinates the Lake Worth Lagoon Management Plan, last updated in July of 2021. The Plan seeks to connect stakeholders, initiate best management practices, monitor pollutant sources, and manage freshwater inflows. The Village should continue to support actions specified in the Lagoon Management Plan, especially as they relate to Village owned properties by encouraging the planting native of vegetation and restoring habitat where feasible.

Environmentally Sensitive Lands

There are no environmentally sensitive lands owned by the Village, but JMDBSP lands have a conservation designation according to the Future Land Use Map and have been identified on the Bays, Harbor, Rivers, Estuaries and Drainage Basins Map (RCM-MAP 1). Within the Lake Worth Lagoon, seagrass habitat has been destroyed by boat traffic and dredging over many years. Seagrass is one of the main food sources for manatees and a stable supply is crucial for their population survival. Additionally, seagrasses are effective in removing pollutants and excess nutrients from the water. The Lake Worth Lagoon Management Plan has established seagrass monitoring locations to assess the stability of the habitat. The latest management plan reported slightly declining seagrass areas over the period of 2013 to 2018.

FDEP has established dredging and development rules in 62-330, Florida Administrative Code. All proposed private and commercial docks shall submit a request to FDEP staff to analyze impacts to the existing seagrass beds. Each permit is reviewed on a case-by-case basis to allow marine vessel access to an upland property, while preserving the maximum amount of seagrass.



Hazardous Waste

FDH-PBC Hazardous Waste Program provides services to protect the citizens and visitors of Palm Beach County from adverse health effects attributable to improper generation and disposal of hazardous waste. Waste is classified as hazardous waste if it is specifically listed by EPA, or if the waste exhibits one or more of the following characteristics: ignitability, corrosiveness, reactivity, or toxicity. This program provides oversight of the generation and management of hazardous waste in Palm Beach County. Commercial facilities such as automotive body and repair shops, dry cleaners, laboratories, and hospitals generating hazardous waste are inspected for compliance and permitted through the County.

	Business	Owner	Address	Remediation Status
Dry Cleaners	L & M Dry Cleaners	John D Bols Separate Property Trust	210 US Highway 1	Open
	Sun Cleaners	Crystal Cove Commons, LLC	1201 US Highway 1	Hold
Automobile Service Station	Rocket Fuel	Izquierdos, LLC	100 US Highway 1	Active
	Mobile 1 Lube Express	Surfside Realty Group	9012 Alternate A1A	Active
	North Palm Beach Public Works	Village of North Palm Beach	645 Prosperity Farms Rd	Active
	Wheel Inn Seventy Six	Benjamin Private School, Inc.	11011 US Highway 1	Active

Source: Florida Department of Environmental Protection

There are no superfund sites within the municipal limits of North Palm Beach, but there are six (6) sites identified by FDEP as active in remediation efforts of various contaminants discharged on the property. The properties include two (2) dry cleaners and four (4) are automobile service stations. The properties deemed "active" are annually monitored by FDEP to confirm on-going compliance to a site that had previous violations. The "open" status means actions are currently being taken to remediate a contaminant.

Wetlands

There are no freshwater wetlands within the municipal limits according to the SFWMD, but there are three mangrove swamps established with a conservation easement: 1) The tidal waters of the Sanctuary Cove Apartments (1000 Sanctuary Cove Dr), 2) an easement encompassing the south shoreline of Anchorage Park; 3) the entirety of JDMBSP.

Land uses

The Village has established a Conservation land use category that applies only to the JDMBSP. The intent of this land use category is to conserve or protect natural resources of environmental quality. The following uses are permitted within this land use category:

1. Passive recreation;
2. Flood control;
3. Protection of quality or quantity of ground water or surface water;
4. Floodplain management;
5. Fisheries management;
6. Protection of vegetative community or wildlife habitats;
7. Residential and administrative buildings for the protection of the OS district;
8. Single-family dwellings with accessory buildings customarily incidental thereto.

All other future land uses allocate density and intensity to parcels of land. The Village should seek to locate compatible land uses adjacent to natural areas, parks and areas with potentially sensitive species. Uses such as gas stations, concrete plants, and industrial

storage facilities known to cause environmental impacts should be restricted to areas away from Wellfield Protection Zones and waterways as much as feasible.

SUMMARY

The following categories have been provided as a summary of the recommended additions to operations or policies within the Village of North Palm Beach:

Protecting Air Quality

- Eliminate open air burning, including yard waste and trash;
- Encourage reduction of fossil fuels in all Village operations;
- Coordination with other municipalities and government agencies, including FDH-PBC, to reduce airborne particulates within Village limits.

Protecting Water quality

- Work with Palm Beach County to enact the recommendations of the Lake Worth Lagoon management Plan;
- Monitor the Village's stormwater system and enact updates in accordance with the stormwater master plan.
- Contribute to the NPDES reporting and reduction of pollutants in the waterways;
- Encourage less fertilizer usage from residential and village facilities along waterways.

Protection of Soils

- Discourage harmful land uses that could cause chemical leaks and other hazardous spills;
- Aid PBC ERM in monitoring uses within wellfield protection zones;
- Enact erosion control measures along Village shorelines.

Protection of Habitat

- Continue to support the environmental education and habitat management programs at John D MacArthur Beach State Park;
- Support the increase of seagrass populations by limiting dredging and development within known areas;
- Support the efforts of the Lagoon Management Plan where feasible;
- Encourage slow speeds for manatees throughout the Village waterways;
- Planting of native species for habitat restoration on Village properties

Overall development patterns

- Discourage incompatible land uses near the waterways and wellfield zones;
- Monitor potential hazardous waste sites;
- Encourage natural area preservation, as opportunities arise, during the entitlement process for all development.

Recreation and Open Space

Data and Analysis

Chapter 3: Attractive and Environmentally Friendly Communities Element 9



DATA AND ANALYSIS

INTRODUCTION

The Village of North Palm Beach ("Village") was established in 1956 as an award winning master-planned community, containing three neighborhood parks within single family neighborhoods. By 1963, the municipal golf course was established and over the decades, additional facilities have been included to further bolster the quality of life for the residents of the Village.

The recreational facilities owned and operated by the Village currently total 198 acres, including the Community Center, the North Palm Beach Country Club, and Anchorage, Lakeside and Osborne parks. Forty-seven (47) acres are maintained by the Leisure Services Department which was created in 2022 as a combination of the Library and Parks & Recreation Departments. The Leisure Services Department is funded entirely by the general fund, generated from taxes and service fees levied by the Village. Grant funding is available for specific maintenance and facility upgrades but varies by year. For fiscal year 2023, Leisure Services expended $2,893,594.

The North Palm Beach County Club totals 151 acres and is a publicly accessible golf course owned and operated by the Village. The Country Club Department maintains the 18-hole golf course, clubhouse, community pool and tennis center. Funding is entirely through user fees, memberships and sales of food and equipment at the clubhouse.

The Village's advantageous location along the Intracoastal Waterway and the Lake Worth Lagoon provides many opportunities for residents to participate in the outdoors and experience the tropical climate of South Florida. Many of the Village's facilities lie along the waterways with access to swimming, fishing, boating and wildlife viewing contributing to the Village's motto, "the best place to live under the sun".

INVENTORY OF RECREATION AND OPEN SPACE FACILITIES

The following inventory of parks, open spaces, and recreation facilities is prepared in compliance with state requirements (Florida Statute 163.3177). The Village's classifications are comparable to both Palm Beach County and the State of Florida classifications for open space and recreation, and provide for the necessary modifications tailored to the unique features of the community and the Leisure Services Department's operations. The Recreation and Open Space Element of the Palm Beach County Comprehensive Plan was most recently updated by way of Ordinance Number 2012-22, effective 08/31/12. The element recognizes four (4)categories of public recreation: Countywide(Regional, Beach and District), Local-Level(Community and Neighborhood), Open Space, an d Recreational & Cultural.

The Village of North Palm Beach maintains a variety of recreation opportunities over 198 acres of park land located within the Village. The Village's parks and recreational facilities consist of athletic fields, community centers, parks & open spaces, playgrounds, beaches, a community garden and waterway access for boating and fishing. RROS-Map 1 reflects the location of all public recreation and open space facilities in the Village. The following inventory of the existing Village facilities are categorized into four (4) sections (Parklets, Neighborhood & Community Parks, Regional Parks, and Other) ranging in level of services provided and number of patrons anticipated to be served as well as level of Village involvement in managing the services. All property sizes were provided by the Palm Beach County Property Appraiser.

1. Parklets

Parklets are generally defined as facilities less than one (1) acre in size and provide a basic level of service with passive recreational activities. Typically located within residential neighborhoods to serve the immediate residents, these facilities may be maintained by the Village or private entities, but open to the general public. There are no active recreational uses, but they serve as green spaces to sit or walk within. There are currently two (2) properties within the Village that operate as a parklet: Prosperity Village Open Space and Monet Road Open Space. Prosperity Village Open Space contains a bench while Monet Road Park has no definable facilities.



Both properties are further specified in Table ROS-1 below:

Table ROS-1

Open Space	Acreage	Benches
Prosperity Village	0.07	1
Monet Road	0.15	--
Total	**0.22**	**1**

2. Neighborhood and Community Parks

Neighborhood and Community Parks are defined as facilities over one (1) acre in size and are located along collector roads with parking areas to capture a larger portion of the population than persons residing in the immediate vicinity. These properties may have athletic fields for organized sports as well as restrooms. They will typically serve a larger neighborhood or multiple small neighborhoods. All operations are open to the general public and maintained by the Village of North Palm Beach. There are currently six (6) facilities that meet the definition of Neighborhood & Community Parks, including the Country Club pool and tennis facilities used by residents daily and operate similarly to the other neighborhood and community parks.

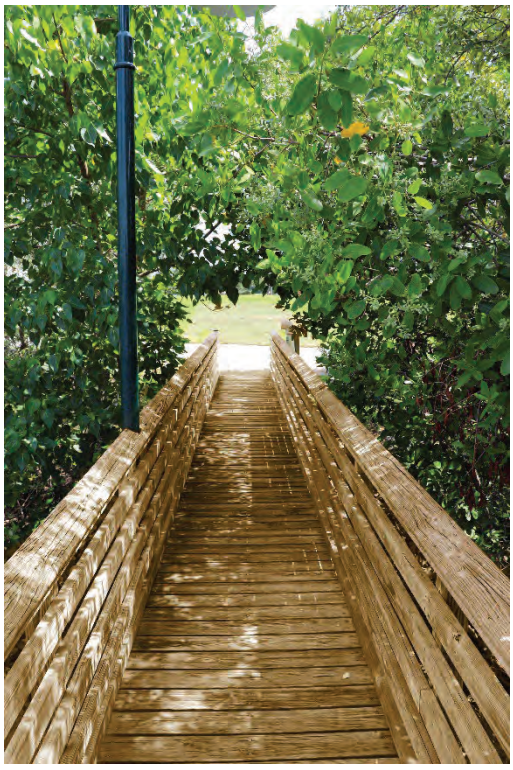


Table ROS-2 specifies the amenities at each park facility. Clarification of some of the categories is provided as follows. All courts are outdoor. The Swimming Pool is accessible for an entrance fee. Memorials are defined as having a plaque, small plaza, bench and flagpole. Indoor Multipurpose Space is defined as a room available for use for indoor sports, exercise classes, or organized events. The Community Center has wooden court flooring that can be used for various sports such as, but not limited to indoor basketball , volleyball, and badminton. The facilities at Anchorage Park and Osborne Park are much smaller and geared towards group classes and activities. Trails may be mulched or paved and can include fitness equipment.





Table ROS-2

Facility	Acreage	Playground	Tennis Court	Basketball Court	Volleyball Court	Soccer/ Football Field	Baseball/ Softball Field	Swimming Pool	Boat Ramp/ Kayak Launch	Fishing Dock
Anchorage Park	21.5	1	2	--	4	--	1	--	1	2
Lakeside Park	5.7	1	--	1	1	--	--	--	--	1
Osborne Park	6.9	1	--	1	--	--	2	--	--	--
Veterans Park	0.4	--	--	--	--	--	--	--	--	--
Community Center	12.7	1	--	3	1	3	1	--	--	--
Country Club Tennis and Pool	6.0	1	10	--	--	--	--	1	--	--
Total	**53.2**	**5**	**12**	**5**	**6**	**3**	**4**	**1**	**1**	**3**

Facility	Memorial	Dog run	Pavilion	Community Garden	Batting Cage	Racquetball/ handball	Indoor Multipurpose space	Ampitheater	Restrooms	Trails
Anchorage Park	--	3	9	--	--	--	1	--	2	1
Lakeside Park	--	--	2	--	--	--	--	--	--	1
Osborne Park	1	--	2	1	2	6	1	--	2	--
Veterans Park	1	--	--	--	--	--	--	1	--	--
Community Center	--	--	1	--	--	--	1	--	3	1
Country Club Tennis and Pool	--	--	2	--	--	--	--	--	2	--
Total	**2**	**3**	**16**	**1**	**2**	**6**	**3**	**1**	**9**	**3**

3. Regional Facilities



Regional facilities are defined as facilities over ten (10) acres in size and serving a as a destination for residents of Northern Palm Beach County. Though these types of parks typically contain large athletic fields, or nature trails, the Village's single Regional Facility is the North Palm Beach Country Club. The 18-hole golf course is owned by the Village and operated by the Country Club Department with paid entry to the general public. Near the golf course is a practice putting green, chipping green and driving range. Players also have access to a pro-shop and locker rooms. Reduced fees to use the course are available to residents and individuals with memberships. The clubhouse was rebuilt in 2019, after over 60 years in operation. The new building includes a restaurant and event venue overlooking the golf course.

Table ROS-3

Facilities	Acreage	Golf Course	Trails	Restaurant	Restrooms
North Palm Beach Country Club	144.9	1	1	1	3
Total	**144.9**	**1**	**1**	**1**	**3**

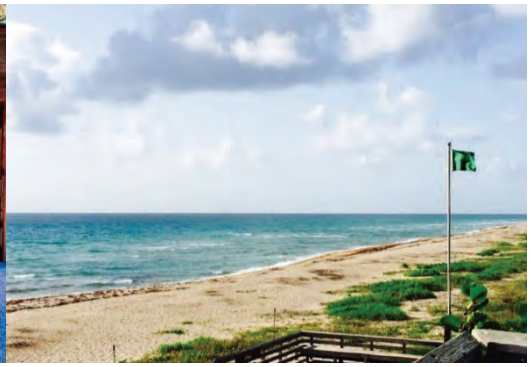
4. Other Parks

John D. MacArthur Beach State Park (JDMBSP) is the only public recreational facility within the municipal limits of North Palm Beach, not operated by the Village. Though similar to a Regional Facility, serving as a destination for residents of northern Palm Beach County, JDMBSP receives separate funding and is regulated by the State of Florida. The Florida Department of Environmental Protection created a John D. MacArthur Beach State Park Management Plan ("Management Plan"), last updated on August 26, 2020. The Management Plan establishes an inventory of habitat and facilities, specifies programs for habitat preservation and public outreach, and outlines upgrades to facilities over time. There is an individual entrance fee for the general public. Memberships to all of Florida State Parks are available as well. Table ROS-4 specifies the many unique amenities offered in the park, including a nature center, kayak & paddleboard rentals, nature trails and beach access.

Table ROS-4

Facilities	Acreage	Playground	Swimming-open water	Boat Ramp	Fishing	Kayak/ Paddleboard	Trails	Pavilion	Restrooms
John D. McArthur Beach State Park	436.39	1	1	2	3	1	5	8	5
Total	**436.39**	**1**	**1**	**2**	**3**	**1**	**5**	**8**	**5**







OTHER RECREATIONAL FACILITIES

Schools

There are three (3) schools with athletic facilities within the municipal limits of the Village of North Palm Beach as reflected on the Schools Map (RROS-Map 2). The Conservatory School is the only public school, serving students in kindergarten through 8th grade. St. Clare Catholic School and the Benjamin School are both private, serving students in Pre-K-3 to 8th grade and kindergarten to 8th grade respectively. There is currently an agreement only with the Conservatory School for mutual usage of their facilities. Agreements are common between local governments and the Palm Beach County School District, but less common with private schools. The indoor gymnasiums specified in the table are similar to the Village Community Center Indoor multipurpose space, which may include basketball, volleyball, etc. The basketball courts column is specifically limited to those provided outdoors. Where multiple playgrounds are provided, they are for different age groups.



Table ROS-5

Facility	Acreage	Playground	Indoor Gymnasium	Basketball court	Soccer/ Football field	Baseball/ Softball field
Conservatory School (Public K-8)	9.9	2	1	2	--	1
The Benjamin School (Private, K-8)	14.7	2	1	3	1	--
St. Clare Catholic School (Private PreK-8)	15.9	1	1	2	1	1

Private- Residential

Private recreation is defined as recreational facilities provided by independent residential developments. Many citizens have their recreational needs met in their neighborhood by private recreation amenities. An awareness of private recreational supply is a meaningful consideration to public recreational planning and service delivery. It should also be noted that the Village is supportive of these private facilities.

Streets and Sidewalks

Sidewalks provide a commonly used, but often forgotten, recreational amenity to most of the residents. All of the single family neighborhoods have sidewalks provided along at least one side of the street. Pedestrian accessibility is key to providing accessible parks and recreation facilities. If provided within the public right-of-way, the Village ensures the sidewalks are cleared of debris and, unimpeded by vehicles, and fixes cracks from adjacent trees. Though the street edges are designed as swales for stormwater drainage, certain species of trees are permitted and provide beneficial shade to pedestrians. The full list of allowed trees, subject to locational approval by the Public Works Director, is available in Section 27-18 of the Village Code of Ordinances.

Waterways



North Palm Beach was designed to provide waterway access to as many residents as possible, whether they live on the water or near it. Lakeside Park, Anchorage Park, the Golf Course, and JDMBSP all front a different waterbody with varying levels of usability. Lakeside Park has a beach, but no swimming or boat launching. Anchorage Park has boat launching for motorized vessels, kayaks and the North Palm Beach rowing club with a fishing dock.

Though the Village maintains the residential canals through various dredging efforts, individuals are allowed to clear the area around a mooring location immediately adjacent to their property, subject to applicable local, state and federal laws. The Intracoastal Waterway main channel is maintained by the Florida Inland Navigation District. The Lake Worth Lagoon is monitored for various water quality metrics and habitat conditions by the State of Florida within JDBMSP and by Palm Beach County elsewhere. The Earman River is maintained by South Florida Water Management District for stormwater control. Through this intergovernmental joint effort in maintenance, the waterways are navigable, clear of debris and monitored for safe usage by the general public.

EXISTING CONDITIONS

The Village currently maintains 198.1 acres of neighborhood and community parks as well as the North Palm Beach Country Club (Table ROS-6). With 12,862 residents estimated in 2022 per Palm Beach County Planning Division, there is a current ratio of 15.4 acres of park lands per 1000 residents. An overall list is provided below.

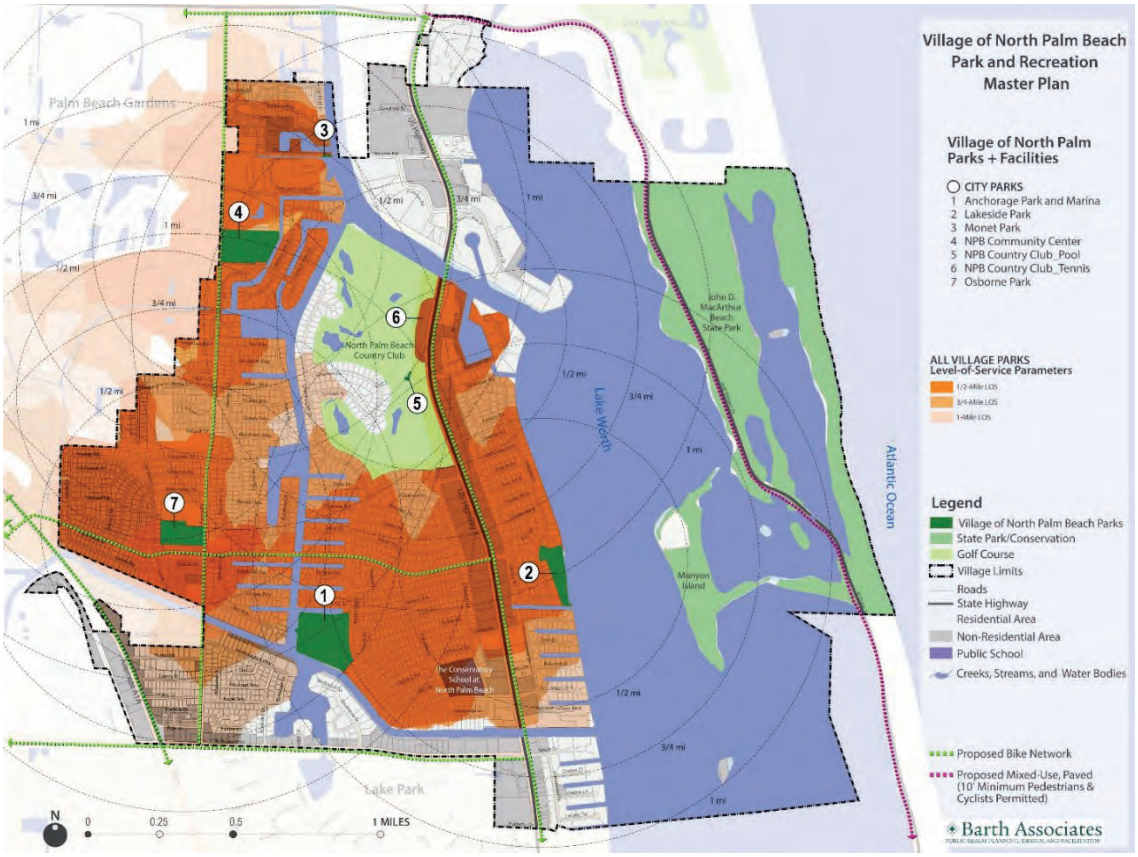
Table ROS-6

Facilities	Acreage
Anchorage Park	20.6
Lakeside Park	7.0
Osborne Park	6.9
Community Center	12.7
Veterans Park	0.4
Country Club Tennis and Pool	5.2
North Palm Beach Country Club	145.7
Total	**198.5**

A needs assessment was completed in 2021 by Barth Associates to identify existing facilities and potential expansion of services. An online survey was sent out to all residents with 751 participating. Additionally, interviews and focus group meetings were conducted with 61 participants. The findings were presented to the Village Council on November 18, 2021. The following information has been taken from the needs assessment.

The existing Level of Service (LOS) for the Village was established as the ratio of all public park spaces (minus the golf course) per 1,000 residents (using 2020 census data). The LOS was identified as 4.4 acres per 1000 residents. It was noted the National Recreation and Parks Association (NRPA) has established a median benchmark of municipalities at 6.8 acres per 1,000 residents making the Village deficient by 2.4 acres per 1,000. Map 1, below, was provided as part of the needs assessment to specify the location of all neighborhood parks (dark green). The traveling distance for residents to access neighborhood and community parks is specified in orange. The dark orange areas have sufficient access to a local park, while the light orange areas would have to travel over one-half mile. The deficient properties are located south of the Earman River and north of the Intracoastal Waterway, but many of these are multifamily residential communities with private recreational facilities.

Map 1



There were 4 key recommendations provided by the needs assessment: Create a bicycle and pedestrian master plan to better connect facilities, increase certain amenities per the survey of residents, further maintain the parks by upgrading structures, and provide special events.

1. Bicycle and Pedestrian Master Plan

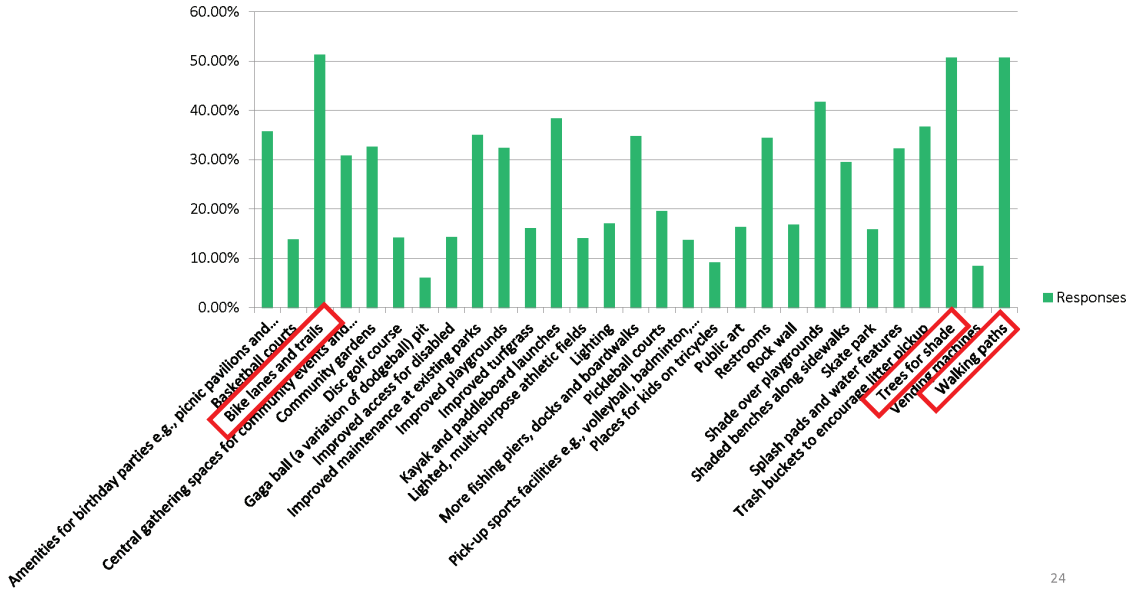
Sidewalks have been provided on both sides of all Village residential streets as required in the initial design of the Village. Some streets that were annexed into the Village have gaps in connectivity as well as sidewalk widths that could be expanded to better accommodate the public. A pedestrian master plan was recommended within the needs assessment to identify the gaps and plan for future development. Map 1 identifies the major thoroughfares (green lines) that could be improved to accommodate a bike network to connect neighborhoods and community facilities.

2. On-line Survey

The online survey of residents was conducted through outreach on social media, the website and the Village newsletter yielding 751 participants. Table ROS-7 shows the results of the survey with bike trails and walking paths highlighted as the top two responses necessitating the creation of the bicycle and pedestrian master plan. Also highlighted is the addition of shade trees and shade structures over playgrounds. Below are the results of the survey which listed potential overall improvements to the Village's parks. The residents checked all that they supported.

ATTRACTIVE & ENVIRONMENTALLY FRIENDLY COMMUNITY

Table ROS-7



24

Responses were also collected to identify improvements needed in five (5) specific parks owned and operated by the Village. The top response for Anchorage Park, Osborne Park and the Community Center was the addition of shade trees. The top result for Lakeside Park was the desire for a restroom facility and the top result for the Country Club was to have discounted entry fees for residents. See Table ROS-8 below for the entire list of results.

Table ROS-8

Survey Results- Top 5 Park Improvements					
	AnchoragePark	**Osborne Park**	**Lakeside park**	**Counry Club Tennis and Pool**	**Community Center**
1	Trees for Shade	Trees for Shade	Restrooms	Discounts for residents	Trees for Shade
2	Improved playground with shade	Walking paths	Additional parking	food-truck nights	Improved playground
3	Kayak and paddleboard launch	Restrooms	Resident Parking Sticker/passes	Resume pool parties, social events	Community garden
4	Trash buckets	Improved Playground	Foot-washing station	Summer Memberships for Families	Shades benches along sidewalks
5	Ampitheater/ stage	Splash Pad	Improved Playground with shade	Lighted walking and biking trail around golf course	Archery range

It should be noted that there are master plans currently in development for Osborne Park and the Community Center to build on these survey results and establish what can be added in the near future. Since this survey was completed, additional trees and a new playground were added to Anchorage Park. The Country Club does offer resident discounts, including memberships for families and social events.

3. Park Maintenance

The third recommendation provided in the needs assessment was the maintenance of current parks space including but not limited to updating irrigation systems, improving pathway lighting, upgrading sport courts, repairing fencing and replacing sod. It was recommended that an Annual Asset Management (repair and replace) plan be created for the analysis of upgrades that need to occur. Funding can be achieved through federal and state improvement grants.

4. Programs and Special Events

The survey participants identified various programs that they would like to see offered within the Village park facilities. The top requested response (34% of the vote) was for Kayak & paddleboard programs, including rentals and group outings. Nature & Environmental programs, offering educational opportunities for families secured 27% of votes. Organized walking groups and community service & volunteering events received 26% each.

In order to enact the programs expressed by this survey, potential suggestions were given by the Needs Assessment consultant. A paddle board rental station or partnership with JDMBSP would help the desire to have kayak and paddleboard availability. Community services opportunities may include organized beach cleanups or assistance with the Village Library. To provide nature and environmental programs, a community garden was created at Osborne Park, following this survey. Youth Sports were discussed in focus groups and it was determined there is a need for non-competitive sports programs for younger children (ages 3-5) in the area.
Special events are already common at many of the Village parks including Heritage Day, Fourth of July, boat parade, fishing tournament, haunted house at the library and many more. It was recommended to expand the accessibility, receive partnerships for resources and funding, and ensure events are provided for all age groups on a monthly basis.





FUTURE OPPORTUNITY ANALYSIS

The needs assessment has established the need to create a Parks Master Plan for future development of the facilities in the Village as well as a Bicycle and Pedestrian Master Plan to connect the community. Both plans should identify the accessibility of the parks for all age-groups and income levels.

Level of Service (LOS)

As specified in the needs assessment, the existing LOS for the Village is 4.4 acres per 1000 residents (excluding the Country Club). The Village previously established a LOS for individual sports and activities, rather than a comprehensive aggregation of minimum acreage. The previous method of establishing the LOS is considered to be too restrictive to meet the changing demands of the public and fluctuating sources based in part on grant funding. Therefore, the adopted level of service should focus on the overall need for developed public park facilities. Developed parks or recreation facilities LOS shall be defined as all neighborhood and community parks as well as parklets per 1000 residents. The total acreage of all facilities equals 53.42 acres yielding an existing LOS for the Village of 4.15 acres per 1,000 people. This differs from the needs assessment due to population growth and differing measurements of facilities.

Of the municipalities in South Florida that have established an overall level of service, they vary in size from 2 acres per 1,000 residents in Lake Worth Beach, 3 acres per 1,000 residents in Greenacres and Stuart, and up to 15 acres per 1,000 residents in Vero Beach. The small number in Lake Worth Beach was established because there is little land available to increase park space while Vero Beach has over 800 acres of public open space that greatly increases the ratio to the current population.
Per Palm Beach County Planning Division population estimates, the Village is expected to increase by 641 residents between 2022 and 2035. The population estimate is determined by analysis of historic growth trends throughout the Village and does not factor in the change in regulations or specific development projects proposed. In order to maintain the existing level of service, an additional 2.62 acres is required to be provided to the residents. See Table ROS-9 below for reference.

Table ROS-9

Year	Population	Acres		
		Level of Service (4.15 ac/ 1000)	Existing	Deficit/ surplus
2022	12,862	53.4	53.42	0.04
2025	13,053	54.2	53.42	-0.75
2030	13,297	55.2	53.42	-1.76
2035	13,503	56.0	53.42	-2.62

Since the Village is currently built out except for a few vacant parcels, there is not likely to be a new neighborhood and community park provided at the minimum 1 acre threshold. Most additional recreation space will likely come from parklets, such as the land dedicated from the creation of the Prosperity Village planned development in 2022. There may be additional opportunities for small park spaces on other Village properties or rights-of-way that can be identified through an open space analysis.

Requirements of Development

There are two ways to increase park lands within the Village. Dedications from private land owners or purchase of lands by the Village. New residential development is encouraged within the limits of the Village, but the LOS will be affected. To maintain the LOS, developments should be required to provide on-site recreation and open space for the proposed

development. A cash out option may be considered and approved by the Village Council. The Code of Ordinances, Section 36-23 "Public Sites and Open Spaces" currently requires subdivisions to dedicate 5% of the gross land area or pay an amount equal to the fair market value of that portion of land. With an established LOS of 4.15 per 1000 residents, an amendment to the Ordinance should be considered to be applicable to all residential development that may not need a subdivision.

Impact fees are currently being reviewed by the Village to be imposed on all new residential developments to offset the cost associated with meeting the LOS for future residents. The impact fees may be used by the Village to purchase property for future park lands. Though there are few undeveloped acres available within the municipal boundaries of the Village, properties may be redeveloped to become active recreation space. Of the properties in the immediate annexation area, none have been identified for potential parks or conservation. Some properties are currently

vacant or underutilized and could be purchased to be repurposed for public park facilities.

The Village should remain open to, and perhaps actively pursue, opportunities for expanding its parks system through the donation of land. While the benefits of such acquisitions must be evaluated in terms of populations served, accessibility, development and maintenance costs, etc., donations remain a desirable acquisition alternative for the future.

Funding Sources

Additional grant funding is available through the Florida Recreation Development Assistance Program (FRDAP). "The purpose of this program is to provide grants to qualified local governmental entities to acquire or develop land for public outdoor recreational purposes." In the past, the Village has also used The Recreational Trails Program (RTP), Land and Water Conservation Fund Program (LWCF), and Florida Inland Navigation District (FIND) grant funding for park improvements. In order to offset the rising costs of maintenance and park development, the Village will continue to pursue these allocations of funds made available by the federal and state governments for future development and land acquisition.

Access

All facilities should be accessible to the general public with special considerations given in the design of any future amenity to all age groups, abilities and mobilities. The disabled population often requires special recreation opportunities. The Village recognizes a shared responsibility with other governmental entities to provide opportunities for all. Facilities such as special exercise courses and trails should be included in community parks and some neighborhood parks. Special trails can also be constructed for the enjoyment of disabled persons. At the very least, all facilities should be accessible.

Senior citizens sometimes encounter access difficulties and may prefer to enjoy their leisure apart from youths and children. Planning with senior citizens in mind should translate into the provision of adequate access and facilities for the pursuit of leisure activities.

Planning for future recreational facilities and parks should take into account the special barrier-free accessibility needs of disabled persons and of the elderly. Accessibility requirements include wheelchair ramps, railings, restroom facilities designed to provide access to the handicapped and other facilities constructed to allow safe use by all.

Another group to consider is children. They require specific recreational facilities and opportunities. Playground equipment in parks would help meet the demand of this younger age group for recreation opportunities, as well as sport fields and similar activities.

SUMMARY

The Village is continuously working to improve the Recreation and Open Space facilities for the residents. Each park is planned to develop a long term master plan for future growth and development. This will ensure that each space efficiently reaches its full potential to serve the community. As the demographics and activity trends change over time, the Village should be prepared to modify fields, courts and buildings to provide services that residents desire.

It is the goal of the Village to maintain the North Palm Beach Country Club as a publicly owned and accessible facility for future generations to enjoy. The financial and practical sustainability of the facilities is of great concern without a formal plan in place. Lakeside Park is currently maintained as a popular passive, neighborhood park with limited parking and no restrooms. Anchorage Park needs to effectively balance residents' desires for an expanded boat storage area with active recreational uses. With these large issues remaining, additional planning needs to be completed, and in-depth discussions on each topic need to be had, to successfully enhance and continue to expand offerings within the parks of the Village of North Palm Beach.





Responsible and Accessible Government

- Intergovernmental Coordination
- Property Rights
- Evaluation and Monitoring

Property Rights

Data and Analysis

Chapter 4: Responsible and Accessible Government
Element 11



DATA AND ANALYSIS

INTRODUCTION

The purpose of the Property Rights Element is to: identify specific property rights and affirm that local government will respect them; protect the rights of people to participate in decisions that affect their lives and property; and provide standards for reliable and predictable local government decision-making to promote sound, long-term investments in a community

LEGISLATION

The following is an assessment of existing regulations and programs that protect private property rights from governmental action without due process and just compensation:

Federal Regulations

Constitution of the United States

First Amendment

The First Amendment protects the freedoms of speech and religion. It guarantees that property owners may exercise these rights on their property.

Fifth Amendment

The Fifth Amendment provides the foundation for the protection of private property rights from arbitrary government action. The text of this Constitutional Amendment outlines the requirement that the government must provide "due process" under law and "just compensation" for the taking of private property for public use.

Fourteenth Amendment

The Fourteenth Amendment makes the Bill of Rights (the first ten Constitutional Amendments) applicable to state and local governments. It contains the Due Process Clause, which guarantees the following rights against the states: procedural protections, such as notice and a hearing before termination of entitlements; individual rights listed in the Bill of Rights, including freedom of speech, free exercise of religion, the right to bear arms, and a variety of criminal procedure protections; and fundamental rights that are not specifically enumerated in the Constitution.

State Regulations

Florida Statutes Section 163.3177(6)(i)1, Florida Statutes

In accordance with the legislative intent expressed in sections 163.3161(10) and 187.101(3), Florida Statutes, governmental entities shall respect judicially acknowledged and constitutionally protected private property rights, and each local government shall include in its comprehensive plan a Property Rights Element to ensure that private property rights are considered in local decision making.

Section 70.001, Florida Statutes

Florida Statutes section 70.001, also known as the Bert Harris Act or "Private Property Rights Protection Act", provides a private cause of action when the existing use (or a vested right to a specific use) of property is inordinately burdened by the Florida governmental entity, including the agencies thereof. Adopted in 2021, it was created to provide relief to private landowners when a law, regulation, or ordinance inordinately burdens, restricts, or limits private property without amounting to a taking under the U.S. Constitution

Sections 163.3220-163.3243, Florida Statutes

Sections 163.3220-163.3243, Florida Statutes, otherwise known as the "Florida Local Government Development Agreement Act", grants assurance to a developer that upon receipt of his or her development permit or brownfield designation he or she may proceed in accordance with existing laws and policies. Adopted in 2022, the Legislature enacted the bill in an effort to reduce uncertainty in development approvals by authorizing local governments to enter into development agreements with developers. These agreements will encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

INVENTORY AND ANALYSIS

A Property Rights Element is required under the provisions of section 163.3177 (6) (i) 1, Florida Statutes. The inclusion of this element and continued adherence to best practices in the provision of public infrastructure and regulation of land development to protect the public health, safety, and welfare will ensure implementation of these provisions. This Element does not create any property rights or due process rights that are not already judicially acknowledged and constitutionally protected.

The Village will continue to ensure that private property rights are clearly protected by the applicable provisions of the Village Charter, Code of Ordinances, and the Comprehensive Plan. The goal, objectives, and policies of the Property Rights Element will provide the direction necessary to proactively address potential policy conflicts before private property rights are adversely impacted.

Intergovernmental Coordination

Data and Analysis

Chapter 4: Responsible and Accessible Government Element 10



DATA AND ANALYSIS

INTRODUCTION

One of the principal tenets of the Growth Management Act is to improve coordination and cooperation among the various levels of government and, in some cases, with the private sector. The purpose of the Intergovernmental Coordination Element is to identify and analyze principles and guidelines to be used in the accomplishment of the goals, objectives and policies of the North Palm Beach Comprehensive Plan through coordination with the Palm Beach County School Board, the adjacent local governments, and regional and state agencies. The citizenry in North Palm Beach is affected by the actions of other governmental agencies in Palm Beach County, the West Palm Beach metropolitan area, and the state, and this element exists to identify and resolve any incompatibilities that may be proposed.

Many formal and informal networks of information and coordination currently exist between the Village of North Palm Beach and other governmental units and agencies. These units and agencies often participate in some phase of planning involving land use and/or the provision of services necessitating coordination with Palm Beach County. The following section provides an inventory of these information and coordination networks among the Village, Palm Beach County and adjacent counties, local authorities and special districts, regional authorities and districts, state agencies, and federal agencies

This Element is organized into two principal sections. The first section provides an inventory of existing intergovernmental coordination arrangements between the Village of North Palm Beach and other governmental entities. The second section provides an analysis of these arrangements and their current effectiveness. A discussion of the intergovernmental issues that would benefit from improved cooperation and/or coordination is also provided

INTERGOVERNMENTAL COORDINATION METHODS

Federal Regulations

Although the Village coordinates and participates with a variety of entities, there are no federal regulations governing intergovernmental coordination. Most entities realize the importance of identifying and resolving incompatible goals, objectives, and policies and, therefore, voluntarily include processes and procedures that benefit the coordination efforts between parties.

State Regulations

Florida Statutes Chapter 163

Chapter 163 of the Florida Statutes contains the State's Local Government Comprehensive Plan and Land Development Regulation Act. The Act provides the Village of North Palm Beach with the authority to plan for future development and growth and to adopt and amend a comprehensive plan. Section 163.3177(6)(h), Fla. Stat., describes the provisions required within the Intergovernmental Coordination Element of the local comprehensive plan. This type of element demonstrates consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require.

Florida Statutes Chapter 187

Chapter 187, State Comprehensive Plan, contains many policies which impact intergovernmental coordination, including land use, public facilities, transportation, government efficiency, and plan implementation. The Intergovernmental Coordination Element must also be compatible with the State Plan. Local Regulations

Other Agreements

Interlocal Agreements

Intergovernmental agreements allow governments to cooperate with one another in the performance of tasks, thereby reducing a duplication of services and possibly increasing cost efficiency. Agreements are in place between the County, School Board, and other entities in an effort to better coordinate such things as utility locations, concurrency, and school facility siting and planning.

Mutual-Aid Agreements

Mutual-aid agreements are in existence to assist the member entities in road maintenance, aid to libraries; water interconnects in times of need, dredging, public safety services, and social services.

CONFLICT RESOLUTION

Even with the best communication and coordination mechanisms in place, conflicts will invariably arise. To address this concern, in 1989 the Countywide Planning Council was established "to coordinate the land use planning process of all governments within the County and to establish a cooperative effort that will resolve or prevent incompatibilities and conflicts among local governments' land use planning efforts". Coordination of the thirty-eight land use plans was to have occurred through the Countywide Planning Council, however, in 1991, under provisions within the Charter, the Council was sunsetted by a majority of the municipalities and efforts to reinstate the Council through a ballot measure was not approved by Palm Beach County voters.

Following the defeat of the countywide referendum, the municipal planning directors within the County created a substitute organization with the purpose to establish a countywide comprehensive plan amendment coordinated review process. In October 1993, the Multi-Jurisdictional Issues coordination forum and the Comprehensive Plan Amendment Coordinated Review Process (IPARC) were established through the execution of two Interlocal Agreements. Current program membership includes the County, 31 municipalities, the School Board, South Indian River Water Control District, Lake Worth Drainage District, Indian Trail Improvement District, Jupiter Inlet District, Loxahatchee River Environmental Control District, Loxahatchee Groves Water Control District, and the Northern Palm Beach County Water Control District.

The purpose of IPARC is:

1. To achieve coordination of local comprehensive plans in accordance with Part II of Chapter 163, Florida Statutes. Palm Beach County

2. To establish an intergovernmental coordination program for reviewing proposed changes to adopted comprehensive plans with minimal bureaucracy and expense.

3. To provide an opportunity to resolve potential disputes with the least amount of infringement upon existing processes.

The Intergovernmental Program provides an ideal structure for addressing intergovernmental conflicts and also serves as a means to organize local governments to address multijurisdictional issues.

The Village has established a policy to use IPARC to address conflicts but the Treasure Coast Regional Planning Council (TCRPC) has informal mediation procedures for resolving conflicts between adjacent jurisdictions if other efforts have failed.

INVENTORY AND ANALYSIS

This section provides a description of the connections between various governments and other entities. It discusses the mechanisms that assist planning bodies and activities. Table ICE-1 summarizes the numerous coordination efforts, interlocal agreements, and the quasi-judicial relations that the Village undertakes to provide its residents with the best level of service available.

(1) Local Coordination

Public Safety Answering Point (PSAP) – The Village of North Palm Beach currently possesses its own police and fire rescue services that maintain jurisdiction over all lands located within Village limits. However, the City of Palm Beach Gardens Police Department manages the Northern Municipal Regional Communications Center, otherwise known as NorthCom, which is the primary PSAP for the Village and dispatches all police incidents directly. Fire Rescue incidents are transferred to a secondary PSAP, that being Palm Beach County Fire Rescue for dispatch.

Palm Beach County School Board – This coordination was formerly accomplished through a mandatory school concurrency process. The Florida Legislature made school concurrency optional in 2011 with the passage of the Community Planning Act. The same year, the original Palm Beach County Interlocal Agreement (ILA) for School Concurrency expired. The School Board, the Board of County Commissioners and the League of Cities charged IPARC with updating the existing ILA. The group opted to implement an alternative to School Concurrency, called the School Capacity Availability Determination (SCAD), and recommended entering into a new interlocal agreement for coordinated planning. The revised Interlocal Agreement (ILA) was approved and adopted by the School Board in August 19, 2015, and by the Palm Beach County on December 15, 2015. The Village signed onto the Interlocal Agreement. Local government signatories of the agreement are required to incorporate the School Board 5-Year Capital Facilities Plan into their comprehensive plans annually, without any funding obligation as well as coordinate and share information for planning purposes, including school's population projections and local governments' development and redevelopment proposals. The School Board may appoint non-voting representatives to local governments' land planning agencies, who will attend meetings and public hearing hearings at the discretion of the School Board.

School Capacity Availability Determination (SCAD) Pursuant to the ILA, School Capacity Availability Determination (SCAD) was established to replace school concurrency. Per the SCAD, School District staff would conduct an analysis regarding the impacts on local schools, including potential boundary changes, and make recommendations that could be incorporated as conditions of development approval, dependent upon the local government approving Board. The County was subdivided into 20 Planning Areas as part of the SCAD process. The School Capacity Availability Determination (SCAD) process includes all public schools in Palm Beach County. It entails reviewing the impact of proposed comprehensive plan amendments, and/or development orders on existing public schools and planned and funded schools. Through SCAD, District staff evaluates the direct impacts to schools actually serving proposed development as well as any planned additional capacity. SCAD review provides realistic information on impacts to schools. It uses 100% utilization of Florida Inventory of School Houses (FISH) capacity. If capacity is not available at the direct school serving the proposed development, then capacity at adjacent schools in the same planning area is reviewed. Complete choice schools are not included in the evaluation for school impacts.

Palm Beach County - Located on the southeast coast, Palm Beach County is the largest of Florida's 67 counties. There are 39 municipalities within the County encompassing a total of 337 square miles, or approximately 17% of the County's land area. As of FY 2024, an estimated 57% of the County's population resides within the municipalities. The County and its independently elected constitutional officers provide a full range of services, including law enforcement, tourist development, fire rescue, conservation and resource management, public improvements, human services, parks and recreation, cultural facilities, planning and zoning, public transportation, economic development, property tax assessments and collections, official recordkeeping, court-related support functions, and financial services, including the investment of public funds and financial reporting. The County also operates two business enterprise activities: The Department of Airports and the Water Utilities Department

Northern Palm Beach County Improvement District (NPBCID) - The Northern Palm Beach County Improvement District is an independent Special District created by the Florida legislature in 1959 to provide water management and infrastructure development in Palm Beach County. NPBCID's service area covers over 128 square miles and includes parts of Unincorporated Palm Beach County, Tequesta, Jupiter, Juno Beach, North Palm Beach, Palm Beach Gardens, Lake Park, Mangonia Park, and West Palm Beach. Special Districts are unlike municipalities and counties in that some of them, including Northern, collect revenue from non-Ad Valorem assessments. This means that the amount of the assessment is not based on the value of the property. Assessments are paid solely by landowners benefiting from the services that Northern provides. The assessments collected do not duplicate services provided by other municipalities or districts and revenues can only be used for purposes authorized in its legislation. Some of the services that Northern provides are: storm water management; right-of-way maintenance including roadways and sidewalks; maintenance of canals, waterways and lakes; water quality monitoring; environmental mitigation and management, permit and plat review; and hurricane response and emergency operations.

(2) Regional Coordination

Treasure Coast Regional Planning Council (TCRPC) - The Treasure Coast Regional Planning Council (TCRPC) is the regional planning agency responsible for the implementation of

powers and duties pursuant to Chapter 186, F.S., for Palm Beach County and the Village of North Palm Beach. The TCRPC, located in Stuart, has regional planning jurisdiction in the counties of Indian River, Martin, St Lucie and Palm Beach. The TCRPC is responsible for the development and implementation of the Strategic Regional Policy Plan and has the authority to regulate Developments of Regional Impact (DRI). The Village of North Palm Beach coordinates with the TCRPC to provide the documentation for the local comprehensive plan amendments. As a member community, the Village of North Palm Beach may utilize the TCRPC for dispute resolution, as needed. The Village's Comprehensive Plan must ensure consistency with the TCRPC's Strategic Regional Policy Plan. The TCRPC-TAC is an important forum for the exchange of information of common interest (e.g., DEO rules) and communication with state agencies. Lastly, the TCRPC staff is an important source of technical assistance on a wide variety of planning issues ranging from hurricane evacuation to housing.

South Florida Water Management District (SFWMD) – The South Florida Water Management District (SFWMD) is a regional governmental agency created in 1949 that manages water resources in the southern half of the State of Florida. This authority has regulatory control over all water-based resources within its jurisdiction, including but not limited to, wetland conservation, water supply planning, aquifer water withdrawals, stormwater treatment, and policy coordination.

Palm Beach County Transportation Planning Agency (TPA) – This organization is an intergovernmental transportation planning agency required by state and federal law in urbanized areas with populations of more than 50,000 in order to plan, prioritize, and fund the transportation system. The TPA Board consists of elected officials from Palm Beach County, elected officials from the largest fifteen Palm Beach County municipalities, and a Port of Palm Beach Commissioner. Its staff implements the TPA Board's policies. The TPA is responsible for conducting a continuing, cooperative, and comprehensive transportation planning process through the development of a Long-Range Transportation Plan, Transit Development Plan, and 5-year Transportation Improvement Plan.

(3) State Coordination

Florida Department of Economic Opportunity (DEO) - The Florida DEO, previously known as the Florida Department of Community Affairs, assists the Governor in advancing the state's economic development vision. It administers state and federal programs and initiatives to help visitors, citizens, businesses, and communities. In 2011, the legislature revised the procedures for the submittal and adoption of comprehensive plan amendments, allowing local governments to have more discretion in determining their future development by implementing an expedited State review process, which shortens the review time and allows for submittal of amendments throughout the year, removing the twice per calendar year limitation.

Florida Department of Environmental Protection (DEP) - The merger of the Florida Department of Environmental Regulation and the Florida Department of Natural Resources (FDNR) resulted in the creation of Florida Department of Environmental Protection (FDEP). FDEP is the lead agency in state government for environmental management and stewardship. Its main objectives are to protect and manage Florida's air, water, and land. The FDEP is divided into three primary areas: regulatory programs; land and recreation; and planning and management. Its priorities include restoring the Everglades; improving air quality; restoring and protecting the water quality in our springs, lakes, rivers and coastal waters; conserving environmentally-sensitive lands; and providing citizens and visitors with recreational

opportunities, now and in the future. While the FDEP had a role in planning and plan amendment review, its relationship with the Village of North Palm Beach was based primarily on plan implementation. Managing the impacts of continued growth on the natural environment is a FDEP concern that reaches many elements of the Comprehensive Plan. The Village's relationship with the FDEP is important and affects the Infrastructure, Capital Improvements, Conservation, Coastal Management, and Future Land Use Elements, especially as the Village continues to redevelop.

Florida Department of Transportation (FDOT) - The Florida Department of Transportation (FDOT) has a major role in the planning and implementation of the transportation components of the Comprehensive Plan. This role affects the planning and implementation of the Future Land Use Element as well, although to a lesser extent since that element must reflect an adequate ability to move people and goods. There are six districts under FDOT, and the Village lies within District Four, Southeast Florida. FDOT District Four covers Broward, Indian River, Martin, St, Lucie and Palm Beach Counties.

Florida Fish and Wildlife Conservation Commission (FWC) - This agency is responsible for classifying habitat areas throughout the state and for preserving listed plant and animal species. Its responsibility includes the managing of fish and wildlife resources for their long-term well-being and for the benefit of people. Included under the executive director's supervision is the Fish and Wildlife Research Institute (FWRI) (http://myfwc.com/research/). The Florida Statutes charge the FWRI with these responsibilities: 1. Monitoring marine and freshwater resources, wildlife, and habitats; 2. Developing and implementing techniques for restoring plant and animal species and their habitats; 3. Providing technical support when oil spills and human related or natural disasters occur; 4. Monitoring red tide and providing technical support for state and local government public health concerns; and 5. Providing fish and wildlife research technical results to state and local governments.

Environmental Health, Florida Department of Health (formerly the Florida Department of Health and Rehabilitative Services) - Environmental Health is a State agency that works to prevent diseases of environmental origin. Environmental Health activities focus on prevention, preparedness, and education, and are implemented through routine monitoring, education, surveillance, and sampling of facilities and conditions that may contribute to the occurrence or transmission of disease. Although the former agency HRS was a large state agency focused primarily on human services, it was also responsible for the permitting of septic tanks. North Palm Beach was not directly involved in septic tank issues, but was indirectly involved with the Department's review of sanitary mains or other related facilities prior to installation.

Florida Division of Emergency Management (FDEM) - The Florida Division of Emergency Management (FDEM) plans for and responds to both natural and man-made disasters. These range from floods and hurricanes to incidents involving hazardous materials or nuclear power. The division prepares and implements a statewide Comprehensive Emergency Management Plan, and routinely conducts extensive exercises to test state and county emergency response capabilities in concert with their partners, FEMA and the State Emergency Response Team (SERT). The FDEM is tasked with implementing mutual aid programs at the local, state, and federal level. These programs are components of emergency response planning, management, and recovery operations. The Village is a signatory to the Statewide Mutual Aid Agreement (SMAA) managed by FDEM.

Florida Inland Navigation District (FIND) - The Florida Inland Navigation District is a special taxing district that, along with the US. Army Corps of Engineers maintains and manages the federally authorized Intracoastal Waterway (ICW). FIND conducts dredging projects to ensure safe and accessible navigation along the IWC; provides upland land parcels for management of dredged material; and provides grants for waterway-associated projects in the 12 counties along the Atlantic IWC from the Florida/Georgia state line down through Miami-Dade County.

(4) Federal Coordination

Federal Communications Commission (FCC) The intergovernmental coordination with the Federal Communications Commission (FCC) is rather limited. It is restricted primarily to regulations affecting the height of transmission towers or receiving antennae, or the location of transmission lines or other communication infrastructure. The near-term review of the Village's Land Development Regulations (LDRs) has recognized FCC jurisdiction and rules that preempt local legislation.

Environmental Protection Agency (EPA) - The relationship between the Village and the U.S. Environmental Protection Agency (EPA) involves the agency's responsibilities for prescribing quality standards for potable water, sanitary sewer operations, and stormwater quality. The permitting and monitoring processes continue to provide the opportunity for regular coordination between the EPA and the Village regarding infrastructure, conservation, coastal management, and future land use.

Army Corps of Engineers (USACoE) - The Army Corps of Engineers (USACoE) has jurisdictional responsibility over the navigable waters of the United States and over wetlands. Clearing and filling activities in wetlands require permits from the USACoE. Dredging, filling, and construction activities in the Intercoastal Waterway all require permits from USACoE as well.

Federal Highway Administration (FHA) - The Federal Highway Administration (FHWA) is an agency within the U.S. Department of Transportation that supports state and local governments in the design, construction, and maintenance of the Nation's highway system (Federal Aid Highway Program) and various federally and tribal owned lands (Federal Lands Highway Program). Through financial and technical assistance to state and local governments, the Federal Highway Administration is responsible for ensuring that America's roads and highways continue to be among the safest and most technologically sound in the world.

On November 15, 2021, the U.S. President signed the Infrastructure Investment and Jobs Act (IIJA) (Public Law 117-58, also known as the "Bipartisan Infrastructure Law") into law. The Bipartisan Infrastructure Law is the largest, long-term investment in infrastructure and economy in our nation's history. It provides $550 billion, over fiscal years 2022 through 2026, for new Federal investment in infrastructure projects, including roads, bridges, mass transit, water infrastructure, resilience, and broadband. New programs under the Bipartisan Infrastructure Law focus on key infrastructure priorities such as rehabilitating bridges in critical need of repair, reducing carbon emissions, increasing system resilience, removing barriers to connecting communities, and improving mobility and access to economic opportunity. Many of the new programs include eligibility for local governments and MPOs. Additionally, the FHA has focused and shall continue to focus on working closely with stakeholders to ensure that local communities are able to build multimodal, sustainable projects ranging from passenger rail and transit to bicycle and pedestrian paths.

United States Department of Housing and Urban Development (HUD) The United States Department of Housing and Urban Development provides annual grants on a formula basis to entitle cities and counties to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities principally for low- and moderate-income persons. North Palm Beach is not an entitlement community but Palm Beach County is. As a result, if North Palm Beach were to receive any CDBG funds they would be through the County and not directly from HUD.

United States Fish and Wildlife Service (FWS) The United States Fish and Wildlife Service is responsible for managing and enforcing the Endangered Species Act. This act is important as part of the conservation policies of the Comprehensive Plan. FWS also issues permits for activities that may disturb endangered or threatened species, which would otherwise be prohibited.

Utilities

Electric
A Franchise Agreement was entered into with Florida Power & Light Company, which is now known as NextEra, in 1957 to provide electricity to the Village, which Agreement expires in 2038. The Company supplies electric service to the Village as well as in many areas along the east coast of Florida (except the Jacksonville area and four other municipalities which have municipal electric systems), the agricultural area around southern and eastern Lake Okeechobee, the lower west coast area, and portions of central, north central, and portions of northwest Florida.

Telephone
Southern Bell Telephone and Telegraph Company entered into a Franchise Agreement with the Village to provide telephone and telegraph services. Southern Bell was renamed BellSouth Telecommunications until it was merged into AT&T in 2006. The Franchise Agreement expired in 2020.

Cable Television
FPL Fibernet, LLC, now known as Crown Castle, entered into a Franchise Agreement with the Village to provide telecommunications services.

Sanitary, Sewer, Portable Water and Reclaimed Water

Sanitary, Sewer, Portable Water and rRclaimed Water services are provided by the Seacoast Utility Authority. The Seacoast Utility Authority is a not-for-profit, governmental regional water, wastewater, and reclaimed water utility that furnishes potable water service to approximately 47,000 households and 2,700 commercial establishments. Wastewater collection, treatment, and disposal services are provided to about 44,000 residential dwellings and 1,700 businesses.

The Authority's service area covers approximately 65 square miles. The 1988 Interlocal Agreement establishing the Authority covered the City of Palm Beach Gardens, the Village of North Palm Beach, the Town of Lake Park, a portion of the Town of Juno Beach and unincorporated areas of Palm Beach County.

Gas
Florida Public Utilities supplies residential, commercial, and industrial gas service within the Village's corporate limits per a Franchise Agreement, which expires in 2040.

Interlocal Agreements and Mechanisms

The Village of North Palm Beach interacts with numerous governmental entities to deliver municipal services and manage development. Table ICE-1 presents these entities with a description of the existing coordination mechanism, the subject and nature of the relationship, and the Village of North Palm Beach office charged with coordination.

Table ICE-1. Intergovernmental Coordination Mechanisms

Gov't Entity or Agency	Nature of Relations	Subject	Village Office with Primary Responsibility	Coordination Mechanism Effectiveness
COUNTY				
Palm Beach County	Direct Staff Contact	Annexation	Village Manager	Interlocal Agreement Effective
COUNTY AGENCIES				
Palm Beach County TPA	Direct Staff Contact	Transportation	Community Development	Federally Funded Agency Effective

Palm Beach County Fire District	Direct Staff Contacts	Fire Rescue Services Mutual Aid	Fire Department	Interlocal Agreement Effective
Palm Beach County School District	Direct Staff Contacts	School Facilities	Village Council	Interlocal Agreement Effective
Palm Beach County Housing	Direct Staff Contacts	Community Block Grant – Economic Development	Community Development	Interlocal Agreement Effective
Palm Beach Property Appraiser	Direct Staff Contacts	GIS Data and Tax Revenue	Public Works Finance	Interlocal Agreement Effective
Palm Beach County Tax Collector	Direct Staff Contacts	Revenue	Finance	Interlocal Agreement Effective
FLORIDA DEPARTMENTS AND AGENCIES				
Florida Dept. of Commerce	Direct Staff Contact	Comp Plan Review and Grant	Community Development	State Funded Agency Effective
Florida Dept. of Transportation	Direct Staff Contact	Transportation	Community Development	State Funded Agency Effective
Florida Dept. of Environmental Protection	Direct Staff Contact and Permitting	Hazardous waste, water management, septic tanks, wetlands protection	Public Works	State Funded Agency Effective
Emergency Management Division	Technical Assistance and Mutual Aide	Emergency Management	Fire Department	State Funded Agency Effective
Florida Department of Law Enforcement	Technical Assistance	Sex Offender Registry & Database	Police	State Funded Agency Effective
Florida Department of Health	Permitting	Septic Tanks	Public Works	State Funded Agency Effective
Florida Fish and Wildlife Commission	Permitting	Natural Resource Management	Public Works	State Funded Agency Effective

Alcohol and Beverage	Permitting	Lounges and Bars	Community Development/Police	State Funded Agency Effective
UNITED STATES DEPARTMENT AND AGENCIES				
Army Corp of Engineers	Technical Assistance and Permitting	Dredging, Fill permitting, wetland mitigation, navigable waterways	Public Works	Federal Funded Agency Effective
Commerce, Census Bureau	Technical Assistance	Decennial Census	Community Development	Federal Funded Agency Effective
United States Post Office	Direct Contact with Staff	Address development, mail delivery	Community Development	Federal Funded Agency Effective
Coast Guard	Technical Assistance	Transportation	Police	Federal Funded Agency Effective

OTHER				
Bureau of Economic and Business Research	Technical Assistance	Population Numbers	Community Development	University of Florida Effective
Palm Beach North County Chamber of Commerce	Technical Assistance	Economic Development	City Manager	Not-For-Profit Informal Communications Effective
Palm Beach Sports Commission	Technical Assistance and Grants	Economic Development	City Manager	Not-For-Profit Effective
Treasure Coast Regional Planning Council	Technical Assistance and Grants	Regional Planning, Conflict Resolution	Community Development	Interlocal Agreement Effective
South Florida Water Management District	Technical assistance and permitting	Water resources	Community Development and Public Works	State Management Agency Effective
Seacoast Utilities	Technical assistance and permitting	regional water, wastewater, and reclaimed water utility	Public Works	Not-For-Profit Interlocal Agreement Effective
REGULATED UTILITIES				
Bell South	Direct Staff Contact	Telephone	Public Works	Franchise Agreement
FPL	Direct Staff Contact	Electricity	Public Works	Franchise Agreement
Crown Castle	Direct Staff Contact	Cable	Public Works	Franchise Agreement
Florida Public Utilities	Direct Staff Contact	Gas	Public Works	Franchise Agreement

SUMMARY

Intergovernmental Coordination is an essential component of the Village's Comprehensive plan in that it establishes the mutual relationships created among various local, state, and federal agencies. These relationships acknowledge agreed upon efforts developed between participating entities and their commitments to achieve a common goal. These relationships may include grant contracts, mutual aid, revenue, information sharing, contractual obligations, and agreements for services.

The Village of North Palm Beach participates in many different intergovernmental coordination efforts with neighboring local governments, including other governmental and quasi-governmental agencies. For example, North Palm Beach is a member of the Florida League of Municipalities, as well as the Palm Beach County League of Cities. These organizations are concerned with various common municipal issues. The Village Manager and a representative of the Village Council generally represent North Palm Beach at Palm Beach County League of Cities meetings. The Village Manager is primarily responsible to keep the Village informed regarding municipal matters and to coordinate any activities related thereto.

Intergovernmental Coordination Needs During the Planning Period

The Village of North Palm Beach relies on positive intergovernmental relationships for the coordination and provision of many services for its citizens and stakeholders. To maintain these relationships, the Village should continue to:

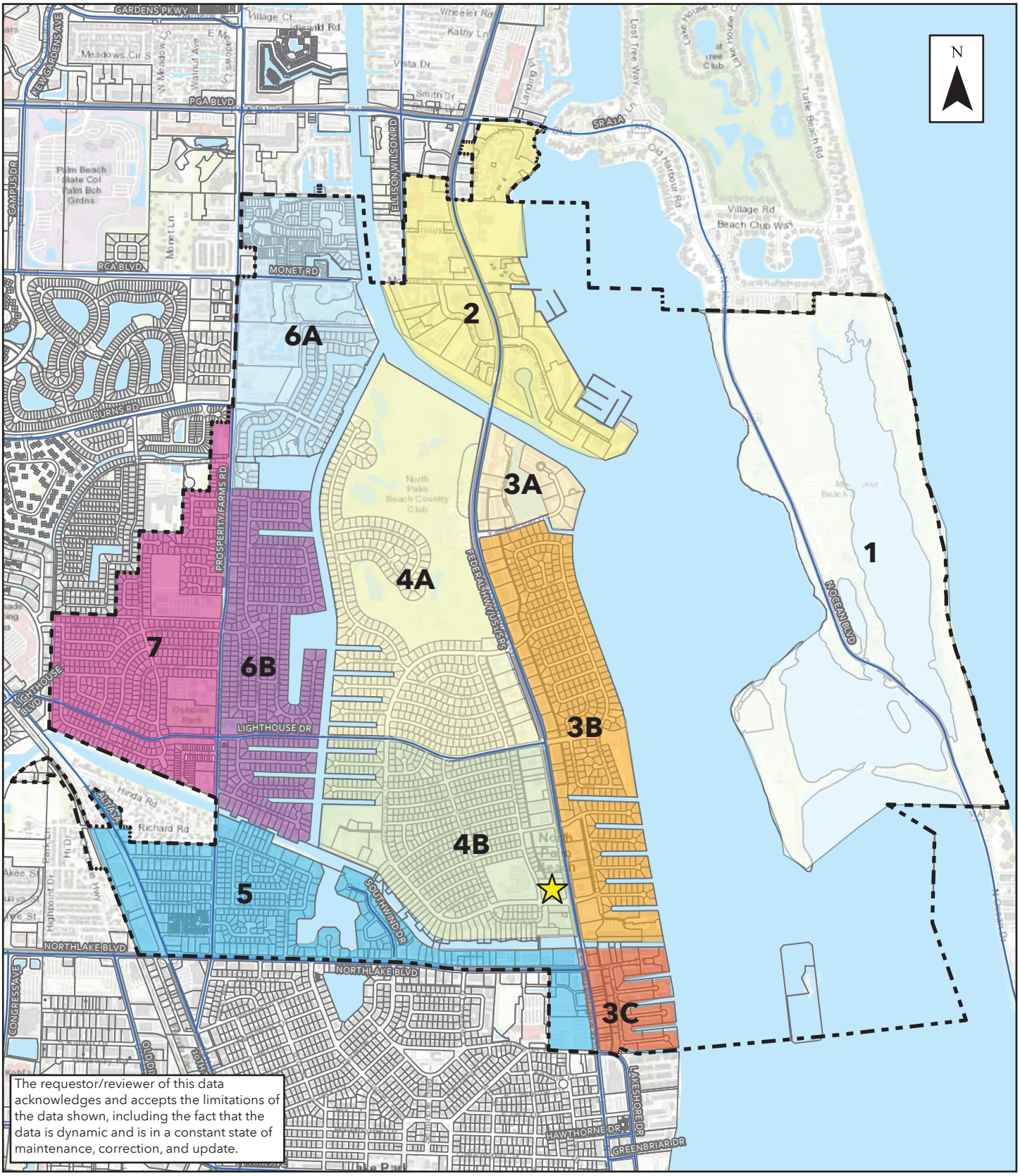
- Cultivate stronger relationships with the adjacent communities, governmental entities, and agencies, seeking efficiencies and to support funding mechanisms to offset the costs of upgrades and improvements to better serve the citizens of North Palm Beach.

- Develop sound comprehensive planning policies through coordination with adjacent municipalities.

- Continue to seek ways to engage the public, especially disadvantaged populations, in the planning process.

OPTIONAL MAP SERIES

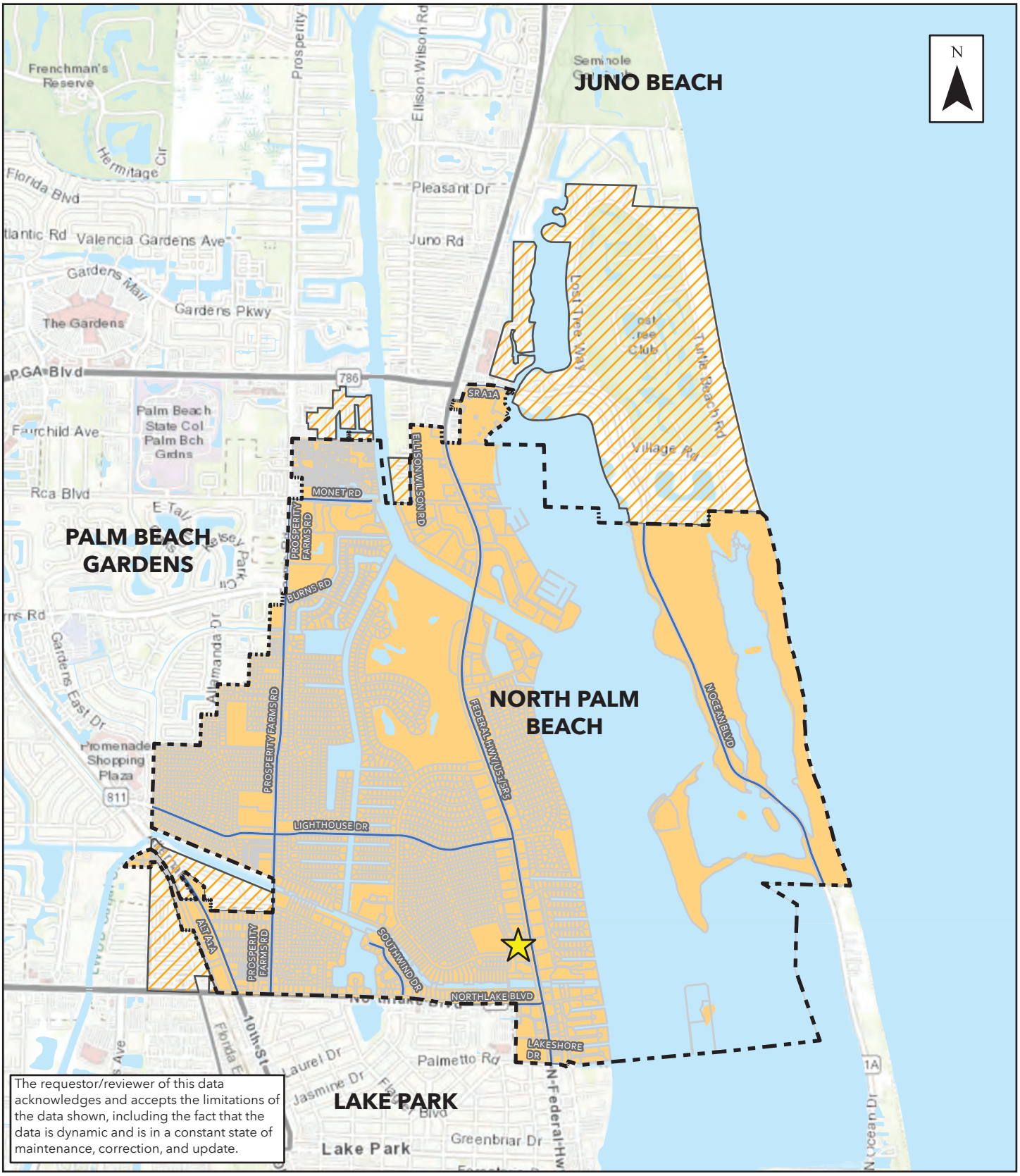
1. PLANNING AREAS	OFLU MAP 1
2. ANNEXATION MAP	OANX MAP 1
3. ANNEXATION MAP INCLUDING SURROUNDING MUNICIPALITIES	OANX MAP 2
4. ANNEXATION ACREAGE	OANX MAP 3
5. EVACUATION ROUTES AND SHELTERS	OCM MAP 1
6. COASTAL PLANNING AREA	OCM MAP 2
7. COASTAL ACCESS	OCM MAP 3
8. FLOOD ZONES	OCM MAP 4
9. STORM SURGE	OCM MAP 5
10. SOIL EROSION	OCON MAP 1
11. BIKE LANES AND PEDESTRIAN SIDEWALKS	OTE MAP 1



SOURCE-Village of North Palm Beach
TITLE-Planning Areas
DATE OF SOURCE-06.07.2024
DATE-08.06.2024

Village of North Palm Beach
Planning Area Map

Element 1
OFLU - Map 1



The requestor/reviewer of this data acknowledges and accepts the limitations of the data shown, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

Legend

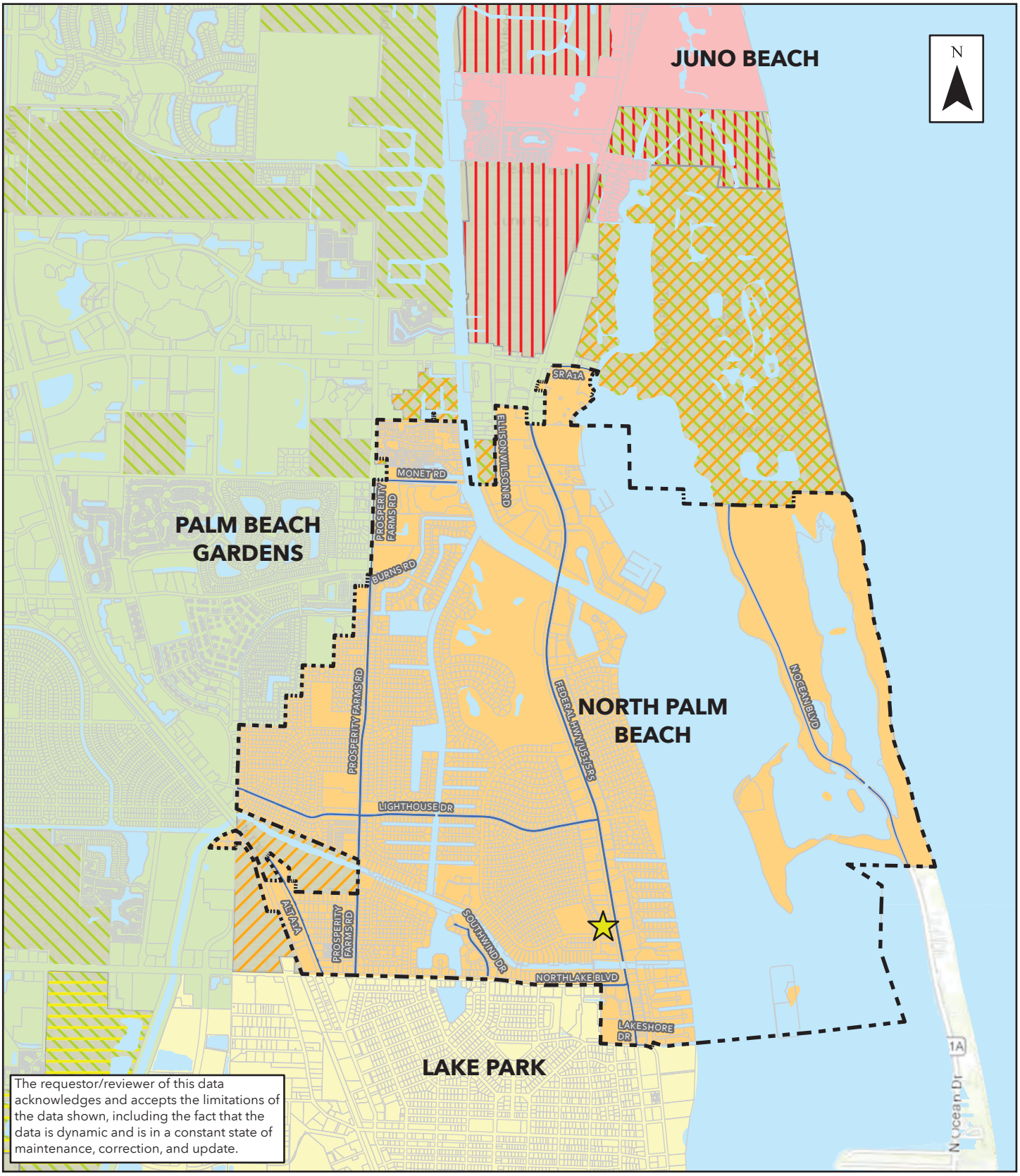
- North Palm Beach Annexation Areas
- North Palm Beach
- Village Hall
- Major Roads
- Water

0 0.25 0.5 1 Miles

SOURCE-Village of North Palm Beach
TITLE-Future_Annexations.shp
DATE OF SOURCE-03.25.24
DATE-08.06.2024

Village of North Palm Beach
Annexation Map

Element 2
OANX - Map 1



Legend

- Village Boundary
- Water
- Village Hall
- Major Roads

Jurisdiction

- Juno Beach
- Lake Park
- North Palm Beach
- Palm Beach Gardens
- Unincorporated Palm Beach County

Future Annexation Areas

- JUNO BEACH
- LAKE PARK
- NORTH PALM BEACH
- PALM BEACH GARDENS

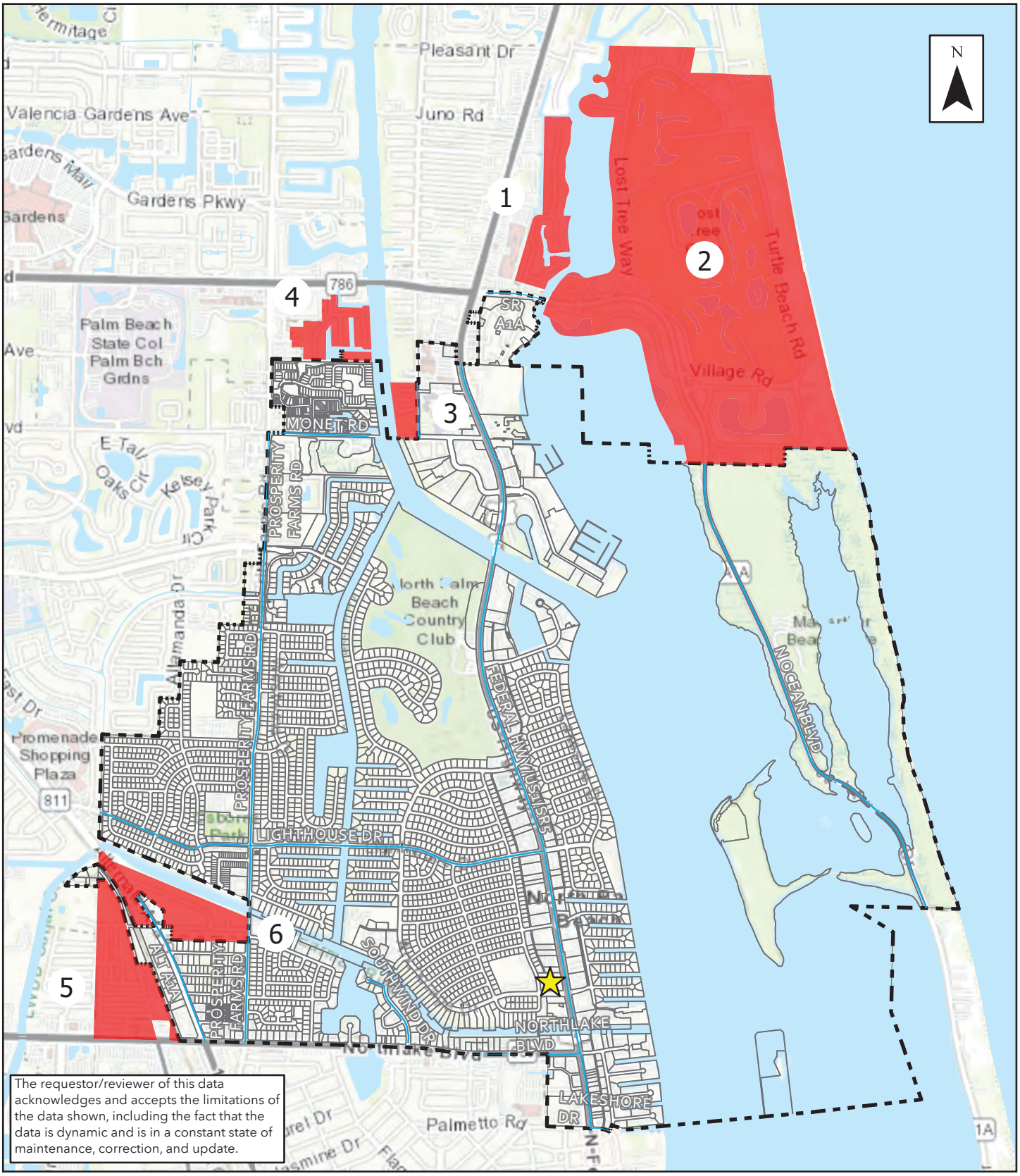
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SOURCE-Village of North Palm Beach
TITLE-Future_Annexations.shp
DATE OF SOURCE-03.25.24
DATE-08.06.2024

Village of North Palm Beach

Annexation Map Including Surrounding Municipalities

Element 2
OANX - Map 2



Legend

- Annexation Areas
- Water
- North Palm Beach Boundary
- Major Roads
- Village Hall

Total Acreage: 688.1

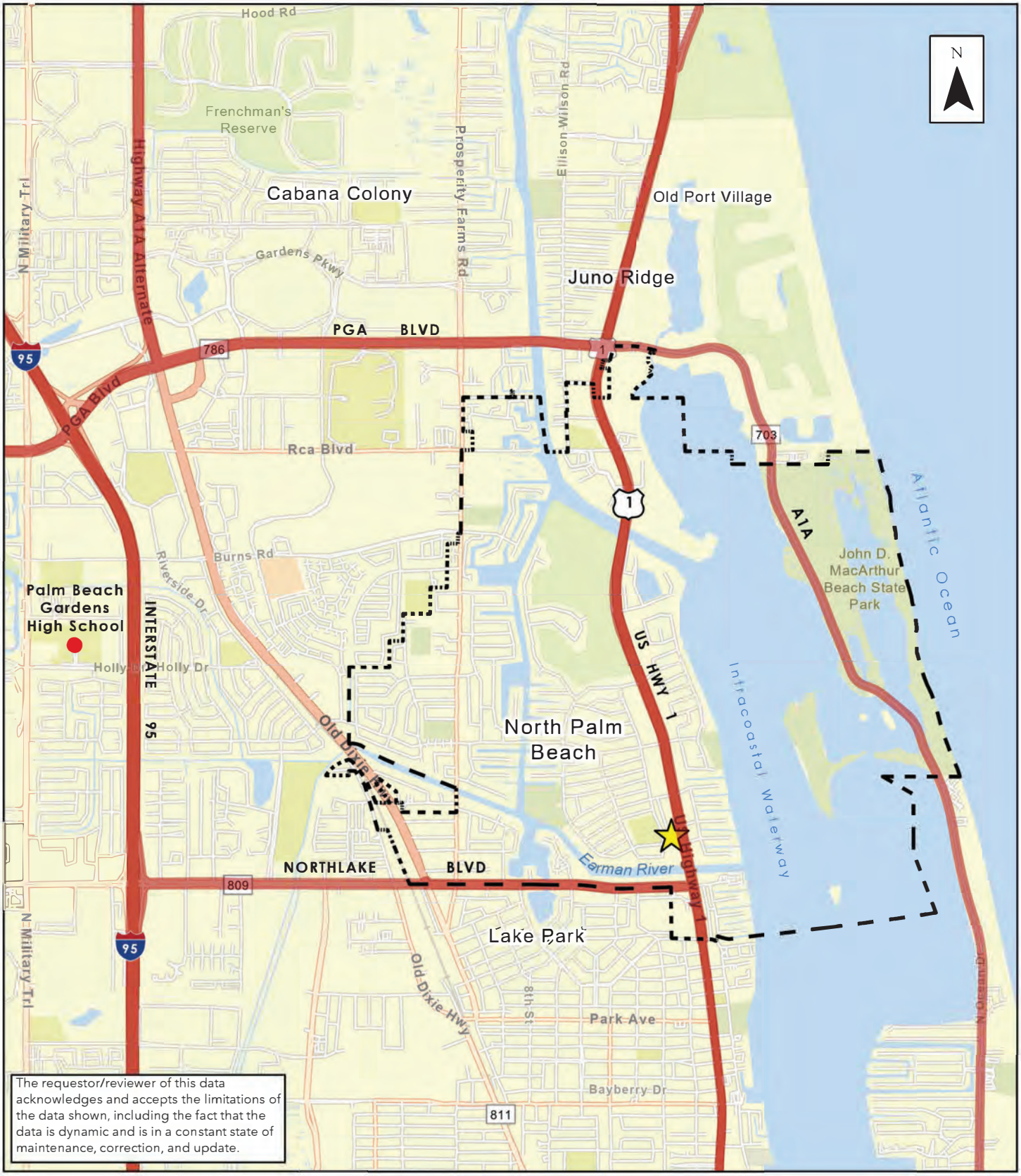
1: 35.5 acres
2: 531.9 acres
3: 9.3 acres
4: 22.4 acres
5: 51.6 acres
6: 37.4 acres

0 0.25 0.5 1 Miles

SOURCE-Village of North Palm Beach
TITLE-Future_Annexations.shp
DATE OF SOURCE-04.08.24
DATE-08.06.2024

Village of North Palm Beach
Annexation Areas - Acreage

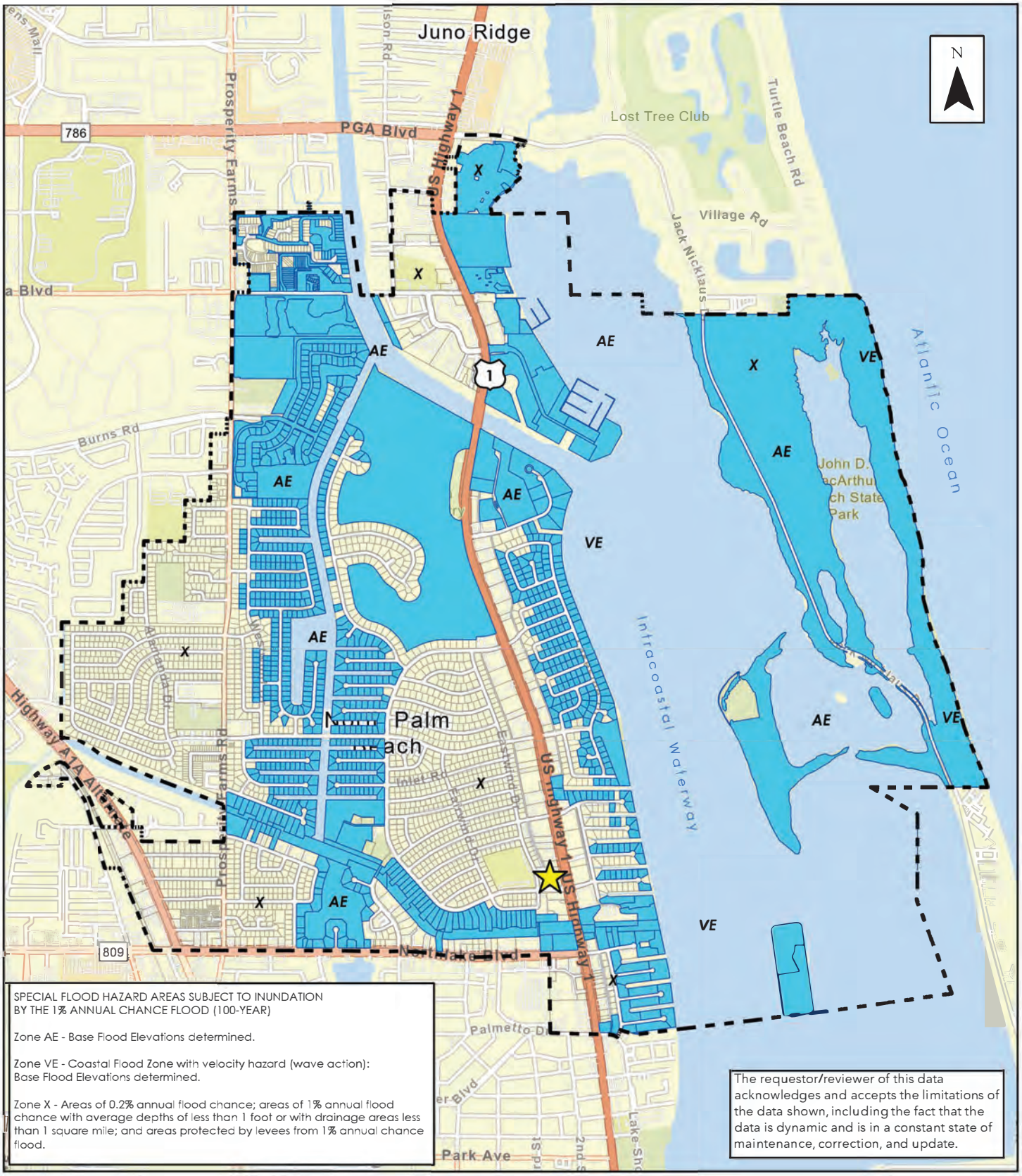
Element 2
OANX - Map 3



Optional Map
SOURCE. Florida Division of Emergency Management (Evacuation Routes, Palm Beach County (Hurricane Shelters)
DATE. 8.6.2024

Village of North Palm Beach
EVACUATION ROUTES & SHELTERS

ELEMENT 7
OCM-Map 1



SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR)

Zone AE - Base Flood Elevations determined.

Zone VE - Coastal Flood Zone with velocity hazard (wave action): Base Flood Elevations determined.

Zone X - Areas of 0.2% annual flood chance; areas of 1% annual flood chance with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

The requestor/reviewer of this data acknowledges and accepts the limitations of the data shown, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

Coastal Planning Area

Municipal Boundary

Village Hall

0 0.25 0.5 1

Miles

Optional Map
SOURCE. Village of North Palm Beach
DATE. 8.6.2024

Village of North Palm Beach
COASTAL PLANNING AREA

ELEMENT 7
OCM-Map 2

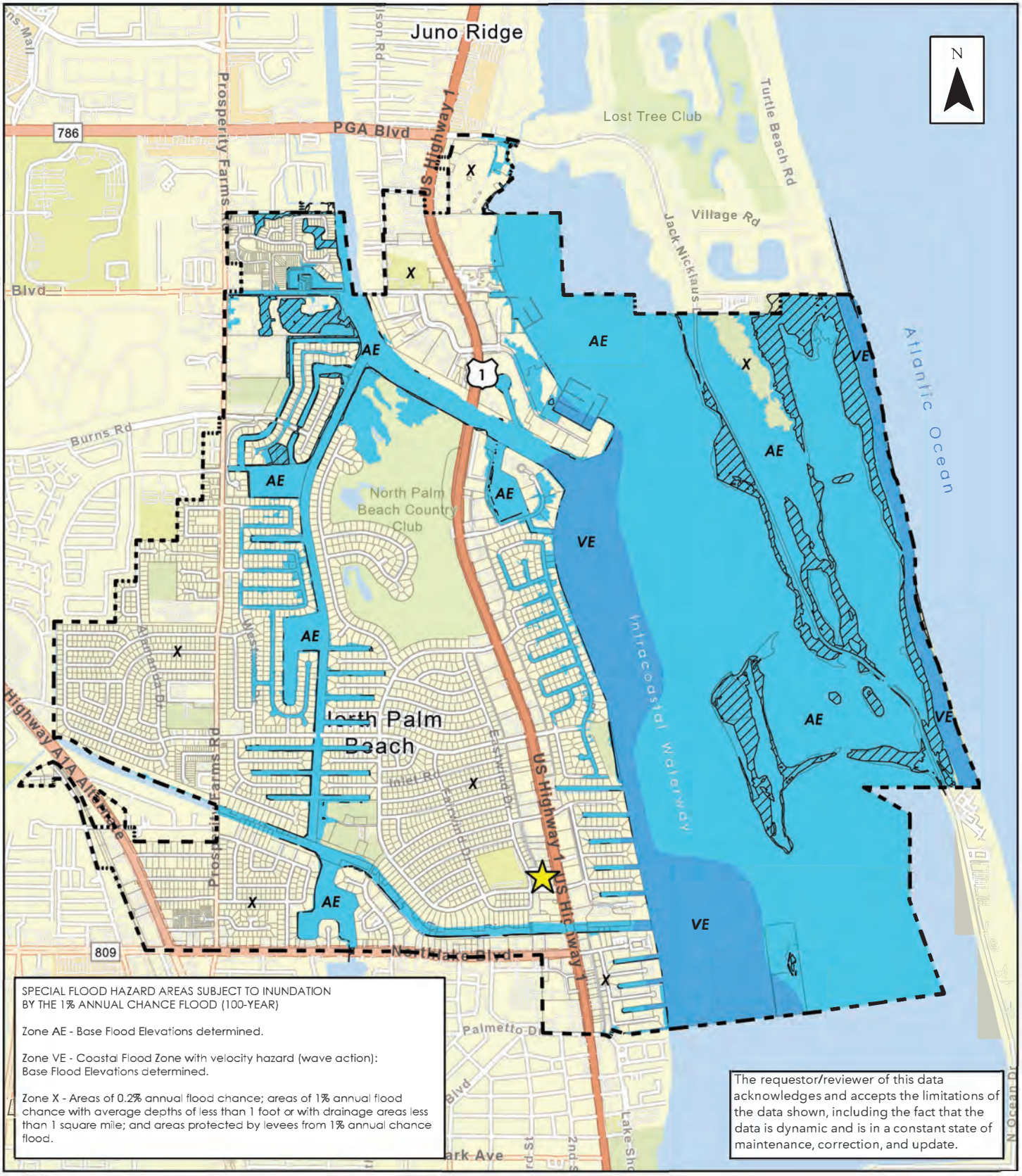


Optional Map
SOURCE. Village of North Palm Beach
DATE. 8.6.2024

Village of North Palm Beach

COASTAL ACCESS

ELEMENT 7
OCM-Map 3



SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR)

Zone AE - Base Flood Elevations determined.

Zone VE - Coastal Flood Zone with velocity hazard (wave action): Base Flood Elevations determined.

Zone X - Areas of 0.2% annual flood chance; areas of 1% annual flood chance with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

The requestor/reviewer of this data acknowledges and accepts the limitations of the data shown, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

Coastal High Hazard Area

Municipal Boundary

Village Hall

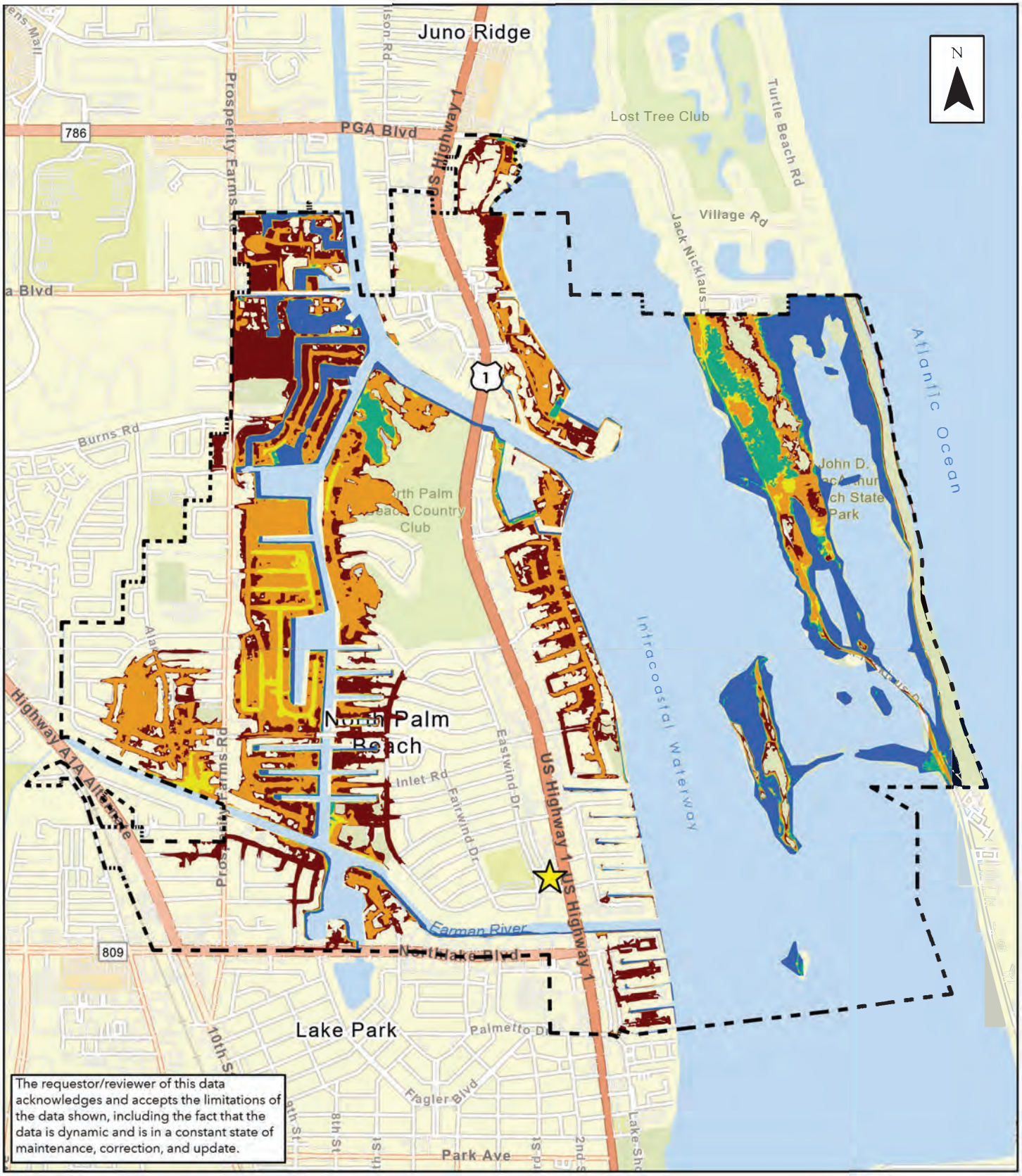
0 0.25 0.5 1

Miles

Optional Map
SOURCE. Federal Emergency Management Agency
TITLE. Flood Hazard Zones
DATE. 8.6.2024

Village of North Palm Beach
FLOOD ZONES

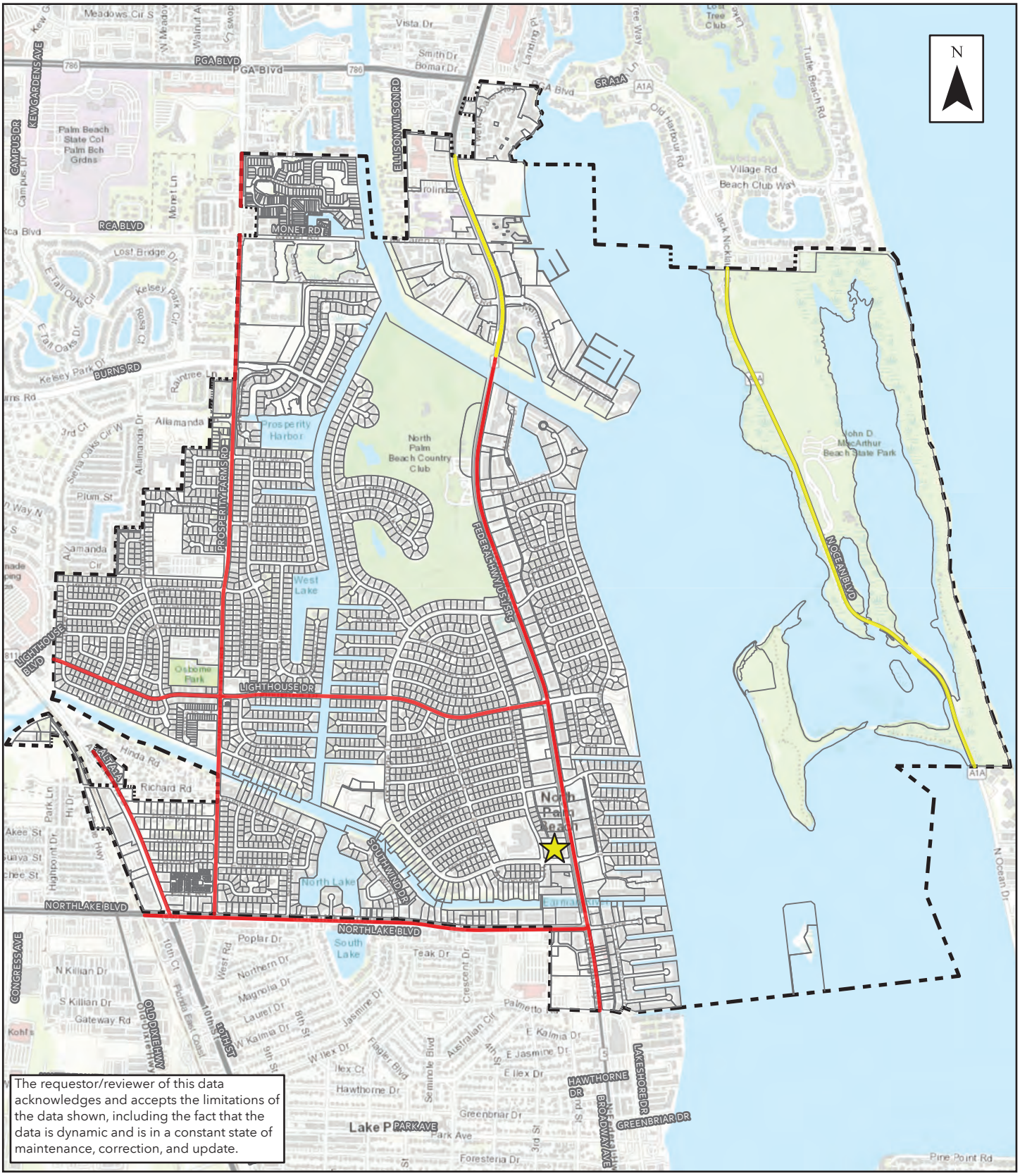
ELEMENT 7
OCM-Map 4



Optional Map
SOURCE. Florida Division of Emergency Management
TITLE. Storm Surge Zones
DATE. 8.6.2024

Village of North Palm Beach
STORM SURGE

ELEMENT 7
OCM-Map 5



SOURCE-Florida Department of Transportation (FDOT)
TITLE-sidewalk_width_sep.shp; bike_lane.shp
DATE OF SOURCE-04.10.24
DATE-08.06.2024

Village of North Palm Beach
Bike Lanes and Pedestrian Sidewalks

Element 4
OTE - Map 1



Village of North Palm Beach

Comprehensive Plan







Goals, Objectives, and Policies

2024

North Palm Beach, FL
www.village-npb.org

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Policy Document: Goals, Objectives, & Policies

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3.	*Housing*	*HOU-1*
4.	*Transportation*	*TE-1*
5.	*Capital Improvement*	*CIE-1*
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7.	*Coastal Management*	*CM-1*
8.	*Conservation*	*CON-1*
9.	*Recreation & Open Space*	*ROS-1*
10.	*Intergovernmental Coordination*	*ICE-1*
11.	*Property Rights*	*PR-1*
12.	*Evaluation and Monitoring*	*EM-1*
13.	*Map Series*	*Appendix*

History

The Village of North Palm Beach has a rich history. Florida was originally inhabited by the Timucua, Apalachee, AIS, and Tekeste native American tribes. The Spanish ruled from 1513-1764, and the British until 1783.

In 1892, a warranty deed was issued to Albert Sawyer for the area that would become Lake Park, then known as Kelsey City/Silver Beach on the condition that he would improve or sell the land by 1907. In 1903, Mr. Sawyer passed away and the land was trusted to his son. Following the death of Mr. Sawyer, the deadline was extended from 1907 to 1927.

In 1919, the Kelsey family purchased 14 miles of ocean- and lakefront property between Miami and Jupiter, including 100, 000 acres which later included Kelsey City/Lake Park and North Palm Beach. They also purchased the Florida East Coast Canal (part of the intracoastal waterway) and operated it as a toll highway: a chain across the canal stopped boats for fee collection. The Park Bridge over the canal was completed In 1926.

In 1954, John D. MacArthur purchased 2,600 acres of land in northern Palm Beach County for $5.5 million. The newly purchased land would eventually become the Village of North Palm Beach, the Town of Lake Park, the City of Palm Beach Gardens, and the Town of Palm Beach Shores. MacArthur, who was not interested in developing the area, sold the land to Herbert and Richard Ross. They developed the mangrove swamps and farmland which eventually became the Village of North Palm Beach. At the time, the Village was bounded by Monet Road and Johnson Dairy Road to the north and south, and US 1 and Prosperity Farms Road to the east and west.

In 1956, the Village was incorporated into Palm Beach County. Further development included extensive dredging to create waterfront cul-de-sacs, and Lighthouse Drive, which connected Old Dixie Highway to US Highway 1, the main civic corridor. In 1963, the Village opened the publicly owned and -operated North Palm Beach Country Club.

From 1981 through 2004, the Village experienced an increase in residential development, including Northlake Condominiums, Governor's Pointe, Seamark, Marina Bay, Southwind Circle, River's Landing, Harbor Isles, Sanctuary Cove, and Prosperity Harbor.

In 1989, John D. MacArthur Beach State Park was established, making it the only state park in Palm Beach County. MacArthur provided the State of Florida with the resources for obtaining the land and donated funds to help develop the park. The park was established to protect the undistributed subtropical coastal habitat from development.

Over the years, the Village has continued to grow and expand its boundaries through annexation to accommodate population growth.

Comprehensive Planning in the Village and the State

The Village of North Palm Beach Comprehensive Plan (Plan) has been developed and amended pursuant to the requirements of Chapter 163, Florida Statutes (F.S.), the "Community Planning Act", and the requirements of Florida Administrative Code (F.A.C.).

2In 2011, the State of Florida Legislature made significant changes to the Growth Management Act of 1985. Sections 9J-5 and 9J-11.023, of the Florida Administrative Code were repealed, with portions of both rules incorporated into the Community Planning Act. The new legislation shifts oversight of development from the State to local governments, while retaining the state final determination over those development plans that affect regions or

sensitive land considered "areas of critical state concern." Therefore, giving more control to the local jurisdictions in overseeing and directing their future growth.

The Plan is also required to be consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes), along with other state and federal requirements. It provides the Village with long-term direction through goal statements as well as short-term objectives and policies to guide implementation efforts.

In addition to the guidelines set forth in Chapter 163, F.S., community specific concerns have been targeted within the Goals, Objectives, and Policies section of each of the Comprehensive Plan elements. Many of these objectives and policies go beyond the legislative requirements and are indicative of the Village's evolution and needs since the comprehensive plan was adopted by the Village of North Palm Beach. This chapter requires that all local governments throughout Florida maintain a long-range comprehensive plan, and that comprehensive planning should be a continuous and ongoing process.

Definitions for Goals, Objectives, and Policies are provided in the Definitions section of this document. It is important to recognize that Goals, Objectives, and Policies of the Plan should be applied within the context of the overall intent of the Plan.

As a part of this process, municipalities are required to monitor numerous community characteristics relating to development, provision of services, environmental protection, and governmental activities. To comply with that process, the Village of North Palm Beach Comprehensive Plan is comprised of the following Elements:

Future Land Use
Transportation
Housing
Infrastructure
Conservation
Coastal Management
Recreation and Open Space
Annexation
Intergovernmental Coordination
Capital Improvement
Property Rights

Purpose of the Comprehensive Plan

The Comprehensive Plan provides a framework for the Village and provides a guide for the future actions of the community. The purpose of the North Palm Beach Comprehensive Plan is to establish a vision for the Village and determine long-range goals, objectives, policies, and standards for the management of growth and the provision of services. The Plan is intended to provide general guidelines for establishing more specific standards, regulations, procedures, and programs. For example, the Land Development Regulations (LDRs), Strategic Plan, Citizen's Master Plan, and all other related plans derive from Goals, Objectives, or Policies indicated within the Comprehensive Plan.

Sustainability

The goal of the Village's Plan is to create a sustainable community to ensure that adequate resources are available for future generations. The Village seeks to support its business community and enhance the quality of life for all residents by preventing pollution,

encouraging affordable housing, promoting revitalization, redevelopment, and neighborhood stabilization, maximizing conservation, pursuing historic preservation, promoting efficiency, and developing local resources.

Sustainability also requires that development and redevelopment in the Village be coordinated with public investments in alternative transportation modes, which will enable the Village to accommodate the projected population, allow for expanded economic and cultural activity and strive to create a community where live, work, play and learn become part of the daily life of residents and visitors.

Implementation of the Plan
This section includes the different aspects related to the implementation of the Plan, including rules of interpretation, definitions and acronyms, and the process to amend the Plan, including the Evaluation and Appraisal Review. Chapter 163, F.S. sets forth General Requirements for local government comprehensive plans. Procedural Requirements established by the Florida Statutes include adoption, submission and transmittal criteria for the adoption and amendment of Comprehensive Plans. Specific procedures are established by the Department of Commerce, consistent with the procedural requirements in the Florida Statutes.

Planning Horizon
The Village of North Palm Beach Comprehensive Plan includes a 20-year planning horizon.

Amendments to the Comprehensive Plan
The process for amending the Comprehensive Plan shall be guided by the provisions of Florida Statutes Chapter 163, the Administrative Rules implementing it and in accordance with the provisions herein. Proposed amendments to the Village's Comprehensive Plan are also subject to the following requirements as established in Sec 21-01 of the Village Code of Ordinances.

Comprehensive Plan and Future Land Use Map
The comprehensive plan and future land use map "FLUM" of the Village of North Palm Beach are the official statements of policy of the Village with regard to the use and development of land within the Village. All use or development of land undertaken pursuant to these regulations shall be consistent with the comprehensive plan, the future land use map, and the Palm Beach County Land Use Map.
Department for Community Development

The Department for Community Development coordinates the comprehensive review and approval process of all development within the Village of North Palm Beach. The department, through its Planning and Zoning Division, is also responsible for the implementation, administration, and interpretation of the Land Development Regulations (LDR).

Procedure for the Comprehensive Plan Evaluation and Appraisal
Before the current Evaluation and Appraisal Review process, previous statutory requirements called for an Evaluation and Appraisal Report to analyze and assess comprehensive plans, and to provide recommendations that would result in corrective amendments to the adopted comprehensive plans.

The Village of North Palm Beach Comprehensive Plan was previously updated on three (3) occasions, in accordance with the Evaluation and Appraisal Report (EAR) requirements of the Florida Statutes. The first EAR was adopted on January 20, 1998. The second EAR was conducted in 2008 and adopted on October 20, 2009. Corrective amendments were made to

the Comprehensive Plan in subsequent amendment rounds. In 2021, the third EAR was conducted to implement the Property Rights Element of the Comprehensive Plan per F.S.

Current requirements pursuant to Chapter 163, F.S., provide that each local government in Florida periodically prepare, adopt, and submit an Evaluation and Appraisal Review of its comprehensive plan. At least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, the Village must determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last comprehensive plan update.

The procedures and requirements for the new Evaluation and Appraisal Review process are detailed in Chapter 163, F.S. In preparing the periodic evaluation and appraisal of the Comprehensive Plan, the Village shall, at minimum, evaluate the Plan to determine if amendments are necessary to reflect changes in State requirements since the last update of the Plan. The Village shall also notify the State as to its determination, and shall, within one year of the evaluation and appraisal of the Plan, prepare and transmit any identified amendments to the State for review.

The State continues to encourage local governments to conduct periodic comprehensive assessments of comprehensive plans to respond to changes in local circumstances. Local governments are encouraged to comprehensively evaluate and as necessary update plans to reflect changes in local conditions. The Village of North Palm Beach decided to conduct a comprehensive review and evaluation of its current comprehensive plan, including updates reflecting changes in state requirements.

As part of the subject Comprehensive Plan update, in-depth reviews were conducted to identify and evaluate necessary amendments to the Plan including meetings with the following agencies:

- Solid Waste Authority, Seacoast Utility Authority;
- Florida Department of Transportation;
- Palm Beach County Library and Planning Divisions;
- Palm Beach Transportation Planning Agency;
- Friends of MacArthur State Park; and,
- Palm Beach County Sports Commission.

The Community Development staff provided critical guidance and feedback to prepare the subject Plan. Also, other pertinent Village departments contributed with their technical expertise to complete the Plan. Two (2) workshops, which took place on June 4, 2024, and July 2, 2024, were held with the Planning & Zoning and Adjustments Board (PZAB). Subsequently, hearings were held with the PZAB (Local Planning Agency-LPA) for a recommendation of approval, followed by a meeting with the Village Council for the Transmittal Hearing.

Guidelines for Plan Interpretation

In the interpretation of the provisions of this Comprehensive Plan, the following guidelines shall apply unless the context clearly indicates otherwise.

In the interpretation and application of the Comprehensive Plan, its Goals, Objectives, and Policies shall be held to be the minimum requirements necessary to accomplish the stated purpose and intent of this Comprehensive Plan. The Comprehensive Plan shall be construed broadly to accomplish the purpose and intent of the Plan.

Tense and Number
Unless the obvious construction of the wording indicates otherwise: words used in the present tense can include the future; words in the masculine gender can include the feminine and neuter; words in the singular number can include the plural; and, words in the plural can include the singular.

Meaning of Shall, Must, Should, May, Includes
The words "shall" and "must" are mandatory; the word "should" is discretionary and not mandatory; the word "may" is permissive; the word "includes" shall not limit a term to the specific examples but is intended to extend its meaning to all other instances or circumstances of like kind or character.

State, County, Village
The word "State" means the State of Florida, and its authorized agents; the word "County" means the County of Palm Beach, Florida, and its authorized agents; and, the word "Village" means the Village of North Palm Beach, Florida, and its authorized agents.

Interpretation of Undefined Terms
Unless the context clearly indicates otherwise, terms not defined herein shall be interpreted in the following manner:

1) By reference to the relevant provisions of the Community Planning Act, if specifically defined therein, or in other relevant and appropriate State statutes or rules;
2) According to the relevant provisions of the Village Code, the rules for interpretation of this Comprehensive Plan, or in other relevant Village ordinances relating to land development regulations;
3) By reference to generally accepted engineering, planning, or otherwise professional terminology if technical; and
4) Otherwise according to common usage.

Headings
All descriptive headings of Goals, Objectives, or other sections in the Comprehensive Plan are inserted for convenience of reference only and shall not affect the construction or interpretation thereof.

Definitions
In the case of conflict, definitions in this document take precedent within the application of the Comprehensive Plan. Set forth below is a brief definition of important terms used in the Plan.

ACCESSORY DWELLING UNIT: A dwelling unit located on the same parcel of land as a principal single-family dwelling. An accessory dwelling is a complete, independent living facility equipped with a kitchen and bathroom.

ACCESSORY USE: A use incidental and subordinate to the principal use, including accessory dwelling units and accessory solar facilities.

ACRE: For the purpose of calculating dwelling units, an area or parcel of land containing forty-three thousand five hundred sixty (43,560) square feet.

ARTERIAL ROAD: A road providing service that is relatively continuous and of relatively high traffic volume, long average trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

AVERAGE DAILY TRAFFIC (ADT): The total traffic volume during a given 24-hour time period for all allowable directions on a given road.

BERM: A landscaped earthen mound in excess of two feet in vertical height designed to provide visual interest or serve as a buffer.

BICYCLE PATH: A bikeway physically separated from motorized vehicular traffic by an open space or barrier and located either within the highway right-of-way or within an independent right-of-way.

BICYCLE ROUTE: A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and information markers, with or without a specific bicycle route number.

BUFFER: The use of vegetation, walls, fences, berms, setbacks, less intense development, and/or less dense development to mitigate the impacts of unsightly views, lights, noises, odors, and/or dust.

CAPACITY: The maximum rate of flow at which persons or vehicles can be reasonably expected to traverse a point or uniform segment of a lane or roadway during a specified period under prevailing roadway, traffic, and control conditions; usually expressed as vehicles per hour or persons per hour.

COLLECTOR ROAD: A road providing service that is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a road also collects and distributes traffic between local roads and arterial roads.

COMMERCIAL USES: Activities within land areas that are predominantly connected with the sale, rental and distribution of products or the performance of services, including offices and medical facilities.

COMMUNITY PARK: A park located near collector, or arterial roads designed to serve the needs of more than one neighborhood. It is designed to serve community residents within a radius of up to 3.5 miles. The term "community park" includes any related recreational facilities and can be publicly or privately owned.

COMPLETE STREETS: Roads including adjacent sidewalks and shared use paths that are designed and operated to enable safe access and travel for all users, which may include pedestrians, bicyclists, transit riders, and motorists. Complete Streets incorporate different elements based on the different role, function, and characteristic of the facility.

COMPREHENSIVE PLAN: A Comprehensive Plan is a forward-thinking guidance document that acts as a framework for the growth and development of the Village. A Comprehensive Plan will lay out Goals, Objectives, and Policies for the future of the Village and has a typical horizon of 10-20 years.

CONCURRENCY: The provision of insuring that the necessary public facilities and services to maintain the adopted public transit level of service standards are available when the impacts of development occur. Transportation, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public education are the only public facilities and services subject

to the Palm Beach County concurrency requirement. The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

CONCURRENCY MANAGEMENT SYSTEM: The procedures or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

CONSTRAINED ROADWAYS: Roads that cannot be expanded by the addition of two or more through-lanes because of physical, environmental or policy constraints.

DENSITY: The number of dwelling units per acre on a building site in the residential and commercial zoning categories. Where the computation of density results in a whole number plus a fraction of dwelling units per acre, the fraction shall be disregarded, i.e., four and nine tenths (4.9) shall mean four (4) dwelling units per acre.

DEVELOPMENT STANDARDS: Definitions of any other terms related to development standards shall be as described in "Definitions" of the Village's Land Development Regulations (LDRs)

DWELLING UNIT: A house, apartment, condominium unit, mobile or manufactured home, group of rooms, or a single room intended for occupancy as a separate living quarter with complete kitchen and bathroom facilities, and with direct access from the outside of the building or through a common hall for use by its occupants.

EDUCATIONAL USES: Activities and facilities for public or private primary or secondary schools; vocational and technical schools; and colleges and universities including all campus buildings, residence halls and dormitories, fraternity and sorority housing, and recreational facilities.

FLOOR AREA RATIO (FAR): A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each commercial and industrial land use category that determines the total gross square feet of a structure as measured from the structure's exterior walls based upon the actual land area of the parcel upon which the structure is to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

GOAL: A goal is an end-state toward which effort is directed. An end-state in this context is a set of economic, social and land use conditions which seem desirable for North Palm Beach. Goals are long range and defined in qualitative rather than quantitative terms. In general, they espouse very high ideals about the end-state to be achieved. In effect, goals set the parameters of the study to be made. Goals have scale, scope, and substantive dimensions. Goals vary in their substantive, scope, and scale characteristics.

GROSS ACRE: Full area of a parcel inclusive of any public-rights of way and public property.

HAZARD MITIGATION: Reducing or eliminating potential losses by breaking the cycle of damage, reconstruction, and repeated damage.

HOTEL: A Building or part thereof, in which sleeping rooms are offered for rent to the public, and where all charges for food, lodging, and accessory services are paid for by the renter.

Hotels maintain an inner lobby through which all occupants must pass to gain access. Hotel sleeping rooms are accessed solely through interior hallways, even when such units are on ground floors. Guests frequently stay more than one (1) night. Hotels typically include amenities that cater to longer- term guests, such as exercise rooms, spas, restaurants, meeting rooms, ballrooms, convention facilities, reading areas, and limited shopping areas. Hotels cater to transient occupancy, and may have limited kitchenette facilities (i.e., microwave, coffee maker, small sink, miniature refrigerator) for use by the occupants. Two hotel rooms are equivalent to one residential unit.

LEED: Leadership in Energy and Environmental Design is redefining the way we think about the places where we live, work, and learn. As an internationally recognized mark of excellence, LEED provides building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations, and maintenance solutions. LEED certification provides independent, third-party verification that a building, home or community was designed and built using strategies aimed at achieving high performance in key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

LEVEL OF SERVICE (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS shall indicate the capacity per unit of demand for each public facility or performance measures for road traffic or stormwater facilities.

LOCAL ROAD: A roadway providing service, which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high-volume land access for abutting property.

INDUSTRIAL USE: Business activity which is predominantly connected with assembling or storage of small machine parts, electronics, and communications equipment where all activities are carried on within an enclosed building, and deliveries and pickups are made from enclosed trucks or vans. Industrial operations are typically of a size, scale, and character which are virtually indistinguishable from operations conducted in office buildings, commercial buildings, and commercial-office parks and complexes. The equipment used in the industrial manufacturing process does not include the use of large machines, generate significant emissions of toxic or regulated gases, or use bulk chemical combinations. Industrial buildings typically do not have smokestacks and on-site bulk chemical mixing is not contemplated. Industrial business operations may not produce nuisances such as noise, heavy truck traffic, fumes, vibration, glare, or other criteria which would be incompatible with residential or upscale commercial use. Primary functions in Industrial Use relate to an activity other than manufacturing.

MANUFACTURED HOME: A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the site, bearing a label certifying that it is built in compliance with the federal manufactured housing construction and safety standards, or inspected by an approved inspection agency conforming to the requirements of HUD, and bearing an insignia of approval.

MINOR ARTERIAL: A roadway which interconnects with and augments the urban principal arterial system.

MOTEL: A building, or series of buildings, being attached, semi-detached, or detached, in which sleeping rooms are offered for rent to the public, and where all charges for food, lodging, and accessory services are paid for by the renter, and where each unit has convenient exterior access to a parking space for the use of the unit's occupants. Access to sleeping rooms is from the exterior of the building as opposed to the interior. Except for a dwelling unit for the manager or caretaker, the rental sleeping rooms are primarily for the transient use of motor vehicle travelers who typically stay one night. These units may have limited kitchenette facilities (i.e., microwave, coffee maker, small sink, miniature refrigerator) for use by the occupants. Two motel sleeping rooms are equivalent to one residential unit.

MULTI-FAMILY DWELLING: multiple separate dwelling units contained within one building or several buildings excluding single family attached dwellings.

MULTIMODAL TRANSPORTATION SYSTEM: The system which provides safe and efficient movement of people, goods, and services by more than one mode of transportation.

NEIGHBORHOOD PARK: A park that serves the residents of a neighborhood and is accessible to bicyclists and/or pedestrians. It is designed to serve the population of a neighborhood in a radius of up to one-half mile. Neighborhood parks include any related recreational facilities and can be publicly or privately owned.

NET ACRE: "Net acre" means parcel area exclusive of public right-of-way and public property.

OBJECTIVES: Objectives, like goals, are end-states toward which effort is directed. The dictionary definition of the two terms makes them synonymous. However, for our purpose the term "objective" will be used to further define the goals. Objectives will be milestones toward achieving the end-state. Objectives can be defined on a number of levels, but the most important distinction is between quantitative and qualitative objectives.

OPEN SPACE: Areas open to the sky that are partly or completely covered with grass, trees, shrubs, other vegetation, or water, or if partially or completely paved serve to shape or enhance urban form or provide for public use. Open spaces have little to no vertical structures and can be publicly or privately owned. Open spaces include parks, transportation corridor parkways, vegetated buffers, shared use paths, plazas, courtyards, squares, and areas that provide stormwater management.

PARK: A site that provides opportunities to partake in active or passive recreational activities, including structures associated with a park's recreational activities.

PEAK HOUR PEAK DIRECTION CAPACITY: The maximum number of vehicles that can pass a given point in one direction on a road under given traffic and road conditions per the FDOT Quality/Level of Service Handbook in one hour.

PLAN: A plan is one of the methods for achieving the desired end-states described as goals and objectives. The term plan is often taken as meaning the same as objective, program, or strategy. For our purposes, the plan will be a graphic and narrative description of the end-state achieved when all goals and objectives are met. The usual narrative of a plan contains the statement of goals, objectives and policies, background characteristics and an articulation of programs and strategies to be used to implement the plan.

POLICIES: Policies are often confused with goals and objectives. Indeed, most objectives can be rewritten as policies and most policies can be rewritten as objectives. It is easy to distinguish the two, if one considers objectives to be static end-states and always written in the infinitive verb form: e.g., to be, to do, to provide. On the other hand, policies are guides to action that control present and future decision making. Policies are almost always written in the present or future-perfect tense with an auxiliary condition to the verb to express obligation, propriety, expediency and expected behavior. A policy is normally implemented by law, rule, procedure, or some other formal guide for action and is not discretionary but mandatory.

PRINCIPAL ARTERIAL: A roadway which serves the major centers of activity of urbanized areas, the highest traffic volume corridors. It carries most of the trips entering and leaving the urban area, as well as most of the through movements bypassing the central Village.

PROGRAM: For purposes here, a program is a sequence of efforts to achieve an objective in a specific substantive area, such as housing, recreation programs, etc. A program in its broadest definition is a sequence of efforts to be performed toward any objective or goal.

PUBLIC TRANSIT: Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail; rail rapid transit; light rail transit; light guideway transit; express bus; and local fixed route bus.

RECREATIONAL USES: Areas and development used for leisure time activities and sports in an indoor or outdoor setting, including parks.

RESIDENT: A person who makes his or her home in a particular place for most of the year or for a portion of the year, including a seasonal resident.

RESIDENTIAL USES: Land uses consisting of dwelling units, including mobile and manufactured homes. Residential uses include assisted living facilities and group homes.

RESILIENCE: The capacity to cope with hazards and stresses in a timely and efficient manner by responding, adapting, and transforming in ways that restore, maintain, and even improve essential functions, structures, and identity, while retaining the capacity for growth and change. The concept of resilience is closely related to the concept of hazard mitigation.

RIGHT-OF-WAY: Land dedicated or required for transportation or utility use that a government entity owns in fee simple or over which it has an easement.

ROADWAY FUNCTIONAL CLASSIFICATION: The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

SENIOR HOUSING: Age-restricted dwelling units for older adults, aged 55+, who are able to care for themselves.

SHARED USE PATH: A paved facility for use by pedestrians, bicyclists, and/or other users that is separated from vehicular traffic. Golf carts may be used on shared use paths in certain areas, under certain circumstances.

SINGLE FAMILY ATTACHED DWELLING: A single dwelling unit physically attached to other buildings, dwelling units, or structures through one or more shared walls.

SINGLE FAMILY DETACHED DWELLING: A single dwelling unit not physically attached to other buildings, dwelling units, or structures.

SOLID WASTE FACILITIES: The term "solid waste facilities" means structures or systems designed for the storage, collection, processing, recycling, or disposal of solid waste, including hazardous waste, industrial waste, construction and demolition waste, and biomedical waste. The term includes processing plants, recycling plants, disposal yards, landfills (of any class), compost areas (excluding residential backyard composting), composting facilities, construction and demolition debris recycling areas, construction and demolition debris recycling facilities, materials recovery facilities, monofils, solid waste combustors, solid waste disposal facilities, solid waste management facilities, tire recycling areas or facilities, volume reduction plants, waste tire collection centers, waste tire collectors, waste tire processing facilities, and waste tire sites.

STRATEGY: A strategy applied in this context is the marshalling of all efforts toward achieving all of the end-states embodied in objectives or policies in a manner where those efforts reinforce and support one another. A strategy is thus a comprehensive statement of policy and programs presented in a manner that achieves the desired end-states most efficiently and effectively.

SUSTAINABLE DEVELOPMENT: Development that meets present-day needs without compromising the ability of future generations to satisfy their own requirements. It aims to improve individuals' living conditions while preserving their environment in the short, medium and – above all – long term. The objective of sustainable development is threefold: development that is economically efficient, socially fair, and environmentally sustainable.

UTILITIES: The term "Utilities" means those facilities needed to serve, or which constitute a public or private utility. The term "Utilities" is limited to lines, valves, wells, water treatment plants, and injection wells which comprise a water service utility needed to serve North Palm Beach citizens; gravity mains, force mains, manholes, lift stations, monitoring stations, needed to serve North Palm Beach residents; electrical lines, poles, substations and transmission facilities which comprise an electric power utility needed to service North Palm Beach residents; lines, valves, and equipment which comprise a liquid gas utility infrastructure needed to serve North Palm Beach residents; lines, switching facilities, poles, communications towers, antennas and other appurtenances for telephone utility infrastructure to service North Palm Beach residents; and lines, hub facilities, and satellite earth station receiving facilities, and other appurtenances necessary to comprise a cable television utility to service North Palm Beach residents. Unless expressly indicated within a Future Land Use Element, the word "utilities" will not include plants for electric, gas, or telephone service, or solid waste facilities.

ACRONYMS

AAA:	Adaption Action Areas
ADD:	Average Daily Demand
ASR:	Aquifer Storage and Recovery
AWWA:	American Water Works Association
BAS:	Biscayne Aquifer System
C-3:	Regional Business District
C-G:	General Commercial District
C-NB:	Northlake Boulevard commercial district
C-MU:	US-1 Mixed-Use District
C-T:	Transitional Commercial District
C-S:	Shopping Commercial District
CCCL:	Coastal Construction Control Line
CEMP:	Palm Beach County Emergency Management Plan
CIP:	Capital Improvement Program
CIS:	Capital Improvement Schedule
CO:	Certificate of Occupancy
CRA:	Community Redevelopment Agency
CSA:	Concurrency Service Area
CUP:	Consumptive Use Permit
D&A:	Data and Analysis
DERM:	Department of Environmental Resources Management
EAR:	Evaluation Appraisal Review
ECR:	East Central Regional
ERC:	Equivalent Residential Connection
ERP:	Environmental Resource Permit
ERU:	Equivalent Residential Units
FAC:	Florida Administrative Code
FAR:	Floor Area Ratio
FAS:	Florida Aquifer System
FAU:	Florida Atlantic University
FBC:	Florida Building Code
FDEP:	Florida Department of Environmental Protection
FDOC:	Florida Department of Commerce
FDOT:	Florida Department of Transportation
FEC:	Florida East Coast Railroad
FGBC:	Florida Green Building Coalition
FLU:	Future Land Use
FS:	Florida Statutes
GHG:	Greenhouse Gas
GOPS:	Goals, Objectives, Policies
GPCD:	Gallons per capita per day
GPM:	Gallons per minute
HDR:	High Density Residential (Land Use)
HUD:	U.S. Department of Housing and Urban Development
I-1:	Light Industrial District
IPARC:	Intergovernmental Plan Amendment Review Committee
ISBA:	Interlocal Service Boundary Agreement
kWh:	Kilowatt-hour
LDR:	Land Development Regulations
LEC:	Lower East Coast (Florida)

LED:	Light-emitting diode
LEED:	Leadership in Energy and Environmental Design
LMS:	Local Mitigation Strategy
LOS:	Level of Service
MDD:	Maximum Day Demand
MGPD:	Million Gallons Per Day
MPO:	Metropolitan Planning Organization
NGARL	Natural Groundwater Aquifer Recharge
NPDES:	National Pollutant Discharge Elimination System
OS :	Conservation and Open Space district
P:	Public (Land Use / Zoning District)
PBC:	Palm Beach County
PBCWUD:	Palm Beach County Water Utility Department
PDRP:	Post-Disaster Redevelopment Plan
PROS:	Public, Public Recreation, and Open Space (Land Use / Zoning District)
PSI:	Per square inch
PSIG:	Per square inch gauge
PUD:	Planned Unit Development
PWS:	Public Water Suppliers
R-1:	Single-family dwelling district.
R-2:	Multiple-family dwelling district
R-3:	Apartment dwelling district
SAS:	Surficial Aquifer System
SEFTC:	Southeast Florida's Transportation Council
SFMA:	South Florida Manufacturers Association
SFWMD:	South Florida Water Management District
SHIP:	State Housing Initiative Partnership
SIS:	State Intermodal System
SLOSH:	Sea, Lake, and Overland Surges from Hurricanes
SUA:	Seacoast Utility Authority
SWA:	Solid Waste Authority
TCEA:	Transportation Concurrency Exception Area
TCRPC:	Treasure Coast Regional Planning Council
TPA:	Transportation Planning Agency
TOD:	Transit Oriented Development (Land Use)
TRIP:	Transportation Regional Incentives Program
TSM:	Transportation System Management
UAW:	Unaccounted for water
UF:	University of Florida
URA:	Urban Redevelopment Area
USGS:	United States Geological Survey

Future Land Use

Goals, Objectives, and Policies



Chapter 1: People and Places

Element 1

GOALS, OBJECTIVES, AND POLICIES

~~3.1 INTRODUCTION~~

~~The Future Land Use element is required to be included within the Comprehensive Plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6) (a), Florida Statutes, establishes the Future Land Use element requirement and Chapter 9J-5.006 Florida Administrative Code, establishes minimum criteria to guide its preparation.~~

~~A summary of the data, analysis, and support documentation necessary to form the basis for Future Land Use goal, OBJECTIVEs and policies is presented in Chapter 3 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.~~

~~3.2 VILLAGE GOAL STATEMENT~~

~~Ensure that the current character of North Palm Beach is maintained, while allowing remaining vacant parcels to be developed and redeveloped in a manner consistent with present residential neighborhoods and commercial areas.~~

~~Further, ensure that the Village remains primarily a residential community offering: (1) a full range of municipal services; (2) diversity of housing alternatives consistent with existing residential neighborhoods; (3) commercial development opportunities compatible with established location and intensity factors; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Village.~~

~~Various land use activities, consistent with these Village character guidelines, will be located to maximize the potential for economic benefit and the enjoyment of natural and man-made resources by residents and property owners, while minimizing potential threats to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.~~

GOAL 1.0: Provide for the sustainable development and redevelopment of suitable and compatible land uses to preserve and promote quality of life while protecting its natural resources and maximizing economic benefits.

~~3.3 OBJECTIVES AND POLICIES~~

OBJECTIVE ~~1.A~~1.1: Future growth and development shall be managed through the preparation and adoption of land development regulations which: (1) coordinate future development with the appropriate natural features (i.e. topography, soil conditions, flood prone areas and natural habitats) and the availability of facilities and services; (2) prevent uses inconsistent with the ~~Village~~ Future Land Use Goal ~~Statement of~~ and Future Land Use Map Series; (3) require the maintenance of the Village building stock; ~~and~~ (4) discourage the proliferation of urban sprawl; and (5) promote energy-efficient land use patterns accounting for existing and future power generation and transmission systems.

POLICY 1~~.A.~~1.1: Maintain land development regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum:

a. Regulate the subdivision of land;
b. Regulate the use and intensity of land development consistent with this element in a manner to ensure the compatibility of adjacent land uses consistent with the Future Land Use Map Series and provide for recreation and open space consistent with levels- of-service established in the Recreation And Open Space element by requiring all new developments to donate or provide SOA of the residential site for recreational purposes;
c. Protect designated environmentally sensitive lands~~; designated on Figures 3A and 3B of the Future Land Use Map Series;~~
d. Regulate areas subject to seasonal and periodic flooding by requiring a minimum first floor elevation of 8.5 feet NGVD and a drainage system which meets adopted Level-of- Service Standards;
e. Regulate signage;
f. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
g. Ensure that public facility, utility and service authorization has been procured prior to issuing any development order;
h. Provide that development orders and permits, consistent with ~~Policies 5.1 and 5.2 of~~ the Capital Improvements Element, shall not be issued which result in a reduction of the levels of service for the affected public facilities below the Level-of-Service (LOS) Standards adopted in the Capital Improvements element ~~(Ref: Table 11-1);~~
i. Provide for the proper maintenance of building stock and property by continually updating and enforcing adopted building, housing and related codes;
~~j.~~ Designate an urban service area ~~(Ref: OBJECTIVE 6; Capital Improvements element);~~ and
k. Regulate the development of sites containing historic sites, as per the Future Land Use Map Series, to assure their protection, preservation and/or sensitive reuse.

POLICY 1~~.A.2~~1.2: An official zoning map shall be adopted and maintained which assures that the location and extent of non-residential land uses is consistent with the Future Land Use Map Series. Planning Areas may include non-residential uses such as schools, public facilities, other public facilities, and recreational uses, etc., as indicated on the Future Land Use Map Series and/or as allowed as special exception uses in the Village Zoning Code.

~~POLICY 1.A.3: Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential land use densities as indicated below.~~

~~a. Conservation/Open Space - Maximum of one unit per upland acre;~~

~~b. Low density residential - fewer than 5.80 residential units per gross acre;~~

~~c. Medium density residential - 5.81 to 11.0 residential units per gross acre; and~~

~~d. High density residential - 11.1 to 24.0 residential units per gross acre.~~

POLICY: 1.~~A.3~~1.3: The Village's Land Development Regulations shall conform to, and implement, the use, density and intensity standards as outlined on Table FLU-1 below:

Table FLU-1

FLU Designations	Uses Zoning Districts	Maximum Density andIntensity
Low Density Residential	R-1 – Single Family Dwelling District	Fewer than 5.80 residential units per gross acre
Medium Density Residential	R-2 – Multiple Family Dwelling District	5.81 to 11.0 residential units per gross acre
High Density Residential	R-3 – Apartment Dwelling District	11.1 to 24.0 residential units per gross acre.
Commercial	C-MU – US-1 Mixed-Mixed Use District C-S – Shopping Commercial District C-NB – Northlake BL. Commercial District C-3 – Regional Mixed-Use District C-T – Transitional Commercial District	See POLICY 1.1.4
Conservation	OS – Conservation & Open Space District	Maximum of one unit per upland acre
Educational	P – Public District	FAR: A maximum of 0.15
Recreation/Open Space	P – Public District R-2 – Multiple Family Dwelling District	Maximum of one unit per upland acre FAR: A maximum of 0.05 (nonresidential)
Public Buildings & Grounds	P – Public District	N/A

FLU Designations	Uses Zoning Districts	Maximum Density andIntensity
Other Public Facilities	R-2 – Multiple Family Dwelling District	N/A
Light Industrial/Business	I-1 – Light Industrial District	FAR: A maximum of 0.45.
Special POLICY Areas in Comp Plan.		See SPECIAL POLICY 1.5.1 through 20:

In any event, specific entitled residential densities within the ranges listed above shall be subject to the application of the site development criteria (e.g. setbacks, height limitations and site dedications, etc.) promulgated in the Village Land Development Regulations.

POLICY 1~~.A.4~~1.4: Land Development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for non-residential land use intensities as indicated below:

a. Location shall be in accordance with the Future Land Use Map. Commercial uses shall not be permitted within areas designated for residential development on the Future Land Use Map Series;
b. Maximum lot coverage ratio shall be governed by applicable land development regulations.
c. Maximum building height shall be governed by applicable land development regulations and shall be consistent with the Village of North Palm Beach Citizens' Master Plan Report, adopted by Resolution 2016-73 on October 27, 2016, and compatible with neighboring land uses; and
d. Adequate off-street parking and loading facilities.
e. Maximum Floor Area Ratios for non-residential land uses shall be established as follows:

~~1.~~ Commercial, religious, and institutional/ land uses: A maximum of 0.70 for mixed-use development and 0.35 for all other non-residential land uses along U.S. Highway No. 1, north of the Parker Bridge; a maximum of 1.10 along U.S. Highway No. 1, from the Parker Bridge, south to Northlake Boulevard; a maximum of 0.70 along U.S. Highway No. 1, south of Northlake Boulevard; and a maximum of 0.70 along Northlake Boulevard and S.R. Alternate A-1-A. The following areas shall be exempt from this requirement ~~to implement the 2016 Citizens' Master Plan~~:

- The Twin Village Mall site, and subject to the latest land development regulations of the C-3 zoning district, which

have been was jointly developed by the Village and the Town of Lake Park.
- The C-MU zoning district along U.S. Highway No. 1, updated in accordance with the Citizens' Master Plan.
- Other key redevelopment sites that are explicitly identified in the Village's land development regulations to carry out the Citizens' Master Plan.

~~2. Educational Uses: A maximum of 0.15;~~

~~3. Recreation and Open Space Uses: A maximum of 0.05~~

~~4. Light Industrial/Business Uses: A maximum of 0.45.~~

POLICY 1.~~A.5~~1.5: Land development regulations shall contain performance standards which address:

a. Buffering and open space requirements;
b. Landscaping requirements; and
c. A requirement for the environmental assessment of development proposals, including eliminating exotic plant species.

POLICY 1.~~A.6~~1.6: Land development regulations shall contain planned unit development provisions which allow design flexibility within projects under unity of title or unity of control as a means of preserving natural resources ~~delineated on Figures 3A and 3B~~ and protecting Conservation Use lands designated on the Future Land Use Map.

POLICY 1.~~A.7~~1.7: Future development shall be permitted only when central water and wastewater systems are available or will be provided concurrent with the impacts of development.

POLICY 1.~~A.8~~1.8: Residential subdivisions shall be designated to include an efficient system of internal circulation, including the provision of collector streets to feed traffic to arterial roads and highways.

POLICY 1.~~A.9~~1.9: In 2020, the Village revised its land development regulations and this Comprehensive Plan to implement the provisions and guiding principles of the Village of North Palm Beach Citizens' Master Plan Report, adopted by Resolution 2016-73 on October 27, 2016.

POLICY 1.1.10: All proposed development shall be compatible with adjacent land uses and consisting with the property's land use designation and zoning district.

OBJECTIVE 1.~~B~~2: The Village desires to enhance certain aging commercial corridors that have a Commercial Future Land Use designation, into walkable and bikeable centers of vibrant activity. Current business uses along these corridors will be supplemented with new residential and mixed-use development. ~~as described in POLICY 1.B.4~~.

POLICY 1.~~B.1~~2.1: The following use and intensity standards shall be used to promote land use efficiency in mixed-use infill and redevelopment activities, and determine maximum development potential on a given parcel of land:

1. Maximum development potential: Maximum commercial development potential is subject to the floor-area limitations established in POLICY 1.~~A.4~~1.4, subject to the application of the Village's land development regulations.
2. Permitted uses: Permitted uses shall be specified in each zoning district that allows mixed-use development ~~(see POLICY 1.B.4)~~.
3. Residential density: Dwelling units in Commercial designations shall not exceed a density of 24 units per acre or as further limited by zoning district regulations. Developments that qualify for the workforce housing density bonus described in POLICY ~~1.B.2~~ 1.2.2 may construct up to 12 additional units per acre).
4. Height limitations: The maximum height shall be limited to that allowed by the underlying commercial or mixed-use zoning district.

POLICY 1.~~B.~~2.2: Workforce housing density bonus: The maximum residential density of a mixed-use development shall be increased from 24 to 36 units per acre provided that either: (a) bonus units are constructed on-site; or (b) funding is provided to assist in ~~are~~ a workforce housing program in another jurisdiction or an appropriate alternative, as determined by the Village of North Palm Beach. If alternative (a) is selected, 50% of the bonus units shall qualify for any of the four (4) eligible income group categories based on Average Median Income (AMI) set forth in the County's Workforce Housing Program income guidelines. No more than 50% of the workforce housing units shall be in the 120-140'/o category. If alternative (b) is selected, an amount equal to 5% of the cost of the vertical construction of the bonus units shall be contributed to the Palm Beach County Affordable Housing Trust Fund, or other appropriate alternative, as determined by the Village of North Palm Beach.

POLICY 1.~~B.~~2.3: Assisted Living Facilities, as defined in Section 429.02(5) of the Florida Statutes and licensed by the Florida Agency for Health Care Administration may be permitted as mixed-use developments through the commercial planned unit development approval process, or the special exception process if authorized by the Village's land development regulations, subject to the following use and intensity standards: *

1. A mixed-use Assisted Living Facility shall provide assistance with activities of daily living, as defined in Section 429.02(1) of the Florida Statutes and special care for persons with memory disorders, as regulated by Section 429.178 of the Florida Statutes.
2. Required uses: Each mixed-use Assisted Living Facility shall contain a residential component, together with a non-residential component consisting of administrative offices, central kitchen and communal dining facilities, and separate or shared spaces

for the provision of medical, recreation, social, religious, and personal services.

3. Mix of required uses: The residential component shall comprise a minimum of 50% and the non-residential component shall comprise a maximum of 200 of the gross floor area of a mixed-use Assisted Living Facility.
4. Maximum floor area: Maximum mixed-use Assisted Living Facility development potential is subject to the floor-area limitations established in POLICY ~~1.A.4~~1.4, subject to the application of the Village's land development regulations.
5. Maximum resident occupancy: The residential density of a mixed-use Assisted Living Facility may be increased by the Village Council to an equivalent of 24 units per acre. The maximum resident occupancy shall then be determined by multiplying the equivalent residential density by 1.97 residents per unit. Maximum resident occupancy shall be determined on a project-by-project basis based upon an assessment of site characteristics and the application of Village land development regulations.
6. Height limitations: The maximum height of a mixed-use Assisted Living Facility shall be determined by the application of POLICY ~~1.B.1.6.~~ 1.2.1
7. Waivers for reductions in minimum dwelling unit size and parking requirements may be requested during the commercial planned unit development or other authorized approval process.

POLICY 1~~.B.~~2.4: Residential and mixed-use developments may be approved in areas with a Commercial Future Land Use designation in order to achieve a mixed-use development pattern. The Village may use any of the following mechanisms to achieve the desired pattern:

- The mixed-use provisions in the C-MU zoning district along US. Highway No. 1 between Yacht Club Drive and the Earman River, which are intended to evolve that district into a mixed-use development pattern that remains predominately commercial along US Highway No. 1.
- The mixed-use provisions in the C-T zoning district in the southwest portion of the Village.
- The commercial planned unit development process in other zoning districts.

OBJECTIVE ~~2~~1.3: Development and redevelopment activities shall be undertaken in a manner to ensure the protection of natural and historic resources and the Village character as prescribed in the Future Land Use Element Goal ~~Statement~~ and the Village Character Statement ~~(Ref: Chapter 2.0).~~

POLICY ~~2.~~1.3.1: The developer/owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads to not exceed pre-development conditions and preserve existing natural drainage features, as per Chapters 40E-4, 40E-40 and/or 40E-41, Florida Administrative Code.

POLICY ~~2.2~~1.3.2: The Village land development regulations shall regulate business activities which have the potential to contaminate land and water

resources by requiring said businesses to notify the Palm Beach County Department of Environmental Resources Management regarding the storage, use and/or disposal of potentially hazardous or toxic substances. This requirement shall be implemented by the Village through the Palm Beach County Wellfield Protection Ordinance ~~(Ref: Section 9.3, Palm Beach County Unified Land Development Code).~~

POLICY ~~2.3~~1.3.3: The Village shall encourage, through its participation on the Seacoast Utility Authority Governing Board, protection of potable water wellfields by regulatory authorities having land use jurisdiction in aquifer recharge areas serving Seacoast Utility Authority systems.

POLICY ~~2.4~~1.3.4: The clearing of any wetlands vegetation or land assigned a Conservation Land Use Category on the Future Land Use Map Series shall not be approved by the Village until such time that appropriate permits have been procured, by the developer, from the Palm Beach County Environmental Resources Management or Health Departments and the Florida Department of Environmental Protection.

~~POLICY 2.5: At the time of each required Evaluation and Appraisal Report and Comprehensive Plan update, the Village shall consider the need for the identification, designation and protection of additional historically significant properties under the provisions of the Standard Housing Code.~~

POLICY ~~2.6~~1.3.5: Within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan, the Village shall update the Water Supply Facilities Work Plan to determine whether or not adequate water supply is available to meet projected needs of the ensuing 10-year period.

OBJECTIVE ~~3~~1.4: All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet Level of Service (LOS) standards are available concurrent with the impacts of the development. Further, require that all on-site lands for rights-of-way, easement, etc., be conveyed to the proper authority prior to the issuance of building permits.

POLICY ~~3.~~1.4.1: The development of residential and commercial land shall be timed and staged in conjunction with the provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

POLICY ~~3.2~~1.4.2: Public facilities and utilities shall be located to: (1) ~~M~~maximize service efficiency; (2) minimize public costs; and (3) minimize impacts upon the natural environment.

POLICY ~~3.3~~1.4.3: Remaining properties currently not utilizing central water and wastewater systems shall be governed by the provisions of:

(1) Chapter 381~~.272,~~ Florida Statutes;

~~(2) Chapter 10D-6,~~ Florida Administrative Code; and

(3) Palm Beach County Environmental Control Rule - 1. These codes regulate the use and installation of individual sewage disposal systems.

POLICY ~~3.4~~1.4.4: The Village shall update its population projections at the time of the approval of a Comprehensive Plan amendment or development order permitting an increase in residential units.

OBJECTIVE 1.5: Special land use policies shall be developed by North Palm Beach when necessary to address site-specific issues related to implementing the ~~Village Goal Statement~~ Future Land Use Goal. Refer to the Future Land Use Map ~~Atlas~~ for parcel locations which are the subject of specific special policies.

SPECIAL POLICY 1.5.1: Historic properties with an assigned Florida Master Site File reference number shall be identified on Planning Area maps located in the Future Land Use Map Atlas.

SPECIAL POLICY 1.5.2: Utilize the mixed-use provisions of the Village's Commercial Planned Unit Development (CPUD) Ordinance as a means of developing the property delineated as "SPECIAL POLICY 1.5.2 on ~~Map 2 of~~ the Future Land Use Map Atlas in a transition mode from Commercial (i.e. compatible to the C-B Zoning District) to Residential (i.e. compatible to the R2 Zoning District) running from U.S. Highway No. 1 east to Lake Worth. Maximum gross density shall not exceed 10-11 DU/AC. Non- residential development pods shall comply with the Floor-Area-Ratio standards listed in POLICY 1.1.4 of the Future Land Use element. Development of the property shall be subject to the Village Council approval of site plan and PUD applications. The following uses shall be excluded from this development: (1) Golf club and its accessory uses such as restaurant, bar, driving range and equipment store; (2) bowling alley; (3) filling stations; (4) dry cleaning plants; (5) mobile home park; and (6) adult entertainment establishment.

SPECIAL POLICY 1.5.3: As a means of preserving native vegetative species in Planning Area 6A, encourage the use of the Planned Unit Development by allowing the clustering of residential units in defined buildable areas (i.e. all areas in Planning Area 6A are as "buildable", with the exception of those delineated ~~on Figure 3-3~~ as conservation.

SPECIAL POLICY 1.5.4: Require alt new developments in Planning Areas 1 and 6A to perform an environmental assessment to define potential impacts upon the viability of vegetative species and/or habitats~~, delineated on Figure 3~~. The impact assessment shall include necessary techniques and/or controls to maintain species and/or habitats in their current condition or mitigate potential impacts.

SPECIAL POLICY 1.5.5: (Reserved).

SPECIAL POLICY 1.5.6: As a means of enhancing the commercial character of the area along Northlake Boulevard through renovation and/or redevelopment, maintain a waiver process which may allow~~s~~ proposed projects to depart from the strict interpretations of the Zoning Code if, after review by

the Village, it is found that said projects are in compliance with the North Palm Beach Comprehensive Plan and meet standards in the Zoning Code.

SPECIAL POLICY 1.5.7: The Village shall review proposed Future Land Use Map Series amendments to determine whether or not they discourage the proliferation of Urban Sprawl based upon the application of standards contained in Chapter 9J-5, F.A.C. ~~(No Future Land Use Map Atlas reference.)~~

SPECIAL POLICY 1.5.8: Residential development on the property delineated as "SPECIAL POLICY 1.5.8" on ~~Map 6A of~~ the Future Land Use Map Atlas shall be limited to a maximum of 98 residential units.

SPECIAL POLICY 1.5.9: Residential development on the property delineated as "SPECIAL POLICY 1.5.9" on ~~Map 6A of~~ the Future Land Use Map Atlas shall be limited to a maximum of 232 residential units.

SPECIAL POLICY 1.5.10: Residential development on the property delineated as "SPECIAL POLICY 1.5.10" on ~~Map 6A of~~ the Future Land Use Map Atlas shall be limited to a maximum of 184 residential units.

SPECIAL POLICY 1.5.11: Residential development on the property delineated as "SPECIAL POLICY 1.5.11" on ~~Map 6A of~~ the Future Land Use Map Atlas shall be limited to a maximum of 108 residential units.

SPECIAL POLICY 1.5.12: Residential development on the property delineated as "SPECIAL POLICY 1.5.12" on ~~Map 2 of~~ the Future Land Use Map Atlas shall be limited to the existing 197 residential units.

SPECIAL POLICY 1.5.13: Residential development on the property delineated as "SPECIAL POLICY 1.5.13" on ~~Map 7 of~~ the Future Land Use Map Atlas shall be limited to the existing 48 residential units.

SPECIAL POLICY 1.5.14: Residential development on Planning Area 1 shall be clustered in the least environmentally sensitive portion of the parcel which is the subject of an application for a development order. ~~(No Future Land Use Map Atlas reference.)~~

SPECIAL POLICY 1.5.15: Year-round, permanent resident residential development within the area defined by the current extent of John D. MacArthur Beach State Park shall be limited to that provided for Park personnel. ~~(No Future Land Use Map Atlas reference.)~~

SPECIAL POLICY 1.5.16: The 0.43-acre lot located at the southwest corner of Prosperity Farms Road and Honey Road ~~(Map 5 of the Future Land Use Map Atlas)~~ shall be assigned a Commercial Future Land Use Map designation in order to support its current use. The current use may be maintained consistent with the provisions of Sections 45- 63 (non-conforming uses) and 45-64 (non-conforming structures) of the Village Code; however, any future change in use shall be consistent with those uses permitted in the C-T transitional Commercial District.

SPECIAL POLICY 1.5.17: Non-residential land uses within Protection Zone 4 of the Richard Road wellfield ~~(Ref: Map 5, 6B, and 7 of the Future Land Use Map~~

~~Atlas)~~ which store, handle, use or produce any regulated substance are prohibited, unless they qualify as a general exemption or receive an operating permit from Palm Beach County ERM, pursuant to Section 9.3 of the Palm Beach County Land Development Code.

SPECIAL POLICY 1.5.18: Residential development on the property delineated as "SPECIAL POLICY 1.5.18" on ~~Map 3B of~~ the Future Land Use Map ~~Atlas~~ shall be limited to a maximum of 16 residential units.

SPECIAL POLICY 1.5.19: Public School development on the property delineated as SPECIAL POLICY 1.5.19 on ~~Map 4b of~~ the Future Land Use Map ~~Atlas~~ shall be limited to a maximum 0.35 Floor-Area-Ratio.

SPECIAL POLICY 1.5.20: The Northlake Boulevard Overlay Zone is illustrated on ~~Maps 3C and 5 in~~ the Future Land Use Map Atlas. Development and redevelopment activities are subject to the special land development regulations adopted by the Village of North Palm Beach for the Northlake Boulevard corridor. (relocated from POLICY 3.5.4)

OBJECTIVE ~~4~~1.6: The Village shall coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.

POLICY ~~4.~~1.6.1: Requests for development orders, permits or project proposals shall be coordinated by the Village, as appropriate, with adjacent municipalities by participating in IPARC, ~~Metropolitan Planning Organization~~ and through intergovernmental coordination with the Transportation Planning Agency, Palm Beach County, School District of Palm Beach County, Treasure Coast Regional Planning Council, Special Districts, South Florida Water Management District and state and federal agencies.

POLICY ~~4.2~~1.6.2: All future high density residential development, with the following exceptions, shall be directed to areas west of U.S. Highway No. 1 as a means of coordinating coastal area population densities with the County Hurricane Evacuation Plan:

1. Properties located east of U.S. Highway No. 1 that are currently assigned a High-Density Residential future land use designation;
2. Properties that have frontage on and access to the east side of U.S. Highway No. 1, provided a determination is made by the Village, based upon a professionally competent study, that the hurricane evacuation provisions of F.S. 163.3178(9)(a) are complied with.

POLICY ~~4.3~~1.6.3: Although there are currently no resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, in effect within North Palm Beach, the Village shall participate in the preparation and implementation of said plans should they become necessary.

POLICY ~~4.4~~1.6.4: In the event of a proposed future annexation of sufficient size to site a school, or co-locate a school with public facilities (e.g. parks, libraries, and community centers), the Village shall coordinate with the Palm Beach

County School Board to determine the need for an additional school site in the area. If it is determined that there is a need, and that a school site can be accommodated, the proposed annexation shall provide for the school site.

POLICY ~~4.5~~1.6.5: The Village shall promote mixed-use development along its major transportation corridors and cooperate with Palm Beach County to develop new and improved forms of transit as a means of reducing greenhouse gas emissions resulting from traffic congestion.

POLICY ~~4.6~~1.6.6: During the review of any development or redevelopment proposal, the Village shall determine the feasibility of cross-access with neighboring parcels as a means to promote more efficient travel.

POLICY ~~4.7~~ 1.6.7: The Village shall educate the public regarding the placement and maintenance of canopy trees and other landscape materials to strategically provide shade and reduce energy consumption.

OBJECTIVE ~~6~~1.7: The Village shall encourage infill development and redevelopment along the Northlake Boulevard and U.S. Highway No.1 corridors.

POLICY ~~6.~~1.7.1: Development and redevelopment activities in the Northlake Boulevard Overlay Zone, ~~as illustrated on Figure 3-8~~, shall conform with the special land development regulations adopted by the Village of North Palm Beach for the Northlake Boulevard corridor as well as the requirements of the Village's Comprehensive Plan and underlying zoning districts.

POLICY ~~6.2~~1.7.2: Mixed-use development and redevelopment is encouraged along the U.S. Highway No.1 corridor by the Village through the provisions of the C-MU and C-T and may also be permitted through the commercial planned unit development approval process, consistent with the density and intensity criteria stated in OBJECTIVE ~~1.B~~1.2.

POLICY ~~6.3~~1.7.3: Development and redevelopment activities shall be transit-ready by maintaining access to Palm Tran, pedestrian accessibility by sidewalks and bikeways, and connectivity with neighboring residential and commercial areas.

OBJECTIVE 1.8: To encourage sustainable infill development and redevelopment by protecting the quality of life, character, and identity of the Village.

POLICY 1.8.1: Infill and Redevelopment opportunities shall be maximized to achieve the consolidation of small lots into larger redevelopment parcels, where feasible.

POLICY 1.8.2: Redevelopment opportunities shall be maximized through use of mixed land use designations that permit a flexible mix of multi- family residential and compatible non-residential uses.

POLICY 1.8.3: Redevelopment with commercial or office uses in locations that are presently devoted to residential uses but would be more suitable for commercial or office uses, shall be encouraged through use of mixed land use designations

POLICY 1.8.4: Design guidelines for infill and redevelopment shall be considered by the Village to protect the Village identity and character.

POLICY 1.8.5: Green development and redevelopment practices shall be encouraged by the Village to strengthen resiliency and protect the environment.

OBJECTIVE 1.9: The Village shall encourage the protection and enhancements of its tree population for the purpose of maintaining the natural environment and its character.

POLICY 1.9.1: The Village shall consider the creation of an Urban Forestry Plan.

POLICY 1.9.2: Appropriate locations and tree species shall be chosen for planting in right of way areas. Guidelines such as those provided by the Florida Division of Forestry and National Arborist Association shall be used to determine appropriate locations. At minimum, locations for tree plantings and the type of tree species planted shall consider the impacts on traffic, intersection visibility, soil type, power lines, adjacent trees and the preference of adjacent property owners.

POLICY 1.9.3: The Village shall consider programs that utilize xeriscape principles in conjunction with native plants and trees in public rights-of-way and other public lands, whenever practical, thereby conserving water, improving habitat for urban wildlife, conserving Central Florida flora, and improving the Village's aesthetic appeal and environmental quality.

POLICY 1.9.4: Consider street trees as infrastructure to preserve and protect them as community assets, and develop policies to achieve preservation.

POLICY 1.9.5: Encourage additional planting of trees to strengthen the character and aesthetic of its residential neighborhoods and commercial areas.

POLICY 1.9.6: The Village shall encourage the public to plant and maintain species native to this region through a public education program identifying soil types and native plants suitable to each.

POLICY 1.9.7: The Village shall encourage the protection of existing trees by creating mitigation provisions in its land development regulations for its residential and commercial land use districts.

POLICY 1.9.8: All development and major renovations shall be encouraged to provide shade trees along sidewalks to encourage pedestrian activity and create scenic corridors in neighborhoods and commercial districts.

POLICY 1.9.9: Consider providing incentives to developers to preserve trees and natural resources and to encourage additional tree plantings and green areas.

POLICY 1.9.10: Continue to promote and enhance the Village's Tree and Landscape Regulations as a key element in retention and provision of private

plant materials to support sustainable development principles of tree preservation, and minimal impact to the existing site resources.

~~3.4. FUTURE LAND USE CLASSIFICATION SYSTEM~~

~~The land use Classification System presented on Table 3-1 is adopted as the " Future Land Use Classification System" of the Village of North Palm Beach. Subject to the land use compatibility and application review provisions of Section 163.3208, Florida Statutes, and electric distribution substations are permitted in all land use categories listed in Table 3-1 except Conservation/ Open Space.~~

~~3.5 FUTURE LAND USE MAP SERIES~~

~~3.5.1 Future Land Use Maps~~

~~Village of North Palm Beach Planning Areas are delineated on Figure 3-1, while 2020 Future Land Use Plan is displayed on Figure 3-2. Recreation/ Open Space areas are identified on Figure 3-2; however, due to their character and Village- wide appeal, the delineation of specific service areas is not appropriate. Each facility is deemed to serve the Village as a whole.~~

~~3.5.2 Future Land Use Map Atlas~~

~~For the purposes of identifying properties subject to the conditions of a special POLICY described in Objective 5 and tracking Future Land Use Map amendment and annexation activities, the Village of North Palm Beach Future Land Use Map Atlas, on file with the Village Clerk, is hereby incorporated by reference.~~

~~Designated historic districts or significant properties meriting protection within the Village, along with appropriate Florida Master File references are located, as appropriate, on Maps 1-7 of the Future Land Use Map Atlas.~~

~~3.5.3 Natural Resource Maps~~

~~The following natural resources data are exhibited on Figures 3-3 through 3-7:~~

~~1. Natural Habitat, Wetlands, Coastal Vegetation and Beaches (Ref: Figure 3-3 and Tables 3-2 and 3-3);~~

~~2. Surface Water Features (Ref: Figure 3-4);~~

~~3. Generalized Soils Map (Ref: Figure 3-5 and Table 3-4);~~

~~4. Flood Zones (Ref: Figure 3-6 and Table 3-5); and~~

~~5. The Coastal High Hazard Area (Ref: Figure 3-7), defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.~~

~~There are no existing or planned potable water wells in the Village of North Palm Beach, nor are there any minerals of determined value. A portion of the Village, within Planning Area 5, is located within Protection Zone 4 of the Richard Road wellfield. The extent of Protection Zone 4 within Planning Area 5 is indicated on Maps 5, 6B and 7 of the Future Land Use Map Atlas.~~

~~3.5.4 Northlake Boulevard Overlay Zone Map~~

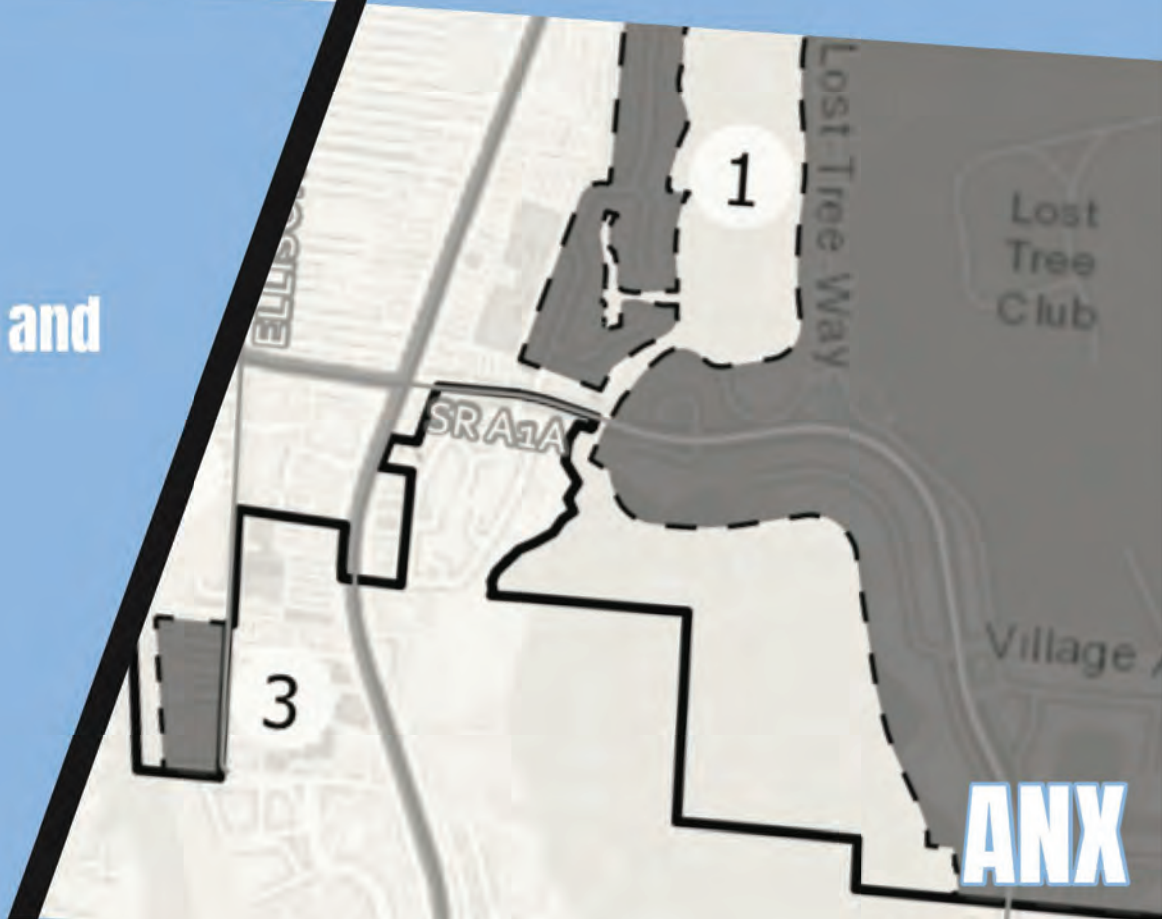
~~The Northlake Boulevard Overlay Zone is illustrated on Maps 3C and 5 in the Future Land Use Map Atlas. Development and redevelopment activities are subject to the special land development regulations adopted by the Village of North Palm Beach for the Northlake Boulevard corridor.~~

Annexation

Goals, Objectives, and Policies

Chapter 1: People and Places

Element 2



GOALS, OBJECTIVES, AND POLICIES

~~13.0 ANNEXATION~~

~~13.1 INTRODUCTION~~

~~The Annexation element is not required by the Florida Legislature. However, Chapter 163.3177, (7) (k), Florida Statutes permits a local government to include additional elements, which are deemed necessary by the local government, upon recommendation of the Local Planning Agency (LPA). The Village Planning Commission, acting as the Local Planning Agency (LPA), as part of the Evaluation and Appraisal Report (EAR) process, recommended that an optional Annexation Element be added to the Comprehensive Plan.~~

~~A summary of the data, analysis and support documentation necessary to form the basis for the Annexation goal, OBJECTIVEs and policies is presented in Chapter 1: Major Issues Analysis of the 2006 Village of North Palm Beach Evaluation And Appraisal Report.~~

~~13.2 VILLAGE GOAL STATEMENT~~

GOAL 1.0: Annex areas through a process that considers the effects upon public services, as well as benefits to the Village as a whole, and ensures that development within the annexed area is consistent with the North Palm Beach Comprehensive Plan.

~~13.3 OBJECTIVES AND POLICIES~~

OBJECTIVE: ~~1.3.1~~1.0: The North Palm Beach Annexation Area shall be within officially designated geographic boundaries as established by the Village Council.

POLICY: ~~13.1.1~~1.1.1: The North Palm Beach Annexation Area shall consist of the ~~area~~ unincorporated sections ~~defined~~ indicated on ~~Figure 13-1~~ the North Palm Beach Annexation Map~~. The Annexation Area defines the area in which~~ that the Village ~~of North Palm Beach~~ shall actively pursue~~, annexation actions.~~

POLICY ~~13.1.2~~1.1.2: North Palm Beach Annexation Area ~~are depicted on Figure 13-2. Target Areas~~ shall be used as the basis to define specific Village annexation policies and programs.

POLICY: ~~13.1.3~~1.1.3: Avoid the creation of an "enclave" or "pocket" of unincorporated area when annexing parcels of land; however, an annexation may occur if it is determined by Palm Beach County that a reduction of an "enclave" or "pocket" would occur as a result of an annexation.

OBJECTIVE ~~13.2~~1.2: Annex areas within the designated Annexation Area that can be economically provided with municipal services and will serve to enhance the Village's fiscal condition.

POLICY: ~~13.2.1~~1.2.1: At the discretion of the Village Manager, an applicant for annexation may be required to provide a fiscal impact analysis statement

demonstrating that such annexation is fiscally responsible and in the best interests of North Palm Beach.

POLICY: ~~13.2.2~~1.2.2: Implement plans for the extension of community facilities at the time annexed areas are developed. Upon a determination that improvements are necessary, the Village shall amend the Five-Year Schedule of Improvements, including a funding source, to program any improvements necessary to maintain adopted level-of-service standards.

OBJECTIVE ~~13.3.~~1.3: Utilize the range of annexation options available to the Village under Florida law, including voluntary and involuntary alternatives, as appropriate, in order to maintain the integrity of existing neighborhoods, and promote logical municipal service delivery.

POLICY ~~13.3.1~~1.3.1: Should annexation of residential properties occur in the area west of Ellison Wilson Road, in Target Area 2, an RM- Medium Density Residential Future Land Use Map designation shall be applied.

POLICY ~~13.3.2~~1.3.2: Coordinate with Palm Beach Gardens to de-annex the Ellison Wilson Road right-of-way and "flag lot" located in Target Area 2b from the City so that they may be incorporated, via annexation, within North Palm Beach.

POLICY 1.3.3: The Village shall initiate negotiations with Palm Beach County to create an Interlocal Service Boundary Agreement in accordance with Chapter 171, Part II, Florida Statutes to facilitate and coordinate annexation within the Future Annexation Area.

POLICY 1.3.4: The Village shall support and participate in "Joint Planning Agreements", between adjacent municipalities and the County pursuant to Chapter 163, F.S.

POLICY 1.3.5: All requests for annexations shall be coordinated with Palm Beach County and neighboring communities.

OBJECTIVE: ~~13.4~~1.4: The Village shall encourage economic growth by diversifying the property tax base through annexation.

POLICY ~~13.4.1~~1.4.1: Encourage the annexation of appropriately located areas that will increase the Village's supply of commercial land.

POLICY ~~13.4.2~~1.4.2: Add to the land use diversity of North Palm Beach by incorporating light industrial/business land uses through annexation in Target Area 4b, in the area west of the Florida East Coast (FEC) Railroad right-of-way. At the time of annexation of properties in Target Area 4b, a Light Industrial/Business land use category~~, per Table 3- 1 of the Future Land Use Element shall be among those considered.~~

Further, related density and intensity standards for the Light Industrial/Business land use category shall be incorporated within POLICY ~~1.A.4~~ 1.4 of the Future Land Use Element.

POLICY 1.4.3: The Village shall maintain a proactive approach to annexation.

~~OBJECTIVE: 13.5,~~ POLICY 1.4.4: Annexation initiatives shall be in accordance to Palm Beach County review and approval process and in compliance with Chapter 171 Florida Statutes.

POLICY 1.4.5. The following procedure shall be followed in order to administratively review and evaluate annexation proposals prior to formally accepting an annexation application.

1. Preliminary meeting or meetings with homeowners and/or property owners to determine the level of interest in annexing to North Palm Beach.
2. Preparation of a preliminary staff annexation report consistent with the requirements of Florida Statutes, Chapter 171.
3. Meeting with the Palm Beach County Planning Division and/or Attorney to determine whether or not there any objections to the annexation.
4. Site inspection to determine the following: (1) Compliance with the Village's land development regulations; (2) evidence of any existing code violations and (3) evidence of needed infrastructure insufficiencies or repairs.
5. Review and comment by Village operating departments regarding the potential service impacts of the proposed annexation.

Housing

Goals, Objectives, and Policies



Chapter 1: People and Places

Element 3

HOU

GOALS, OBJECTIVES, AND POLICIES

~~5.0 HOUSING~~

~~5.1 INTRODUCTION~~

~~The Housing element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (f), Florida Statutes, establishes the HOUSING element requirement and Chapter 9J-5.010 Florida Administrative Code, establishes minimum criteria to guide its preparation.~~

~~A summary of the data, analysis and support documentation necessary to form the basis for Housing Goal, Objectives and Policies is presented in Chapter 5 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999 Village of North Palm Beach Evaluation and Appraisal Report dated 2007, and the EAR-Based Amendment Support Documentation dated 2009.~~

~~5.2 VILLAGE GOAL STATEMENT~~

GOAL 1.0: ~~Ensure the provision of safe, decent and sanitary housing and living conditions in designated residential neighborhoods consistent with: (1) density levels indicated on the FUTURE LAND USE Maps Series; and (2) the current residential character of the Village and individual Planning Areas. Further, ensure that character of new housing stock remains consistent with that currently in evidence while accommodating the needs of projected population levels~~. To achieve a diverse supply of housing stock for homeowners and renters while assuring that all current and future citizens have safe, decent, sanitary, and sustainable housing and living conditions without jeopardizing the residential character of the Village and individual Planning Areas.

~~5.3 OBJECTIVES AND POLICIES~~

OBJECTIVE 1.1: Conserve existing standard condition housing stock and residential neighborhoods by assuring that substandard housing conditions are prevented.

POLICY 1.1.1: Adopt, and maintain, minimum housing regulations that shall contain specific and detailed provisions necessary to implement the adopted Comprehensive Plan and which, at a minimum:

a. Require all new development or redevelopment to be served by central sanitary sewer, and water supply within the urban service area, and heating and cooking and garbage disposal facilities throughout the Village;

b. Establish minimum requirements for light and ventilation;

c. Establish minimum requirements for electrical systems;

d. Establish general requirements for the exterior and interior of structures; and

e. Establish minimum dwelling space and sanitary requirements.

POLICY 1.1.2: Adopt, and maintain, administrative and enforcement procedures necessary to implement minimum housing regulations and which, at a minimum:

~~a. Designate a Village housing official;~~

~~b.~~ a. Establish the following definitions of housing condition:

- Standard Condition - A residential structure meeting all minimum standards for basic equipment and facilities, as set forth in ~~the Standard Housing Code, 408S 1997 Edition.~~ Article I. - Property Maintenance Standards of the Village Code.

- Substandard Condition - A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in ~~the Standard Housing Code, 1997 edition,~~ Article I. - Property Maintenance Standards of the Village Code, as determined by the ~~Housing Official~~ Community Development Director, where the costs of rehabilitation, renovation or code compliance are valued at less than 50% of the total value of the structure.

- In Need of Replacement - A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in ~~the Standard Housing Code, 1997 Edition,~~ Article I. - Property Maintenance Standards of the Village Code, as determined by the ~~Housing Official~~ Community Development Director, where costs of rehabilitation, renovation or code compliance are valued at greater than 50% of the total value of the structure.

b. Establish administrative procedures to require rehabilitation and/or demolition of housing, if necessary.

POLICY 1.1.3: Promote the elimination of blighting influences in residential areas and the improvement of substandard housing conditions.

POLICY 1.1.4: Residential areas shall be adequately buffered from incompatible nonresidential uses and provide sensitive transitions between neighborhoods to eliminate any adverse effects to residents.

POLICY 1.1.5: Continue to promote the design of complete and well-structured neighborhoods whose physical layout and land-use-mix promote walking, biking, and transit; reduce vehicle trips; foster community pride; enhance neighborhood identity; and ensure public safety and resiliency.

POLICY 1.1.6: Require new development, both private and public, to respect and respond to existing physical characteristics – buildings, streetscapes, open spaces, etc. – that contribute to the overall character and livability of the neighborhood.

POLICY 1.1.7: Protect the character and integrity of residential neighborhoods.

POLICY 1.1.8: Consider preparing neighborhood plans aiming to enhance the quality of life of residents by improving walkability, lighting, landscaping, signage,

infrastructure and other elements that contribute to the character and identity of the Village.

OBJECTIVE 1.2: ~~Code enforcement activities shall be maintained through annual windshield inspections by the Public Services Department, oriented to conserving 100% of the current "Standard Condition" housing stock. However, if the identification of residential structures in need of rehabilitation or demolition as a result of an unforeseen disaster (e.g. fire, hurricane, etc.) is necessary, the definitions of "Standard", "Substandard" and "In Need of Repair" (Ref: POLICY 1.2) shall be used as the basis for defining rehabilitation or demolition needs. Further, the designation of historical housing shall be used as a method to conserve housing stock.~~ To identify residential structures that need rehabilitation and demolition while maintaining the integrity of existing residential neighborhoods, designating historical housing structures and promoting their preservation.

POLICY 1.2.1: Assist any efforts on the part of Village residents to upgrade neighborhood housing conditions by providing Code Enforcement assistance.

POLICY 1.2.2: Review and amend, when necessary, the Village ~~Housing Code~~ Property Maintenance Standards to incorporate updated criteria oriented to: (1) conserving existing housing stock; and (2) establishing principles to guide rehabilitation and demolition activities.

POLICY 1.2.3: At the time of each required Comprehensive Plan update, evaluate the need to designate any housing structures as locally historically significant and in need of special consideration~~, under the provisions and criteria cited in the Standard Housing Code.~~

POLICY 1.2.4: The Village shall encourage and promote the preservation of the historic character of older neighborhoods and the preservation of individual historic structures.

POLICY 1.2.5: The Village encourages the structural and aesthetic improvement of existing homes in need of enhancements.

POLICY 1.2.6: Multi-family developments shall evaluate the safety and structural integrity of the buildings.

OBJECTIVE 1.3: Adequate and affordable housing, consistent with the current character of the Village, shall be provided for the existing population and anticipated population growth, including housing to accommodate any defined specialized needs of low and moderate income, workforce (as annually defined by Palm Beach County), elderly or handicapped or displaced residents. ~~Also, provisions shall be made for foster care housing and mobile homes.~~

POLICY 1.3.1: Support residential beautification which is in conformance with the Village Appearance Plan~~, by annually providing native plant materials, at reduced cost, to Village residents.~~

POLICY 1.3.2: Require housing construction that is compatible with natural resources and service capabilities as defined in the Transportation and ~~Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Recharge~~ Infrastructure elements and which does not adversely impact environmental features~~, by implementing Objectives 1, 3, 4 and 5; Future Land Use element and Objectives 3 and 5; Capital Improvements element~~.

POLICY 1.3.3: Require developers to coordinate with the Village, through implementation of North Palm Beach Land Development Regulations, during the design and completion of residential developments to assure that the Village ~~and Planning Area~~ characteristics are maintained, and defined special housing needs ~~(i.e. determined at the time of required Comprehensive Plan updates)~~ are accommodated.

POLICY 1.3.4: Provide innovative housing alternatives~~, congregate living and, zero-lot line development,~~ oriented to ~~facilitating~~ facilitate reduced housing costs.

POLICY 1.3.5: Allow for a broad range of housing densities and types in residential environments consistent with the Future Land Use Map Series, and Future Land Use element.

POLICY 1.3.6: ~~Require that~~ Encourage standard housing, at affordable cost, is available to persons displaced through any public action prior to their displacement. ~~by maintaining such a requirement within Village Land Development Regulations~~

POLICY 1.3.7: Maintain provisions in the Village Zoning Code to permit mobile home park development with the ~~C-1~~ C-S and C-G Zoning District. ~~Further, continue to allow the placement of individual mobile homes within single-family and multiple-family residential districts provided that: (1) mobile homes must comply with all Village building, construction, design, and housing codes that apply to all housing types and U.S. Department of Housing and Urban Development manufactured home construction and safety standards; and (2) they shall be subject to any Council, Board or staff reviews as provided in the Village Code of Ordinances.~~

POLICY 1.3.8: ~~Adopt and m~~Maintain ~~an~~ adult congregate ~~facilities~~ facility ~~ordinance~~ regulations oriented to meeting the needs of elderly or handicapped Village residents.

POLICY 1.3.9: Maintain land development regulations and permit review processes related thereto for the purpose of eliminating excessive requirements and supplementing existing requirements in order to increase private sector participation in meeting defined housing needs.

POLICY 1.3.10: The designation of sites for mobile home placement shall be considered at the time of any annexation action. However, placement of mobile homes within the coastal high hazard area shall be discouraged.

POLICY 1.3.11: ~~Due to high land values, and the lack of vacant land, it is not feasible to construct very-low income housing within the Village. Low and moderate income housing efforts shall be oriented toward the maintenance of existing family and elderly occupied units in standard condition. Further,~~ ~~t~~The Village shall continue to support regional efforts to address low income and workforce housing by working with the Palm Beach Intergovernmental Plan Amendment Review Committee (IPARC) to develop an Interlocal Agreement whereby coastal municipalities could jointly pursue a comprehensive approach and solution to this county-wide issue ~~within two years from the date of this POLICY~~.

POLICY 1.3.12: Mixed-use developments shall be encouraged to contain alternative living accommodations such as lofts, second story apartments and live-work arrangements to facilitate the supply of workforce housing.

POLICY 1.3.13: Density bonuses within mixed-use projects shall be considered by the Village, consistent with POLICY ~~1B.2~~ 1.2.2 of the Future Land Use Element.

POLICY 1.3.14: Future density increases allowed by the Village, through the Future Land Use Map amendment process shall include a workforce housing allocation consistent with alternatives (a) and (b) of POLICY ~~1B.2~~ 1.2.2 of the Future Land Use Element.

POLICY 1.3.15: The Village shall consider coordinating with housing agencies such as Palm Beach County, Housing Leadership Council of Palm Beach County, and other agencies to address housing crisis.

POLICY 1.3.16: Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families.

POLICY 1.13.17: The Village shall encourage reducing car dependence to support housing affordability.

OBJECTIVE 1.4: Provision shall be made for the location of daycare and ~~group~~ community residential home facilities licensed by the Florida Department of Health and Rehabilitative Services in a manner consistent with the character of existing neighborhoods, and state law.

POLICY 1.4.1: The Village shall continue to permit different classes of ~~group home~~ community residential facilities that foster non-discrimination and encourage the development of community alternatives to institutionalization, as required by state law, in appropriate residential neighborhoods, and that no appropriate residential neighborhoods are closed to such facilities.

POLICY 1.4.2: The ~~building official~~ Community Development Director shall monitor the development and distribution of daycare facilities and ~~group~~ community residential homes facilities to ~~i~~ensure that adequate sites and infrastructures are provided and that over-concentration ~~(i.e. to be defined by implementing POLICY 4.1)~~ in any residential area is avoided.

~~POLICY 4.3: "Foster Care Facility" and "Group Home Facility" shall be defined as a residential unit, otherwise meeting the requirements of the Village Zoning Code, where a family living environment is provided for individuals not related by blood or legally to the householder.~~

POLICY 1.4.~~4~~3: The total number of residents within a foster care or ~~group home~~ community residential facility, including permanent residents and foster care or group home residents shall not exceed ~~1.01 persons per room, excluding bathrooms, kitchens and utility rooms~~. the allowable occupants in the Land Development Regulations.

POLICY 1.4.~~5~~4: The Village shall permit ~~Daycare~~ childcare facilities, for up to five persons, within single-family residential areas as required by Florida Statutes, Chapter 402.~~302(5~~).

OBJECTIVE 1.5: The private sector delivery process shall continue to be relied upon as the means for providing 100% of the housing necessary to accommodate Village residents. ~~The~~

~~need to formulate alternative housing implementation programs shall be reassessed at the time of each required Comprehensive Plan update.~~

~~POLICY 5.1: A determination shall be made by the Village at the time of each required Comprehensive Plan update as to whether or not the private sector delivery process is adequately functioning, in terms of implementing Objective 3. If it is determined that the private sector is not properly functioning, in terms of this criterion, alternative mechanisms, including government and non-profit sector participation shall be considered, including the use of available Federal, State and local assistance programs.~~

POLICY 1.5.~~2~~1: Provide information, technical assistance, and incentives ~~(Ref: POLICY 3.4)~~ to encourage innovative housing alternatives from the private sector to maintain a housing production capacity sufficient to meet projected needs.

OBJECTIVE 1.6: The Village shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

POLICY 1.6.1: The Village shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.

POLICY 1.6.2: The Village shall educate residents on home energy reduction strategies.

POLICY 1.6.3: The Village shall not prohibit the appropriate placement of photovoltaic panels as required by Florida Statutes, Chapter 163.04.

POLICY 1.6.4: The Village shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

Transportation

Goals, Objectives, and Policies



Chapter 2: Efficient and Well-Maintained Infrastructure

Element 4

TE

GOALS, OBJECTIVES AND POLICIES

~~4.0 INTRODUCTION~~

~~The Transportation element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (j), Florida Statutes, establishes the Transportation element requirement and Chapter 9J-5. .019 Florida Administrative Code, establishes minimum criteria to guide its preparation.~~

~~A summary of the data, analysis and support documentation necessary to form the basis for Transportation goal, objectives and policies is presented in the Village Of North Palm Beach Evaluation And Appraisal Report (1996), and Chapter 4 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, and the EAR-Based Amendment Support Documentation dated 2009.~~

~~4.1 VILLAGE GOAL STATEMENT~~

GOAL 1.0: ~~A safe, convenient and efficient motorized and non-motorized transportation system shall be available to all residents and visitors to the Village.~~ To maintain and develop a safe, convenient, sustainable, and energy efficient multimodal circulation system to support the community's economic vitality and residential character for current and future residents.

~~4.2 OBJECTIVES AND POLICIES~~

OBJECTIVE 1.1: Existing roadway deficiencies will be corrected by implementing projects outlined by the Village Capital Improvement Program ~~the following projects:~~

~~1: Parker Bridge repairs and rehabilitation (MPO #4212971 and 4124921);~~

~~2: Northlake Boulevard safety project (MPO #430151);~~

~~3: Resurfacing of U.S. Highway No. 1, from north of the Parker Bridge to SR 706 (MPO #4229641); and~~

~~4. Resurfacing of A-1-A and replacement of the Burnt Bridge (MPO #4190191, 4312971, 4229841, and 4202351).~~

~~All of the above improvements are scheduled for implementation by Palm Beach County in the FY 2010 - 2014 Five-Year Transportation Improvement Program.~~

POLICY 1.1.1: Village roadways shall be functionally classified based upon the Florida Functional Highway Classification System, as follows:

a. County Road A-1-A - Urban Major Collector
b. Prosperity Farms Road - Urban Major Collector
c. Lighthouse Drive – Urban Minor Collector
d. U.S. Highway 1 – Urban Minor Arterial
e. Northlake Boulevard – Urban Other Principal ~~Minor~~ Arterial
f. Alternate A-1-A – Urban Minor Arterial

Further, in order to maintain the residential character of the Village, Lighthouse Drive and all roadways not identified above shall be maintained as two-lane local roadways.

POLICY 1.1.2: Consistent with the adopted Palm Beach County traffic performance standards, the Village shall maintain a peak hour Level-Of-Service (LOS) standard of "D" for all Arterial and Collector roadways within the corporate limits, consistent with Article 12, Chapter B of the Palm Beach County Unified Land Development Code. ~~(Ref: Table 4-1 with these exceptions:~~

~~• Prosperity Farms Road between Northlake Boulevard and Burns Road, which is designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility (see Figure 4-5, Policies 1.3 and 1.4, and Table 11-1).~~

~~• Transportation concurrency exception area(s) that are designated in the comprehensive plans of the Village of North Palm Beach and Palm Beach County.~~

POLICY 1.1.3: The Village of North Palm Beach finds the following is a constrained facility, and development orders shall be evaluated using the following specific level of service standards, instead of the general level of service standards listed in POLICY 1.1.2.

a. Prosperity Farms Road, between Northlake Boulevard and Burns Road is hereby designated as a Constrained Roadway at a Lower Level of Service.

POLICY 1.1.4: Before Prosperity Farms Road, between Northlake Boulevard and Burns Road may be constructed as a 4 or 5 lane facility:

a. The CRALLS volumes ~~(Ref: Table 11-1)~~ on this segment shall be reached; and
b. The parallel segment of Alternate AIA shall be a 6-lane facility and shall operate below its adopted level-of-service; or
c. The parallel segment of U.S. Highway No. 1 shall operate below its adopted level-of- service.

POLICY 1.1.5: The Village shall annually evaluate the need for roadway improvements to: (1) maintain level-of-service standards; and (2) to implement measures to reduce accident frequency.

OBJECTIVE 1.2: Projected transportation system needs ~~through the year 2014~~ will be met by implementing ~~the following~~ projects outlined in the Village's Capital Improvement Program (Reserved for future transportation system improvements, as needed):

1. Reserved.

Further, the Village shall maintain its annual program of resurfacing local streets.

POLICY 1.2.1: The Village shall enforce traffic performance standards by incorporating level-of-service (LOS) standards within the North Palm Beach Land Development Regulations consistent with ~~POLICY 5.2 of~~ the Capital

Improvements element.

POLICY 1.2.2: The Village shall review all proposed development for consistency with ~~POLICY 2.1~~ traffic performance standards and coordinate with the agencies responsible for implementing road improvements to assure that roadways are in compliance with the LOS standards.

POLICY 1.2.3: The Village shall request that Palm Beach County evaluate the effects of the improvements to SR A1A (Alt.) on traffic volumes on Prosperity Farms Road prior to the time that the conditions of POLICY 1.4 are met.

OBJECTIVE 1.3: The provision of motorized and non-motorized vehicle parking and the provision of bicycle and pedestrian ways will be regulated.

POLICY 1.3.1: Village regulations shall be maintained that prohibit on-street parking on all arterial and collector roads.

POLICY 1.3.2: During the land development approval process, the Village shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs.

OBJECTIVE 1.4: The Village shall ~~continue to~~ provide an enhanced energy efficient~~,~~ and multi-modal transportation system that is efficiently managed and which circulates traffic safely and conveniently ~~and which separates motorized and non-motorized transportation modes.~~ within the Village, reduces greenhouse gas emissions through strategies to reduce the number of vehicle miles traveled, and provides for the safe separation of vehicular and nonvehicular traffic.

POLICY 1.4.1: The Village ~~Public Safety~~ Police Department shall prepare accident frequency reports for all collector and arterial roads periodically, and on an "as needed" basis. Based upon the results, the Village shall consider the need for additional road improvements or traffic control devices to reduce the frequency of accidents.

POLICY 1.4.2: The Village shall support and coordinate with Palm Beach County to reduce greenhouse gas emissions by promoting alternative modes of transportation.

POLICY 1.4.3: Village Land Development Regulations shall require that, as development occurs, sidewalks be constructed along all publicly maintained roads according to applicable safety standards. Further, the construction of sidewalks shall be the responsibility of the developer.

POLICY 1.4.4: The Village shall coordinate transportation demand strategies with land use strategies by requiring that facilities for bicycles and pedestrians are provided for in future development and redevelopment proposals and these requirements be made a part of the site plan review process.

POLICY 1.4.5: The Village shall work with the TPA ~~MPO~~ toward reducing per capita vehicle miles traveled (VMT) and discourage single occupant vehicle trips, recognizing that these programs assist in reducing the overall air quality emissions. This can be accomplished through ~~municipal representation on~~ coordination with the TPA ~~MPO~~ and providing for Tri-Rail, alternative fuels, ride sharing, alternative work hour programs, public transit, parking management and other transportation control

measures that are being continually developed as part of a Countywide effort.

POLICY 1.4.6: The Village shall consider intermodal terminals and access to intermodal facilities, where applicable, in its assessment of future transportation needs.

POLICY 1.4.7: Support Transportation Systems Management (TSM) strategies that include optimization of traffic signal systems, turning lanes, ride sharing and other innovative transportation system management activities that are implemented by the appropriate agencies within Palm Beach County.

POLICY 1.4.8: The Village shall strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution by cooperating with Palm Beach County in developing improved transit alternatives.

POLICY 1.4.9: The Village shall ensure that new developments and redevelopment along major transportation corridors are ~~transit-ready accessible~~ conveniently served by new or existing transit systems.

POLICY 1.4.10: The Village shall seek to limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies may include encouraging mixed use development that provides for a mixture of residential and non-residential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; and promoting the use of alternate transportation modes as specified herein, including but not limited to, mass transit, bicycles, and pedestrianism.

POLICY 1.4.11: The Village shall support Transit Oriented Developments (TODs) by coordinating land use, transportation and housing initiatives.

POLICY 1.4.12: The Village shall encourage alternative modes of transportation to reduce the carbon emissions and promote multi-mobility.

OBJECTIVE 1.5: Transportation planning will be coordinated with the Florida Department of Transportation (FDOT) Five-Year Transportation Plan, transportation plans of the Palm Beach County ~~MPO~~ TPA, and Palm Tran, and comprehensive plans of neighboring jurisdictions.

POLICY 1.5.1: The Village Public ~~Services~~ Works Department shall review future updates of the FDOT Five-Year Transportation Plan and coordinate with the Palm Beach County ~~Metropolitan Planning Organization~~ Transportation Planning Agency and Palm Tran in order to update or modify this element, if necessary.

POLICY 1.5.2: The Village shall continue to review for compatibility with this element, the traffic circulation plans and programs ~~for~~ of the County and neighboring municipalities as they become available.

OBJECTIVE 1.6: The Village shall preserve all currently designated rights-of-way (i.e. federal, state, county and municipal) within the Village by requiring all yard setbacks to commence from said rights-of-way lines.

POLICY 1.6.1: The Village Land Development Regulations shall contain language (i.e. setback requirements and dedications) oriented to preserving currently designated rights-of-way.

OBJECTIVE 1.7: Continue current high level of roadway maintenance.

POLICY 1.7.1: The Village shall annually program maintenance and repair efforts on local streets, as determined by the Public Services Works Department.

POLICY 1.7.2: The Village will provide for emergency maintenance and repair funding, on an as-needed basis, in the annual budget process. ~~Further, all potholes shall be repaired within 14 days of being identified.~~

POLICY 1.7.3: The Village program of road maintenance and repair shall result in the resurfacing of all locally maintained streets as conditions warrant.

OBJECTIVE 1.8:Continue to ~~i~~ensure adequate multimodal traffic circulation and access to new developments by requiring adherence to Florida Department of Transportation design specifications.

POLICY 1.8.1: The Village shall strictly enforce subdivision and zoning regulations, which currently provide for safe and convenient traffic flow, during the plan review and implementation process.

POLICY 1.8.2: The Village shall discourage excessive curb cuts including the control of the connections and access points of driveways and roads to roadways on arterial and major collector streets by conforming to Florida Department of Transportation design specifications during the land development approval process.

OBJECTIVE 1.9: ~~Maintain adequate~~ Improve public transportation systems for residents of North Palm Beach through coordination with the State and County.

POLICY 1.9.1: The Village shall, when an identified need exists, request that Palm Beach County Palm Tran review bus schedules and stops within the Village to determine the need for additional service, including the need for shuttle bus service to serve John D. MacArthur Beach State Park.

POLICY 1.9.2: The Village supports the development of the Tri-County Rail System and additional transit systems on a self-supporting basis.

POLICY 1.9.3: Encourage development activities which promote public transportation, within developing areas, as well as in redevelopment areas.

POLICY 1.9.4: Require building and site design guidelines that assure accessibility to existing and potential future public transit routes.

OBJECTIVE 1.10: Encourage the use and provision of mass transit facilities in Palm Beach County by supporting Palm Beach County's efforts established in the Transportation Element of their Comprehensive Plan by implementing the following policies:

POLICY 1.10.1: The Village shall work with the County and support the efforts of the Transportation Planning Agency ~~Metropolitan Planning Organization~~ (TPA ~~MPO), through municipal representation on the MPO,~~ to increase the efficient use of mass transit services in the County through: (1) ~~T~~the modification of existing routes, (2) an increase of service in areas with a high propensity for transit use, and (3) an increase in service to the coastal communities, including North Palm Beach.

POLICY 1.10.2: The Village supports the County's effort~~, through municipal representation on the TPA MPO,~~ to declare guidelines ~~by the year 2000~~ to improve design and functionality of transit stations/stops. Attention should be given to the relationship between the location of stations/stops and the character of the surrounding area, and how they promote use by pedestrians. Design should include transit user amenities, sidewalks, and bicycle paths ~~that link activity nodes~~.

POLICY 1.10.3: The Village shall support the efforts of the TPA ~~MPO~~ to investigate the use of transit services to promote efficient development patterns by increasing service in the coastal communities, including North Palm Beach.

POLICY 1.10.4: The Village shall support the County's effort to encourage additional Palm Tran bus routes to serve new development.

POLICY 1.10.5: The Village shall support the efforts of the TPA ~~MPO~~ to promote the use of rail modes in order to create a more efficient countywide transportation system.

POLICY 1.10.6: The Village shall support efforts of FDOT, to the extent possible, in securing Federal, State and County funds for continued expansion of the South Florida Rail Corridor.

OBJECTIVE 1.11: Encourage Palm Beach County, through Palm Tran, to provide public paratransit services to eligible persons who qualify under the "Americans with Disabilities Act" (ADA).

POLICY 1.11.1: The Village shall support efforts of Palm Tran to maintain an adequate fleet of sedans, vans, and mini-buses for individuals who qualify for ADA paratransit.

OBJECTIVE 1.12: Support the coordination responsibilities of the TPA ~~MPO~~ regarding the provision of services to transportation disadvantaged persons pursuant to Chapter 427, Florida Statutes.

POLICY 1.12.1: Support the programs of the TPA ~~MPO~~ to provide service to qualified individuals, including the coordination of provider organizations, and the management of transportation system operators.

POLICY 1.12.2: Support the TPA ~~MPO, designated Community Transportation Coordinator,~~ in its efforts to integrate the use of public school transportation with public fixed route or fixed schedule transit service in order to better meet the needs of the transportation disadvantaged.

POLICY 1.12.3: Encourage Palm Beach County, through the TPA ~~MPO~~, to coordinate with the School Board to assist in providing vehicles for the transportation disadvantaged, provided that vehicles are not being used to transport students (per Chapter 427, Florida Statutes).

OBJECTIVE 1.13: The Village shall promote the increased use of the bicycles and walking as viable alternate means of transportation.

POLICY 1.13.1: The need for bikeways shall be given full consideration in the planning of Village transportation facilities, including site plan review of development activities.

POLICY 1.13.2: The Village shall determine the need for additional pedestrian and bicycle linkages between residential and non-residential land uses, as part of its annual capital improvements programming activities.

POLICY 1.13.3: The Village shall require that the design of mixed use developments, per Special POLICY 5.2 of the Future Land Use element, to be of a pedestrian scale and design by incorporating transit stops and bicycle and sidewalk connections.

POLICY 1.13.4: The Village shall require all new mixed-use development, per Special POLICY 5.2 of the Future Land Use element, or redevelopment proposals to include the consideration of interconnection to adjacent uses.

POLICY 1.13.5: The Village shall review the recommendations of the TPA ~~MPO~~'s Long Range ~~Bicycle Facilities Concept Plan~~ Transportation Plan (LRTP) and implement appropriate recommendations as alternative means of transportation.

POLICY 1.13.6: The Village shall work toward increased mobility by providing for bicycle paths where appropriate, and sidewalks in new development and redevelopment areas.

POLICY 1.13.7: Pending a determination of need by Palm Tran, redevelopment proposals shall provide for public transit access. Further, such proposals, when feasible, shall provide for connectivity among developments, and additional opportunities for pedestrian and bicycle access from adjacent residential neighborhoods.

OBJECTIVE 1.14: The Village shall coordinate plans and programs with land use and transportation planning entities in adjacent jurisdictions on a continuing basis.

POLICY 1.14.1: The Village shall continue to participate and utilize intergovernmental programs, such as the Countywide Intergovernmental Plan Amendment Review Committee (IPARC) ~~and the Multi-Jurisdictional Issues Forum~~, to implement the goals, objectives, and policies of the Village's Transportation element.

POLICY 1.14.2: To ensure the availability of adequate regional transportation facilities, the Village's development activities shall be coordinated with adjacent local governments.

POLICY 1.14.3: The Village shall continue to coordinate with FDOT, TPA ~~MPO~~, DCA, Treasure Coast Regional Planning Council, ~~and the Governor's Commission for a Sustainable South Florida,~~ and other municipalities to promote sustainable transportation principles within Palm Beach County.

POLICY 1.14.4: The Village shall coordinate with the TPA to consider becoming a Vision Zero community.

Objective 1.15: The Village shall consider a "Complete Streets" network to increase mobility and accommodate all users, including motorized vehicles, bicyclists, public transportation, and pedestrians of all ages and abilities.

POLICY 1.15.1: The Village shall consider review all proposed street modifications to ensure that the proposals are consistent with and support the Village's vision for

Complete Streets.

POLICY 1.15.2: The Village shall consider preparation of a bikeway network master plan.

POLICY 1.15.3: The Village shall continue to beautify the pedestrian and bicycle paths by promoting scenic corridors in neighborhoods and commercial districts.

POLICY 1.15.4: The Village shall consider preparing a pedestrian path and sidewalk network master plan to provide for a safe and comfortable environment for its different users.

POLICY 1.15.5: The Village shall consider Complete Street principles to enhance the safety of all transportation corridors.

~~4.1 FUTURE TRANSPORTATION MAP SERIES~~

~~The Village Future Road System Map is displayed on Figure 4-1. The public transit system, consisting of designated bus routes, and bus stops, is illustrated on Figure 4-2. Designated Palm Beach County Bikeway Corridors are illustrated on Figure 4-3. Designated local and regional transportation facilities within the Village critical to the evacuation of coastal population prior to an impending natural disaster are illustrated on Figure 4-4. The Prosperity Farms Road CRALLS designation is illustrated on Figure 4-5. The following are not currently located within the Village, nor are they planned:~~

~~1. Limited and controlled access facilities;~~
~~2. Parking facilities that are required to achieve mobility goals;~~
~~3. Public Transit rights-of-way, or exclusive public transit corridors;~~
~~4. Transportation concurrency management areas, pursuant to Chapter 9J-5~~
~~5. Transportation concurrency exception areas, pursuant to Chapter 9J-5~~
~~6. Port Facilities;~~
~~7. Airport facilities, including clear zones, and obstructions; and~~
~~8. Intermodal terminals~~

~~TABLE 4-1~~
~~VILLAGE OF NORTH PALM BEACH~~
~~GENERALIZED LEVEL OF SERVICE (LOS) D MAXIMUM VOLUMES (trips)~~

~~Lanes/Type~~	~~ADT~~	~~Peak-Hour 2-Way~~	~~Peak Season, Peak-hour, Peak Direction~~	
			~~Class 1~~	~~Class 11~~
~~2/undivided~~	~~12,300~~	~~1,170~~	~~690~~	~~650~~
~~2/one-way~~	~~19,600~~	~~1,870~~	~~2,230~~	~~2,050~~
~~3/two-way~~	~~15,400~~	~~1,460~~	~~860~~	~~810~~
~~3/one-way~~	~~29,500~~	~~2,810~~	~~3,350~~	~~3,080~~

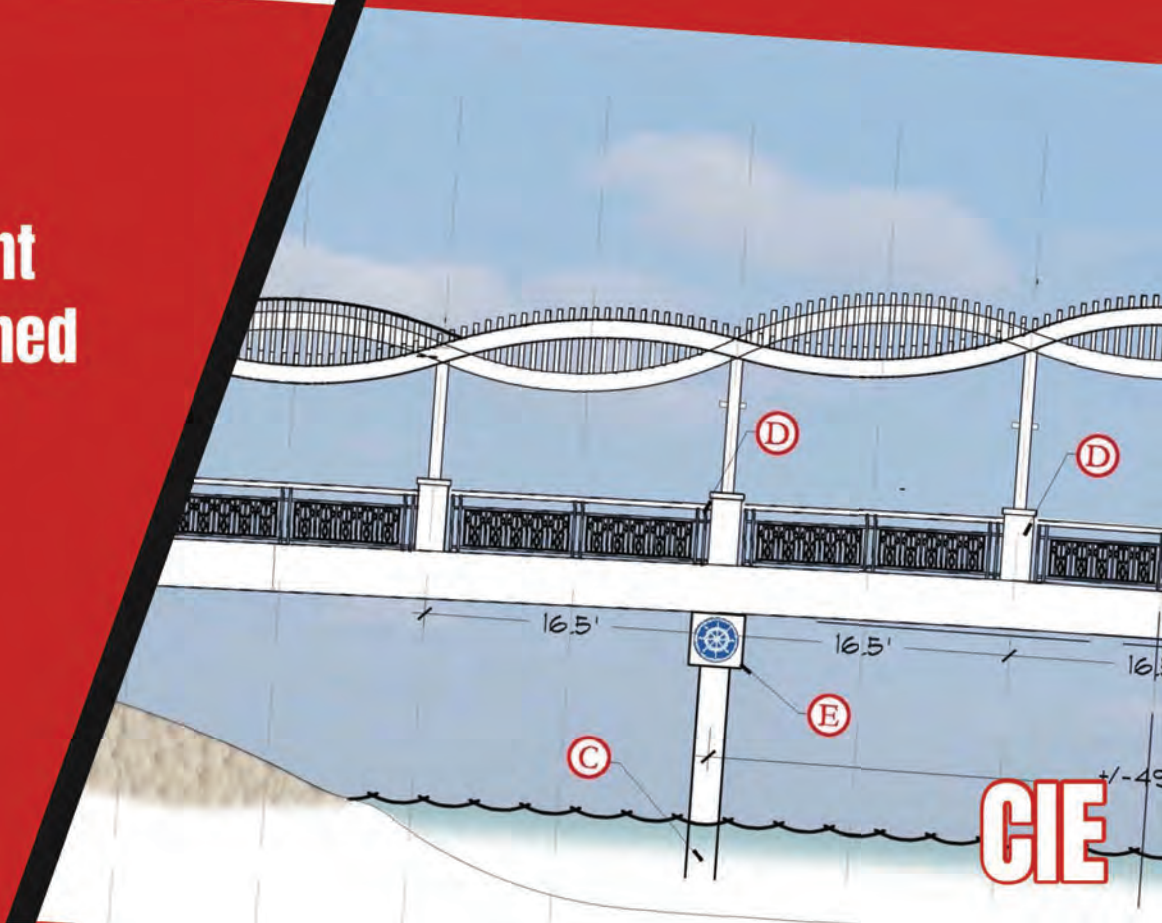
~~4/undivided~~	~~24,500~~	~~2,330~~	~~1,400~~	~~1,280~~
~~4/divided~~	~~32,700~~	~~3,110~~	~~1,860~~	~~1,710~~
~~5/two-way~~	~~32,700~~	~~3,110~~	~~1,860~~	~~1,710~~
~~6/Divided~~	~~49,200~~	~~4,680~~	~~2,790~~	~~2,570~~

~~Source: Table 12.B.2.C-1 1A – Link Service Volumes, Palm Beach County ULDC.~~

Capital Improvement

Goals, Objectives, and Policies

Chapter 2: Efficient and Well-Maintained Infrastructure
Element 5



GOALS, OBJECTIVES AND POLICIES

~~11.0 CAPITAL IMPROVEMENTS~~
~~11.1 INTRODUCTION~~

~~The Capital Improvements element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (f), Florida Statutes, establishes the Capital Improvements requirement and Chapter 9J-5.016 Florida Administrative Code, establishes minimum criteria to guide its preparation.~~

~~A summary of the data, analysis and support documentation necessary to form the basis for Capital Improvements Element goal, objectives and policies is presented in Chapter 11 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999 Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008,and the EAR-Based Amendment Support Documentation dated 2009, as amended, including the Capital Improvements Element Update.~~

~~11.2 VILLAGE GOAL STATEMENT~~

GOAL 1.0: The Village shall undertake actions necessary to efficiently provide needed public facilities to all residents within North Palm Beach in a timely manner which protects investments, maximizes the use of existing facilities, and promotes orderly compact municipal growth. Further decisions to finance public facilities improvements shall be based upon the use of sound fiscal POLICY oriented to minimizing Village debt service liabilities.

~~11.3 OBJECTIVES AND POLICIES:~~

OBJECTIVE 1.0: Capital improvements will be provided to: (1) correct existing deficiencies; (2) accommodate desired future growth; and/or (3) replace worn-out or obsolete facilities~~,~~. ~~as indicated in Table 11-5 of this element.~~

POLICY 1.1.1: The Village shall include all projects identified in the policies of the various elements of this Comprehensive Plan that are the responsibility of North Palm Beach and determined to be of relatively large scale and high cost ($10,000 or greater), as capital improvements projects for inclusion within the 5-Year Schedule of Improvements. Normal maintenance activities, with the exception of the annual street resurfacing program, are not included. ~~Provision of Capital Improvements so defined shall be implemented through procedures outlined in Policies 1.2 - 1.4 and 4.1 - 4.4 of this element.~~

A capital improvements project is further defined to include land and/or improvements, plus any planning, engineering, feasibility or appraisal studies related thereto. This shall include any studies oriented to defining the initial need for land and/or facilities so defined.

POLICY 1.1.2: The Village shall, as a matter of priority, schedule for funding any capital improvement projects in the 5-Year Schedule of Improvements which are designed to correct existing public facility deficiencies.

POLICY 1.1.3: ~~A Capital Improvements Coordinating Committee is hereby created, composed of t~~The Village Manager, the Finance Director and the operating department heads~~, for the purpose of~~ shall evaluat~~inge~~ and rank~~ing~~ in order of priority~~,~~ projects proposed for inclusion in the 5-Year Schedule of Improvements.

POLICY 1.1.4: Proposed capital improvements projects shall be evaluated and ranked in order of priority according to the following guidelines:

a) Whether the proposed project is financially feasible, in terms of its impact upon Village budge potential;

b) Whether the project is needed to protect public health and safety, to fulfill the Village's legal commitment to provide facilities and services, or to preserve, achieve full use of, or increase the efficiency of existing facilities;

c) Whether the project prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development;

d) Whether the project represents a logical extension of facilities and services within a designated Village Planning Area; and

e) Whether or not the proposed project is consistent with plans of State agencies and the South Florida Water Management District.

OBJECTIVE 1.2: Village expenditures in the Coastal High Hazard Area shall be limited to 100% of those post disaster improvements costs for facilities over which North Palm Beach has operational responsibility.

POLICY 1.2.1: In the event of a natural disaster, the Village shall retain its role in terms of the maintenance of the building stock. The definitions of "Standard Condition", "Substandard Condition" and "In Need of Replacement", established in the HOUSING element, shall be applied to all structures in the Village as a means of determining immediate repair and clean-up actions and the need for removal, relocation, redevelopment or modification of damaged or unsafe structures. Further, the need to limit redevelopment of infrastructure services within damaged areas shall be considered prior to the time that such activities are permitted by the Village.

POLICY 1.2.2: The Village shall continue to assist in the provision of recreational facilities within Coastal High Hazard Area ~~(Ref: Objective 6; Coastal Management element)~~ by cooperating with the State of Florida in developing John D. MacArthur Beach State Park.

POLICY 1.2.3: The Village shall continue to expend funds to maintain existing facilities and services under the jurisdiction of North Palm Beach at their existing levels-of-service.

OBJECTIVE 1.3: Future development shall bear a proportionate cost of facility improvements in order to maintain adopted North Palm Beach Level-of-Service Standards. Proportionate costs such as impact fees ~~are defined to mean 100% of that amount necessary~~ to assure that Village Level-of-Service

Standards are maintained as a result of development approval for those facilities over which North Palm Beach has operational control.

POLICY 1.3.1: The Village shall require local street, drainage, sewage collection and potable water distribution systems improvements, as required by the application of Village Level-of-Service Standards~~, of any new development necessitated by such development~~.

POLICY 1.3.2: Defined recreational facility needs may be met by one or more of the following means: (1) ~~O~~on-site provision of public or private facilities; (2) dedications; and/or (3) fees in lieu thereof. Plant expansion and main extension for potable water and sewer systems shall be accommodated through the Developer's Agreement procedure ~~A~~administered by Seacoast ~~Utilities~~ Utility Authority. Major road improvements shall be accommodated by Village participation in the County's Fair Share Road Impact Fee program. Solid waste collection and disposal shall be accommodated by the fee schedule annually levied by the contractor (i.e. commercial) and by the Village through appropriate
updates to the 5-Year Schedule of Improvements.

POLICY 1.3.3: Determination of needed public facility improvements shall be made prior to the time that a building permit is issued.

POLICY 1.3.4: For capital improvements to be funded by a developer, financial feasibility shall be demonstrated by an enforceable development agreement, and be reflected in the Five-year Schedule of Improvements.

POLICY 1.3.5: Financial feasibility means that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of the Five-Year Schedule of Improvements. Committed sources of revenue shall include ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees and developer contributions which are adequate to fund the projected costs of the capital improvements identified in the Comprehensive Plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the five-year period. Further, the plan is financially feasibility for transportation and public schools if level-of- service standards are achieved and maintained by the end of the planning period even if in a particular year such standards are not achieved.

POLICY 1.3.6: If the Five-Year Schedule of Improvements identifies a planned revenue source that requires a referendum or other action(s) to secure the source~~, the Comprehensive Plan~~ Village shall identify an alternative existing revenue source(s) in the event that the required actions do not occur.

POLICY 1.3.7: Developers shall include an economic analysis for level of service up to twenty-five years at the request of the Village.

OBJECTIVE 1.4: The Village shall manage its fiscal resources to ensure the provision of needed capital improvements at a level equal to, or exceeding, the adopted North Palm Beach Level-of-Service Standards.

POLICY 1.4.1: Prior to the issuance of certificate of occupancy, the Village shall

require that all public facilities are available to serve development for which development orders were previously issued. Development orders for future development shall not be issued unless the Village has demonstrated either of the following:

1) ~~C~~compliance with the Village Level-of-Service Standards; and

2) one or a combination of the following conditions exists:

   a) Necessary facilities and services are in place at the time that a development order or permit~~, consistent with Section 9J-5.055(2)(e), Florida Administrative Code is issued~~;

   b) a development order or permit is issued subject to the condition that a certificate of occupancy shall not be issued unless necessary facilities and services are in place;

   c) necessary facilities are under construction at the time a development order or permit is issued;

   d) for recreation or transportation facilities only, necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time a development order or permit is issued which provides for the commencement of construction within one year of the issuance of the development order or permit and/or;

   e) necessary facilities and services are guaranteed in an enforceable development agreement, including but not limited to development agreements pursuant to Section 163.3220 or Chapter 380, Florida Statutes, which guarantee that necessary facilities and services will be in place when the impacts of the development occur.

POLICY 1.4.2: In providing capital improvements, the Village shall limit general obligation debt to an amount equal to or less than 5% of the property tax base.

POLICY 1.4.3. As part of its budgeting process, the Village shall adopt and annually update the Five -Year Schedule of Improvements, a primary purpose of which is to maintain the Village's adopted Level-of-Service (LOS) standards. The results of this update shall be incorporated within the five-year capital plan as part of the annual Village budget process. ~~An amendment to the Comprehensive Plan is required to update the five-year schedule of capital improvements on an annual basis, or to eliminate, defer, or delay the construction of any facility in the schedule of improvements.~~ In addition, the adoption of the Capital Improvement Schedule shall be approved by the Village Council via ordinance.

POLICY 1.4.4: Efforts shall be made to secure grants or private funds, whenever available, to finance the provision of capital improvements.

OBJECTIVE 1.5: Decisions regarding the issuance of development orders and permits shall be based upon coordination of the development requirements included in this Plan, the Village land development regulations, and the availability of necessary public facilities needed to support such development at the time needed.

POLICY 1.5.1: Prior to issuing a development order or permit, the Village shall use Level- of-Service (LOS) Standards adopted in the various elements of this Comprehensive Plan to review the impacts of new development and redevelopment upon public facility provision. The Village shall not issue a development order or permit which results in a reduction in service for affected facilities below these Level-of-Service Standards. A listing of LOS Standards is exhibited on Table ~~11-1~~ CIE-1.

TABLE ~~11-1~~ CIE-1
NORTH PALM BEACH LEVEL OF SERVICE (LOS) STANDARDS
Facility Level-of-Service Standard

~~A. Traffic Circulation:~~

~~1. Arterial and Collector Roadways within the corporate limits: Peak- hour Level-of-Service (LOS) "D", with the exception of item #2, below.~~

~~2. Prosperity Farms Road, between Northlake Boulevard and Burns Road is hereby designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility. Its level of service shall be: 20,950 trips on a daily basis; and 1,948 trips on a peak hour basis, subject to Transportation Element POLICY 1.4.~~

~~B. Sanitary Sewer: * (Urban Service Area Only)~~

~~Average Day Generation:~~
~~Residential - 66 gallons/capita/day~~
~~Nonresidential** - 1,060 gallons/acre/day~~

~~Maximum Day Generation:~~
~~Residential – 104~~ 107 ~~gallons/capita/day~~
~~Nonresidential** - 1,721 gallons/acre/day~~

~~C. Potable Water: * (Urban Service Area Only)~~

~~Average Day Generation~~
~~Residential - 99 gallons/capita/day~~
~~Nonresidential** - 1,874 gallons/acre/day~~

~~Maximum Day Generation~~
~~Residential - 147~~ 189 ~~gallons/capita/day~~
~~Nonresidential** - 2,782 gallons/acre/day~~

~~Storage Capacity: Av. Daily Flow x 0.5~~
~~Non-Residential**: 6.0 tons/acre/year~~

~~TABLE 11-1 (Cont.)~~

~~Drainage:~~
~~Design Storm: 3-Year frequency, 24 hour duration (one-day); Rainfall intensity curve, as~~

~~established by the South Florida Water Management District. (Interim LOS: Ref: POLICY 2.1; Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge element).~~

~~Groundwater Recharge: Impervious Area:~~

~~Residential: Single-family - Main bldg. first floor area shall not exceed 40% of the total lot area. Multiple-family - Main bldg. first floor area shall not exceed 35% of the total site area.~~

~~Non-residential**: Main bldg. first floor area shall not exceed a minimum of 35% of the total site area; however, specific district regulations as per the Village Zoning Code shall apply.~~

~~Recreation/Open Space: Unit/Population:~~
~~Neighborhood Parks - 2 ac/1,000~~
~~Community Parks - 1 ac/1,000~~
~~Beaches- 1 mile/31,250~~
~~Marinas - 1 slip/2,500~~
~~Boating - 1 ramp/6,250~~
~~Golf Courses - 9 holes/30,000~~
~~Swimming - 1 pool/31,250~~
~~Tennis - 1 court/2,500~~
~~Basketball - 1 court/6,250~~
~~Shuffleboard - 1 court/6,250~~
~~Baseball/softball - 1 field/7,200~~
~~Football/soccer - 1 field/4,800~~
~~Handball/racquetball - 1 court/6,000~~
~~Volleyball - 1 court/7,200~~

Public Facility	Level of Service (LOS) Standards
Sanitary Sewer* (Urban Service Area)	Residential: 107 gallons/capita/day Maximum Day Generation: There is no fixed non-residential gpd
Solid Waste	Single Family: Avg. generation rate of 0.926 tons/capita/year Multi-family: 0.588 tons/capita/year Non-residential: six (6.0) tons/acre/year
Potable Water*	Residential: 189 gallons/capita/day Maximum Day Generation: There is no fixed non-residential gpd Storage Capacity Av. Daily Flow x 0.5
Drainage	3-year frequency, 24-hour duration (one-day); rainfall intensity curve, as established by the South Florida Water Management District
Traffic Circulation	Arterial and Collector Roadways within the corporate limits: Peak- hour Level-of-Service (LOS) standard

	Prosperity Farms Road, between Northlake Boulevard and Burns Road is hereby designated as a Constrained Roadway at a Lower Level of Service (CRALLS) facility. Its level of service shall be: 20,950 trips on a daily basis; and 1,948 trips on a peak hour basis, subject to Transportation Element POLICY 1.4.
Recreation and Open Space	4.15 acres of neighborhood and community park space per 1000 residents

Footnotes:
** - The above rates are to be used only as a planning guide for the Village. Actual determination of flow rates used as a basis for plant capacity, main extension and tax charges shall be negotiated by individual property owners and Seacoast ~~Utilities~~ Utility Authority by Developer's Agreement.*

*** - Non-residential includes the following land use types: Commercial; Public Buildings; Educational; and Other Public Facilities.*

POLICY 1.5.2: The Village shall maintain an adequate facilities ordinance to ensure that, at the time a development order or permit is issued, adequate facility capacity is available, consistent with the criteria established in POLICY 1.4.1 or will be available upon occupancy of the development based upon the application of the North Palm Beach Level-of-Service Standards.

Development orders approved prior to the authorization for the commencement of construction or physical activity on the land shall be conditioned to provide that authorization of the final development permit, which shall authorize the commencement of construction or physical activity on the land, shall be contingent upon the availability of public facilities and services necessary to serve the proposed development consistent with the criteria established in POLICY 1.4.1.

In all cases, a test for concurrency will occur prior to the approval of an application for a development order or permit which contains a specific plan for development, including densities and intensities of use.

POLICY 1.5.3: Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

a) Contribute to any condition of public hazard as described in the ~~Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Recharge~~ Infrastructure ~~e~~Element, and Coastal Management ~~e~~Element;

b) Exacerbate any existing condition of pubic facility capacity deficits, as described in the Transportation ~~e~~Element; ~~Sanitary Sewer, Solid Waste, Stormwater~~

~~Management Potable Water and Natural Groundwater Recharge~~ Infrastructure ~~e~~Element; and Recreation and Open Space ~~e~~Element; and

c) Conform with future land uses as shown on the Future Land Use Map Series of the Future Land Use element, and public facility availability as described in the Sanitary Sewer, Solid Waste, Stormwater Management, and Natural Groundwater Recharge element.

If public facilities are developer-provided, they shall accommodate pubic facility demands based upon adopted LOS standards.

If public facilities are provided, in part or wholly, by the Village, financial feasibility shall be demonstrated subject to this element.

Effects upon appropriate state agency and/or Water Management District facilities plans shall be evaluated.

OBJECTIVE 1.6: The Village shall designate an Urban Service Area as a means of: (1) Implementing future land use designations, as per the Future Land Use Map Series; (2)
limiting potential Village post disaster redevelopment expenditures; and (3) promoting compact urban development and limiting urban vertical and horizontal sprawl.

POLICY 1.6.1: Village Planning Areas 2-7 are designated as the North Palm Beach Urban Service Area.

POLICY 1.6.2: Village Planning Area 1 shall be designated as Non-Service Area where the level of facilities and services provided by North Palm Beach shall be limited to those currently provided. Notwithstanding the above limitations, individual or package potable water systems may be provided to accommodate allowable development. Further, package wastewater systems may be provided to accommodate allowable development.

POLICY 1.6.3: Consideration of the expansion of the Village Urban Service Area shall be made coincident with any annexation actions.

OBJECTIVE 1.7: The Village shall maintain a concurrency management system to ensure that public facilities and services to support development are available concurrent with the impact of development.

POLICY 1.7.1: For sanitary sewer, solid waste, drainage, and potable water facilities, at a minimum, the Village shall meet the following standards to satisfy the concurrency requirements:

1. A development order or permit shall be issued subject to the condition that, at the time of the

issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development or redevelopment. Further, prior to the approval of a building permit or its functional equivalent, the Village shall consult with the applicable supplier to determine whether adequate water supplies will be available to serve a new development no later than the anticipated date of issuance of a certificate of occupancy; or

2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed (i.e. by an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes) to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. (Section 163.180(2) (a), Florida Statutes}.

POLICY 1.7.2: For parks and recreation facilities, at a minimum, the Village shall meet the following standards to satisfy the concurrency requirement:

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or

2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the Village, or funds in the amount of the developer's contribution are committed;

~~a.~~ 3. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent, as provided in the 5-year schedule of improvements; or

~~b.~~ 4 At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

~~c.~~ 5. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement (i.e. pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes) to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

POLICY 1.7.3: For transportation facilities (i.e. roads and mass transit designated in the adopted Village Comprehensive Plan), at a minimum, the Village shall meet the following standards to satisfy the concurrency requirement~~, except as otherwise provided in subsections (4) - (7) of this section~~.

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or

2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent, as provided in the Village's five-year schedule of improvements, or the schedule improvements included in the first three years of: (1) The Transportation Improvement Program of the ~~Palm Beach County Metropolitan Planning Organization~~ Palm Beach Transportation Planning Agency; or (2) the adopted Florida Department of Transportation five-year work program.

POLICY 1.7.4: A Comprehensive Plan amendment shall be required to eliminate, defer, or delay construction of any road or mass transit facility which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements.

POLICY 1.7.5: For public school facilities, at a minimum, the Village shall require that the concurrency management system detailed in Objective 1.8, below~~, and the Public School Concurrency element~~ is implemented.

OBJECTIVE 1.8:The School District of Palm Beach County shall maintain minimum level of service standards for public school facilities, ~~as defined in the Public School Concurrency element~~. In the case of public school facilities, the issuance of Development Orders, Development Permits or development approvals shall be based upon the School District of Palm Beach County's ability to maintain the minimum level of service standards.

POLICY 1.8.1: For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities level of service. A determination by the School District is not required for existing single family legal lots of record~~, in accordance with the Public Schools Concurrency POLICY 1.8~~.

POLICY 1.8.2: In determining that the necessary public school facilities shall be in place when the impacts of the development occur, the following procedures shall be used:

1. The construction of the facilities is the subject of a binding and guaranteed contract with the School District of Palm Beach County that is executed and guaranteed for the time the Development Order issued;

2. The phasing and construction of the improvements are made binding conditions of approval of the Development Order or Development Permit;

3. The necessary facilities or services are under construction and bonded at the time a Development Order is issued; or

4. Construction appropriations are specified within the first three years of the most recently approved School District of Palm Beach County Five Year Capital Improvement Schedule~~, as reflected in Table 11-2 of this element, which shall reflect the addition of FISH capacity for each school, as shown in Appendix A: Concurrency Service Area Table of the Public School Concurrency element support documentation.~~

~~5.~~ POLICY 1.8.3: ~~In accordance with POLICY 8.1, and upholding the exceptions detailed therein,~~ ~~p~~Prior to the issuance of a Development Order/Permit, the School District of Palm Beach County shall determine that the level of service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the concurrency service area (CSA) in which the proposed development is located, or an immediately adjacent CSA.

~~11.1 CAPITAL IMPROVEMENTS IMPLEMENTATION~~

~~11.4.1 Five-Year Schedule of Improvements~~

POLICY 1.8.4: The North Palm Beach Five-Year Schedule of Capital Improvements for Fiscal Years ~~2010~~ 2024 ~~through 2014~~ 2028 is ~~presented~~ in Tables ~~11-2~~ CIE 1-2 and ~~11-3~~ CIE 1-3. The School District of Palm Beach County Five Year Capital Improvement Schedule for Fiscal Years ~~2014~~ 2024 through ~~2019~~ 2033 is incorporated by reference. A review of other Comprehensive Plan elements leads to the conclusion that the Capital

Improvements element Goal, Objectives and Policies and the Five -Year Schedule of Improvements are internally consistent.

~~11.4.2 Operational Impacts of Proposed Capital Improvements~~

~~A review of proposed capital improvements, as presented on Tables 11-2 to 11-4, in relation to projected increases in Village operating expenses (Ref: Table 6; 2009 CIE Update Support Documentation report, as amended) leads to the conclusion that little or no increases in Village staffing levels should result from programmed projects.~~

~~11.4.3 Implementation, Monitoring, and Evaluation~~
~~The Capital Improvements element, including the Five-Year Schedule of Improvements, shall be reviewed by the Capital Improvements Coordinating Committee on an annual basis as part of the Village budget procedure. Any revisions and/or amendments to the Five-Year Schedule of Improvements shall be made at that time.~~

Asset Category	Departmen	Project Title	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
		Vehicles						
		Public Works						
Automotive	Public Works	GO-4 Replacement	-	-	-	80,000	-	80,000
Automotive	Public Works	Grapple Truck Replacement	-	-	225,000	-	-	225,000
Automotive	Public Works	Front Load Vehicle Replacement	-	350,000	-	350,000	-	700,000
Automotive	Public Works	Public Works Vehicle Replacement	82,000	-	-	-	-	82,000
		Fire Rescue						
Automotive	Fire Rescue	Ambulance Replacement	-	-	-	-	800,000	800,000
Automotive	Fire Rescue	Fire Engine Replacement	-	-	-	1,300,000	-	1,300,000
Automotive	Fire Rescue	Fire Rescue Vehicle Replacement	-	-	85,000	-	-	85,000
		Police						
Automotive	Police	Police Vehicle Replacement	-	284,560	284,560	284,560	284,560	1,138,240
		Equipment						
		Public Safety Building						
Equipment	Public Works	Emergency Generator	425,000	-	-	-	-	425,000
		Public Works						
Equipment	Public Works	Emergency Generator	198,000	-	-	-	-	198,000
		Fire Rescue						
Equipment	Fire Rescue	SCBA Replacement	-	700,000	-	-	-	700,000
		Information Technology						
Equipment	IT	IT Backup Appliance	60,000	-	-	-	-	60,000
		Police						
Equipment	Police	Radio Replacement	258,300	258,300	258,300	258,300	-	1,033,200
Equipment	Police	Boat Engine Replacement	-	-	-	-	90,000	90,000
		Country Club						
Equipment	Public Works	Emergency Generator	800,000	-	-	-	-	800,000
Equipment	Golf	Golf Course Maintenance Trailer	-	-	-	150,000	-	150,000
Equipment	Pool	Submersible Swim Wall Dividers	90,000	-	-	-	-	90,000
								-
		Village Facilities						
		Public Safety Building						
Building Impvmt	Public Works	A/C Automation	185,000	-	-	-	-	185,000
		Library						
Building Impvmt	Library	Front Lobby Renovation	-	-	-	50,000	-	50,000
Building Impvmt	Public Works	A/C Replacement	-	600,000	-	-	-	600,000
		Village Hall						
Building Impvmt	Public Works	Roof Replacement	-	250,000	-	-	-	250,000
								-
		Recreational Facilities						
		Community Center						
Building Impvmt	Recreation	Community Center Renovation	-	-	400,000	-	-	400,000
Building Impvmt	Recreation	Community Center Roof Replacement	-	500,000	-	-	-	500,000
		Country Club						
Building Impvmt	Clubhouse	Clubhouse Improvements	75,000	-	-	-	-	75,000
								-
		Park Development						
		Community Center						
Land Impvmt	Recreation	Community Center Park Enhancement	500,000	-	-	-	-	500,000
		Country Club						
Land Impvmt	Golf	Wash Plant / Environmental Center	750,000	-	-	-	-	750,000
Land Impvmt	Golf	Pond Beautification & Stabilization	125,000	-	-	-	-	125,000
Land Impvmt	Golf	Driving Range Improvement	-	500,000	-	-	-	500,000
Land Impvmt	Golf	Chipping Area Re-design	-	-	45,000	-	-	45,000
		Lakeside Park						
Land Impvmt	Public Works	Bulkhead Replacement	1,000,000	-	-	-	-	1,000,000
Land Impvmt	Recreation	Lakeside Park Shoreline Stabilization & Restoration	-	-	-	220,000	-	220,000
Land Impvmt	Recreation	Lakeside Park Playground Replacement	-	-	-	80,000	-	80,000
Land Impvmt	Recreation	Lakeside Park Basketball Court Renovation	-	-	-	-	55,000	55,000
		Osborne Park						
Land Impvmt	Recreation	Osborne Park Enhancement	-	-	-	500,000	-	500,000
Land Impvmt	Recreation	Osborne Park Basketball Lighting	177,384	-	-	-	-	177,384
		Veteran's Park						
Land Impvmt	Recreation	Veteran's Park Enhancement	50,000	-	-	-	-	50,000
		Anchorage Park						
Land Impvmt	Recreation	Boat Ramp Renovation	230,000	-	-	-	-	230,000
Land Impvmt	Recreation	Anchorage Park Pathway, Fitness Station & Kayak Launch	270,000	-	-	-	-	270,000
Land Impvmt	Recreation	Sand Volleyball Court Renovation	-	60,000	-	-	-	60,000
Land Impvmt	Recreation	South Seawall	137,000	-	1,700,000	-	-	1,837,000
								-
		Streets						
Land Impvmt	Public Works	Asphalt Resurfacing-Streets	450,000	450,000	250,000	250,000	250,000	1,650,000
Land Impvmt	Public Works	East Alley Wall Replacement	200,000	1,100,000	-	-	-	1,300,000
Land Impvmt	Public Works	Sidewalk Repairs	200,000	200,000	100,000	100,000	100,000	700,000
Land Impvmt	Public Works	Bridge Replacement - Lighthouse Drive	540,000	1,240,000	3,120,000	-	-	4,900,000
Land Impvmt	Public Works	Bridge Improvement - Prosperity Farms	200,000	-	-	-	-	200,000
Land Impvmt	Public Works	Public Works Drainage & Wash Rack	-	180,000	-	-	-	180,000
Land Impvmt	Public Works	Septic to Sewer	-	605,000	2,710,000	-	-	3,315,000
								-
		Stormwater						
Land Impvmt	Public Works	Stormwater	500,000	500,000	500,000	500,000	500,000	2,500,000
								-
		TOTALS (By Category)						
		Vehicles	82,000	634,560	594,560	2,014,560	1,084,560	4,410,240
		Equipment	1,831,300	958,300	258,300	408,300	90,000	3,546,200
		Village Facilities	185,000	850,000	-	50,000	-	1,085,000
		Recreational Facilities	75,000	500,000	400,000	-	-	975,000
		Park Development	3,239,384	560,000	1,745,000	800,000	55,000	6,399,384
		Streets	1,590,000	3,775,000	6,180,000	350,000	350,000	12,245,000
		Stormwater	500,000	500,000	500,000	500,000	500,000	2,500,000
		GRAND TOTAL:	**7,502,684**	**7,777,860**	**9,677,860**	**4,122,860**	**2,079,560**	**31,160,824**
		TOTALS (By Funding Source)						
		General Revenues	967,184	1,018,300	740,300	1,203,300	495,000	4,424,084
		Country Club	995,000	500,000	45,000	150,000	-	1,690,000
		Stormwater Fee	500,000	572,000	500,000	500,000	500,000	2,572,000
		Special Projects	1,510,000	2,189,560	1,724,560	-	-	5,424,120
		Infrastructure Surtax	1,687,000	1,050,000	-	-	-	2,737,000
		Grant Funding	1,798,500	398,000	3,973,000	310,000	-	6,479,500
		Fund Balance	-	1,700,000	2,470,000	-	-	4,170,000
		Debt	-	350,000	225,000	1,934,560	1,084,560	3,594,120
		Other	45,000	-	-	25,000	-	70,000
		GRAND TOTAL:	**7,502,684**	**7,777,860**	**9,677,860**	**4,122,860**	**2,079,560**	**31,160,824**

~~4.0~~

Infrastructure

Goals, Objectives, and Policies

Chapter 2: Efficient and Well-Maintained Infrastructure Element 6



INF

GOALS, OBJECTIVES AND POLICIES

~~GOALS, OBJECTIVES, AND POLICIES~~
~~6.0 SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE (INFRASTRUCTURE)~~

~~6.1 INTRODUCTION~~

~~The Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water And Natural Groundwater Aquifer Recharge (Infrastructure) element is required to be included within the Comprehensive Plan per requirements of State Planning law and rule criteria. Specifically, Chapter 163.3177(6)(c), and Florida Statutes, establishes the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water And Natural Groundwater Aquifer Recharge element requirement and Chapter 9J-5.011 Florida Administrative Code, establishes minimum criteria to guide its preparation.~~

~~A summary of the data, analysis and support documentation necessary to form the basis for the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water And Natural Groundwater Aquifer Recharge element Goal, Objectives and Policies is presented in the Village Of North Palm Beach Evaluation And Appraisal Report (1996), and Chapter 6 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated October-, 1999 Village of North Palm Beach Evaluation and Appraisal Report dated 2007, Village of North Palm Beach Water Supply Facilities Work Plan dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.~~

~~6.2 VILLAGE GOAL STATEMENTS~~

GOAL 1.0: Existing and needed future public facilities shall be provided and maintained in a manner to: (1) provide consistent service levels throughout the Village; (2) protect public and private investments; (3) promote orderly, compact urban growth; and (4) assure the health, safety and welfare of Village residents. The Village is committed to providing the following services:

~~6.2.1~~ a. Sanitary Sewer: Adequate sanitary sewer facilities shall be available to all residential and non-residential land uses in the Village.

~~6.2.2~~ b. Solid Waste: Adequate solid waste collection and disposal services and facilities shall be available to all residential and non-residential land uses in the Village.

~~6.2.3~~ c. Stormwater Management: Adequate Village-wide drainage and stormwater management facilities shall be available to all residential and non-residential land uses.

~~6.2.4~~ d. Potable Water: Adequate potable water supply facilities shall be available to all residential and non-residential land uses in the Village.

~~6.2.5~~ e. Natural Groundwater Aquifer Recharge: A safe and dependable supply of potable water shall be available to all residential and non-residential land uses in the Village.

~~6.2.6~~ f. Coordinate with Seacoast Utility Authority and Palm Beach County in the preparation of their Ten-Year Water Supply Work Plans, consistent with the directives of the Lower East Coast Water Supply Plan.

~~**6.3 OBJECTIVES AND POLICIES**~~

OBJECTIVE 1.1: ~~Subsequent to the adoption of the Comprehensive Plan,~~ ~~t~~The Village shall require, through the land development approval process that, as a condition of the issuance of any development order or permit, public facilities and services which meet adopted level-of-service standards are available or assured to be available concurrent with the impacts of development. The latest point in the application process for the determination of concurrency is prior to the approval of a development order or permit which contains a specific plan for development, and which contains densities and/or intensities of development.

POLICY 1.1.1: Public facility level-of-service standards as displayed on Table ~~6-1~~ INF ~~are hereby~~ and adopted~~, and~~ shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development. However, potable water level-of- service (LOS) standards used for Water Supply Facilities Planning purposes shall be consistent with those used by Seacoast Utility Authority. Further, coordinate with Seacoast Utility Authority in developing appropriate residential and non-residential LOS categories should they become necessary to better project future water supply needs.

POLICY 1.1.2: The Village Land Development Regulations shall continue to require that all development and/or redevelopment activities comply with concurrency criteria.

POLICY 1.1.3: The Public ~~Services~~ Works Department shall, in cooperation with public utility service providers, maintain procedures to update facility demand and capacity information, as development permits are issued.

POLICY 1.1.4: Village Land Development Regulations shall prohibit the installation of additional septic tank systems within the Village. Further, all new developments within the Urban Service Area shall be served by the central wastewater and potable water systems. The provisions of water and wastewater services within Planning Area 1 shall be governed by POLICY 6.2 of the Capital Improvements Element.

POLICY 1.1.5: Village Land Development regulations shall prohibit the installation of individual potable water or irrigation wells in Planning Area 5, west of Northlake, and Planning Area 7, south of Lighthouse Drive, due to proximity to the Wellfield Protection Zone 4 contour ~~(Ref: Figure 3-9, FUTURE LAND USE element).~~

POLICY 1.1.6: Developers shall include an economic analysis for impacts on public facilities up to twenty-five (25) years at the request of the Village.

TABLE ~~6-1~~ INF NORTH PALM BEACH UTILITIES LEVEL-OF-SERVICE (LOS) STANDARDS	
Facility	**Level-Of-Service Standard**
Sanitary Sewer: * (Urban Service Area Only)	~~Average Day Generation~~ ~~Residential - 66 gallons/capita/day~~ ~~Nonresidential - 1,060 gallons/acre/day~~ Maximum Day Generation Residential - ~~104~~ 107 gallons/capita/day Nonresidential ~~- 1,721 gallons/acre/day~~ There is no fixed non-residential gpd.
Potable Water: * (Urban Service Area Only)	~~Average Day Generation~~ ~~Residential - 99 gallons/capita/day~~ ~~Nonresidential - 1,874 gallons/capita/day~~ Maximum Day Generation Residential - ~~147~~ 189 gallons/capita/day Nonresidential ~~- 2,782 gallons/acre/day~~ There is no fixed non-residential gpd. Storage Capacity Av. Daily Flow x 0.5
*- The above rates are to be used only as a planning guide for the Village. Actual determination of flow rates used as a basis for plant capacity, main extension and tax charges shall be negotiated by individual property owners and Seacoast Utility Authority by Developer's Agreement.	
Solid Waste:	Average Generation Rate Residential: Single-Family: 0.926 tons/capita/yr. Multiple-Family: 0.58 tons/capita/yr. Non-Residential: 6.0 tons/acre/year

Drainage:	Design Storm Year frequency, 24 hour duration (one-day); Rainfall intensity curve, as established by the South Florida Water Mg. Dist.
~~**Groundwater Recharge:**~~	~~Impervious Area~~ ~~Residential~~ ~~Single-family - Main bldg. first floor area shall not exceed 40% of the total lot area.~~ ~~Multiple-family - Main bldg. first floor area shall not exceed 35% of the total site area.~~ ~~Non-residential - Main bldg. first floor area shall not exceed a minimum of 35% of the total site area; however, specific district regulations as per the Village Zoning Code shall apply.~~

OBJECTIVE 1.2: The Village shall maintain a five-year schedule of capital improvements needs, to be updated annually, in conformance with the Capital Improvements element. Capital improvements needs are defined as: (1) ~~T~~those improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities; or (2) those improvements necessary to meet projected future needs without encouraging urban sprawl.

POLICY 1.2.1: Existing deficiencies will be addressed by undertaking the following activities:

Sanitary Sewer - Programming and financing of system improvements shall be the responsibility of Seacoast Utilit~~ies~~y Authority.

Solid Waste - No existing deficiencies identified.

Stormwater Management - Maintain a program of annual inspections, on a Drainage Basin basis, as a means of monitoring the efficiency of the system. Assess the results of the annual program each five years to determine whether or not corrective action is needed.

Potable Water - Programming and financing of system improvements shall be the responsibility of Seacoast Utilit~~ies~~y Authority.

Groundwater Recharge - No existing deficiencies identified.

POLICY 1.2.2: A Capital Improvements Coordinating Committee headed by the Village Manager, shall be maintained for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule of needs.

POLICY 1.2.3: Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

Level One - Whether the project is needed to: (a) protect public health and safety in order to fulfill the Village's legal commitment to provide facilities and services; and (b) to preserve or achieve full use or efficiency of existing facilities.

Level Two - Whether the project: (a) prevents or reduces future improvement costs; or (b) provides services to developed areas currently lacking full service or promotes in-fill development.

Level Three - Whether the project represents a logical extension of facilities and services within a designated Village Planning Area.

OBJECTIVE 1.3: The Village of North Palm Beach shall continue to provide solid waste collection and drainage services at current levels-of-service to meet existing and projected future demands.

POLICY 1.3.1: The basic solid waste collection service POLICY shall consist of the following components:

1. Maintain the current level of collection service for the residents of the Village.

2. Annually review the need for a contractual agreement for the collection of wastes from commercial establishments presently provided by private haulers in order to assure uninterrupted service and the maintenance of sanitary conditions.

3. Periodically, enlist the assistance of the Solid Waste Authority of Palm Beach County to analyze the efficiency of collection routes in the North Palm Beach area.

4. Maintain a public information service in order to keep the citizens of the Village aware of collection schedules and placement of refuse containers, yard clippings, and other special wastes for collection.

5. Through an annual review, associated with the yearly budget process, maintain a collection system that best serves the residents of North Palm Beach.

6. Maintain regulations which address, but not be limited to, the location of containers and other solid waste to be collected, requirements of residents to place solid waste for collection at a reasonably determined time prior to collection, and the enforcement of said regulations to avoid potential health

hazards from solid waste being scattered about.

7. Maintain an annual service program of all vehicles and equipment used in the collection service in order to minimize breakdown which may result in interruptions to service schedules.

POLICY 1.3.2: The basic drainage POLICY shall consist of the following Village responsibilities:

1. Continue annual, routine maintenance of catch basins and conduits.

2. Maintain design criteria within the subdivision ordinance to regulate swale plantings so that their design and function is not compromised.

3. Continue solid trash removal from dead end waterways.
4. Continue regulation of maintenance dredging of waterways through permitting processes.

5. Encourage appropriate land use activities in flood prone areas by implementing the Flood Protection Ordinance.

6. Protect the environmentally sensitive areas ~~defined on Figure 3-13A, Future Land Use element,~~ by limiting post-development runoff rates for stormwater exiting the area to pre-development levels.

7. Continue to require the use of the following water quality Best Management Practices (BMPs): Grass swales; vegetative cover; diversion/retention; erosion control; on-site retention; and catch basin cleaning.

8. Maintain regulations within the Village Land Development regulations to require use of such techniques as vegetation, mulches and berms for the control of pollutants from construction sites.

9. Maintain regulations within the Village Land Development regulations to require: (1) ~~M~~maintenance of flood protection levels provided by natural drainage features; and (2) implementation of ~~Chapter 17-25 (Regulation of Stormwater Discharge), Florida Administrative Code.~~ stormwater discharge regulations.

10. ~~Within the 5-year planning period~~ Every year, the ~~Village~~ County shall endeavor to maintain current pollutant levels at all outfalls within ~~its~~ the Village's jurisdiction as part of the "Wet Weather" sampling program regulations of the NPDES stormwater permitting process.

11. ~~Within the 5-year planning period~~ Every year, the ~~Village~~ County shall endeavor to maintain levels of pollutants at all

dry weather sampling areas (i.e. areas with three days of no rain) as part of its "Dry Weather" sampling program regulations of the NPDES stormwater permitting process.

12. The Village shall establish water quality standards consistent with the timing of NPDES permit program requirements.

OBJECTIVE 1.4: The Palm Beach County Solid Waste Authority shall continue to provide solid waste disposal services to the Village of North Palm Beach to meet existing and projected future demands.

POLICY 1.4.1: Maintain a liaison with the Solid Waste Authority of Palm Beach County in order to ensure the Village's input to the management of established landfill sites and the purchase/development of any future landfill sites, or other alternative manner of solid waste disposal.

POLICY 1.4.2: ~~Annually, in conjunction with the yearly budget process,~~ Solid Waste Authority shall evaluate the Village's resource recovery program (i.e. paper collection) to determine whether expansion of the program is economically feasible.

POLICY 1.4.4: The Palm Beach County Solid Waste Authority shall be responsible for financing needed transfer and disposal facilities to serve the Village.

OBJECTIVE 1.5: Seacoast ~~Utilities~~ Utility Authority shall continue to own, operate and maintain sanitary sewer, ~~and~~ potable water, and reclaimed water facilities to meet existing demands and coordinate and administer the extension of, or increase in, the capacity of facilities to meet future needs within the Village of North Palm Beach.

POLICY 1.5.1: The Village shall assure continued service for the residents of the Village by requiring property owners to execute a Developer's Agreement with Seacoast ~~Utilities~~ Utility Authority prior to issuing a Development Order.

POLICY 1.5.2: Annually monitor rate structures by participating on the Authority Governing Board, so that the lowest possible cost results to Village users.

POLICY 1.5.3: The Village shall maintain a high level of coordination with the Authority, by participating upon its Governing Board, with regard to ~~as regards~~ the provision, maintenance and operation of the sanitary sewer and potable water supply systems including the programming and financing of capital improvements.

POLICY 1.5.4: The use of existing properly constructed and functioning septic tank systems within the Village is acceptable; however, when analysis indicates that septic tank systems are adversely impacting the environment based upon the application of state water quality standards (i.e. Chapter 62-302, F.A.C. for surface water~~;~~ and Chapter 62- 520, F.A.C. for groundwater~~, and Chapter 100-6, F.A.C. for bathing places~~), and that public health standards are compromised, septic tank systems causing or contributing to the situation shall be repaired or replaced.

POLICY 1.5.5: When central sanitary sewer service becomes available to currently unsewered areas, ~~and existing septic tank systems fail to meet state~~

~~water quality standards and/or endanger the public health,~~ connection to the central system shall be required~~:~~ within 365 days per F.S. 381.00655.

POLICY 1.5.6: The Village of North Palm Beach hereby adopts the ~~2015 – 2025~~ 2024-2034 Ten Year Water Supply Plan Update (Work Plan) ~~dated July 2015~~ for a planning period of ten years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the Village's water service area. The Village shall review and update the Work Plan ~~at least each five years~~ within eighteen (18) months after the Governing Board of the South Florida Water Management District approves an updated regional water supply plan. Any changes affecting the Village's Work Plan shall be included in an update to Capital Improvements Element of the North Palm Beach Comprehensive Plan to ensure consistency with the Work Plan.

OBJECTIVE 1.6: Village stormwater drainage regulations, incorporated within the Subdivision Regulations Ordinance, shall provide for protection of natural drainage features and ensure that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.

POLICY 1.6.1: Limit post-development runoff rates and volumes to pre-development conditions ~~consistent with Chapter 40-E, Florida Administrative Code~~ and preserve existing natural drainage features.

POLICY 1.6.2 Village Land Development Regulations shall require the protection and preservation of water quality by use of construction site Best Management Practices (BMP's) and the incorporation of techniques such as on-site retention, use of pervious surfaces and native vegetation.

POLICY 1.6.3: Village shall implement a stormwater utility fee to pay for future and existing infrastructure needs.

POLICY 1.6:4: Village shall evaluate the useful life of the stormwater infrastructure to determine future upgrades.

OBJECTIVE 1.7: The Village shall continue to actively participate in potable water conservation programs both on an ongoing and an emergency basis.

POLICY 1.7.1: The Village shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code, upon declaration of a water shortage emergency by the South Florida Water Management District.

POLICY 1.7.2: Xeriscape Landscaping practices shall maintained within the Village Land Development Regulations as a means of minimizing future irrigation water needs.

~~POLICY 1.7.3: By implementing the Plumbing Code, the Village shall require the use of low volume fixtures.~~

POLICY 1.7.~~4~~3: As a means of conserving potable water resources, the Village shall continue to use surface water from the C-~~18~~ 17 canal to irrigate the following

areas: ~~P~~parks and recreational areas; municipal areas; median strips along U.S. Highway No. 1 and Northlake Boulevard; and the North Palm Beach Country Club.

Coastal Management

Goals, Objectives, and Policies



Chapter 3: Attractive and Environmentally Friendly Communities

Element 7

CM

GOALS, OBJECTIVES AND POLICIES

~~7.0 COASTAL MANAGEMENT ELEMENT~~

~~7.1 INTRODUCTION~~

~~The Coastal Management element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6)(a), Florida Statutes, establishes the Coastal Management element requirement and Chapter 9J-5.012, Florida Administrative Code, establishes minimum criteria to guide its preparation.~~

~~A summary of the data, analysis and support documentation necessary to form the basis for the Coastal Management goal, objectives and policies is presented in Chapter 7 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999 – Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.~~

GOAL 1.0 **-** The Village shall protect human life and limit public expenditure in areas subject to destruction by natural disasters and, where appropriate, restrict development activities that would damage or destroy coastal resources

OBJECTIVE 1.1: Maintain or improve the environmental integrity of existing wetlands, marine habitats and coastal resources, including historical sites.

POLICY 1.1.1: By implementing Special POLICY 1.5.4 of the Future Land Use element, prohibit development in the coastal area that will adversely impact existing marine habitats and resources.

POLICY 1.1.2: All planned improvements to John D. MacArthur Beach State Park shall be reviewed by the Village for consistency with the Village Goal Statement and Objectives 1.4, 1.6 and 1.7 of this element.

POLICY 1.1.3: Adhere to the Palm Beach Countywide Manatee Protection Ordinance, including signage.

POLICY 1.1.4: Historic sites in the Coastal Planning Area shall be protected by implementing POLICY 1.1.1 of the Future Land Use element.

POLICY 1.1.5: The Village marina siting, and regulatory POLICY shall consist of the following:

1. Commercial marinas, including their accessory uses, such as wet and dry boat storage facilities, gasoline supplies, and minor repair facilities that are incidental to wet boat storage shall be located in areas with a commercial future land use designation, per the Future Land Use Map Series, and a commercial zoning designation.
2. Commercial marinas shall be located ~~with~~ directly adjacent to one of the following water bodies: Lake Worth; Intracoastal Waterway; C-17 Canal (Earman River); or North Lake.
3. Major repair facilities involving large boats, or businesses performing engine overhaul shall be prohibited.

4. All new marinas, and major improvements to existing marinas shall provide sewage pump out service to boats seven meters in length, or more.
5. An application for approval of a new marina shall include an environmental assessment consistent with the current requirements of Section 36-38.1 of the Village Code, including and assessment of water depth, water quality impacts, and needed mitigation actions.
6. An application for approval of a new marina shall include a hurricane contingency plan.

OBJECTIVE 1.2: Maintain or improve estuarine environmental quality.

POLICY 1.2.1: The Village shall ensure that marinas are sited to minimize impacts upon coastal and estuarine resources by coordinating with Palm Beach County in the development of a marina siting ordinance and by amending land development regulations to assure consistency with regional policies related thereto.

POLICY 1.2.2: Require the use of urban Best Management Practices (BMP's) to reduce non-point source pollutant loadings to estuarine waters via the Village's stormwater drainage system.

POLICY 1.2.3: Any discharge to the stormwater system containing any sewage, industrial waste, or other waste materials, or containing any materials in violation of federal, state, county, or municipal rules, regulations, orders or permits, is prohibited.

POLICY 1.2.4: Continue to ~~review the~~ partner with Palm Beach County and support the implementation ~~results~~ of actions specified in the Lake Worth Lagoon Management Plan ~~Study and~~. The Village shall review any future studies to determine the need for Comprehensive Plan amendments ~~by the Village~~ to further protect marine resources and/or improve water quality.

OBJECTIVE 1.3: The Village shall retain water-dependent recreational land uses, which are accessible to the public.

POLICY 1.3.1: The Village shall continue to support the State's efforts to increase public use of, and access to the John D. MacArthur Beach State Park facility in Planning Area 1.

POLICY 1.3.2: The Village shall continue to provide public access by maintaining the following facilities: Anchorage Marina (active boating facility); and Lakeside Park (passive recreational facility).

POLICY 1.3.3: Redevelopment proposals that include an existing water-dependent land use may be allowed, via the planned unit development or variance procedure, to exceed the maximum intensity standards listed in POLICY 1.1.~~A.~~4 of the Future Land Use Element, provided that: (1) such redevelopment proposals are found by the Village to be compatible with neighboring land uses; (2) the water-dependent land use is retained and/or enhanced; and (3) public access is retained or provided.

OBJECTIVE 1.4: Protect beaches and dunes and minimize impacts of man-made structures while providing public access to the entirety of the beaches and shoreline areas in Planning Area 1.

POLICY 1.4.1: Future development in Planning Area 1 shall be consistent with the John D. MacArthur Beach State Park ~~Master~~ Management Plan.

POLICY 1.4.2: Erosion control measures shall be limited to those that do not interfere with normal littoral processes, sea turtle nesting and hatching activities or negatively impact coastal natural resources.

POLICY 1.4.3 Allow only native dune vegetation to be used in landscaping of dune systems in Planning Area 1 consistent with the criteria established in the John D. MacArthur State Park Master Plan.

POLICY 1.4.4: Beach and dune alteration and construction shall be consistent with the John D. MacArthur State Park Master Plan.

OBJECTIVE 1.5: Maintain or reduce hurricane evacuation times by implementing the Future Land Use and Capital Improvements elements and increasing the database regarding special needs populations and continuing to participate in the County ~~Peacetime~~ Comprehensive Emergency Management Plan.

POLICY 1.5.1: The Village shall identify through notice in the Village newsletter and/or utility bills, residents who need special assistance during emergency evacuation and notify the appropriate civil and emergency management agencies of the same.

POLICY 1.5.2: Provide constant input to the Emergency Management Center with respect to road conditions, accidents, flooding, and the status of evacuation activities, during hurricane evacuation periods through the Village Public ~~Safety~~ Works Department.

POLICY 1.5.3: Urban development in Planning Area 1 shall be discouraged by implementing the "Conservation/Open Space" Land Use designation.

POLICY 1.5.4: North Palm Beach shall continue to participate with Palm Beach County and other local municipalities in developing and executing an ongoing unified strategy (Local Mitigation Strategy) for reducing the Village's vulnerability to identified natural, technological and societal hazards.

OBJECTIVE 1.6: Regulate development and limit public expenditures that subsidize development in coastal high hazard areas, (i.e. The area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, as illustrated on RCM- Map 2. ~~Figure 3-7 of the Future Land Use Map Series).~~

POLICY 1.6.1: The repair, relocation, or replacement of infrastructure within the coastal high hazard area shall be prioritized when State funding is needed as follows: (2) When the general health, safety and welfare of the community is directly impacted, the use of State funding shall be used for repair, or replacement of infrastructure; (2) When the general health, safety and welfare

is not directly impacted, repair of infrastructure can be considered; and (3) relocation of infrastructure shall be given the lowest of priority.

POLICY 1.6.2: As part of this Comprehensive Plan, the Village shall designate Planning Area 1 as a "non-service area" (Ref: Objective 6, Capital Improvements element).

POLICY 1.6.3: A development shall not be approved unless all land intended for use as building sites can be used safely for building purposes, without danger from flooding or other inundation. In order to determine potential danger from flooding, or other inundation in the coastal high hazard area, the Village Public ~~Services~~ Works Department may require the submittal of a Flood Hazard Report, pursuant to Section 36-11 (24) of the Village Code, prior to issuing a development order.

POLICY 1.6.4: The Village shall discourage expenditure of public funds in the coastal high hazard area, unless funds are to be used to upgrade existing facilities or infrastructure, or to replace damaged infrastructure.

OBJECTIVE 1.7: Level-of-Service Standards in the Coastal Planning Area shall be defined by the application of Policies 1.5.1, 1.6.1 and 1.6.2 of the Capital Improvements E~~e~~lement. Phasing of infrastructure shall be defined by the application of POLICY 1.5.2 of the Capital Improvements element.

POLICY 1.7.1: Through citizen advisory committees, evaluate the need for additional water-dependent and water-related uses in the coastal planning area. Additional needs should be identified in conjunction with the recommendations generated in Objective 1; Recreation and Open Space element.

OBJECTIVE 1.8: The Village shall provide for post-disaster redevelopment plans, which will reduce or eliminate the exposure of human life and public and private property to natural hazards.

POLICY 1.8.1: The Village shall provide for repair, relocation, or structural modification of damaged infrastructure and services, according to the priorities established in POLICY 1.6.1, and consistent with federal funding requirements. Priority shall be given to immediate clean-up actions, and the maintenance of critical municipal services in the coastal high-hazard area, including but not limited to local roadways, drainage systems, and solid waste collection service that are the operational responsibility of the Village.

POLICY 1.8.2: The Village shall limit development in Planning Area 1 to Conservation/Open Space uses. Further, the Village shall require redevelopment in the coastal high-hazard area to conform to current building pad elevation standards.

POLICY 1.8.3: The Village, where possible and economically feasible, shall: (1) Discourage the expenditure of public funds to build new facilities and infrastructure within the coastal high hazard area; and (2) locate public infrastructure and facilities outside of the coastal high-hazard area.

OBJECTIVE 1.9: Create a Coastal Planning Area identifying specific properties located within a flood zone, which are more at-risk of natural disaster hazards.

POLICY 1.9.1: All structures within the Coastal Planning Area shall be constructed one (1) foot above the minimum Base Flood Elevation established in the FEMA Flood Insurance Rate Maps.

POLICY 1.9.2: All seawalls shall be placed at a height equal or above four (4) foot NAVD88. ~~the lowest base flood elevation for the property.~~

POLICY 1.9.3: Property owners shall be encouraged to raise lands out of the flood zone during substantial redevelopment and seek a Letter of Map Change request from FEMA.

POLICY 1.9.4: The Village shall encourage property owners to provide yearly maintenance and assessment of seawall stability.

OBJECTIVE 1.10: The Village shall continue to participate in the National Flood Insurance Program and maintain the lowest possible Community Rating System level.

POLICY 1.10.1: The Village shall consider the acquisition of at-risk lands within the Coastal Planning Area as opportunities arise.

Conservation

Goals, Objectives, and Policies

Chapter 3: Attractive and Environmentally Friendly Communities

Element 8



CON

GOALS, OBJECTIVES AND POLICIES

~~8.0 CONSERVATION~~

~~8.1 INTRODUCTION~~

~~The Conservation element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (a), Florida Statutes, establishes the Conservation element requirement and Chapter 9J-5.013 Florida Administrative Code, establishes minimum criteria to guide its preparation.~~

~~A summary of the data, analysis and support documentation necessary to form the basis for Conservation goal, objectives and policies is presented in Chapter 8 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the Village of North Palm Beach Water Supply Facilities Work Plan dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.~~

~~8.2 VILLAGE GOAL STATEMENT~~

~~Protect, conserve and enhance existing natural resources, including vegetative communities, fish and wildlife habitats and species of special concern.~~

~~8.3 OBJECTIVES AND POLICIES~~

GOAL 1: Ensure the conservation and appropriate use of minerals, soils, and native vegetative communities through the continued enforcement of Village rules and regulations and development (site) plan reviews.

OBJECTIVE 1.*1*: Protect air quality and reduce energy consumption within the Village.

POLICY 1.1.1: ~~Continue the required use, within the Village Land Development Regulations, of~~ Support construction practices such as seeding, wetting and mulching which minimize airborne dust and particulate emission generated by construction activities. These practices shall be undertaken within 30 days of completion of clearing work.

POLICY 1.1.2: Open burning of land clearing debris shall be prohibited without a permit issued by the Palm Beach County Health Department.

POLICY 1.1.3: The Village supports the County's efforts to reduce the potential for automotive emission pollution by programs such as carpooling, public transportation, public mass transit, employer-based transportation management, and work from home. ~~flex time~~. Further, create public awareness of the benefits of limiting the idling of vehicles.

POLICY 1.1.4: Coordinate, as necessary with county transportation planning agencies to increase the quality of public mass transit services within the Village consistent with POLICY 1.9.1; Transportation element.

~~POLICY 1.5: Participate in the county-wide effort to require all gas station pumps be equipped with vapor recovery systems. The Village shall adopt an ordinance to this effect or continue to participate in implementing the~~

~~countywide ordinance.:. Encourage measures to verify quality of motor vehicle air emission equipment.~~

POLICY 1.1.5~~6~~: Educate the public on the proper placement of canopy trees and other landscape materials in order to strategically provide shade and reduce energy consumption.

OBJECTIVE 1.2: Protect, conserve and enhance the ~~water~~ quality of waters that flow into estuarine or oceanic waters within the Village through the implementation of Best Management Practices (BMP's) ~~including~~.

POLICY 1.2.1: Continue to require the use of Urban Best Management Practices (BMP's within the Village's development regulations.

POLICY 1.2.2: Village land development regulations shall continue to require that, in water management systems where use of stormwater retention systems is necessary, any modifications to, or construction of canals shall incorporate water and habitat quality enhancement features such as planned littoral zones or shallow shelves, bank slopes conducive to shoreline vegetation and immediate vegetative stabilization of any bare ground adjacent to the system, as appropriate.

POLICY 1.2.3: Except as in accordance with a valid NPDES permit, any discharge to the Village stormwater system that is not composed entirely of stormwater is prohibited. ~~Unless the Director of Public Services determines that they are not properly managed, authorized exceptions to this POLICY are as follows:~~ The following exceptions apply: (a) Flows from fire fighting, water line flushing, and other contributions from potable water sources; (b) landscape irrigation and lawn watering, (c) irrigation water; (d) diverted stream flows; (e) rising groundwaters; (f) direct infiltration to the stormwater system; (g) uncontaminated pumped groundwater; (h) foundation and footing drains; (i) water from crawl space pumps; 0) air conditioning condensation; (k) individual residential car washings; (l)flows from riparian habitats and wetlands; and (m) de-chlorinated swimming pool contributions. The Director of Public Works may prohibit any of the above exceptions if they are not properly managed.

POLICY 1.2.4: The Village shall protect water quality by restricting activities and land uses known to adversely affect the quality and quantity of identified water sources such as natural groundwater aquifer recharge areas and wellhead protection areas. The Village's ground water protection POLICY shall consist of the following:

- POLICY 3~~2~~.2 Future Land Use element;
- POLICY 3~~2~~.3 Future Land Use element;
- POLICY 4~~3~~.3 Future Land Use element;
- Special POLICY 5.17 Future Land Use element;
- POLICY 1.4 Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge (~~Utilities~~ Infrastructure) element;
- POLICY 1. 5 ~~Utilities~~ Infrastructure element,

- POLICY 5.4 ~~Utilities~~ Infrastructure element; and
- POLICY 5.5 ~~Utilities~~ Infrastructure element.

OBJECTIVE 1.3: Conserve potable water supplies during periods of water shortage, as defined by the South Florida Water Management District.

POLICY 1.3.1: Continue to institute emergency water conservation techniques and programs under the direction of South Florida Water Management District, as per Chapter 40E-21, Florida Administrative Code.

POLICY 1.3.2: Current per capita consumption rates indicate that there is a need to conserve water usage. Therefore, the Village shall protect water resources by adopting the South Florida Water Management District's mandatory year-round landscape irrigation conservation measures. ~~no need to reduce water usage within the Village during 1999-2005 period.~~

OBJECTIVE 1.4: Conserve soil and native plant communities and remove and prevent the spread of invasive exotic plant species.

POLICY 1.4.1 Develop and maintain erosion control plans for areas experiencing continued erosion of shoreline or banks. The Village shall continue to seek assistance from the SFWMD to institute an erosion control program for the C-17 Canal.

POLICY 1.4.2: Land development regulations shall contain: (1) The requirement that all applications for new development contain an inventory of native plant communities and endangered species and a program for the preservation thereof; (2) a statement regarding the suitability of soils for development; and (3) the prohibition of planting exotic, invasive plant species and a program for the removal thereof.

POLICY 1.4.3: ~~The Village shall continue its annual program of exotic plant species removal and/or trimming on public lands with the Village limits.~~ All new developments and substantial redevelopment should be encouraged to utilize native plant material to the greatest extent feasible when providing required landscape material.

OBJECTIVE 1.5: Conserve and protect fish and wildlife and their habitats.

POLICY 1.5.1 No person shall operate a boat, or any other vessel, including water sport apparatus or other physical object capable of transporting human beings or other cargo on water, at a speed in excess of five miles per hour, in any of the waterways within the Village, with the exception of the waters of Lake Worth and the Intracoastal Waterway, except in cases of fire or extreme emergency.

POLICY 1.5.2: ~~Upon completion of the Manatee Protection program for Palm Beach County, I~~ Incorporate pertinent control measures within the Village's Comprehensive Plan to comply with the Palm Beach County Manatee Protection Program

OBJECTIVE 1.6: The Village shall maintain measures regulating the management and mitigation of hazardous wastes and materials.

POLICY 1.6.1: The Village shall maintain an ordinance regulating the storage and disposal of hazardous wastes and materials.

~~POLICY 6.2: The Village shall provide for management of hazardous wastes to protect natural resources through its local Haz-Mat team.~~

POLICY 1.6.2~~3~~: The ~~Public Safety~~ Fire Rescue Department shall take any necessary actions, including clean-up, removal and/or abatement of hazardous substances discharged upon or into public or private property, or facilities within the Village. Further, any person or persons responsible for causing or allowing an unauthorized discharge of hazardous substances requiring the action of the Fire Rescue ~~Public Safety~~ Department, or its authorized agents, shall reimburse the Village for the full amount of all costs associated with investigating, mitigating, minimizing, removing and abating any such discharge, according to a payment schedule established by the Village.

OBJECTIVE 1.7: The Village of North Palm Beach will protect and conserve mangroves, wetlands and sea grasses to ensure that there will be no net loss of the existing natural resources within the Village.

POLICY 1.7.1: Mangrove, wetlands and sea grass areas within the Village shall be deemed environmentally sensitive in recognition of their many natural functions and values, and, to further the public interest, shall be protected from incompatible land uses. The Village shall afford protection to all these resources regardless of size.

POLICY 1.7.2: The definition of mangroves and wetlands to be used for regulatory purposes by the Village shall be the most comprehensive definition of the definitions of wetlands used by the South Florida Water Management District, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers. Representatives of these agencies will be contacted for assistance in identifying the location of all wetland areas within the Village.

POLICY 1.7 .3: The location of mangrove, wetland, and sea grass areas shall be identified by survey at the time of a development application review. The Village shall not issue a development order or permit for a parcel until all such areas on and adjacent to the subject parcel have been identified and located.

POLICY 1.7.4: No development, including residential development, shall be permitted within mangrove or other wetland areas unless project alternatives that would avoid mangrove and wetland impacts are unavailable and mitigation is provided by the applicant to offset adverse impacts. For purposes of this POLICY, sufficient mitigation is defined as that which is required by F.S. § 403.9332~~Florida Administrative Code Rules 17-312.300 through 17-312.390.~~

POLICY 1.7.7: No pier, dock or walkway shall be located on submerged land which is vegetated with sea grasses except as is necessary to reach waters at a depth as prescribed by the State Department of Environmental Protection. The docking terminus shall not be located over a sea grass bed.

OBJECTIVE 1.8: Participate in the formulation and implementation of water supply conservation programs developed by Seacoast Utility Authority.

POLICY 1.8.1: Coordinate with Seacoast Utility Authority to implement potable water conservation programs established as part of its Consumptive Use Permit.

POLICY 1.8.2: Cooperate with Seacoast Utility Authority in the development and implementation of water reuse programs, to the extent that they may apply to the Village of North Palm Beach.

POLICY 1.8.3: Coordinate with Seacoast Utility Authority to maintain a water supply plan, updated every 10 years, which will identify the projected future demand and potential new sources.

OBJECTIVE 1.9: Encourage and promote green design techniques for new development, redevelopment and infill projects.

POLICY 1.9.1 Water reduction through use of native vegetation, reduction in urban heat island effects by selecting alternative materials, and reduction in energy consumption through building systems and design.

POLICY 1.9.2 Support creation of community gardens on Village owned property.

POLICY 1.9.3 Encourage education of Village residents to utilize native vegetation within private property landscaping.

Recreation and Open Space

Goals, Objectives, and Policies

Chapter 3: Attractive and Environmentally Friendly Communities Element 9



GOALS, OBJECTIVES AND POLICIES

~~9.0 RECREATION AND OPEN SPACE~~

~~9.1 INTRODUCTION~~

~~The Recreation and Open Space requirement was repealed by the Florida Legislature in 1996.However, Chapter 163.3177, (7)(k), Florida Statutes permits a local government to include additional elements, which are deemed necessary by the local government, upon recommendation of the Local Planning Agency (LPA).~~

~~Due to the importance of recreational facilities to the character of North Palm Beach, the Village has determined it necessary to maintain the Recreation And Open Space element within the Comprehensive Plan.~~

~~A summary of the data, analysis and support documentation necessary to form the basis for Recreation and Open Space goal, objectives and policies is presented in Chapter 9 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report dated 1999, Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR-Based Amendment Support Documentation dated 2009.~~

~~9.2 VILLAGE GOAL STATEMENT~~

~~Ensure that the existing and future recreation and open space facilities and programs are maintained and improved in order to meet current and projected needs of Village residents.~~

GOAL 1: To ensure adequate recreation and open space opportunities for all sectors of the community and enhance the quality of life North Palm Beach offers through the development of attractive parks, recreation facilities, and open spaces.

OBJECTIVE 1.1: Maintain, annually review, and update as necessary, the master development program for all Village recreation facilities.

POLICY 1.1.1: On an annual basis, review each existing recreation facility in terms of its recreation development potential by analyzing existing uses, parking areas, condition of facilities and site design characteristics.

POLICY 1.1.2: The Village shall investigate development of a Parks Master Plan to assess desired and needed recreation amenities.

OBJECTIVE 1.2: All existing recreation facilities shall be maintained, as financially feasible, at a level equivalent to that which is currently in use ~~evidence.~~

POLICY 1.2.1: Provide maintenance program funding for existing and future recreation facilities through the annual budgeting process, including an annual review of facility condition, and user and permit fees.

POLICY 1.2.2: Encourage "adopt a park" program to be utilized by various neighborhood groups and organizations.

POLICY 1.2.3: Enhance parks facilities by establishing a requirement for development impact fees.

OBJECTIVE 1.3: Plan for the provision of facilities in advance of their actual need.

POLICY 1.3.1: Maintain a five-year Capital Improvement Program for recreation facilities based upon the results of the annual review completed pursuant to POLICY 1.1.

POLICY 1.3.2: Long-range recreation improvements for land and facilities shall be based upon projected needs of the buildout population

POLICY 1.3.3: Continue to require recreational site dedications for new developments as currently required by the Subdivision Ordinance.

OBJECTIVE 1.4: Review leisure programs, on an annual basis, in conjunction with the Village budget procedure as a means of meeting current resident needs.

POLICY 1.4.1: Continue to expand library cultural programs to include all ages.

POLICY 1.4.2: Continue to plan expansion of all programs to satisfy population increases with the aid and advisement of citizen advisory boards.

OBJECTIVE 1.5: Establish Level of Service Standards for recreation facilities and open spaces within the Village.

POLICY 1.5.1 ~~Level-of-Service Standards, per Table 9-1, shall be maintained for recreation and open space facilities within the Village and incorporated within the Village Land Development Regulations.~~ A level of service standard shall be maintained at the current level of development: 4.15 acres of neighborhood and community park space per 1000 residents.

POLICY 1.5.2: Specific open space definitions consistent with Level-of-Service Standards shall be maintained within Village Land Development Regulations.

OBJECTIVE 1.6: ~~Reserved.~~ Identify and assess opportunities for enhanced youth sports activities.

POLICY 1.6.1: Identify service gaps in youth sports leagues that neighboring municipalities are not providing.

POLICY 1.6.2: Provide opportunities for residents and general public to utilize Village facilities, which may operate independently of the Village Recreational programs.

OBJECTIVE 1.7: Increase the existing capacity ~~inventory~~ of recreation and areas open space facilities by coordinating public and private resources.

POLICY 1.7.1: ~~Enter~~ Assess the viability of entering into an agreement with ~~The Benjamin School~~ public and private schools for the joint use of the ~~football/soccer~~ athletic fields as future needs dictate.

POLICY 1.7 .2: Development of park sites shall be consistent with specific plans designed to:

A) Achieve cost efficiency;
B) Fulfill the spatial and functional needs of the intended uses;
C) Enhance the appearance of the Village;
D) Establish highly visible Village points of interest, which create a sense of community.
E) Provide accessibility to all residents.

~~Enforce open space and recreation site dedications as required by the zoning and subdivision ordinance through the Village Land Development approval process.~~

OBJECTIVE 1.8: Provide access to library resources for all Village residents.

POLICY 1.8.1: Continue to encourage the equitable inter-community sharing of recreational and library facilities.

OBJECTIVE 1.9: The Village shall improve and enhance access to parks, recreation and community facilities by establishing connections to activity centers and neighborhoods through sidewalks and enhanced streetscapes by developing a Village trail system.

POLICY 1.9.1: ~~Investigate the need for~~ Develop a Bicycle and Pedestrian Master Plan by 2026.

POLICY 1.9.2: Identify gaps in pedestrian connectivity and establish Village rights-of-way and properties to create connections.

POLICY 1.9.3: Private entities shall be encouraged to dedicate access easements to the Village as necessary to create connections identified in a Bicycle and Pedestrian Plan.

OBJECTIVE 1.10: Maintain the North Palm Beach Country Club open to the public.

POLICY 1.10.1: Consider creation of a strategic plan to identify fiscal and operational sustainability of the Country Club facilities.

~~TABLE 9-1~~

~~RECREATION AND OPEN SPACE~~

~~LEVEL OF SERVICE STANDARDS TABLE~~

~~Classification Area/Activity~~	~~Standard (unit/population)~~
~~Neighborhood Parks~~	~~2 acres/1 , 000~~

~~Community Parks~~	~~2 acres/1 , 000~~
~~Beaches~~	~~1 mile/31,250~~
~~Marinas~~	~~1 slip/2,500~~
~~Boating~~	~~1 ramp/6,250~~
~~Golf Courses~~	~~9 holes/30,000~~
~~Swimming~~	~~1 pool/31,250~~
~~Tennis~~	~~1 court/2,500~~
~~Basketball~~	~~1 court/2,500~~
~~Shuffleboard~~	~~1 court/6,250~~
~~Baseball/Softball~~	~~1 field/7 ,200~~
~~Football/Soccer~~	~~1 field/4,800~~
~~Handball/Racquetball~~	~~1 court/6,000~~
~~Playground Areas~~	~~1 area/3,600~~
~~Volleyball~~	~~1 court/7,200~~

Intergovernmental Coordination

Goals, Objectives, and Policies

Chapter 4: Responsible and Accessible Government Element 10



GOALS, OBJECTIVES AND POLICIES

~~10.0 INTRODUCTION~~

~~The Intergovernmental Coordination element is required to be included within the Comprehensive Plan per requirements of State planning law and rule criteria. Specifically, Chapter 163.3177(6) (h), Florida Statues, establishes the Intergovernmental Coordination requirement and Chapter 9J-5.015 Florida Administrative Code, establishes minimum criteria to guide its preparation.~~

~~A summary of the data, analysis and support documentation necessary to form the basis for Intergovernmental Coordination goal, objectives and policies is presented in Chapter 10 of the Village of North Palm Beach, Florida Comprehensive Plan Support Documentation report date 1999. Village of North Palm Beach Evaluation and Appraisal Report dated 2007, the U.S. Highway 1 Corridor Study, dated 2008, and the EAR Based Amendment Support Documentation dated 2009.~~

~~10.1 VILLAGE GOAL STATEMENT~~

~~Maintain and initiate, where necessary, an efficient and effective network of intergovernmental coordination mechanisms oriented to addressing issues and needs necessary to implement the goals and objectives of the North Palm Beach Comprehensive Plan. Further, intergovernmental coordination shall be oriented to maintaining the current character of the Village, while addressing issues and needs necessary to maintain adopted Level-of-Service (LOS) Standards.~~

GOAL 1: To improve governmental efficient and effectiveness and resolve conflicts and incompatibilities through cooperation, communication and flexible relationships between North Palm Beach and all other governmental organizations which share common interests and issues.

OBJECTIVE 1.1: Coordinate Comprehensive Plan and Conflict Resolution. Maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board, and current service providers.

POLICY 1.1.1: All relevant information necessary for review and comment by affected governments shall be supplied by the Village.

POLICY 1.1.2: Notify Lake Park, Palm Beach Gardens, Riviera Beach, Palm Beach County, the Palm Beach County School Board and municipal service providers regarding pending land use amendments ~~or land development decisions~~ within North Palm Beach. Formally notify appropriate governments of pending planning or development activities on lands adjacent to their borders, including the need for additional intergovernmental coordination mechanisms. Comments regarding the impacts upon adjacent municipalities shall be formally considered by the Village prior to making a land use planning or development decision in these areas. If the Village and the commenting municipality cannot devise the means to jointly mitigate perceived adverse impacts, the Village shall initiate a request for mediation services offered by the Treasure Coast Regional Planning Council.

~~POLICY 1.3: Notify the Treasure Coast Regional Planning Council during the Village comprehensive plan amendment process and provide an opportunity for their review and comment.~~

POLICY 1.1.3~~4~~: Continue the current level of participation in the implementation of the Palm Beach County Housing Assistance Plan. ~~by updating and executing the current Interlocal Agreement upon request by the Palm Beach County Department of Community Development~~. Further, participate with other local government, under the direction of Palm Beach County, to develop and implement a "fair-share" program to address countywide very-low, low and moderate income housing needs, including financing mechanisms and incentives and participation in State and/or Federal subsidy programs.

POLICY 1.1.4~~5~~: Maintain the Village Zoning Code provisions regarding the placement of Community Residential ~~Group~~ Home facilities in North Palm Beach.

POLICY 1.1.5~~6~~: Investigate a joint-use arrangement with Benjamin School as a means of meeting future recreational facilities needs in the Village.

POLICY 1.1.6~~7~~: ~~Pending the results of the County environmental study of Lake Worth,~~ Participate with other local governments in the development and implementation of a Lake Worth Lagoon Management Plan.

POLICY 1.1~~7~~.~~8~~: The Village shall continue participating in the ~~"Comprehensive Plan Amendment" (IPARC) interlocal agreement~~ Palm Beach County "Intergovernmental Plan Amendment Review Committee" (IPARC) with participating municipalities, Palm Beach County, Palm Beach County School Board, South Florida Water Management District and various special districts in the formalized effort to establish a countywide intergovernmental coordination program. The program is established to review proposed changes to comprehensive plans of adjacent local governments, as well as the plans of other entities providing services, but not having regulatory authority over the use of land.

POLICY 1.1.8~~9~~: The Village shall continue to participate in ~~"Multi-Jurisdictional Issues Coordination Forum" interlocal agreement~~ the Palm Beach County "Issues Coordination Forum" (Issues Forum) with participating municipalities, Palm Beach County, Palm Beach County School Board, South Florida Water Management District, and various special districts in order to participate in the formalized effort to create a multi-jurisdictional issues forum. The program will facilitate the identification and resolution of countywide issues by providing a vehicle for consensus building through joint research and debate.

POLICY 1.1.9~~10~~: If an issue is identified through the Intergovernmental Plan Amendment Review Committee (IPARC) review process ~~(Ref: POLICY 1.8)~~ or the Issues Coordination Forum ~~(Ref: POLICY 1.9)~~, utilize interlocal agreements to identify joint planning areas and implement planning responsibilities, as necessary.

POLICY 1.1.10~~1~~: If it is determined during the development order review process that a development within the Village of North Palm Beach will have negative impacts upon levels- of service (i.e. cause the service level to fall below adopted L.O.S. standards) within a neighboring jurisdiction, then the Village shall negotiate an interlocal agreement to address: (1) h~~H~~ow the costs of impacts will be borne; and (2) w~~W~~ho will bear the costs of impacts.

POLICY 1.1.11~~2~~: North Palm Beach shall coordinate with those schools which serve the Village, and are part of the State University System, regarding the development of campus master plans, or amendments thereto, in accordance with Section 240.155, Florida Statutes.

~~POLICY 1.13: Continue to participate in The Northlake Boulevard Corridor Task Force, whose purpose is to develop consistent standards for signage and development along the roadway.~~

POLICY 1.1.12~~4~~: ~~Continue to participate in the Lake Worth Hike/Bike Trail Task Force, whose purpose is to develop a trail for use by pedestrians and bicyclists, including John D. MacArthur Beach State Park, Singer Island, and U.S. Highway No. 1.~~

POLICY 1.1.13~~5~~: Require that all applicants for development approval procure written confirmation of availability of potable water service prior to the issuance of a building permit.

OBJECTIVE 1.2: Coordinate Annexation Procedures In conjunction with the Future Annexation Areas map, ~~(Ref: Figure 13-1, Annexation element)~~ continue to coordinate with appropriate jurisdictions regarding: (1) the elimination of enclaves in Planning Areas 2, 5, and 7; and (2) the elimination or mitigation of potential land use conflicts with adjacent development activities in Planning Areas 1, 5, and 7.

POLICY 1.2.1: Continue to coordinate with neighboring jurisdictions, including the Florida Department of Transportation, ~~Metropolitan~~ Transportation Planning Authority ~~Organization~~, Palm Beach County, Palm Beach Gardens, Juno Beach, Jupiter, and Tequesta regarding the issues of: (1) reducing ~~maintaining~~ U.S. Highway No. 1 to ~~as~~ a four-lane section; and (2) creation of a greenway and bicycle path along U.S. Highway No. 1 within the current right-of-way.

POLICY 1.2.2: At the time of each required Evaluation and Appraisal Report-based Comprehensive Plan update, the Village shall continue to participate in the comprehensive planning processes of Palm Beach Gardens and Lake Park ~~Riviera Beach~~ regarding the protection of existing land uses in North Palm Beach from potential adverse impacts of development on properties in adjacent municipal jurisdictions.

POLICY 1.2.3 ~~2.3.~~ Prior to, or concurrently with any annexation action by the Village in the area west of Ellison Wilson Road, within Planning Area 2, petition the City of Palm Beach Gardens to de-annex the Ellison Wilson Road right-of-way.

OBJECTIVE 1.3: Coordinate Level of Service (LOS) Standards. Establish Level-of-Service (LOS) Standards consistent with those of adjacent local governments and current service providers, while recognizing potential differences in local circumstances.

POLICY 1.3.1 Should future conditions dictate, officially request the Florida Department of Transportation, Treasure Coast Regional Planning Council and Palm Beach County to jointly participate in designating the link of State Road A1A in Planning Area 1 as a "constrained facility", subject to a reduced level of performance.

POLICY 1.3.2: For planning purposes, the Village shall use system-wide potable water and wastewater level-of-service standards developed by Seacoast Utility Authority.

POLICY 1.3.3: Request the South Florida Water Management District to jointly develop a program to investigate alternative means to control bank erosion problems along the C- 17 Canal, including the development of a scope of work and project funding.

POLICY 1.3.4: The Village will coordinate adopted solid waste LOS standards with Palm Beach County and Solid Waste Authority.

POLICY 1.3.5: Utilize the University of Florida's Bureau of Economic and Business Research (BEBR) data to extrapolate population projections for comprehensive planning purposes.

POLICY 1.3.6 The Village will provide Palm Tran the data needed for effective implementation of overall service, including the provision of services for transportation-disadvantaged residents.

POLICY 1.3.7: The Village shall abide by the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning" which was fully executed by the parties involved and recorded with the Clerk of the Circuit Court of Palm Beach County on December 15, 2015, consistent with s.163.3177(6)(h)1and 2. F.S., and 163.3180, F.S.

OBJECTIVE 1.4: Coordinate Growth Management Issues. At the time of each required ~~Five Year~~ Evaluation and Appraisal Report-based Comprehensive Plan update, and through local land development approval processes, coordinate with agencies and governments charged with planning and/or review responsibilities at all levels of government for the purpose of maintaining consistency among planning and development activities.

POLICY 1.4.1: Annually evaluate the need to strengthen mutual and automatic aid agreements for: (1) fire and police protection; and (2) public safety ~~emergency medical~~ services communications. The

annual evaluation shall be completed in conjunction with the Village budget process.

POLICY 1.4.2: Maintain current standards and responsible performance in the development and execution of interlocal agreements with other jurisdictions.

POLICY 1.4.3: Continue to participate in the management of the Lake Worth estuarine system, under the guidance of County, State and Federal regulatory agencies, in conservation and management programs by requiring all necessary permits (i.e. dredge and fill, surface water management, etc.) to be submitted to the Village prior to issuing a building permit.

POLICY 1.4.4: Within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan, the Village shall confirm the availability of potable water service, consistent with the regional water supply plan and Ten-Year Water Supply Facility Plans of Seacoast Utility Authority and Palm Beach County.

POLICY 1.4.5 The Village will continue to coordinate with the Palm Beach County Board of County Commissioners staff for the provision of countywide services, including but not limited to, solid waste landfills and the Palm Beach County Emergency Operations Center.

OBJECTIVE 1.5: Dredging Coordination. Coordinate with appropriate state and federal agencies having siting, maintenance, and operations responsibilities in the designation of future dredge spoil disposal sites within the Village, as required.

POLICY 1.5.1: Should future sites be required, the Village shall work cooperatively with regulatory agencies to identify appropriate dredge spoil disposal sites.

~~POLICY 5.2: If a dispute arises between the Village and a regulatory agency regarding the location of a dredge spoil disposal site, the conflict shall be resolved through the dispute resolution process of the Coastal Resources interagency Management Committee.~~

Property Rights

Goals, Objectives, and Policies

Chapter 4: Responsible and Accessible Government Element 11



GOALS, OBJECTIVES AND POLICIES

~~14.0 PROPERTY RIGHTS~~

~~14.1 INTRODUCTION~~

~~Section 166.3177(6)(i)1, Florida Statutes, requires each local government to include in its Comprehensive Plan a Property Rights Element to ensure that private property rights are considered in local decision making.~~

~~14.2 VILLAGE GOAL STATEMENT~~

~~The Village will make planning and development decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.~~

~~14.3 OBJECTIVE AND POLICY~~

GOAL 1: Ensure that the Village will make planning and development decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

OBJECTIVE 1: The Village will respect judicially acknowledged and constitutionally protected private property rights.

Policy 1.1.1: The Village will consider the following rights in its decision making:

a. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

b. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

The right of property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

c. The right of a property owner to dispose of his or her property through sale or gift.

Policy 1.1.2: Balancing the judicially acknowledged and constitutionally protected rights of property ownership with the obligations and responsibilities of each property owner to the shared aspirations, goals and sense of community that the residents of North Palm Beach value and desire to preserve by

a. The Citizen's Master Plan established a plan for a balanced, mid-rise growth pattern

b. The Citizen's Master Plan establishes 5 targeted redevelopment areas

c. The Citizen's Master Plan explains how enhancing walkability and reducing car dependency through redevelopment of the 4 northern most targeted areas will address the stated goal to capture 100s of millions of North Palm Beach dollars presently spent in other communities.

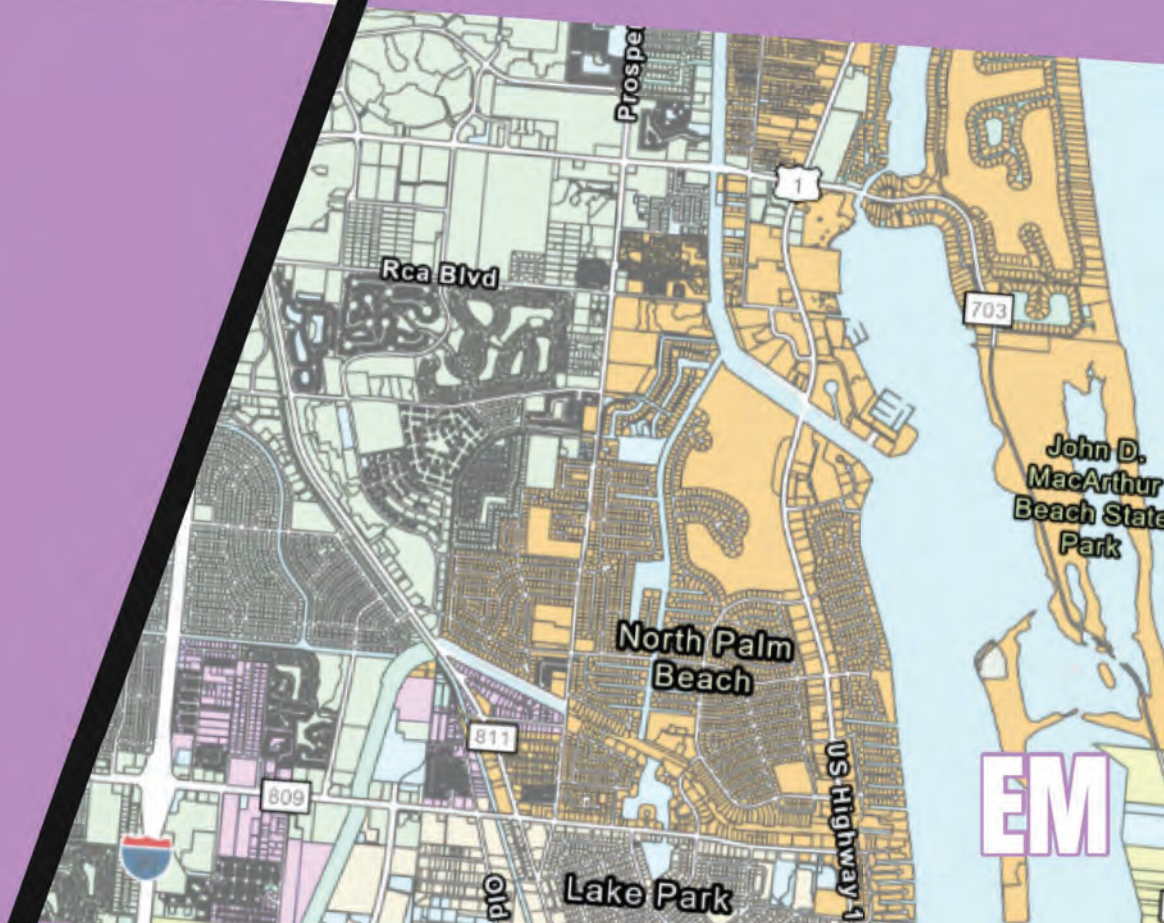
d. It is thus incumbent upon each property owner in North Palm Beach seeking development permission to follow the Citizen's Master Plan and to mirror its creation methodology of making exhaustive efforts to gather the residents and learn what they desire from future development of private properties within The Village.

Evaluation and Monitoring

Goals, Objectives, and Policies

Chapter 4: Responsible and Accessible Government

Element 12



GOALS, OBJECTIVES AND POLICIES

Chapter 12 EVALUATION AND MONITORING PROCEDURES:

In accordance with Florida Statutes, Chapter 163, and Rule 9J-5, FAC, the following will provide the evaluation and monitoring procedures for the Village of North Palm Beach Comprehensive Plan. The purpose of these procedures is to evaluate and appraise the implementation of the Comprehensive Plan including monitoring and data evaluation of procedures for a 4-5 year period. These procedures identify minimum requirements for monitoring and evaluation of this Comprehensive Plan. However, they do not preclude more extensive or more frequent monitoring, evaluation, and update of other items contained in, or related to, the goals, objectives, and policies of the Comprehensive Plan.

This section will include the following areas:

A. Citizen Participation
In order to encourage and facilitate public participation in the comprehensive planning process, the Village of North Palm Beach will ensure that the general public is informed and notified of all public meetings regarding the Evaluation and Appraisal Report as well as amendments to the Comprehensive Plan. This will include advertised notices of hearings before the Local Planning Agency and the Village Council, which will be published in newspapers of general circulation at least seven (7) days prior to the date of the transmittal hearing and five (5) days prior to the adoption hearing. The notice shall specify the time and place of the hearing, the matter to be considered, and where the materials to be considered can be reviewed. This process will also allow for interested parties to provide written and/or oral comments at the public hearings, so that these comments can be considered in the deliberations.

B. Baseline Data and Measurable Objectives
The Village will review and update the baseline data provided in the Comprehensive Plan as part of the seven-year Evaluation and Appraisal Report (EAR). During this process, the latest U.S. Census information will be incorporated into the report. The updated data will include dwelling unit counts, population projections, housing and related information. Land use information will also be updated through the Tax Appraiser's property files, Building Division permit files, Public Works Division base maps, and all other relevant land use data files. At the same time, the objectives of the Comprehensive Plan will be updated as required.

C. Evaluation of Goals, Objectives, and Policies
During the EAR process the success in achieving the goals, objectives and policies outlined in the Comprehensive Plan will be assessed and reviewed. Any obstacles or problems resulting from under-achievement of goals, objectives, and policies or due to changing conditions, will also be addressed at that time

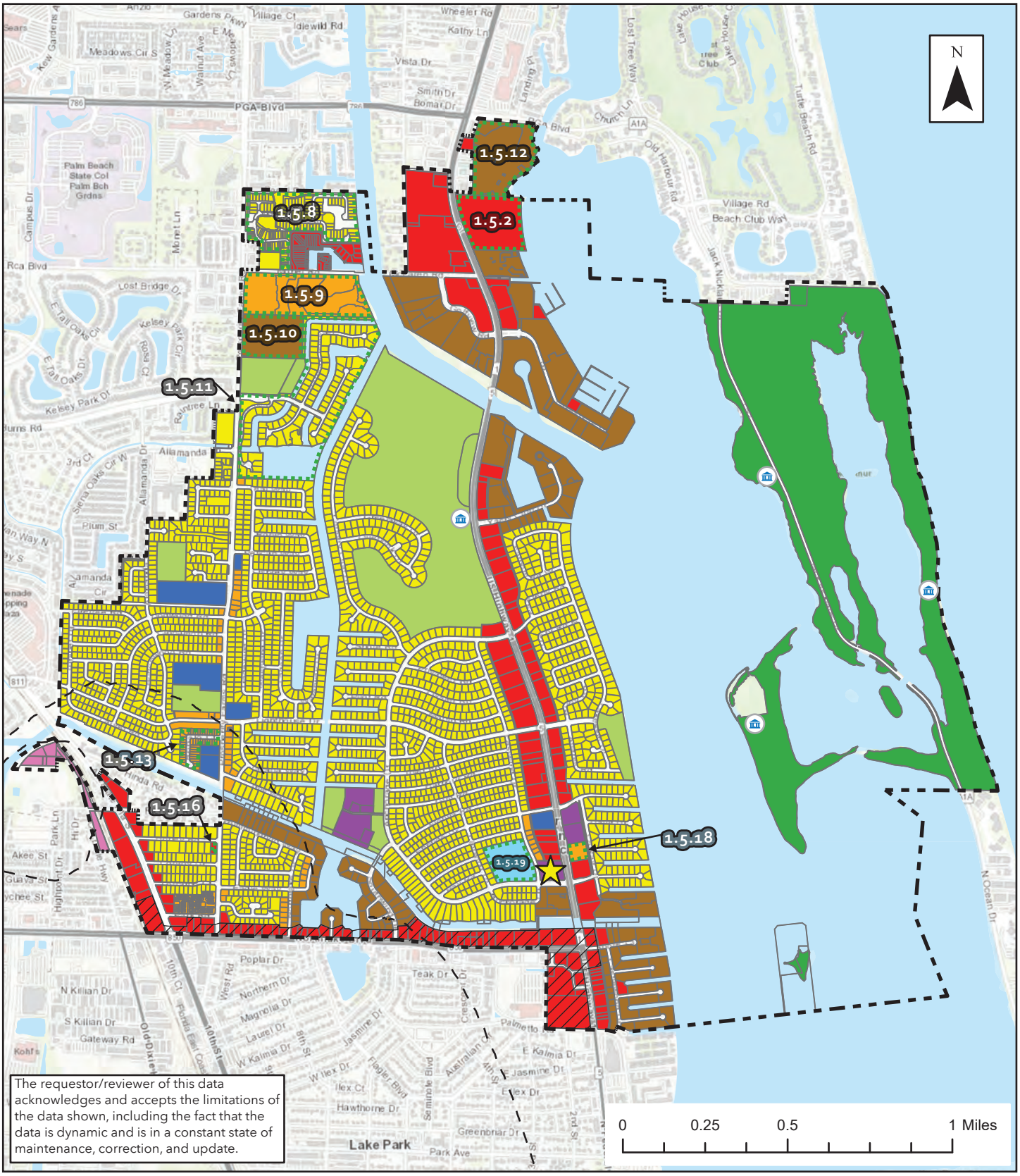
D. Evaluation of Goals, Objectives, and Policies and Identification of Obstacles/Problems
As part of the EAR process, revised goals, objectives, and policies necessary to address these problems will be developed and adopted into the updated Comprehensive Plan.

E. Continuous Monitoring

This monitoring shall be the responsibility of the North Palm Beach Community Development Department. The Village council may make Amendments to the Comprehensive Plan as necessary. Applications for changes can be submitted by the public to accommodate the needs of property owners, citizen groups or special interested parties. The Village itself can also propose changes based on ongoing monitoring and evaluation of the Plan's effectiveness. Additionally, the Village maintains a concurrency management system to determine the availability of capacity and monitor the impact of new development on public facilities, transit, sewer, portable water, solid waste, stormwater, public safety, and parks. In addition to continuous monitoring, the Capital Improvements Element shall be updated annually to evaluate new capital improvement priorities, costs, revenue concerns, and implementation schedules as determined within the support data and the North Palm Beach Capital Improvements Program.

REQUIRED MAP SERIES

1. FUTURE LAND USE MAP	RFLU MAP 1
2. BAYS, HARBORS, RIVERS, ESTUARIES AND DRAINAGE BASINS	RCM MAP 1
3. COASTAL HIGH HAZARD AREA	RCM MAP 2
4. WELLFIELDS	RCON MAP 1
5. SOILS INVENTORY	RCON MAP 2
6. RECREATION AND OPEN SPACE INVENTORY	RROS MAP 1
7. SCHOOLS	RROS MAP 2
8. STREET CLASSIFICATION	RTE MAP 1
9. STREETS AND NUMBER OF LANES	RTE MAP 2



Legend

- Commercial
- Public Buildings & Grounds
- Educational
- Other Public Facilities
- Light Industrial / Business
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Conservation
- Recreation / Open Space
- NPB Boundary
- Water
- Special Policy Areas
- Historic Sites (Policy 1.5.1)
- Northlake Boulevard Overlay Zone (Policy 1.5.20)
- Wellfield Protection (Policy 1.5.17)
- Village Hall

Required by F.S. 163.3177
SOURCE-Village of North Palm Beach
TITLE-Future Land Use
DATE OF SOURCE-01.25.24
DATE-08.06.24

Village of North Palm Beach
Future Land Use Map

Element 1
RFLU - Map 1



Required by F.S. 163.3177 (6)(a)(10)(c)(iii)
SOURCE. Village of North Palm Beach
DATE. 8.6.2024

Village of North Palm Beach
BAYS, HARBORS, RIVERS ESTUARIES AND DRAINAGE BASINS

ELEMENT 7
RCM-Map 1

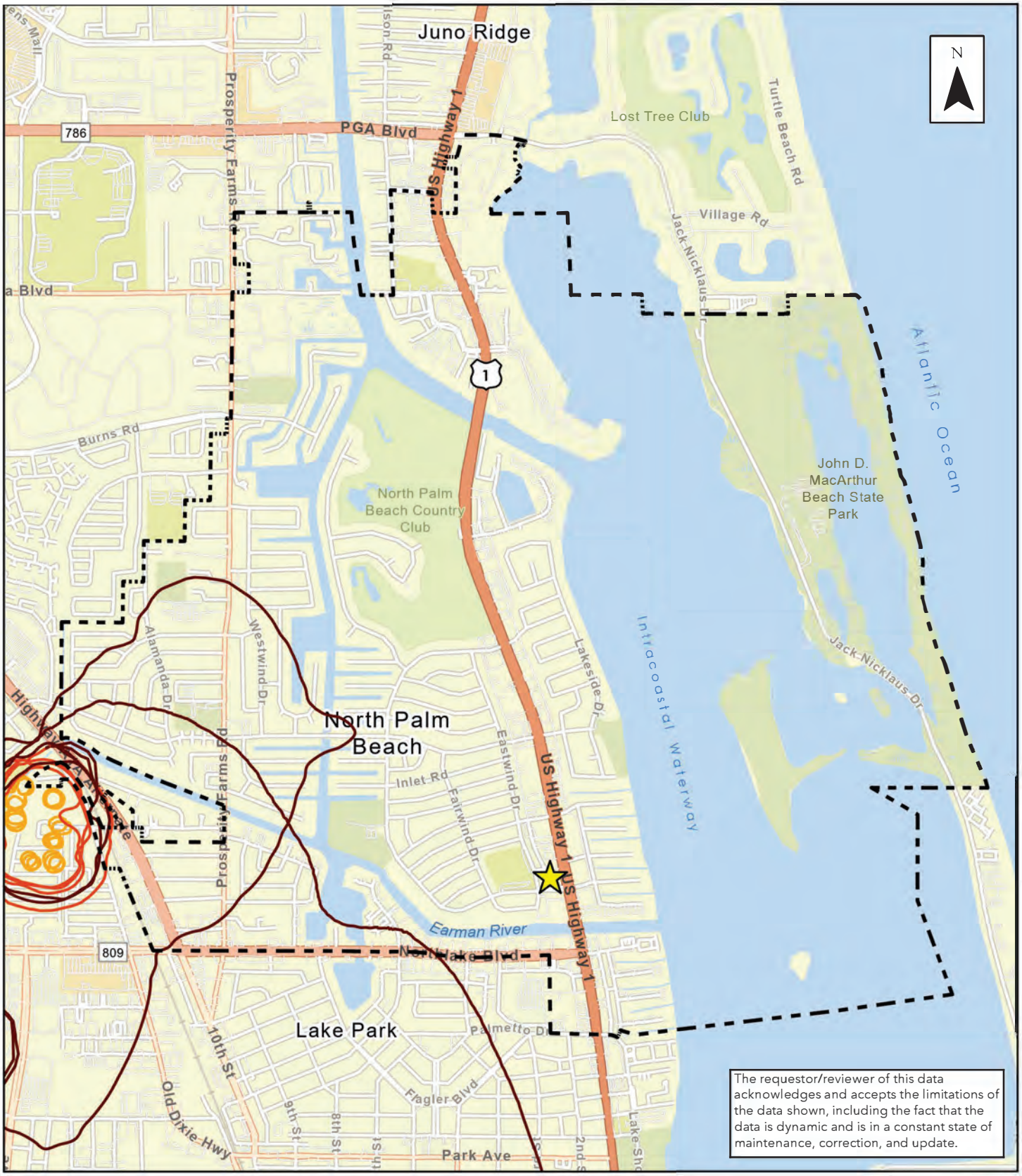


Required by F.S. 163.3177 (6)(a)(10)(c)(vi)
SOURCE. Palm Beach County
TITLE. Coastal High Hazard Area
DATE. 8.6.2024

Village of North Palm Beach

COASTAL HIGH HAZARD AREA

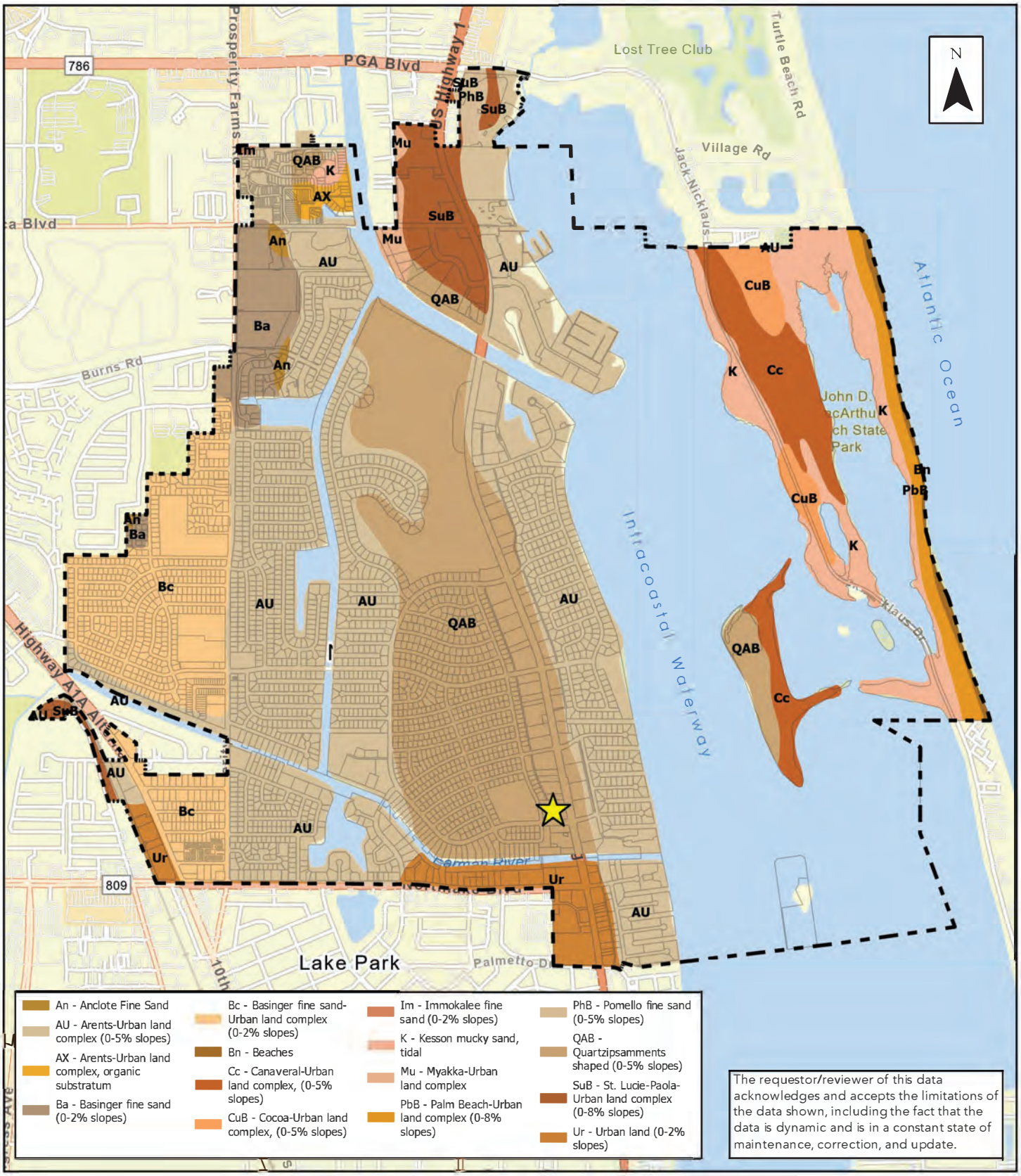
ELEMENT 7
RCM-Map 2



Required by F.S. 163.3177 (6)(a)(10)(c)(i)
SOURCE. Palm Beach County
TITLE. Wellfield Zones
DATE. 8.6.2024

Village of North Palm Beach
WELLFIELD PROTECTION ZONES

ELEMENT 8
RCON-Map 1



Required by F.S. 163.3177 (6)(a)(10)(c)(v)
SOURCE. USDA Natural Resources Conservation Service
TITLE. NRCS Soils
DATE. 8.6.2024

Village of North Palm Beach
SOILS INVENTORY

ELEMENT 8
RCON-Map 2



The requestor/reviewer of this data acknowledges and accepts the limitations of the data shown, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

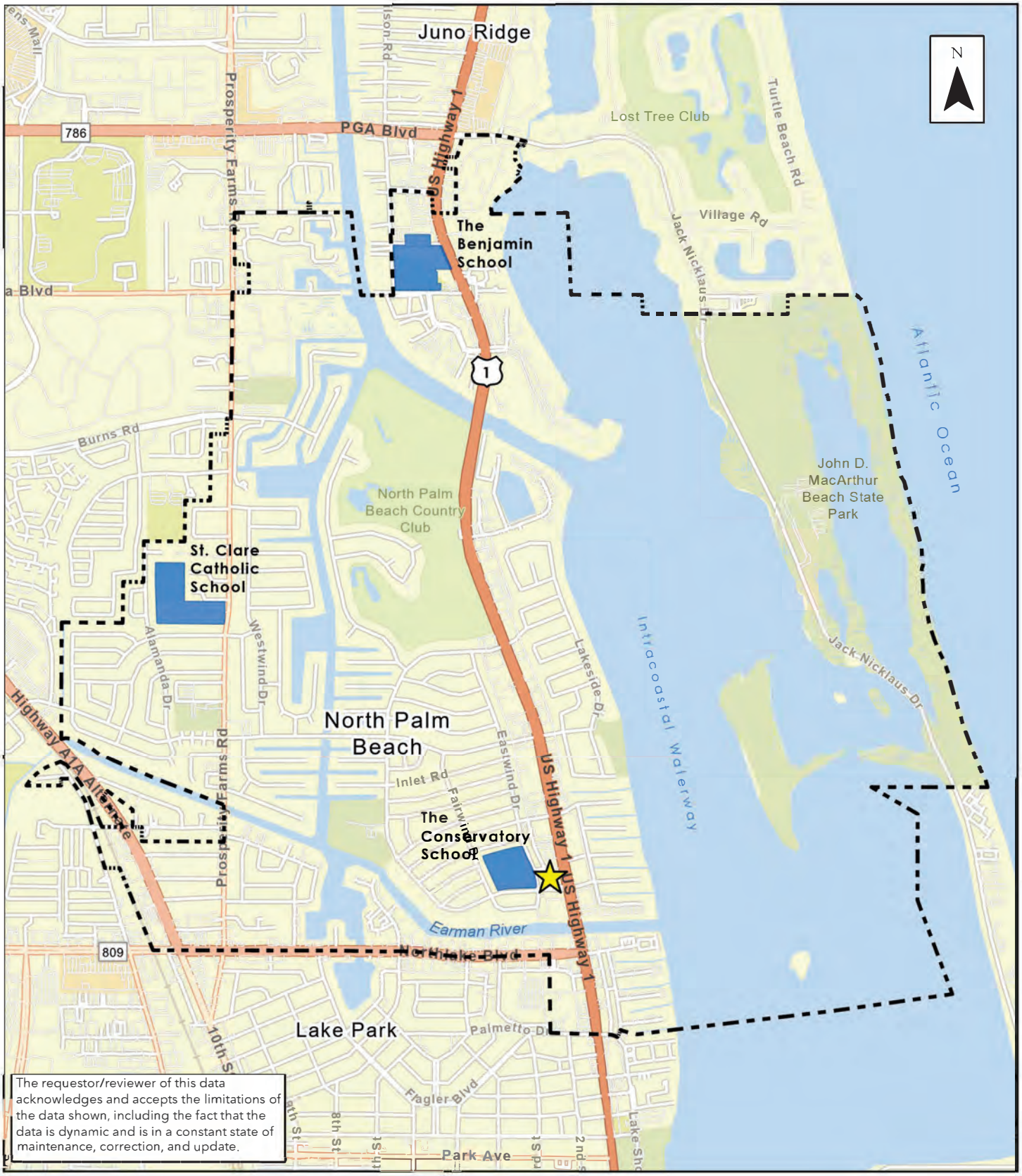
Parklet
Neighborhood and Community Park
Regional Facilities
Other Parks
Municipal Boundary
Village Hall

0 0.25 0.5 1
Miles

Required by F.S.163.3177 (6)(a)(10)(a)
SOURCE. Village of North Palm Beach
DATE. 8.6.2024

Village of North Palm Beach
RECREATION AND OPEN SPACE INVENTORY

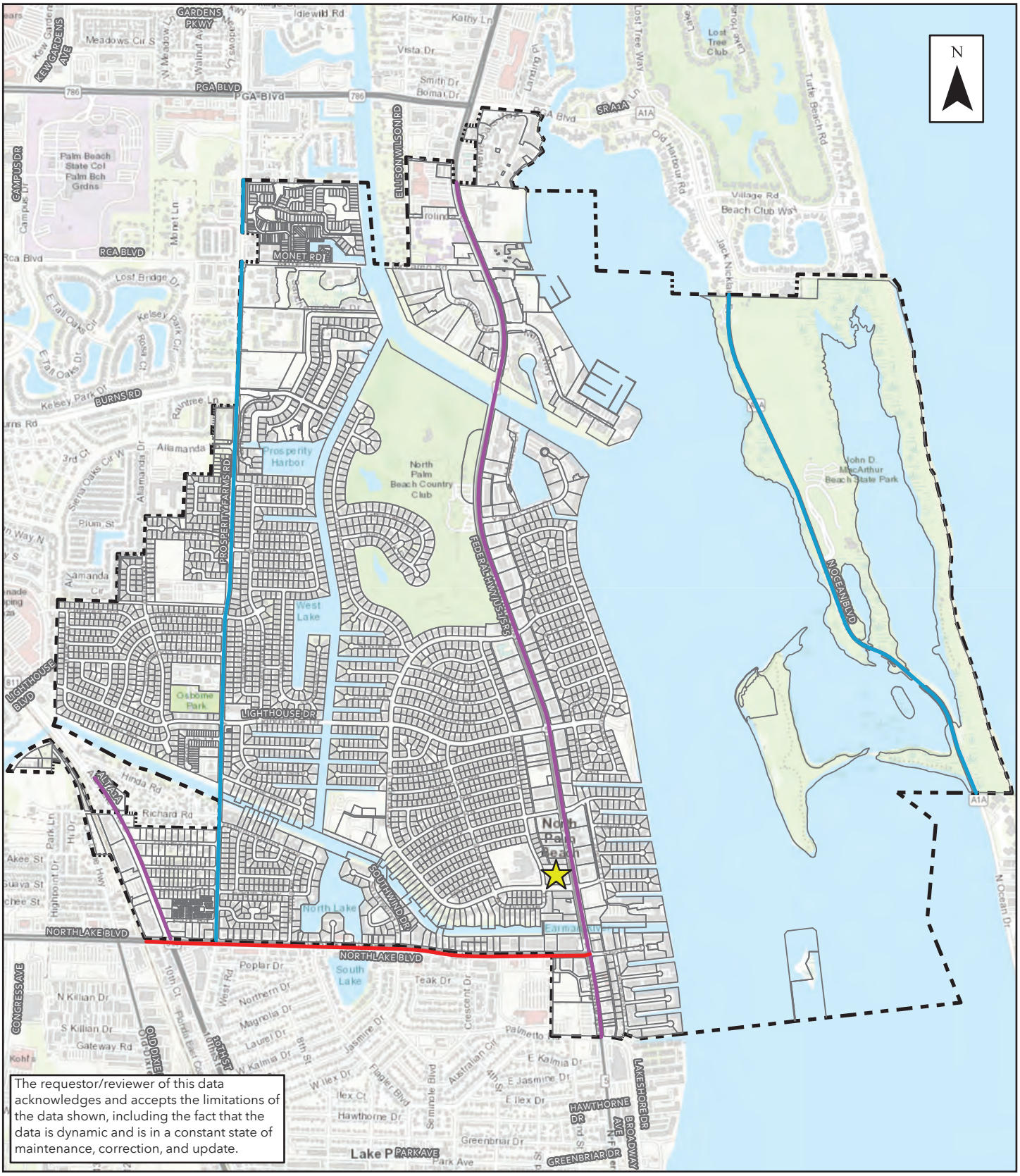
ELEMENT 9
RROS-Map 1



Required by F.S. 163.3177 (6)(a)(10)(a)
SOURCE. Village of North Palm Beach
DATE. 8.6.2024

Village of North Palm Beach
SCHOOLS

ELEMENT 9
RROS-Map 2



The requestor/reviewer of this data acknowledges and accepts the limitations of the data shown, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

Legend

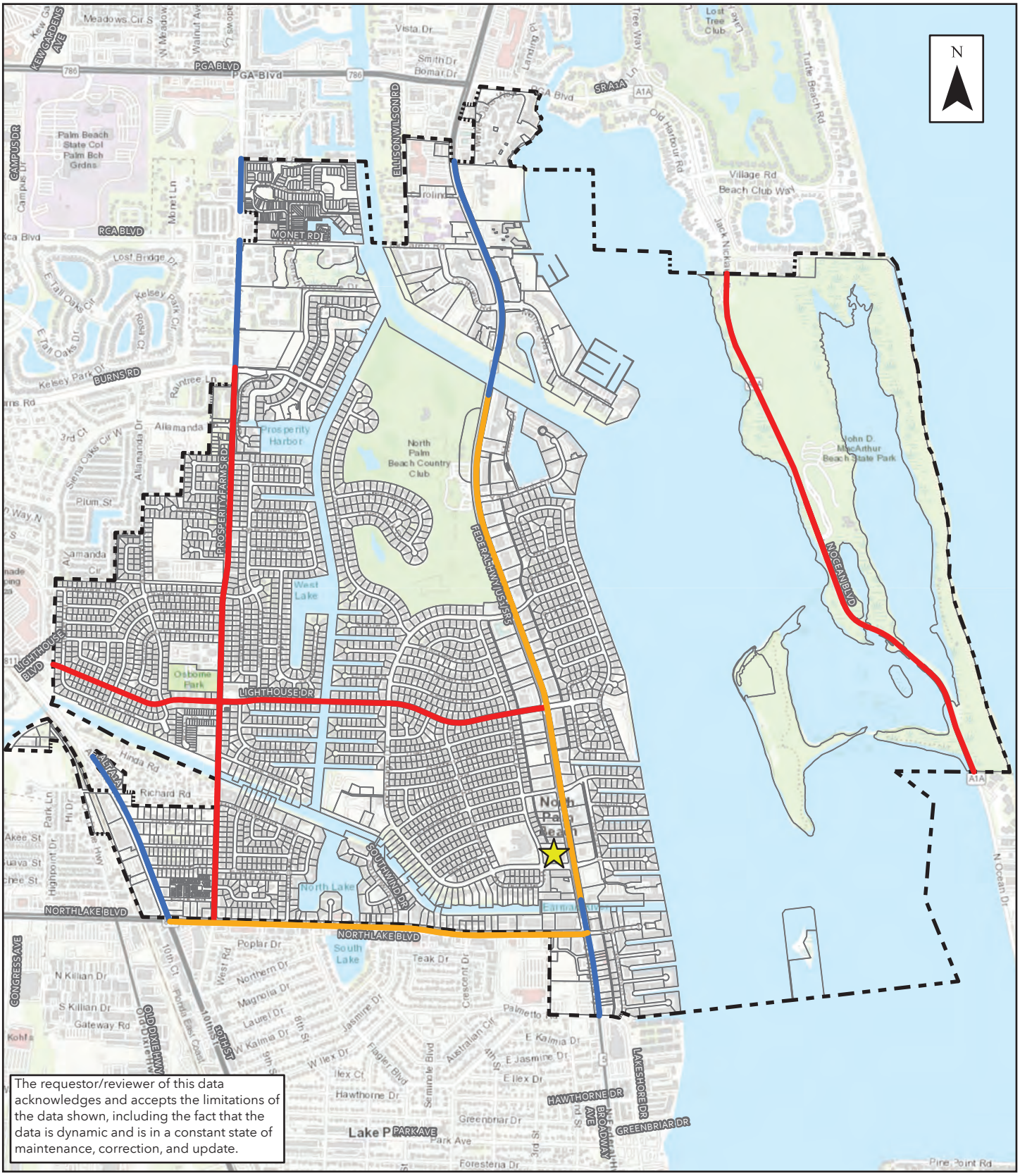
- Major Collector
- Minor Arterial
- Principal Arterial
- NPB Boundary
- Village Hall

0 0.25 0.5 1 Miles

Required by F.S. 163.3177
SOURCE-Florida Department of Transportation (FDOT)
TITLE-funclass.shp
DATE OF SOURCE-04.10.24
DATE-08.06.2024

Village of North Palm Beach
Street Classification

Element 4
RTE - Map 1



The requestor/reviewer of this data acknowledges and accepts the limitations of the data shown, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

Legend

- NPB Boundary
- Village Hall

***Not including suicide lanes or turn lanes.**

- Two (2) Lanes
- Four (4) Lanes
- Six (6) Lanes

0 0.25 0.5 1 Miles

Required by F.S. 163.3177
SOURCE-Florida Department of Transportation (FDOT)
TITLE-number_of_lanes.shp
DATE OF SOURCE-04.10.24
DATE-08.06.2024

Village of North Palm Beach
Streets and Number of Lanes

Element 4
RTE - Map 2

Village of North Palm Beach Florida

2024-2034 ~~2015 - 2025~~ North Palm Beach

Water Supply Facilities Work Plan Update

Prepared for the Village of North Palm Beach

Prepared by Calvin Giordano & Associates. Inc

~~Land Research Management, Inc.~~

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~~North Palm Beach Potable Water Supply Facilities Work Plan~~

Introduction

~~The purpose of the~~ The 2024-2034 ~~2015 - 2025~~ North Palm Beach Water Supply Facilities Work Plan Update covers a 10-year planning horizon and is consistent with The Village's Comprehensive Plan's proposed amendments and the 2023-2024 Lower East Coast (LEC) Water Supply Plan update. ~~(2015 - 2025 Work Plan)~~The purpose of the 2024-2034 Water Supply Plan is to identify and plan for the water supply sources and facilities needed to serve existing and future development within the Village's jurisdiction. Chapter 163, Part 11, Florida Statutes (F.S.), requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the South Florida Water Management District (SFWMD) approved the 2023-2024 ~~2013~~ Lower East Coast Water Supply Plan Update ~~(2013 LEC Update)~~.

At this time, SFWMD has almost finalized the 2023-2024 Lower East Coast Water Supply Plan (LEC) ~~adopted the 2013 LEC Update on September 12, 2013~~. Per Section 163.3177(c), Florida Statutes, local governments and water suppliers are required to adopt a related Work Plan and supportive amendments to their comprehensive plans within 18 months of the approved LEC. The North Palm Beach Potable Water Supply Facilities Work Plan will be using the current 2023-2024 LEC draft as this is the most recent information available at the time of this report. ~~by March 12, 2015~~.

Municipalities and public water suppliers are required to coordinate with the SFWMD in the preparation of their Work Plans in order to identify needed facilities for at least a 10-year planning horizon ~~period~~, confirming that: (1) adequate water supply is available; and (2) infrastructure plans necessary to serve projected need have been prepared.

~~The (2015 - 2025 Work Plan) references identified initiatives to ensure adequate water supply for the Village of North Palm Beach.~~ According to state guidelines, the Village's 2024-2034 Work Plan ~~(2015 - 2025 Work Plan)~~ and Comprehensive Plan must address traditional and alternative water supplies, as appropriate, service delivery and conservation and reuse programs necessary to serve existing and new development for a minimum 10-year period. Further, the ~~(2015 - 2025 Work Plan)~~ 2024-2034 Work Plan must include a planning time-frame schedule consistent with the Comprehensive Plan and the LEC Update.

Potable water is supplied to North Palm Beach by Seacoast Utility Authority (Seacoast). Local governments, like North Palm Beach, are required to coordinate with local public water suppliers, like Seacoast Utility Authority, in the preparation of Work Plans in order to identify needed facilities for at least a 10-year planning period. Seacoast does not have any plans for capital projects within this 10-year period. The Village will work with Seacoast Utility Authority and ~~to~~ coordinate with SFWMD in the preparation of Work Plans in order to identify needed facilities for at least a 10-year planning period.
~~Seacoast has provided specific documentation to governments within its service area confirming that: (1) adequate. Water supply is available; and (2) infrastructure plans necessary to serve projected need have been prepared.~~

~~Background Information~~ Statutory History

The Florida Legislature enacted bills on the 2002, 2004, 2005, 2011, 2012, 2015, and 2016 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

In 2005, lawmakers revised state water law, Section 373.707, F.S. and created the Water Resource Protection and Sustainability Program, which requires a higher level of water supply planning coordination between water management districts and local governments.

In 2011, the Florida Legislature updated Chapter 163, Part II, F.S., to include *Community Planning Act* (163.3164, F.S.), which addresses the state's water supply needs. The Act requires each municipality and county to adopt and maintain a comprehensive plan. In Florida, all proposed and approved development in the community must be consistent with the comprehensive plan. In terms of water supply planning, information about state requirements for local government comprehensive plans is available in each regional water supply plan update.

The development of these plans has assisted the SFWMD in coordination future water supply planning and permitting with local government land use planning.

The 2012, 2015, and 2016 Statutory changes clarified certain language which does not materially impact the Village. These legislative amendments have not impacted the requirement for local governments to provide an appropriate Water Supply Facilities Work Plan Update in a timely manner.

Statutory Requirements

Each local government must comply with the following requirements:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4)(a), F.S.]

2. Ensure its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S.]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.

3. Ensure adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of

occupancy or its functional equivalent and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2), F.S.],

4. For local governments subject to a regional water supply plan, revise the general Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:

    a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s.373.0361(7), F.S. [s. 163.3177(6)(c)(3), F.S.];

    b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c)(3), F.S.]; and

    c. Include a water supply facility work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s.163.3177(6)(c), F.S.];

5. Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period.

6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s.163.3177 (6)(d), F.S.] If the established planning period of a comprehensive plan is greater than ten years, the plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s.163.3167 (13), F.S.];

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177(6)(h)1.,F.S.]

8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and

conservation and reuse programs are meeting local water use demands [s.163.3181(3), F.S.].

~~Included in this section are a brief Village overview and a discussion of defined regional water issues.~~

Village Overview

Figure 1 is a map of The Village of North Palm Beach, located in Northeastern Palm Beach County. ~~(Ref: Map 1),~~.

Figure 1
Map of The Village of North Palm Beach

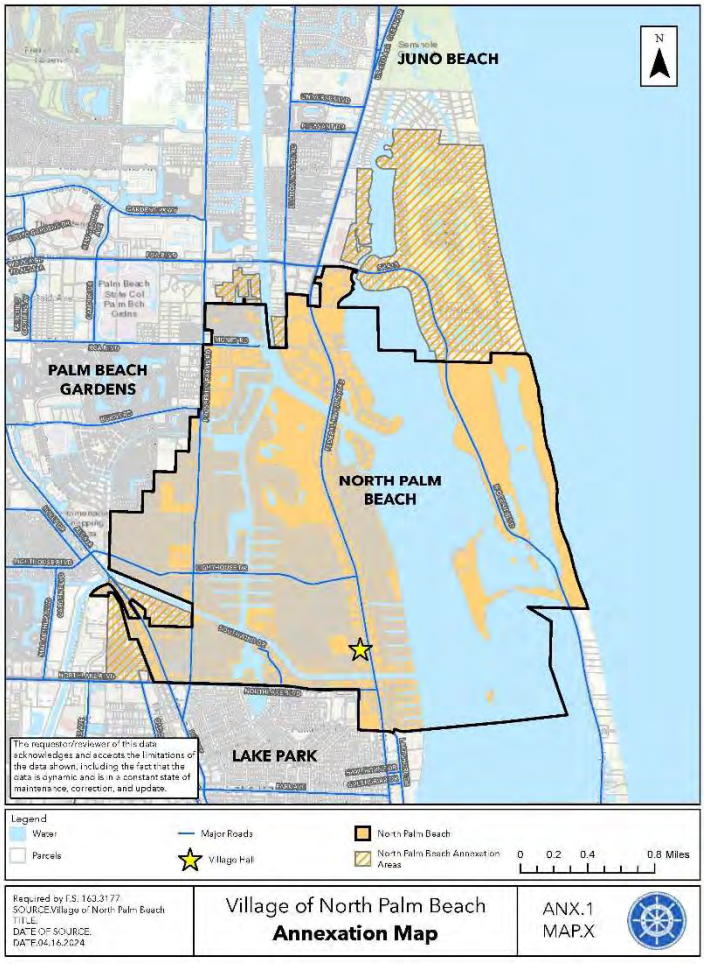


Figure 1 The Village of North Palm Beach

The Village of North Palm Beach is a unique water-oriented community providing a full-range of social, cultural and recreational opportunities, including North Palm Beach Country Club and the 385-acre John D. MacArthur Beach State Park, for its residents. Incorporated in 1956, the Village's five square miles of incorporated area includes approximately two square miles of water area.

The current population of the Village according the U.S. Census Bureau, American Community Survey, 2021 5-year estimates is 13,096. The village's population is stable with minimal future development potential and population growth is limited by the scarcity of vacant and developable land unless annexations occur. Existing redevelopment is limited to single family. Over the next 10 years, future redevelopment along the US 1 corridor could bring additional commercial and mixed-use redevelopment beyond the 10 year time line. ~~Approaching buildout, with limited remaining developable area, the Village presently supports a resident population of approximately 12,600 and a peak-day seasonal population of an additional 1,500 part-time residents~~.

North Palm Beach Village's population increases during the Winter season, which spans from November through April. According to the ACS 2022 5-year estimate, seasonal units in The Village total 1,748. Using 1.8 persons per household as the multiplier to estimate seasonal population, the seasonal population total is 3,146.

Village marinas and waterfront parks provide boating and fishing opportunities for small crafts as well as luxury and sport fishing boats. Hundreds of docks line waterways within the Village providing access to productive fishing areas in the Lake Worth Lagoon and the Atlantic Ocean.

The Village has generally restricted commercial development to the Northlake Boulevard, U.S. Highway One, and Alternate A-1-A corridors. Historically, the Village has prohibited industrial development. However, creation of an industrial future land use category, coupled with recent annexation activity, has created opportunities for industrial development in the area west of Alternate A -1-A.

The Village operates under a Council/Manager form of government, consisting of five elected officials and an appointed Village Manager. A group of appointed boards whose duties include advisory and plan review functions, meet regularly to ensure careful consideration of matters relating to development, planning, recreation and administrative affairs. These board meetings, often well-attended by Village residents, provide a vital means of assuring public input into the Village decision-making process.

The Village provides a full range of municipal services, including public safety (police, fire and emergency medical services), solid waste and public improvements as well as ~~the~~ recreational/cultural and general political and administrative services.

Relevant Regional Issues

South Florida regional water supply issues are identified and discussed in ~~Chapter 5 *Evaluation of Water Source Options* of~~ the 2023-2024 ~~2013~~ Lower East Coast (LEC) Update. The LEC Planning Area traditionally has relied on fresh groundwater from the Surficial Aquifer System, (SAS), and fresh water from Lake Okeechobee as the primary water source for urban, agricultural, and industrial uses. In many areas of the LEC Planning Area, development of these sources has been maximized due to potential

impacts on the regional system, wetlands, existing water users, and the potential for saltwater intrusion. As population and water demands increased, the development of other water source options also increased. Therefore, new or increased allocations from these freshwater sources will be reviewed on an application-by-application basis to determine if a project meets the consumptive use permitting criteria. As a result, diversification of water supply sources, such as use of the upper Floridan aquifer, increased storage, reclaimed water, and appropriate water conservation of additional storage systems, i.e reservoirs, aquifer storage, and recovery systems has been occurring in the LEC Planning Area and is expected to continue to occur in the future. The source options are dependent on location, use type, demand, regulatory requirements, and cost.

Additionally, Southeast Florida is one of the most vulnerable regions to the impacts of climate change and sea level rise as result of our flat topography, porous limestone geology, and dense coastal development. Climate change and sea level rise are expected to present significant challenges relating to water resource planning, management, and infrastructure for the counties located in South Florida, including Broward, Miami-Dade, Palm Beach, and Monroe counties. The primary concern to water supply is saltwater intrusion into the SAS and Biscayne aquifers, which are the primary sources of drinking water in the tri-county region. Local governments and water utilities in the Southeast Florida region have formalized the integration of water supply and climate change considerations as part of coordinated planning efforts, including updates to local government and water utility 10-year Water Supply Facility Work Plans and enhancements to local government's Comprehensive Plans. Key considerations for communities within the four County Compact planning area include:

1) sea level rise.
2) saltwater intrusion.
3) extreme weather, and
4) infrastructure investments to support diversification and sustainability of water supply sources, and adaptive storm water and wastewater systems.

Regional issues that affect the Village include minimizing pressure on the Everglades, SAS and Floridan Aquifers. To that end, the Comprehensive Everglades Restoration Plan (CERP) is providing the foundation for one of the largest ecosystem restoration projects in the world. The SFWMD and the US Army Corps of Engineers have partnered to restore, protect, and preserve the water resources of central and southern Florida, including the Everglades. Various projects under CERP help to ensure the proper quantity, quality, timing, and distribution of waters to the Everglades and all South Florida. The goal of CERP is to capture fresh water that now flows unused to the Atlantic Ocean and the Gulf of Mexico to redirect the water to flow through the historic flow path down to Florida Bay. ~~Among the issues identified, the following are the most pertinent to Village future water supply needs: freshwater withdrawal from the limited Surficial Aquifer System (SAS) resource; use of reclaimed water as an alternative source; and conservation practices as a means to reduce per capita consumption.~~

Surficial Aquifer (SAS) ~~SAS~~ Withdrawal

Fresh groundwater is the primary source of supply for potable water consumption, landscape irrigation, and industrial and commercial uses in the LEC Planning Area. In the urban areas of the LEC Planning Area, including the Village, public water suppliers (PWS) rely heavily on the SAS. The SAS produces good quality fresh water from relatively shallow wells. Local rainfall, canals, and water from the Water Conservation Areas and Everglades National Park recharge these aquifers. When sufficient water is available, surface water from Lake Okeechobee can also be routed to regional canals to maintain water levels and recharge the aquifer. However, during droughts, lower regional groundwater levels may cause inland movement of salt water. In this case, water shortage restrictions may be declared by the Governing Board of the SFWMD to conserve freshwater supplies.

According the 2023-2024 LEC update, traditional freshwater sources are not sufficient to meet projected 2045 water demands. ~~Most of the 2030 regional water supply demand will continue to be met by fresh groundwater from the SAS.~~ However, coordinated long-term plans are being implemented that consider alternative water supplies in order to match demand with availability. Discussions of current programs and plans are presented in Sections 4.0 (Water Source Identification), 5.0 Water Supply Project Identification and Section and 7.0 (Conservation Practices) of this report

Use of Reclaimed Water

The use of reclaimed water in the LEC Planning Area helps to reduce potential resource impacts by decreasing the reliance on traditional fresh sources, such as groundwater and surface water. Reclaimed water receives at least secondary treatment and basic disinfection and is reused after treatment at a domestic wastewater treatment facility. Reclaimed water is used for landscape irrigation (e.g., medians, residential lots, and golf courses), groundwater recharge, cooling water, and environmental enhancement.

The Water Resource Implementation Rule (Chapter 62-40, F.A.C.) requires the Florida Department of Environmental Protection (FDEP) and water management districts to advocate and direct the use of reclaimed water as part of their water management programs. The District requires all applicants for water use permits to irrigate with more than 0.1 MGD of water and those applicants within a mandatory reuse zone to use reclaimed water if it is feasible.

Reclaimed water for irrigation will continue to be an important and expanding part of future reuse in the LEC Planning Area. Additional reuse methods may be available to meet future water demands including use by water suppliers to recharge and replenish the network of canals found in Palm Beach County and reduce water deliveries from the regional water management system during the dry season.

A discussion of the status of reclaimed water use is presented in Section 7.O (Conservation Practices) of this report

~~**Implementation of Conservation Measures**~~

~~Water conservation is considered a water source option because it can reduce, defer, or eliminate the need for expansion of the water supply infrastructure. The District has approved the Comprehensive Water Conservation Program which consists of three initiatives: regulatory; voluntary and incentive-based; and education and marketing. The objective of the program is to achieve a measurable reduction in water use. The success of Comprehensive Water Conservation Program is subject to funding levels and voluntary participation by public water suppliers and other participating groups.~~

~~A discussion of current conservation practices is presented in Section7.0 (Conservation Practices) of this report~~

Data and Analysis

Included in this section is a discussion of Village potable water supply services and needs.

Potable Water Service Area and Facilities

North Palm Beach does not own or operate its own potable water supply system. Rather, potable water facilities and services are provided by Seacoast Utility Authority (Seacoast). In addition to the Village, Seacoast provides potable water service to Palm Beach Gardens, Juno Beach, and Lake Park, as well as portions of unincorporated Palm Beach County. The corporate limits of the Village, within the Seacoast service area, are illustrated on Map 2.

All five entities receiving services are members of the Seacoast Governing Board. All responsibilities for the withdrawal, treatment and distribution of potable water to the residents and businesses in the Village are assumed by Seacoast, including the direct billing of customers.

Related to the approval of development orders, Seacoast requires developers to upgrade the capacity of existing systems, and/or build new system components to meet their needs. Upon completion, Seacoast assumes ownership, operation and maintenance responsibilities of all related systems.

<u>At the time of the 2024-2034 Water Supply Plan Update, no new water treatment plants are planned for construction in the Seacoast service area.</u> ~~Seacoast recently completed a 30.5 MGD membrane treatment facility allowing its two lime-softening treatment facilities (Richard Road and Hood Road) to be decommissioned.~~

Figure 2
Map of Seacoast Utility Authority Service Area

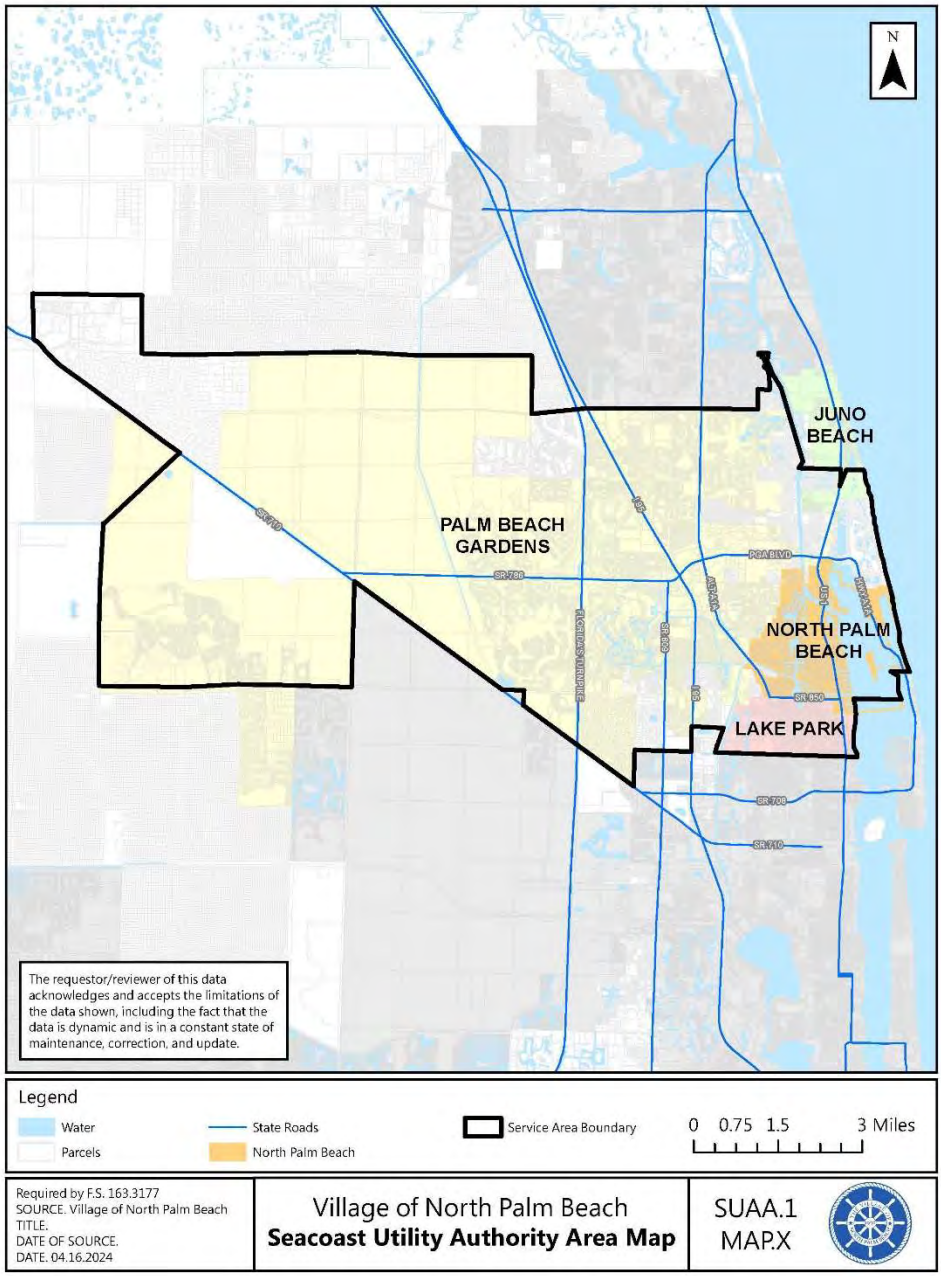


Figure 2 Map of Seacoast Utility Authority's Service Area.

Population and Land Use

Population projections for the Seacoast service area and the Village were supplied by the Palm Beach County Planning Division. Projections are presented in Table 1.

Table 1 North Palm Beach Population Projections 2025-2045

Year	Seacoast Service Area*	North Palm Beach**	North Palm Beach Share of Service Area (%)
2025	97,911	13,053	13.3%
2030	102,856	13,297	12.9%
2035	103,569	13,503	13.0%
2040	105,683	13,838	13.1%
2045	106,537	14,069	13.2%

Source: *Seacoast Service Area Data From 2023-2024 LEC Update. **North Palm Beach Data From 2023 PBC, Zoning, and Building Division Population Projections.

~~**TABLE 1**~~
~~**Population Projections**~~

~~Year~~	~~Resident Population Projections*~~		~~North Palm Beach Share of Service Area(%)~~
	~~Seacoast Service Area~~	~~North Palm Beach~~	
~~2015~~	~~90,853~~	~~12,219~~	~~13.4~~
~~2020~~	~~96,674~~	~~12,592~~	~~13,0~~
~~2025~~	~~100,816~~	~~12,786~~	~~12.7~~
~~2030~~	~~103,271~~	~~13,070~~	~~12.7~~
~~2035~~	~~105,802~~	~~13,353~~	~~12.6~~

~~* - Palm Beach County Planning Division data; March 2013.~~

~~North Palm Beach population projections were most recently updated by the Village during its evaluation of proposed Comprehensive Plan Amendment 2015- 02 (Waterclub II).~~ During the last update (2015), ~~P~~ projections indicated that buildout of the Village would occur by 2020 and result in a population of 13,084 permanent residents. Based on the 2021 American Community Survey 5-Year Estimates, the population of The Village is 13,096. At this time the Village's population is stable with opportunities for some growth from redevelopment. ~~or 103% of the number (12,592 residents) projected by the Palm Beach County Planning Division for that same year. Due to the slight difference, and in order to maintain consistency with the Village's service provider, projections prepared by the Palm Beach County Planning Division, as presented in Table 1, are used for the purposes of projecting future Village water supply needs.~~

An updated inventory of the Village's ~~existing~~ Future ~~Village~~ land use is presented in Table 2. ~~The minimal amount of vacant land indicates that the assumption of a near-term~~

~~projected buildout of the Village is appropriate.~~

Table 2 North Palm Beach Future Land Use Acreage

Future Land Use Designation	***Acreage***	***Percentage***
Low Density Residential	684.68	39.38%
Medium Density Residential	58.06	3.34%
High Density Residential	224.65	12.92%
Recreation/Open Space	193.61	11.14%
Conservation	301.59	17.35%
Other Public Facilities	29.44	1.69%
Public Buildings & Grounds	17.36	1.00%
Light Industrial/Business	6.49	0.37%
Educational	9.92	0.57%
Commercial	212.8	12.24%
Total	1738.6	100.00%

Source: 2023-2024 Noth Palm Beach Village Comprehensive Plan. Future Land Use Element

Level-of-Service (LOS)

The Village's adopted potable water level-of-service (LOS) standards, per Seacoast. ~~the Village of North Palm Beach Comprehensive Plan~~ are as follows:

Potable Water Average Day LOS: 188 ~~Residential - 99~~ gallons per capita per day (GPCD) for the entire village including non-residential. ~~and Non-Residential - 1,874 gallons/acre/day.~~

Sanitary Sewer Level of Service: For both residential and non-residential is 107 gallons per capita per day.

~~**Maximum Day Generation:** Residential - 147 gallons per capita per day; and Non-Residential - 2,782 gallons/acre/day~~.

Table 3 North Palm Beach Existing Land Use Inventory

Existing Land Use	Acres
Single-Family Residential	679.55
Multiple-Family Residential	258.16
Commercial	165.62
Institutional	77.14
Utility/Transportation	10.25
Recreation and Open space	190.09
Conservation	225.94
Water	1,225.10
Vacant	32.66
Total Acres	**2,864.51**

Source: 2006 Evaluation and Appraisal Report; Land Research Management, Inc.; 6/15.

For planning purposes, according to the 2023-2024 LEC Update Appendix A, Seacoast currently uses an average day finished water generation rate of 188 ~~189~~ gallons per capita per day (gpcd), consistent with the current system-wide usage (i.e. CUP 50-00365-W; effective to 2032)). Seacoast does not employ a non-residential generation rate; rather, all consumption (i.e. for planning purposes) is expressed on a per capita basis. Therefore, for the purposes of this analysis, the Seacoast generation rate (188 ~~189~~ gpcd) is used to project Village water demands.

Public Water Supply (PWS) Finished Water Supply Demand Projections

Projections of finished water demand for North Palm Beach are presented in Table 3. Current (~~2015~~ 2024) finished potable water demand is estimated at 2.46 ~~2.31~~ mgd (i.e. resident population of 13,096~~12,219~~ residents x 188 ~~189~~ gallons per capita per day), representing 13.4% of the total within the Seacoast service area.

Table 3 is the projected ~~that the Village's~~ finished potable water demand for the Village, using population projections from Table 1. (Ref: Table 1) The finished water demand will attain a level of 2.64 ~~52~~ MGD by 2045 ~~2024~~, or ~~12.6~~ 13.02% of the total demand within the Seacoast service area.

Table 4 Projected Finished Water Demand Projections Through 2045

Year	North Palm Beach Population	Finished Water Demand (MGD)
2025	13,053	2.45
2030	13,297	2.50
2035	13,503	2.54
2040	13,838	2.60
2045	14,069	2.64

Source: Population from 2023 Palm Beach County Zoning and Building Division.

Domestic Self Supply (DSS)

DSS is defined as water used by households whose primary source of water is water treatment facilities ~~and/or private wells~~ with pumpage~~s~~ of less than 100,000 gallons per day and/or private wells. Eleven residential units and a 5,300 sq. ft. office building located north of Richard Road, and west of Alternate A-1-A, in an area annexed by the Village in 2010, currently use a DSS water source.

~~**TABLE 3**~~
~~**North Palm Beach Projected Finished Water Demand**~~

~~**Year**~~	~~**Residents***~~	~~**Finished Water Demand (MGD)**~~
~~2015~~	~~12,219~~	~~2.31~~
~~2020~~	~~12,592~~	~~2.38~~
~~2025~~	~~12,786~~	~~2.42~~
~~2030~~	~~13,070~~	~~2.47~~
~~2035~~	~~13,353~~	~~2.52~~

~~* From Table 1.~~
~~** - Residents x 189 gpcd.~~

Water Source Identification

According to the 2023-2024 ~~2013~~ LEC Update, Seacoast currently ~~(2015)~~ withdraws an average of 21.76 ~~21.88~~ mgd of raw water from the fresh Surficial Aquifer System (SAS) and the brackish Floridan Aquifer System (FAS). The water use permit includes an overlap in allocations from SAS and FAS sources to provide operational flexibility on a seasonal basis. ~~Current Seacoast plans will result in the use of both the SAS and Floridan Aquifer System in the future.~~

Projections of raw water withdrawal and finished water demand for Seacoast from the 2023-2024 ~~2013~~ LEC Update are presented in Table 4.

The current Seacoast Public Water Supply consumptive use permit (CUP 50- 00365-W) was renewed by the South Florida Water Management District (SFWMD) in 2012 for a 20-year period at an average-day Surficial Aquifer allocation of 22.3 MGD and Floridan Aquifer allocation of 8.9 MGD. Based on the 2023-2024 LEC Update, Seacoast has an interlocal agreement with Palm Beach County Water Utilities Department (PBCWUD) to purchase up to 5.00 mgd of bulk finished water. Projections of raw water withdrawal, by expected supply component are presented in Table 5. ~~Based upon the projections in Table 5, future withdrawal from the Surficial Aquifer should not exceed the 22.30 MGD allocation commencing in 2020 due to being supplemented by withdrawal from the Floridan Aquifer source.~~

Table 5 Seacoast Projected Water Withdrawal and Demand

Year	Raw Water Withdrawal (MGD)	Finished Water Demand (MGD)
2025	22.09	18.41
2030	23.20	19.34
2035	23.37	19.47
2040	23.84	19.87
2045	24.03	20.03

Source: 2023-2024 LEC Update Appendix A

~~**TABLE 4**~~
~~**Seacoast Current and Projected Water Supply**~~

~~Year~~	~~Raw Water Withdrawal (MGD)~~	~~Finished Water Demand (MGD)~~
~~2015~~	~~21.88~~	~~17.50~~
~~2020~~	~~23.33~~	~~18.62~~
~~2025~~	~~24.77~~	~~19.69~~
~~2030~~	~~26.30~~	~~20.69~~

~~* - Demand under average conditions.~~
~~Source: Lower East Coast Water Supply Plan, 2013Update.~~

Table 5 details the permitted allocation from the potable water sources; SAS, FAS, and the bulk finished water from PBCWUD for available supply of 26.92 mgd. The 2045 future demand projections in Table 4 for the Village is 26.94 mgd. The total permitted allocated water for the Village is sufficient to fulfill current and future demand of 26.64.

Table 6 SFWMD Water Use Permitted Allocation (MGD)

Potable Water Source	**Allocation**
Surficial Aquifer	22.30
Floridan Aquifer	8.90
Bulk Finished Water from Palm Beach County Utilities Department	2.00
TOTAL ALLOCATION	**26.92**

Source: 2023-2024 LEC Update Appendix A

~~TABLE 5~~
~~Seacoast Current and Projected Water Supply by Source~~

~~Year~~	~~Biscayne/Surficial Aquifer (MGD)~~	~~Floridan MGD)~~	~~Total (MGD)~~
~~2015~~	~~21.88~~	~~0~~	~~21.88~~
~~2020~~	~~22.30~~	~~1.30~~	~~23.33~~
~~2025~~	~~22.30~~	~~2.47~~	~~24.77~~
~~2030~~	~~22.30~~	~~3.53~~	~~26.30~~

~~Source: Lower East Coast Water Supply Plan, 2005-2006 Update.~~

Seacoast presently withdraws raw water ~~is presently drawn~~ from four Surficial Aquifer wellfields (Hood Road, North Palm Beach, Burma Road and Palm Beach Gardens) and three Floridan Aquifer wells (Hood Road), pursuant to the current CUP. Each of the wellfields has permitted average and maximum daily withdrawal rates established by CUP conditions. Each wellfield has protection zones mapped by the Palm Beach County Department of Environmental Resources Management (DERM). According to the current CUP, all wellfields are protected by the Palm Beach County Wellfield Protection Ordinance. Zones of protection are developed and zone requirements enforced by DERM.

Water Supply Project Identification and Selection

The ~~2013~~ 2023-2024 LEC Update does not list any water supply development projects for Seacoast. ~~includes one project, a Nonofiltration Concentrate Blending Facility, to be completed in 2015 at a cost of $4.5 Million. According to Seacoast, the project has been completed.~~

Availability of Water Supply and Public Facilities

The Seacoast CUP, issued by the District in September 2012 will provide adequate water supply to meet demands within its service area through the year 2032. In addition to District allocations in the CUP, Seacoast has executed a Utility Bulk Sale Agreement (June 2006) with Palm Beach County to receive up to 5 MGD of bulk potable per year. Also, Seacoast has water supply system interconnections with the Town of Jupiter (Donald Ross Road at its intersections with Alternate A-1-A and Jog Road, and U.S. 1 and Ocean Drive) and the City of Riviera Beach (Military Trail and Leo Lane) which can be utilized to supplement supply during emergencies.

~~**Conservation Practices**~~

Conservation Practices and Implementation of Conservation Measures

Water conservation is considered a water source option because it can reduce, defer, or eliminate the need for expansion of the water supply infrastructure. Water conservation is the key to maintaining the health and productivity of the Surficial and Floridan Aquifers. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality. According to Chapter 19, Article IX, The Village has mandatory year-round landscape irrigation conservation measures that include hours for landscape irrigation that prohibit irrigation between the hours of 10:00 AM and 4:00 PM. Even numbered addresses can irrigate Tuesday, Thursday and Sunday. Odd numbered addresses can irrigate Monday, Wednesday, and Saturday. The Village also allows low-volume irrigation, micro-

irrigation, and low-volume hand watering methods, and rain barrels, cisterns and other rain harvesting devices can be used any time.

~~A discussion of current conservation practices is presented in Section7.0 (Conservation Practices) of this report~~

~~An inventory of water conservation practices implemented by public water supplier is presented in Table 0-5 of the 2013 LEC Update Appendices.~~ A summary of practices currently implemented by Seacoast and The Village is presented in Table 6. Some of ~~T~~ these practices are also regulated by the Village through their Code of Ordinances, specifically Article IX, section 200-203.

Table 7 Conservation Implementation Practices

Conservation Practice	Seacoast	The Village
Irrigation Hours	Yes	Yes
Florida Friendly Landscape Ordinance	~~Yes~~ No	Yes
Ultra Flow Fixtures	~~Yes~~ No	Yes
Rain Sensor Ordinance	~~Yes~~ No	No
Water Conservation Rate Structure	Yes	No
Leak Detection and Repair Program	Yes	No
Public Education Program	Yes	No

Source: Seacoast Utility Authority Conservation ~~Table D-5; 2013 LEC Update Appendices~~

In addition to the above conservation practices, Seacoast has been providing ~~waste water effluent~~ reclaimed water for irrigation purposes since 1978. At present, Seacoast's entire average daily wastewater flow is committed to active on-line reclaimed water consumers. An inventory of contracts for reclaimed water in North Palm Beach is presented in Table 7 and has not changed since the 2016 update.

Table 8 North Palm Beach Reclaimed Water Contracts

Name	Classification*	Allocation (MGD)
Old Port Cove	A - Guaranteed	0.200
Gemini Condominium	A - Guaranteed	0.034
Royale Harbor Condominium	A - Guaranteed	0.040
Waterway Terrace Condominium	A- Guaranteed	0.031
Seamark Condominium	A- Guaranteed	0.020
Governor's Pointe	A- Guaranteed	0.050
North Palm Beach Country Club	A - Guaranteed	0.300
Total		**0.675**

Source: Seacoast Utility Authority 2024: ~~12/31/07: North Palm Beach: 7/11/08.~~
* - According to Seacoast, Class B contracts have always received their allocations

Comprehensive Plan Update Requirements

Previous Water Supply Plan Amendments

During the preparation of the ~~2006~~ 2024 Comprehensive Plan update ~~Evaluation and Appraisal Report (EAR)~~, a review of statutory (Florida Statutes) ~~and Code (Florida Administrative Code)~~ amendments affecting the North Palm Beach Comprehensive Plan is underway ~~was completed~~. The ~~EAR~~ update directed several amendments to address potable water supply which were incorporated. ~~within the Village 2020 Comprehensive Plan.~~ The following is an element-by-element summary of the previous amendments.

Future Land Use Element (Chapter 3.0): Add Policy ~~2.6~~ 3.3 and 3.5 to read as follows:

Policy 3.3:
The Village shall encourage, through its participation on the Seacoast Utility Authority Governing Board and Palm Beach County, protection of potable water wellfields in each community and the board will ensure proper regulations are in place. ~~by regulatory authorities having land use jurisdiction in aquifer recharge areas serving Seacoast Utility Authority systems~~.

Policy ~~2.6~~ 3.5:
Within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan, the Village shall update the Water Supply Facilities Work Plan to determine whether or not adequate water supply is available to meet projected needs of the ensuing 10-year period.

Infrastructure Element (Chapter 6.0): Incorporate the Village's Ten-Year Water Supply Facilities Work Plan, by reference, within Section 6.1. Also, add or revise the following:

Add Goal 6.2.6: Coordinate with Seacoast and Palm Beach County in the preparation of their Ten-Year Water Supply Facilities Work Plans, consistent with the directives of the Lower East Coast Water Supply Plan.

~~**Revise Policy 1.1:** Public facility level-of-service standards as displayed on Table 6-1 are hereby adopted, and shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development.~~ However, potable water level-of-service (LOS) standards used for Water Supply Facilities planning purposes shall be consistent with those used by Seacoast Utility Authority. Further, coordinate with Seacoast Utility Authority in developing appropriate residential and non-residential LOS categories should they become necessary to better project future water supply needs.

Add Policy 5.6: At the time of each required Evaluation and Appraisal Report, the Village shall incorporate necessary Ten-Year Water Supply Facilities Work Plan directives enacted by its water supplier and the regional water supply plan.

Conservation Element (Chapter 8.0): Add the following objective and policies:

Add OBJECTIVE 8: Participate in the formulation and implementation of water supply conservation programs developed by Seacoast Utility Authority.

Policy 8.1: Coordinate with Seacoast Utility Authority to implement potable water conservation programs ~~established as part of its Ten-Year Water Supply Facilities Work Plan and Consumptive Use Permit.~~

Policy 8.2: Cooperate with Seacoast Utility Authority in the development and implementation of water reuse programs, to the extent that they may apply to North Palm Beach.

Intergovernmental Element (Chapter 10.0): Add the following policies:

Add Policy 1.15: Require that all applicants for development approval procure written confirmation of availability of potable water service prior to the issuance of a building permit.

Add Policy 4.5: At the time of each required Evaluation and Appraisal Report confirm the availability of potable water service, consistent with the regional water supply plan and Village's Ten-Year Water Supply Facilities Plans of ~~Seacoast Utility Authority~~ and Palm Beach County.

Capital Improvements Element (Chapter 11.0): Revise the following policy:

Revise Policy 7.1.1: A development order or permit shall be issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development or redevelopment. Further, prior to the approval of a building permit or its functional equivalent, the Village shall consult with the applicable supplier to determine whether adequate water supplies will be available to serve a new development no later than the anticipated date of issuance of a certificate of occupancy.

Proposed Water Supply Plan Amendments

Section 163.3177, Florida Statutes requires that the Village's ~~2015 - 2025~~ 2024-2034 North Palm Beach Water Supply Facilities Work Plan Update includes a policy to update the Village of North Palm Beach Comprehensive Plan. The policy update is included in Attachment A.

ATTACHMENT A- COMPREHENSIVE PLAN AMENDMENTS

Revise Policy 5.6 of the Infrastructure Element (Sanitary Sewer Solid Waste Stormwater Management Potable Water and Natural Groundwater Aquifer Recharge) Element to read as follows (deletions are indicated by ~~strikethrough~~ and additions are indicated by underline. Changes made between the transmittal and adoption hearings are indicated by ~~double strikethrough~~ and double underline).

Policy 5.6: ~~At the time of each required Evaluation and Appraisal Report, the Village shall incorporate necessary Ten- Year Water Supply Work Plan directives enacted by its water supplier and the regional water supply plan.~~ The Village of North Palm Beach hereby adopts the ~~2015 – 2025~~ 2024-2034 Ten Year Water Supply Facilities Work Plan Update (Work Plan) dated July 2015 for a planning period of ten years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the Village's water service area. The Village shall review and update the Work Plan at least each five years after the Governing Board of the South Florida Water Management District approves an updated Lower East Coast regional water supply plan. Any changes affecting the Village's Work Plan shall be included in an update to Capital Improvements Element of the North Palm Beach Comprehensive Plan to ensure consistency with the Work Plan.

Revise Policy 8.1 of the Conservation Element *Introduction* of the Sanitary Sewer Solid Waste Stormwater Management Potable Water & Natural Groundwater Recharge Element to read as follows (deletions are indicated by strikethrough).

Policy 8.4Z,: Coordinate with Seacoast Utility Authority to implement potable water conservation programs. ~~established as part of its Ten Year Water Supply Facilities Work~~