



**Village of North Palm Beach
Planning, Zoning and Adjustment Board
AGENDA
Tuesday, September 10, 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 Hulihan, Member
Mark Michels, Member
Village Staff, Attorney, and Councilmember

2. Deletions, Additions or Modifications to the Agenda

3. Public Comment for Non-Agenda Items

4. Approval of Minutes

5. Declaration of Ex-parte Communications

6. Quasi-judicial Matters

a. Site Plan and Appearance Review

i. Old Business

1. [555 US Highway 1 \(Lutheran Church\)](#)

A request from Karissa DeLena from Kasper Electric, on behalf of the property owner, Faith Lutheran Church of North Palm Beach Missouri Synod, for Site Plan and Appearance Review approval to add two (2) 35' light poles with 200-300 watt fixtures along Eastwind Drive to light their parking area located at 555 US Highway 1.

ii. New Business

1. [800 US Highway 1 \(Bank of America\)](#)

A request from Mark Brenchley, agent for Bank of America, the property owner, for a Site Plan and Appearance Review approval for rebranding of all signage as well as a waiver for a larger monument sign at the property located at 800 US Highway 1.

2. [9249 Alternative A1A \(Sprinter Building\)](#)

A request from Gunster, on behalf of the property owner, New Country Motor Cars of Palm Beach, LLC, for a Minor Site Plan Amendment and Appearance Review, to modify the building elevation by increasing the height of a portion of the building to 31'. The intent is to add 2,348 square feet of mezzanine parts storage area at 9249 Alternative A1A North Palm Beach, FL 33408.

7. Public Hearings

a. Old Business

1. [Sign Text Amendment Ordinance](#)

Request by Village Staff for consideration of the following ordinance:

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

CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES.

b. New Business

1. Commercial Northlake Blvd Zoning District Ordinance

Request by Village Staff for consideration of the following ordinance:

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING APPENDIX C (CHAPTER 45), "ZONING," OF THE VILLAGE CODE OF ORDINANCES BY AMENDING ARTICLE I, "IN GENERAL," SECTION 45-2, "DEFINITIONS," TO ADD A DEFINITION FOR THE TERM MARINA/PRIVATE MOORING AND AMENDING ARTICLE III, "DISTRICT REGULATIONS," SECTION 45-35.3, "C-NB NORTHLAKE BOULEVARD COMMERCIAL DISTRICT," TO ADD MARINA/PRIVATE MOORING AS A SPECIAL EXCEPTION USE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

8. Commission Member Comments

9. Staff Updates

Next Meeting – Tuesday, October 1, 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.



VILLAGE OF NORTH PALM BEACH, FLORIDA

ORDER GRANTING SITE PLAN AND APPEARANCE APPROVAL

Applicant: Faith Lutheran Church (property owner)

Property Location: 555 US Highway 1, North Palm Beach, FL 33408 (“Property”)

Legal Description: NORTH PALM BEACH VILLAGE OF REPL BLK 8 LTS 1 TO 3 INC BLK 8

Request: Approval for addition of two 35’ light poles with 200-300 watt fixtures

THIS MATTER came before the Planning, Zoning and Adjustment Board for hearing on May 7, 2024. After considering the testimony and other evidence presented by the Applicant and Village Staff, the Planning, Zoning and Adjustment Board hereby makes the following findings of fact:

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

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

- A. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated March 5, 2024, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
 - a. Photometrics Plan stamp-dated August 29 2024
 - b. Genesis Lighting Document (6 pages)
 - c. Site Plan with pole locations
 - d. Light Poles Narrative stamp-dated August 29, 2024
- B. The lights shall only operate between the hours of 6:00pm to 10:00pm (Planning and Zoning)
- C. 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)
- D. 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)

DONE AND ORDERED this _____ day of _____, 2024.

VILLAGE OF NORTH PALM BEACH

By: _____

ATTEST:

Caryn Gardner-Young, Community Development Director

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



COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION

Subject/Agenda Item:

SP-2023-15 - 555 US Highway 1 (Faith Lutheran Church)

Consideration of Approval: A request from Karissa DeLena from Kasper Electric, on behalf of the property owner, Faith Lutheran Church of North Palm Beach Missouri Synod, for Site Plan and Appearance Review approval to add two (2) 35' light poles with 200-300 watt fixtures along Eastwind Drive to light the parking area located at 555 US Highway 1.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

| | |
|---|---|
| Originating Department: Planning & Zoning Project Manager _____ Caryn Gardner-Young, AICP | Reviewed By: Community Development Director _____ Caryn Gardner-Young, AICP |
| Attachments: <ul style="list-style-type: none">• Photometrics Plan stamp-dated April 15, 2024• Light Pole Design (9 pages)• Site Plan with pole locations• Installed Light Shields• Reason for Light Pole Narrative• Pictures of Light Poles stamp-dated April 15, 2024 (6 pages) | Public Notice: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Dates: Paper: Mailing: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance: |

I. Executive Summary

The applicant is proposing to add two (2) 35' light poles with 200-300 watt fixtures along Eastwind Drive to light the parking area of the Faith Lutheran Church located at 555 US Highway 1. Unfortunately, a building permit for the light poles was approved by the Village of North Palm

Beach (“Village”) without Planning and Zoning Division approval. Once the light poles were installed, the Village received complaints about the brightness of the lighting and it was discovered that Planning and Zoning Division and Planning, Zoning and Adjustment Board approval was not obtained. The applicant has since filed the necessary paperwork for Site Plan and Appearance Review approval. Per the application, the applicant claims that the purpose of the additional lighting was to aid in evening functions since the parking area was previously pitch black. No landscaping was affected by the installation of the light poles.

II. Site Data

Existing Use: House of Worship
Parcel Control Numbers: 68-43-42-16-03-008-0160
Parcel Size: 2.3335 acres
Existing Future Land Use Designation: Commercial
Existing Zoning District: Commercial Mixed Use (C-MU)

| Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District: | | | |
|--|--------------------------|-------------------------|--------------------------------|
| Direction | Existing Land Use | Future Land Use | Zoning District |
| <i>North</i> | Single Family Dwelling | Low Density Residential | Single Family Dwelling (R-1) |
| <i>South</i> | Multi-Family Dwelling | Low Density Residential | Multiple Family Dwelling (R-2) |
| <i>East</i> | Faith Lutheran Church | Commercial | Commercial Mixed Use (C-MU) |
| <i>West</i> | Single Family Dwellings | Low Density Residential | Single Family Dwelling (R-1) |

III. Annexation/Zoning History

The subject parcel site is located on the east side of Eastwind Drive. The subject site has a future land use designation of Low Density Residential and a zoning designation of Multiple Family Dwelling District (R-2).

IV. Applicable Code Provisions:

Section IV Criteria for Appearance D. Miscellaneous Structures

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

The petitioner's site plan and appearance review documents consists of:

- a. Photometrics Plan stamp-dated April 15, 2024
- b. Light Pole Design (9 pages)
- c. Site Plan with pole locations

- d. Installed Light Shields
- e. Reason for Light Poles Narrative
- f. Pictures of light poles stamp-dated April 15, 2024 (6 pages)

VI. Staff Analysis:

Request:

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

1. Two (2) 35' light poles with 200-300 watt fixtures

There are no specific regulations regarding light poles within a Multiple Family Dwelling Zoning District (R-2). Although Houses of Worship are permitted in this Zoning District, the Code of Ordinance does not contain regulations to avoid impacts such lighting may have on surrounding potential residential properties.

However, Section 45-36(J) addresses off-street parking in commercial and mixed-use areas. Subsection (f) provides that “if lighting of such areas is to be provided, the plans therefor shall be such that such lighting **shall reflect away from the public street at such an angle as to prevent glare or undue illumination of residential neighborhoods.**” The applicant has added shielding, restricted the hours the lights are illuminated, and installed the light fixtures at a 90-degree angle.

The applicant provided new documentation on August 29th on how they are addressing the impacts of the light poles. Their actions are outlined in the attached Narrative and the applicant will be available at the meeting to explain their actions.

VII. Appearance Code – Planning Commission Role & Responsibilities

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

The planning commission shall have the following powers and duties:

- (1) To hold public hearings on and make recommendations for amendments to the appearance plan.
- (2) To consult with and cooperate with other committees and village departments, and any other municipal or governmental bodies on matters affecting the appearance of the village.
- (3) To study exterior design drawings, landscape and site plans and materials for any proposed public buildings, public works or other public improvements and to make recommendations to the council or village manager as to the architectural or aesthetic aspects thereof.
- (4) To study and review preliminary and final plats 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 site plan and appearance approval upon a finding that the plan conforms to the village appearance plan and other applicable land development regulations. This approval may contain special conditions in response to unusual aspects of the application or to ensure that the approval carries out Village policies and code without undue permitting delays. If the planning commission determines that these criteria are not met, the planning commission may provide such advice, counsel, suggestions and recommendations as it may deem necessary to guide the prospective applicant in the development of a plan which would comply with the requirements and purposes of the appearance plan and other village land development regulations.

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

No building or other permit, otherwise required under the ordinances of the village, 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 Village Council (see section 6-35). The foregoing requirements shall not preclude the issuance of permits without such approval if the community development director determine 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

The purpose of these criteria is to establish a checklist of those items which affect the physical aspect of the Village environment. Pertinent to appearance is the design of the site, building and structures, planting, signs, street hardware, and miscellaneous other objects which are observed by the public.

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

D BUILDING DESIGN

1. Specific architectural styles are not mandated or banned, but the village encourages new buildings to reflect or evolve the distinct local character exemplified by the North Palm Beach Country Club Clubhouse, Village Hall and the Public Safety Building. This character is derived from local and regional examples including Anglo-Caribbean architecture, Florida vernacular, and masonry modern.

2. Evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.
3. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
4. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
 - a. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways and adjoining properties.
 - b. Inappropriate materials and methods, and those which will produce inconsistency with the structure of the building, shall be avoided.
 - c. Materials shall be of durable quality.
 - d. In any design in which the structural frame is exposed to view, the structural materials shall meet the other criteria for materials.
5. Building components—such as windows, doors, eaves, and parapets—shall have good proportions and relationship to one another.
6. The village discourages walls without windows or with too few windows; all-glass walls; and facades without visual interest or with entrances that are concealed or absent.
7. Colors shall be harmonious, with bright or brilliant colors used only for accent.
8. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways, including waterways, service alleys, and adjoining properties.
9. Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.
10. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from public ways, including waterways, service alleys, and adjoining properties, using materials as stated in criteria for equipment screening.
11. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.
12. Inappropriate, incompatible, bizarre, and exotic designs shall be avoided.
13. The provisions of the North Palm Beach Village Code in regard to bulk regulations and standards, and those portions of the Village Code which directly affect appearance, shall be part of the criteria of this subsection.

G MAINTENANCE—PLANNING AND DESIGN FACTORS

1. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
2. Materials and finishes shall be selected for their durability and wear as well as for their beauty.

Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.
3. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Such configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish shall be avoided.

H FACTORS FOR EVALUATION

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

LOGIC OF DESIGN

EXTERIOR SPACE UTILIZATION

ARCHITECTURAL CHARACTER

ATTRACTIVENESS

MATERIAL SELECTION

HARMONY AND COMPATIBILITY

CIRCULATION—VEHICULAR AND PEDESTRIAN

MAINTENANCE ASPECTS

Standards and Staff Findings:

1. Miscellaneous Structures:

Miscellaneous structures and street hardware located on private property shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive. **The light poles are 35' in height and made of concrete. There is no maximum height limit in the code. The color of the poles**

are white, the same color as the adjacent House of Worship building.

2. Miscellaneous Structures:

Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings, and signs. **Lighting should reflect away from any public street and be installed at such an angle to prevent glare or undue illumination of residential properties in the neighborhood. Attached is a copy of a photometric plan showing the lighting impacts on the surrounding residential properties and the public street.**

VIII. Staff Recommendation:

Approval of SP-2023-15 with the following conditions:

1. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated March 5, 2024, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
 - a. Photometrics Plan stamp-dated August 29 2024
 - b. Genesis Lighting Document (6 pages)
 - c. Site Plan with pole locations
 - d. Light Poles Narrative stamp-dated August 29, 2024
2. The lights shall only operate between the hours of 6:00pm to 10:00pm (Planning and Zoning)
3. 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)
4. 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 AND ZONING ADJUSTMENT BOARD ACTION – April 2, 2024

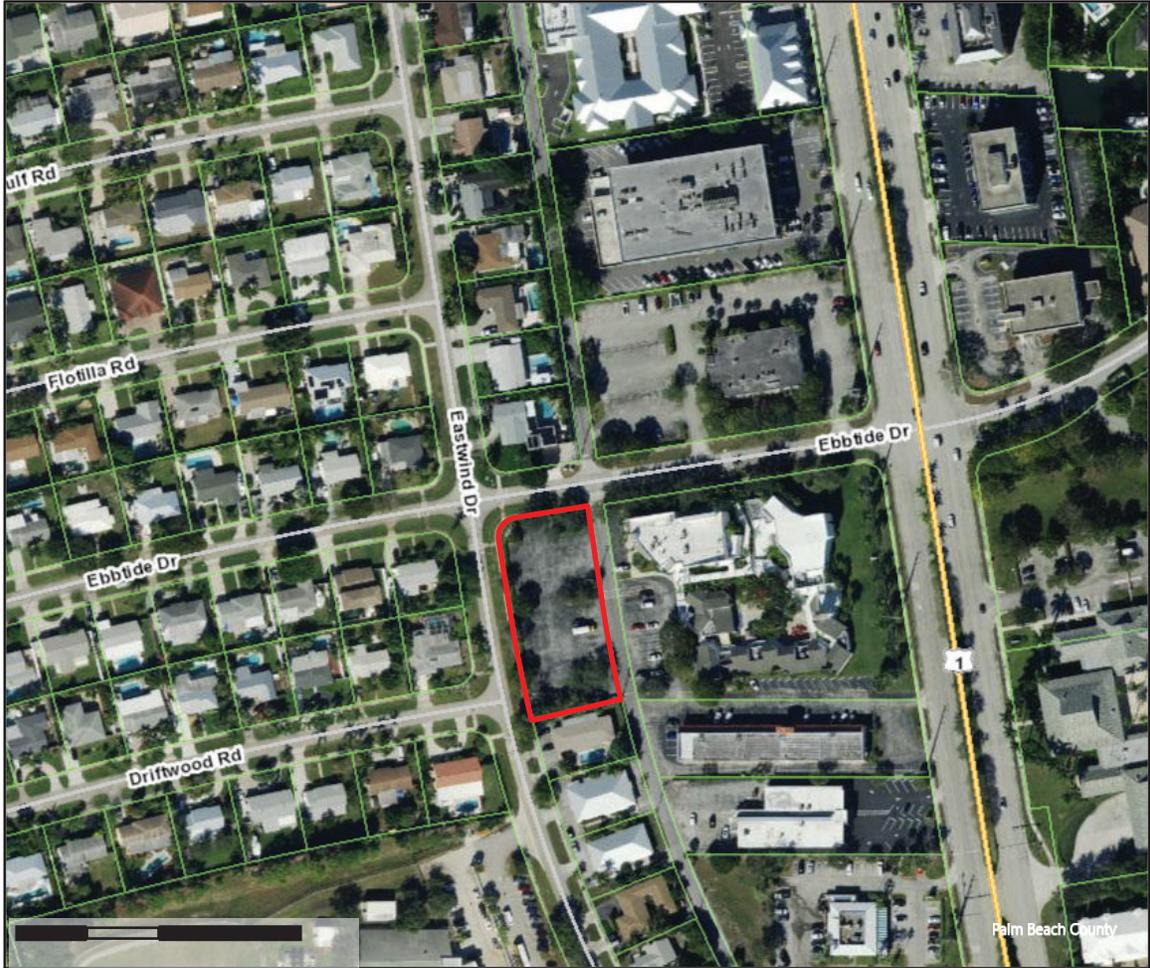
On a Motion by Board Member Haigh and Seconded by Board Member Cross, the Planning, Zoning and Adjustment Board approved unanimously to table this petition.

PLANNING AND ZONING ADJUSTMENT BOARD ACTION – May 7, 2024

On a Motion by Board Member Solodar and Seconded by Board Member Hullihan, the Planning, Zoning and Adjustment Board approved unanimously to table this petition.

PLANNING AND ZONING ADJUSTMENT BOARD ACTION – September 10, 2024

Location Map

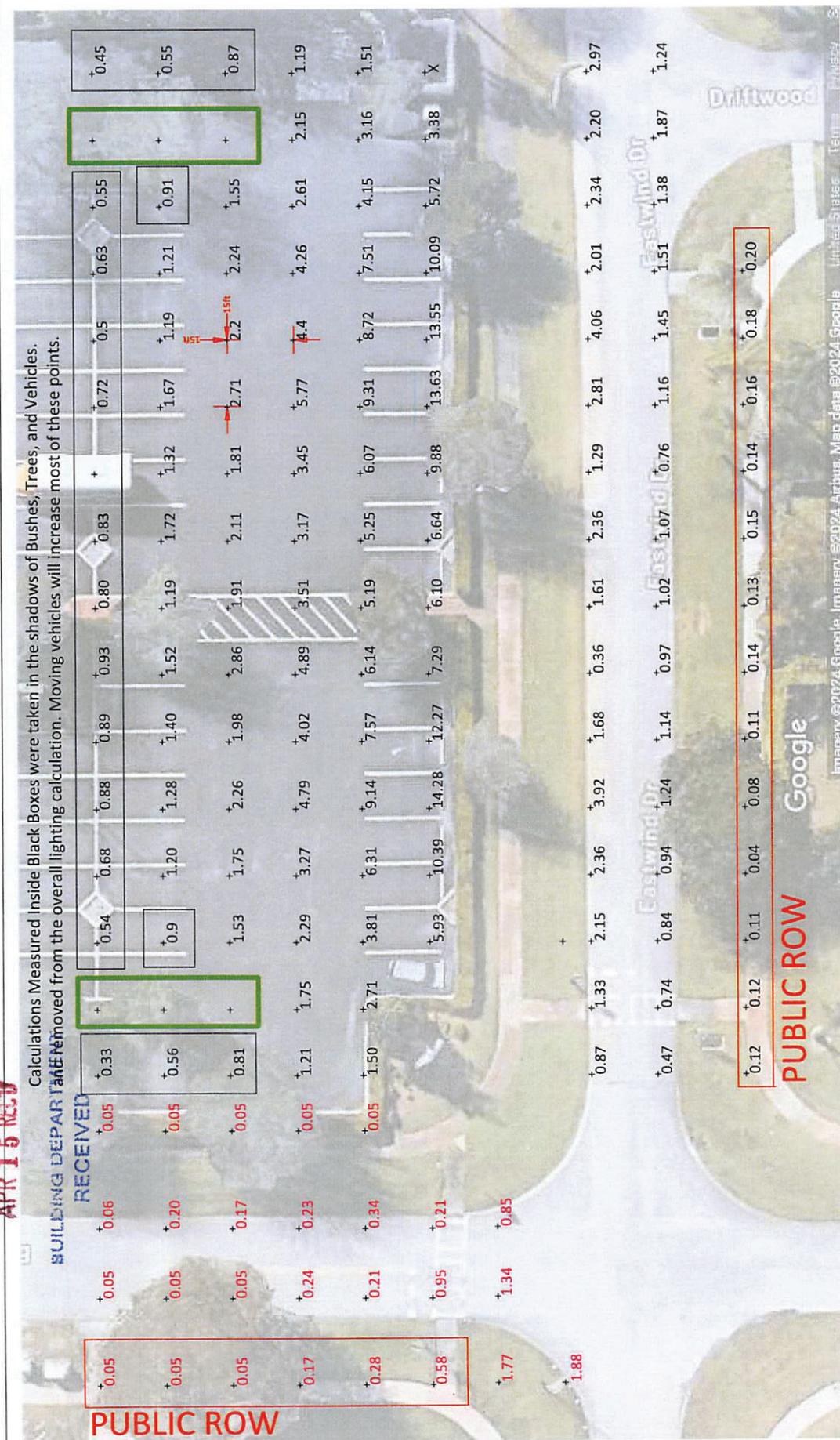


VILLAGE OF
NORTH PALM BEACH

APR 15 2024

RECEIVED
BUILDING DEPARTMENT

Calculations Measured Inside Black Boxes were taken in the shadows of Bushes, Trees, and Vehicles. Moving vehicles will increase most of these points.



| Calculation Summary | | Units | Avg | Max | Min | Avg/Min | Max/Min | # Pts |
|---------------------|-------------|-------------------|------|-------|------|---------|---------|-------|
| Label | CalcType | Foot Candles (FC) | 1.63 | 4.06 | 0.36 | 4.53 | 11.28 | 32 |
| Eastwind Dr | Illuminance | Foot Candles (FC) | 0.13 | 0.20 | 0.04 | 3.25 | 5.0 | 13 |
| Eastwind Dr ROW | Illuminance | Foot Candles (FC) | 0.35 | 1.34 | 0.05 | 7.0 | 26.8 | 14 |
| Ebbtide Rd | Illuminance | Foot Candles (FC) | 0.20 | 0.58 | 0.05 | 4.0 | 11.6 | 6 |
| Ebbtide Rd ROW | Illuminance | Foot Candles (FC) | 4.46 | 14.28 | 1.19 | 3.75 | 12.0 | 67 |
| Parking Lot | Illuminance | Foot Candles (FC) | | | | | | |

LIGHTPOLE

| | | | |
|-------------------------------|--|---|---------------------------|
| Submitted by Genesis Lighting | Job Name: FAITH LUTHERAN Distributor: K&M RIVIERA BEACH (Riviera Beach) | Catalog Number: LED-ARL3-5P300-TRI-BZ-UNV | Type: S1 |
| GENESIS LIGHTING | | Notes: | GENLIGHT23-49877 |

EnVisionLED
WWW.ENVISIONLEDLIGHTING.COM

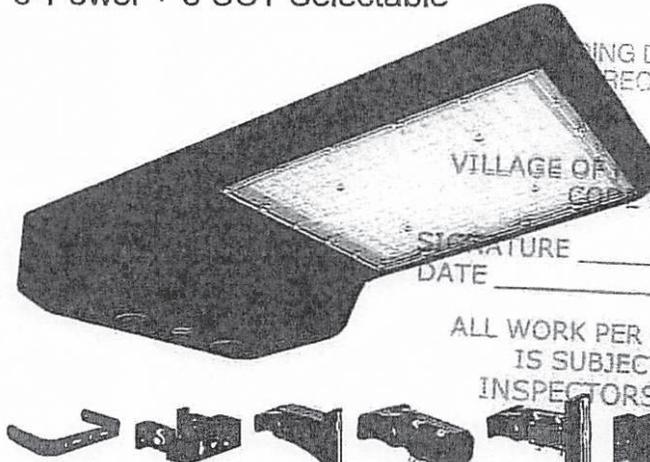
Project: _____ Part #: _____
Type: _____

Large Area Light Gen 3
5-Power + 3 CCT Selectable

VILLAGE OF NORTH PALM BEACH

JUL 14 2023

Area Lights



RECEIVED
BUILDING DEPARTMENT

VILLAGE OF NORTH PALM BEACH
CODE REVIEW
SIGNATURE _____
DATE 7/19/23

ALL WORK PER VILLAGE CODES IS SUBJECT TO FIELD INSPECTORS' APPROVAL

Detail Specifications:

- Finish: Bronze, Custom finishes available
- Rating: Wet Location (IP65)
- Beam Angle: Type III Standard; Type II, IV, V available
- CRI: >80
- Chip: SMD2835, R9 >50
- Operating Temperature: -40° - 122° F
- Average life (L70) of 70,000 hours

Applications:

- Dock and loading
- Parking Lots
- Car dealerships
- Roadway
- Outdoor corridor
- General outdoor lighting
- Commercial & Industrial Lighting

Product Information:

- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- 2' SJTW 18/3 AWG cable whip included
- Dark Sky Compliant (3000K setting)
- House side shields available
- Twist-C Control Ready
- Select-n-Switch Technology

Driver Options:

- UNV: 120-277V 0-10V Dimmable
- HV: 277-480V 0-10V Dimmable
- Built in 6Kv surge protector (10Kv & 20Kv available)
- THD: <15% (+/- 5% tolerance), PF >0.9
- Flicker free

Mounting & Installation:

- Optional tenon mount adaptors available
- Several standard bracket options available (see page 4)

Certifications:

- UL Listed for USA and CA
- DLC Listed
- ROHS Compliant
- CA Title 24 Approved
- FCC CFR 47, GCC Part 15, Subpart B:2017
- 7 Year Limited Warranty

| WATT | LUMENS | WATT | LUMENS |
|------|--------|------|--------|
| 20 | 2,800 | 200 | 28,000 |
| 40 | 5,600 | 215 | 30,100 |
| 60 | 8,400 | 225 | 31,500 |
| 80 | 11,200 | 240 | 33,600 |
| 90 | 12,600 | 250 | 35,000 |
| 100 | 14,000 | 275 | 38,500 |
| 110 | 15,400 | 300 | 42,000 |
| 130 | 18,200 | 330 | 46,200 |
| 140 | 19,600 | 360 | 50,400 |
| 150 | 21,000 | 390 | 54,600 |
| 165 | 23,100 | 420 | 58,800 |
| 190 | 26,600 | 450 | 63,000 |

20231215
Village of North Palm Beach
Building Department

JOB COPY

LUMENS BASED OFF 4000K, 30K & 50K +/- 5%

| Series | Finish ¹ | Voltage ² | Photocell | Optics |
|---|---------------------------------|------------------------------------|---|--|
| LED-ARL3-5P100-TRI 20/40/60/80/100W) • 30/40/50K | BZ Bronze (Standard) | UNV 120-277V HV 277-480V* | (Blank) No Photocell PC Photocell PCHV Photocell High Voltage | (Blank) Type 3 (Included) II Type 2 IV Type 1 V Type 5 |
| LED-ARL3-5P150-TRI 80/90/110/130/150W) • 30/40/50K | BL [†] Black | | | |
| LED-ARL3-5P240-TRI 140/165/190/215/240W) • 30/40/50K | WH [†] White | | | |
| LED-ARL3-5P300-TRI 200/225/250/275/300W) • 30/40/50K | GRY [†] Gray | | | |
| LED-ARL3-5P450-TRI 330/360/390/420/450W) • 30/40/50K | CS [†] Custom Color | | | |

| Optional Accessories (Order Separately) | | |
|---|--|---|
| Bracket | Control Sensor | Shield |
| ARL3-SF Slip Fitter | S-TWC-MW-1 S-Line: Twist-C Microwave Sensor | ARL3-100-150W-HSS-BZ House Side Shield for 100W and 150W |
| ARL3-SA Straight Arm | S-TWC-PIR-1 S-Line: Twist-C PIR Sensor | ARL3-240-300W-HSS-BZ House Side Shield for 240W and 300W |
| ARL3-SFA Adjustable | S-TWC-MW-BT S-Line: Twist-C Microwave Sensor w/ Bluetooth | ARL3-450W-HSS-BZ House Side Shield for 450W |
| ARL3-TR Trunnion | TWC-DL S-Line: Twist-C Daylight Sensor | |
| ARL3-YK-100-150 Yoke for 100-150 | Dusk to Dawn works like a photocell | |
| ARL3-YK-240-450 Yoke for 240-450 | S-LINE-R Remote for S-LINE Series Sensors | |
| ARL3-WM (Wall mount adapter. Must purchase with SA or SFA) | | |

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C.) AND GOVERNING MUNICIPAL, STATE, AND LOCAL CODES. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE U.L. LABEL WHERE APPLICABLE.

1. Standard quickship finish is bronze. Other colors are custom finishes.
2. *SP100 & 5P240 Not Available in HV

EnVision LED Lighting, Inc.
6023 Bandini Blvd. | Bell, CA 90040 | Tel.: 323-604-0066 | www.envisionledlighting.com

Utilities Structures, Inc.
PO Box 9303
2700 Evans Ave.
Fort Myers, FL. 33901

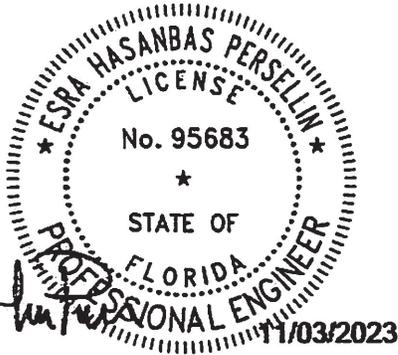
"Your concrete pole producer since 1988"

USI45TIII-11686

Prestressed Concrete Pole

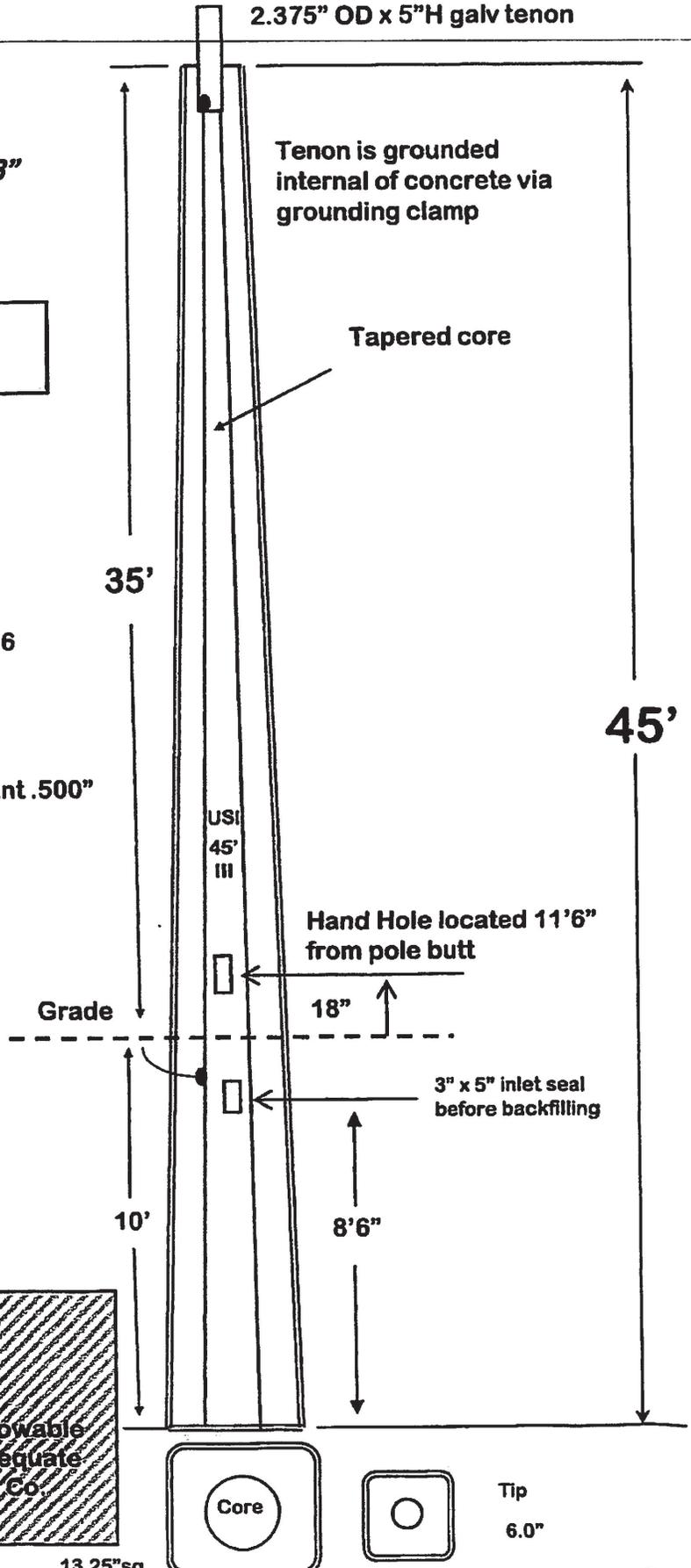
- Pole Weight = 3,400lbs
- Wind speed = 170mph Vult
- Exposure = "C"
- Risk Category II
- Wind Gust = 3 seconds
- 7th Edition 2020 FBC 1620 HVHZ, 1609, 1806
- ASCE 7-16
- Min. Brk. Strength = 3,000#
- Concrete = 6,500lbs @ 28 days
- Grd. Wire = #6 Copper
- Strand = .500" @ 70% Ultimate + (4) dormant .500"
- Tenon = 2.375" x 5"

Select Structural LLC.
Esra Persellin, P.E.



PROJECT: Faith Lutheran Church
555 US Hwy 1
North Palm Beach, FL 33408

This pole embedded 10' in to soils with an allowable passive pressure of 330pcr is structurally adequate to resist the local wind speed of Palm Beach Co. with the 4.0sqft epa attached



13 25"en

Page 2 of 9

Name Faith Lutheran Church

Pole Design

Select Structural

POLE DIMENSIONS

WIND LOADING

REINFORCING

Total Length 45.0 ft
Embedment 10.0 ft
Projection 35.0 ft
Tip Dimension 6 in
Taper Factor 0.161 in/ft
Dimension at Ground 11.64 in
Butt Dimension 13.25 in

Wind Speed (V) 170
Exposure Category C
Exposure Factor (Kz) 0.88
Exposure Factor (Kz) EPA 1.01
Directionality (Kd) 0.9
Gust Factor (G) 1.2
Shape Factor (Cf) 2

Number Strands 4
Strand Diameter 0.50 in
Strand Area 0.153 in^2
Strand Strength 270 ksi
Strand Centroid 2.00 in
Initial Tension 70%
g 0.28
Number Dormant 4

MANDREL

CONCRETE

Mandrel Dia Tip 1.75 in
Start from Tip 0.25 ft
Mandrel Taper 0.127 in/ft
Mandrel Dia Butt 7.43 in

Concrete fc 6500 psi
Load Factor 1.0
Strength Red Phi 0.9
beta1 0.65

Reinf Area 0.153 in^2
Reinf Strength 270 ksi
Reinf Centroid 2.96 in

ATTACHED EPA

Fixture EPA 4.00 sq.ft.
Mounting Height 35.0 ft

Applied Force 0 k ult Pole Weight 3354 lb

Wind Pressure

qz = 0.00256 x Kz x Kd x V^2 58.39 psf ult
p = qz x G x Cf 140.1 psf ult

qzEPA = 67.56 psf ult
pEPA = qz x G 81.1 psf ult

Moment on Pole

A = 26 ft^2
Ad = (tipxproj^2)/2 + ((grd-tip)/2xproj^2)/3 402 ft^3
Mpole = p x Ad 56.3 ft-k
MEPA = pEPA x EPA x mounting height 11.4 ft-k
Mtotal = Mpole + MEPA 67.7 ft-k

Papp = 0 lb
Ppole = 3604 lb
Pepa = 324 lb
Ptotal = 3928 lb

Moment Capacity of Pole

No. Stressed Strands = 4
Aps = 0.306 in^2
dp = 9.64 in
pp = 0.00273
wp = 0.107847
fps = 257 ksi
a = 1.22 in
PhiMn = 87 ft-k

No. Dormant = 4
As = 0.306 in^2
d = 8.68 in
p = 0.003
w = 0.1259
fps devel = 340 ksi
Design fps = 257 ksi

> Mu OK

Pole Embedment

P = (0.6)Ptotal = 2357 lb
M = (0.6)Mtotal = 40620 lb-ft

h (equiv) = 17.2 ft

Soil passive pressure q = 330 psf / ft
Embedment depth d = 10.00 ft
Embedment size (average) b = 17.6 in
S1 = (d)(q)/3 = 1100 psf
A = (2.34 P)/(S1 b) = 3.42
d = (A/2){1 + [1 + (4.36 h/A)]^1/2} = 9.90 ft

(diagonal dimension for square pole)

(Equation 18-1)

35' Projection with 10' Min Embedment

Submitted by Genesis Lighting



Job Name:
FAITH LUTHERAN
Distributor: K&M RIVIERA BEACH (Riviera Beach)

Catalog Number:
LED-ARL3-5P300-TRI-BZ-UNV

Notes:

Type:

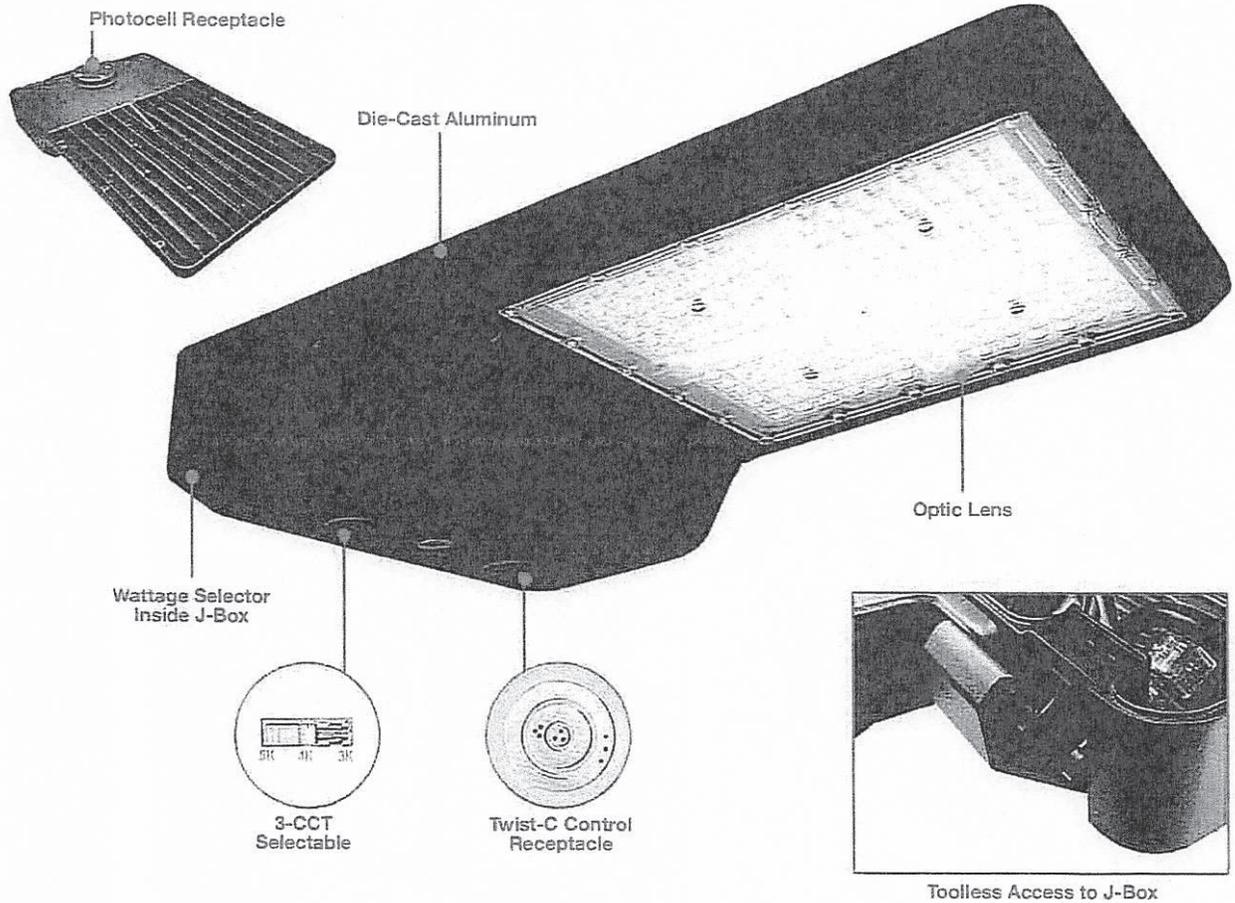
S1

GENLIGHT23-49877

EnVisionLED
WWW.ENVISIONLEDLIGHTING.COM

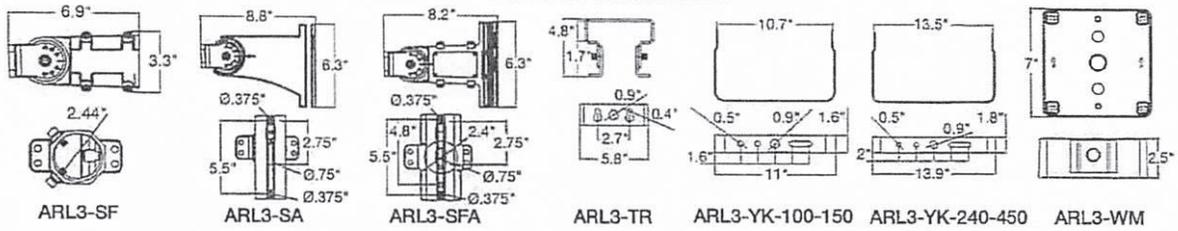
Large Area Light Gen 3
3-Power + 3 CCT Selectable

FEATURES



| EPA & BUG | | | | | | | | | | | | |
|---------------|---------------|----------|-------------|-------|----------|-------|---------|--|---------|--|---------|--|
| WATTAGE | BUG | | 1PC FIXTURE | | 2PC 180° | | 2PC 90° | | 3PC 90° | | 4PC 90° | |
| | 3P100 & 3P150 | B3-U0-G3 | 0.384 | 0.776 | 0.599 | 0.914 | 0.914 | | | | | |
| 3P240 & 3P300 | B4-U0-G4 | 0.468 | 0.945 | 0.73 | 1.114 | 1.114 | | | | | | |
| 3P450 | B5-U0-G5 | 0.61 | 1.232 | 0.949 | 1.453 | 1.453 | | | | | | |

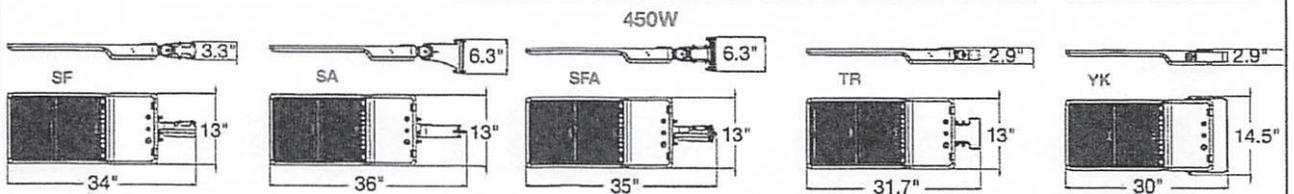
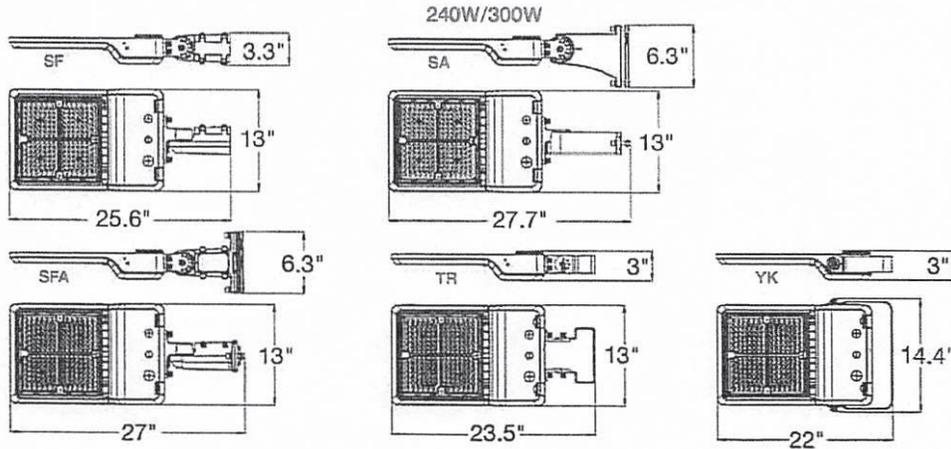
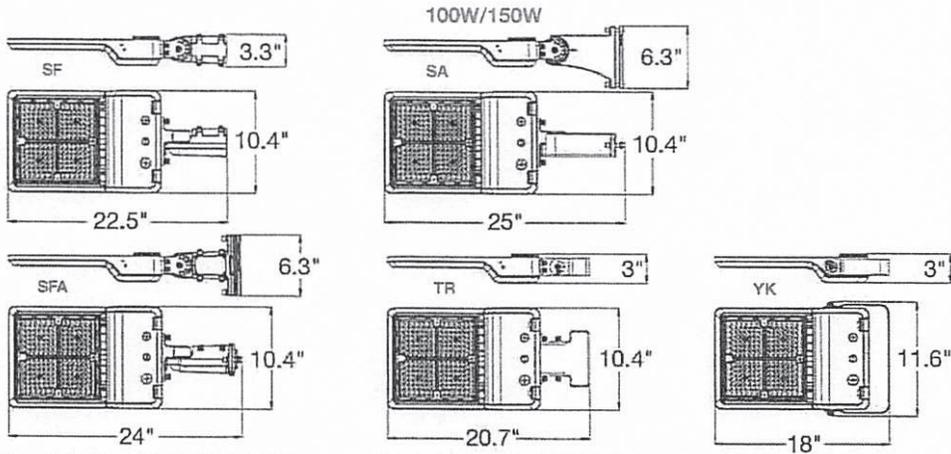
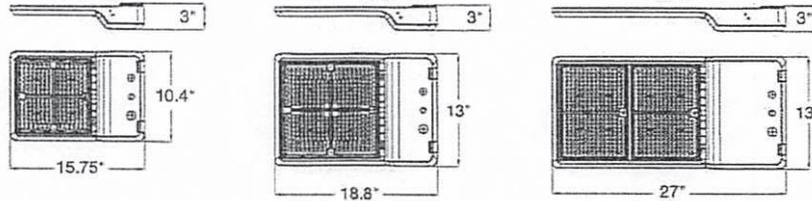
BRACKET DIMENSIONS



100W/150W

240W/300W

450W





Job Name:
FAITH LUTHERAN
Distributor: K&M RIVIERA BEACH (Riviera Beach)

Catalog Number:
LED-ARL3-5P300-TRI-BZ-UNV

Type:

S1

Notes:

GENLIGHT23-49877

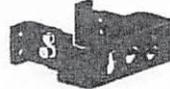
ACCESSORIES



ARL3-YK-100-150
(ARL3-YK-240-450)

Yoke

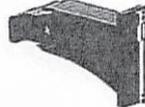
- Flood light bracket
- Ideal use on a wall
- Adjustable design to angle area light luminaire



ARL3-TR

Trunion

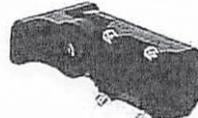
- Flood light bracket
- Ideal use on a wall
- Can be used for shoebox
- Adjustable design to angle area light luminaire



ARL3-SA

Straight Arm Adjustable

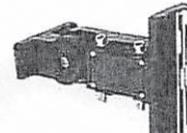
- For use with round or square poles
- Adjustable design to angle area light luminaire



ARL3-SF

Slip Fitter

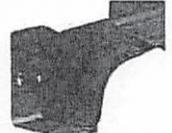
- For use with round or square poles
- Adjustable design to angle area light luminaire
- Fits 2 3/8" tenon



ARL3-SFA

Slip Fitter & Straight Arm

- Flood light bracket
- For use with round or square poles
- Can be used for shoebox
- Adjustable design to angle area light luminaire



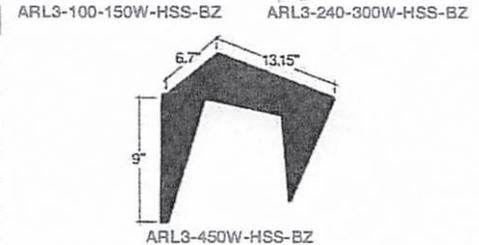
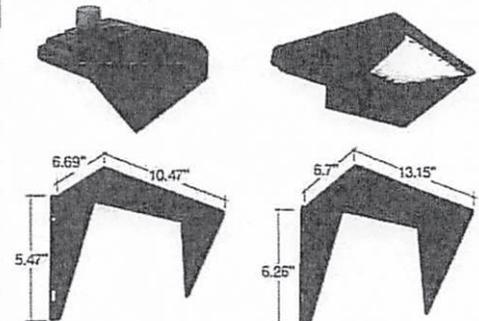
ARL3-WM

Wall Mount Adapter

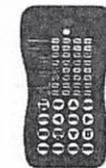
- Attach to SA or SFA arm
- Does not attach to the body of the fixture directly

| Accessory Model | Description |
|-------------------|---------------------------|
| ARL3-T-II-100-150 | ARL3: Type II Optics Lens |
| ARL3-T-IV-100-150 | ARL3: Type IV Optics Lens |
| ARL3-T-V-100-150 | ARL3: Type V Optics Lens |
| ARL3-T-II-240-300 | ARL3: Type II Optics Lens |
| ARL3-T-IV-240-300 | ARL3: Type IV Optics Lens |
| ARL3-T-V-240-300 | ARL3: Type V Optics Lens |
| ARL3-T-II-450 | ARL3: Type II Optics Lens |
| ARL3-T-IV-450 | ARL3: Type IV Optics Lens |
| ARL3-T-V-450 | ARL3: Type V Optics Lens |

| Accessory Model | Description |
|----------------------|---|
| ARL3-SF | ARL3: Slip Fitter |
| ARL3-SA | ARL3: Straight Arm |
| ARL3-SFA | ARL3: Slip Fitter/Straight Arm Combo |
| ARL3-TR | ARL3: Trunion |
| ARL3-YK-100-150 | ARL3: Yoke |
| ARL3-WM | ARL3: Wall Mount Adapter |
| ARL3-YK-240-450 | ARL3: Yoke |
| ARL3-100-150W-HSS-BZ | ARL3: Front & House Side Shield for 100W and 150W |
| ARL3-240-300W-HSS-BZ | ARL3: Front & House Side Shield for 240W and 300W |
| ARL3-450W-HSS-BZ | ARL3: Front & House Side Shield for 450W |
| PC-TWL-HV | LC4535INT 3PIN Locking Type Thermal Photo Control 480V Intermatic |
| PC-TWL-UNV | JL207C 3PIN Locking Type Thermal Photo Control 120-277V Intermatic |
| K121INT | 3 Pin Receptacle |
| PC-SHORT-CAP | 3 Pin Shorting Cap |
| K171H | 7 Pin Receptacle |
| S-TWC-MW-1 | S-Line: Twist-C Microwave Sensor |
| S-TWC-PIR-1 | S-Line: Twist-C PIR Sensor |
| S-TWC-MW-BT | S-Line: Twist-C Microwave Sensor w/ Bluetooth |
| TWC-DL | S-Line: Twist-C Daylight Sensor: Dusk to Dawn, works like a photocell |
| S-LINE-R | Remote for S-LINE Series Sensors |



S-TWC-MW-1
S-TWC-PIR-1
S-TWC-MW-BT
TWC-DL
S-LINE-R



S-LINE-R
Controller

Optic Lenses
100 / 150W 1 Piece Required
240 / 300W 1 Piece Required
450W 2 Pieces Required



3 Pin Photocell
120-277V
PC-TWL-UNV



3 Pin Photocell
347-480V
PC-TWL-HV



3 Pin
Receptacle
K121INT



PC
Short Cap
PC-SHORT-CAP

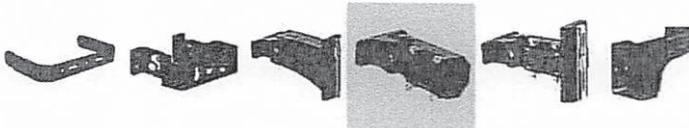
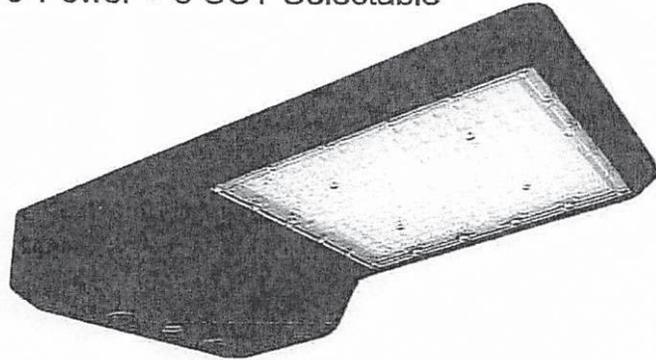


7 Pin
Receptacle
K171H

| | | | |
|-------------------------------|--|-----------------------------------|---------------------------|
| Submitted by Genesis Lighting | Job Name: FAITH LUTHERAN Distributor: K&M RIVIERA BEACH (Riviera Beach) | Catalog Number: ARL3-SF | Type: S1 |
| GENESIS LIGHTING | | Notes: | GENLIGHT23-49877 |

EnVisionLED
WWW.ENVISIONLEDLIGHTING.COM

Large Area Light Gen 3 5-Power + 3 CCT Selectable



| WATT | LUMENS | WATT | LUMENS |
|------|--------|------|--------|
| 20 | 2,800 | 200 | 28,000 |
| 40 | 5,600 | 215 | 30,100 |
| 60 | 8,400 | 225 | 31,500 |
| 80 | 11,200 | 240 | 33,600 |
| 90 | 12,600 | 250 | 35,000 |
| 100 | 14,000 | 275 | 38,500 |
| 110 | 15,400 | 300 | 42,000 |
| 130 | 18,200 | 330 | 46,200 |
| 140 | 19,600 | 360 | 50,400 |
| 150 | 21,000 | 390 | 54,600 |
| 165 | 23,100 | 420 | 58,800 |
| 190 | 26,500 | 450 | 63,000 |

LUMENS BASED OFF 4000K, 30K & 50K +/- 5%

| Series | Finish ¹ | Voltage ² | Photocell | Optics |
|-----------------------------------|---------------------|----------------------|--------------|------------|
| LED-ARL3-5P100-TRI | BZ | UNV | (Blank) | (Blank) |
| 20/40/60/80/100W) • 30/40/50K | Bronza | 120-277V | No Photocell | Type 3 |
| LED-ARL3-5P150-TRI | (Standard) | HV | PC | (Included) |
| 80/90/110/130/150W) • 30/40/50K | BL ¹ | 277-480V* | Photocell | II |
| LED-ARL3-5P240-TRI | Black | | PCHV | Type 2 |
| 140/165/190/215/240W) • 30/40/50K | WH ¹ | | Photocell | IV |
| LED-ARL3-5P300-TRI | White | | High Voltage | Type 4 |
| 200/225/250/275/300W) • 30/40/50K | GRY ¹ | | | V |
| LED-ARL3-5P450-TRI | Gray | | | Type 5 |
| 330/360/390/420/450W) • 30/40/50K | CS ¹ | | | |
| | Custom Color | | | |

- Standard quickship finish is bronze. Other colors are custom finishes.
- *5P100 & 5P240 Not Available in HV

Specs and model numbers are subject to change with or without notice.

Project: _____ Part #: _____
Type: _____

Area Lights



Detail Specifications:

- Finish: Bronze, Custom finishes available
- IP Rating: Wet Location (IP65)
- Beam Angle: Type III Standard; Type II, IV, V available
- CRI: >80
- Chip: SMD2835, R9 >50
- Operating Temperature: -40° - 122° F
- Average life (L70) of 70,000 hours

Applications:

- Dock and loading
- Parking Lots
- Car dealerships
- Roadway
- Outdoor corridor
- General outdoor lighting
- Commercial & Industrial Lighting

Product Information:

- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- 2' SJTW 18/3 AWG cable whip included
- Dark Sky Compliant (3000K setting)
- House side shields available
- Twist-C Control Ready
- Select-n-Switch Technology

Driver Options:

- UNV: 120-277V 0-10V Dimmable
- HV: 277-480V 0-10V Dimmable
- Built in 6Kv surge protector (10Kv & 20Kv available)
- THD: <15% (+/- 5% tolerance), PF >0.9
- Flicker free

Mounting & Installation:

- Optional tenon mount adaptors available
- Several standard bracket options available (see page 4)

Certifications:

- UL Listed for USA and CA
- DLC Listed
- ROHS Compliant
- CA Title 24 Approved
- FCC CFR 47, GCC Part 15, Subpart B:2017
- 7 Year Limited Warranty

Optional Accessories (Order Separately)

| Bracket | Control Sensor | Shield |
|--|--------------------------------------|-------------------------------------|
| ARL3-SF | S-TWC-MW-1 | ARL3-100-150W-HSS-BZ |
| Slip Fitter | S-Line: Twist-C | House Side Shield for 100W and 150W |
| ARL3-SA | S-TWC-PIR-1 | ARL3-240-300W-HSS-BZ |
| Straight Arm | Microwave Sensor | House Side Shield for 240W and 300W |
| Adjustable | S-TWC-MW-BT | ARL3-450W-HSS-BZ |
| ARL3-SFA | S-Line: Twist-C | House Side Shield for 450W |
| Slip Fitter/Straight Arm Combo | PIR Sensor | |
| ARL3-TR | S-TWC-MW-1 | |
| Trunnion | S-Line: Twist-C | |
| ARL3-YK-100-150 | Microwave Sensor w/ Bluetooth | |
| Yoke for 100-150 | TWC-DL | |
| ARL3-YK-240-450 | S-Line: Twist-C | |
| Yoke for 240-450 | Daylight Sensor: | |
| ARL3-WM | Dusk to Dawn, works like a photocell | |
| (Wall mount adapter. Must purchase with SA or SFA) | S-LINE-R | |
| | Remote for S-LINE | |
| | Series Sensors | |

EnVision LED Lighting, Inc.

6023 Bandini Blvd. | Bell, CA 90040 | Tel.: 323-604-0066 | www.envisionledlighting.com

Submitted On: Jul 17, 2023

1/1

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Submitted by Genesis Lighting



Job Name:
FAITH LUTHERAN
Distributor: K&M RIVIERA BEACH (Riviera Beach)

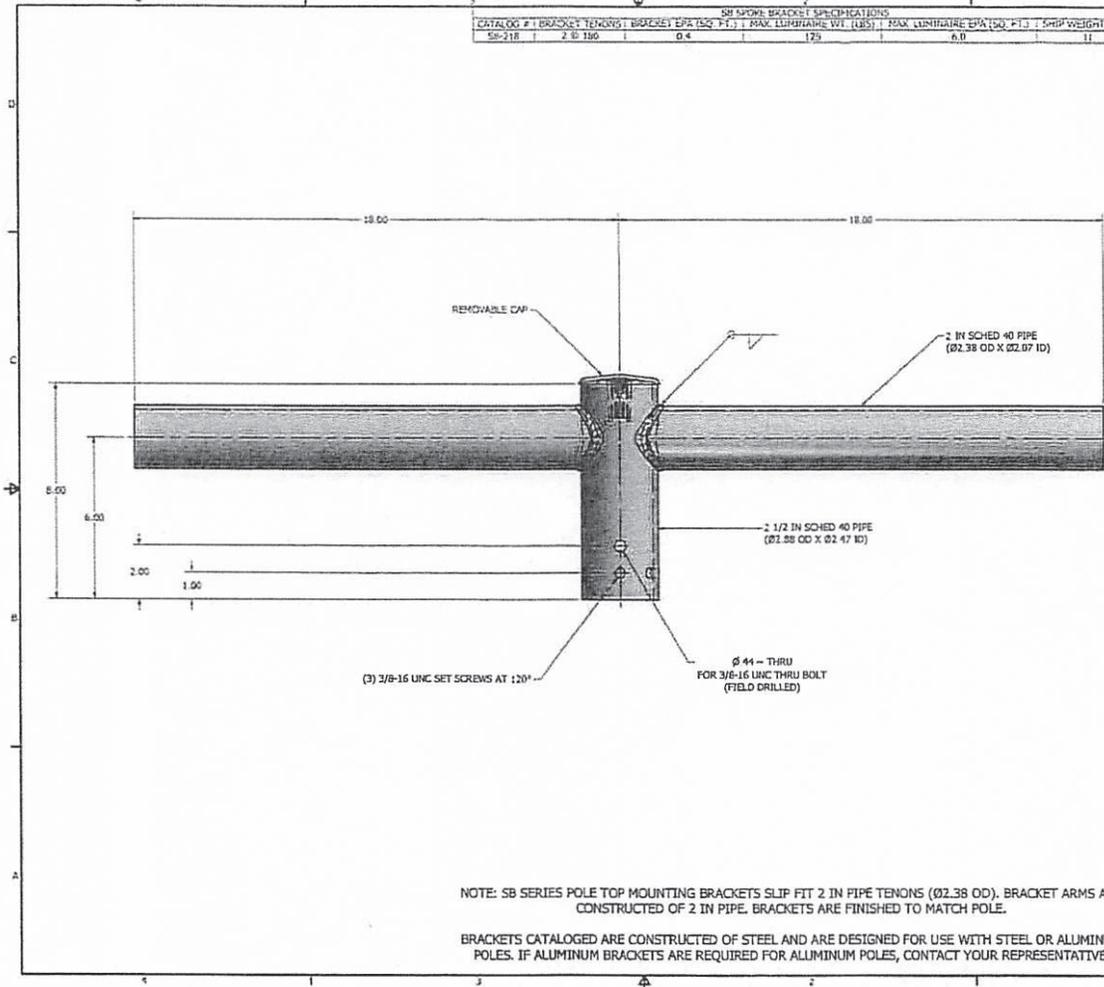
Catalog Number:
SB-218-BZ

Notes:

Type:

S1

GENLIGHT23-49877



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TITLE: SB-218
 CATALOG: SB-218
 SHEET 1 OF 1
 SIZE: C

3D7 | Genesis Lighting
 PO BOX 1001
 1500 W. 10TH ST
 WYOMING, WY 83001
 www.genlighting.com

GENERAL STRUCTURES INC.
 1000 W. 10TH ST
 WYOMING, WY 83001
 www.genlighting.com

BRAWICKI, MARYALA | 7/17/2023
 CHECKED: _____ DATE: _____
 REVISION: _____ APPROVED: _____
 SCALE: NONE
 REF: _____

180°
 270° 0° 90°
 HANDHOLE

Page 8 of 9

Utilities Structures, Inc.
PO Box 9303
2700 Evans Ave.
Fort Myers, FL. 33901

**JOB
 COPY**

"Your concrete pole producer since 1988"

usipolea@aol.com
www.utilitiesstructures.com



Prestressed Concrete Pole

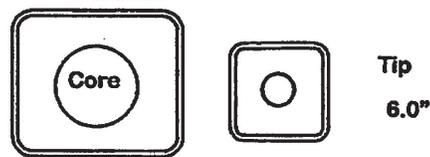
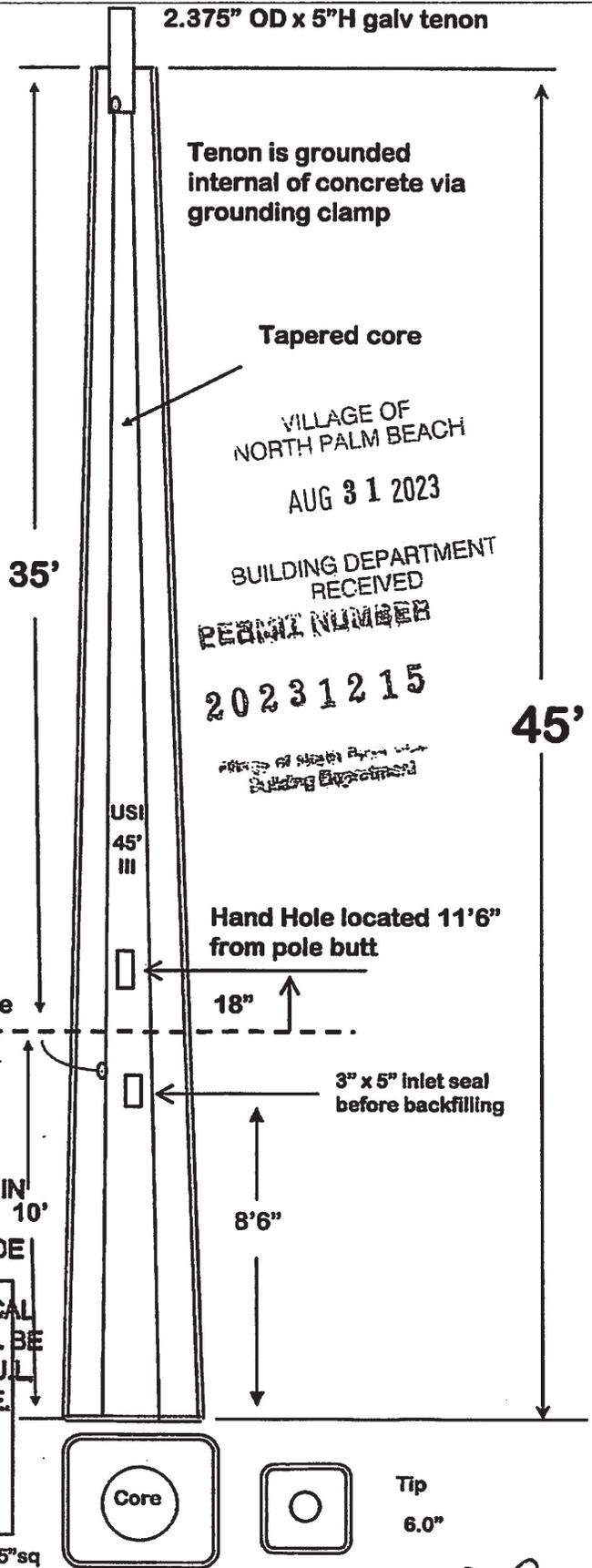
- Pole Weight= 3,400lbs
- Wind speed= 170mph Vult
- Exposure = "C"
- Risk Category II
- Wind Gust = 3 seconds
- 7th Edition 2020 FBC 1620 HVHZ, 1609, 1806
- ASCE 7-16
- Min. Brk. Strength= 3,000#
- Concrete= 6,500lbs @ 28 days
- Grd. Wire= #6 Copper
- Strand= .500" @ 70% Ultimate + (4) dormant .500"
- Tenon= 2.375" x 5"

MP Structures
Ruth Powell, P.E., S.E.

VILLAGE OF NORTH PALM BEACH
 CODE REVIEW
 SIGNATURE [Signature]
 DATE 8/4/23
 ALL WORK PER VILLAGE CODES
 IS SUBJECT TO FIELD
 INSPECTOR'S APPROVAL
 ALL WORK SHALL BE DONE IN
 ACCORDANCE WITH THE 10'
 NATIONAL ELECTRICAL CODE
 (N.E.C.) AND GOVERNING
 MUNICIPAL, STATE, AND LOCAL
 CODES. ALL MATERIAL SHALL BE
 NEW AND SHALL BEAR THE U.L.
 LABEL WHERE APPLICABLE.

PROJECT:

This pole embedded 10' in to soils with an allowable passive pressure of 300pcf is structurally adequate to resist the local wind speed Co. with the 4.0sqft epa attached



2.375" OD x 5"H galv tenon

Tenon is grounded internal of concrete via grounding clamp

Tapered core

VILLAGE OF NORTH PALM BEACH

AUG 31 2023

BUILDING DEPARTMENT RECEIVED
 PERMIT NUMBER

20231215

Village of North Palm Beach Building Department

35'

45'

USI 45' III

Hand Hole located 11'6" from pole butt

18"

3" x 5" inlet seal before backfilling

8'6"

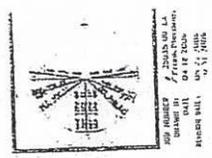
Grade

13.25"sq

page 9 of 9

L. O. R. I. L.
 Village of North Palm Beach
 555 US Highway #1
 Faith Lutheran Church

Faith Lutheran Church
 555 US Highway #1
 Village of North Palm Beach



SHEET 1
 1/8" = 1'-0"
 1/4" = 3'-0"
 1/2" = 6'-0"
 3/4" = 9'-0"
 1" = 12'-0"
 1 1/4" = 15'-0"
 1 1/2" = 18'-0"
 1 3/4" = 21'-0"
 2" = 24'-0"
 2 1/4" = 27'-0"
 2 1/2" = 30'-0"
 2 3/4" = 33'-0"
 3" = 36'-0"
 3 1/4" = 39'-0"
 3 1/2" = 42'-0"
 3 3/4" = 45'-0"
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 26 1/2" = 318'-0"
 26 3/4" = 321'-0"
 27" = 324'-0"
 27 1/4" = 327'-0"
 27 1/2" = 330'-0"
 27 3/4" = 333'-0"
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SHIELD

ACCESSORIES



ARL3-YK-100-150
ARL3-YK-240-450

Yoke

- Flood light bracket
- Ideal use on a wall
- Adjustable design to angle area light luminaire



ARL3-TR

Trunnion

- Flood light bracket
- Ideal use on a wall
- Can be used for shoebox
- Adjustable design to angle area light luminaire



ARL3-SA

Straight Arm Adjustable

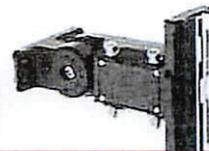
- For use with round or square poles
- Adjustable design to angle area light luminaire



ARL3-SF

Slip Fitter

- For use with round or square poles
- Adjustable design to angle area light luminaire
- Fits 2 3/8" tenon



ARL3-SFA

Slip Fitter & Straight Arm

- Flood light bracket
- For use with round or square poles
- Can be used for shoebox
- Adjustable design to angle area light luminaire



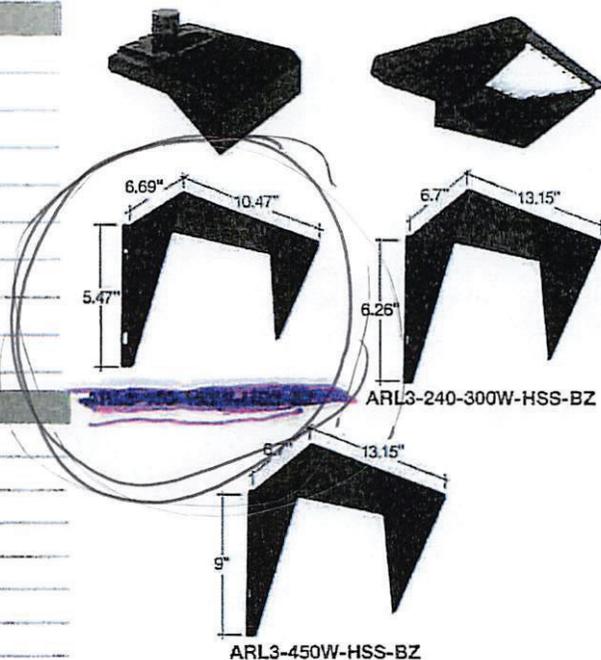
ARL3-WM

Wall Mount Adapter

- Attach to SA or SFA arm
- Does not attach to the body of the fixture directly

| Accessory Model | Description |
|-------------------|---------------------------|
| ARL3-T-II-100-150 | ARL3: Type II Optics Lens |
| ARL3-T-IV-100-150 | ARL3: Type IV Optics Lens |
| ARL3-T-V-100-150 | ARL3: Type V Optics Lens |
| ARL3-T-II-240-300 | ARL3: Type II Optics Lens |
| ARL3-T-IV-240-300 | ARL3: Type IV Optics Lens |
| ARL3-T-V-240-300 | ARL3: Type V Optics Lens |
| ARL3-T-II-450 | ARL3: Type II Optics Lens |
| ARL3-T-IV-450 | ARL3: Type IV Optics Lens |
| ARL3-T-V-450 | ARL3: Type V Optics Lens |

| Accessory Model | Description |
|----------------------|---|
| ARL3-SF | ARL3: Slip Fitter |
| ARL3-SA | ARL3: Straight Arm |
| ARL3-SFA | ARL3: Slip Fitter/Straight Arm Combo |
| ARL3-TR | ARL3: Trunnion |
| ARL3-YK-100-150 | ARL3: Yoke |
| ARL3-WM | ARL3: Wall Mount Adapter |
| ARL3-YK-240-450 | ARL3: Yoke |
| ARL3-100-150W-HSS-BZ | ARL3: Front & House Side Shield for 100W and 150W |
| ARL3-240-300W-HSS-BZ | ARL3: Front & House Side Shield for 240W and 300W |
| ARL3-450W-HSS-BZ | ARL3: Front & House Side Shield for 450W |
| PC-TWL-HV | LC4535INT 3PIN Locking Type Thermal Photo Control 480V Intermatic |
| PC-TWL-UNV | JL207C 3PIN Locking Type Thermal Photo Control 120-277V Intermatic |
| K121INT | 3 Pin Receptacle |
| PC-SHORT-CAP | 3 Pin Shorting Cap |
| K171H | 7 Pin Receptacle |
| S-TWC-MW-1 | S-Line: Twist-C Microwave Sensor |
| S-TWC-PIR-1 | S-Line: Twist-C PIR Sensor |
| S-TWC-MW-BT | S-Line: Twist-C Microwave Sensor w/ Bluetooth |
| TWC-DL | S-Line: Twist-C Daylight Sensor: Dusk to Dawn, works like a photocell |
| S-LINE-R | Remote for S-LINE Series Sensors |



- S-TWC-MW-1
- S-TWC-PIR-1
- S-TWC-MW-BT
- TWC-DL
- S-LINE-R



S-LINE-R
Controller

Optic Lenses
100 / 150W 1 Piece Required
240 / 300W 1 Piece Required
450W 2 Pieces Required



3 Pin Photocell
120-277V
PC-TWL-UNV

3 Pin Photocell
347-480V
PC-TWL-HV



3 Pin
Receptacle
K121INT



PC
Short Cap
PC-SHORT-CAP



7 Pin
Receptacle
K171H

Narrative

Faith Lutheran Church

555 US Highway #1

The purpose of the additional lighting was to aid in evening church functions, the parking area was previously is pitch dark. Faith Lutheran did not have lights on this portion of the parking lot previously. We provided lighting to reach desired code required. The installation of poles did not disturb the current vegetation as they were placed in the grass.

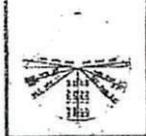
-  -Lighting area impacted and reflected in photometrics
-  -(2) Concrete 35ft poles with 200-300 watt selectable fixtures



555 US Highway 1

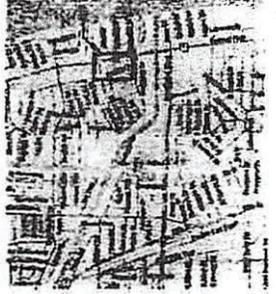
LANDSCAPE ARCHITECT
DAVID W. LAMSON
 1000 S. ...
 ...
 ...

Faith Lutheran Church
 555 US Highway #1
 Village of North Palm Beach



DATE: 01.18.2006
 DRAWN BY: ...
 PROJECT NO.: ...

SHEET #1



Vicinity Sketch:

TABULAR SITE DATA
 North Property - Core Center

| PROPERTY NAME | POSITION (COORDINATES) | AREA (SQ. FT.) | PERCENT |
|---|------------------------|----------------|---------|
| ... (North Property - Core Center) | ... | ... | ... |
| ... (South Property - Church & Sanctuary) | ... | ... | ... |
| ... (Total) | ... | ... | ... |

South Property - Church & Sanctuary

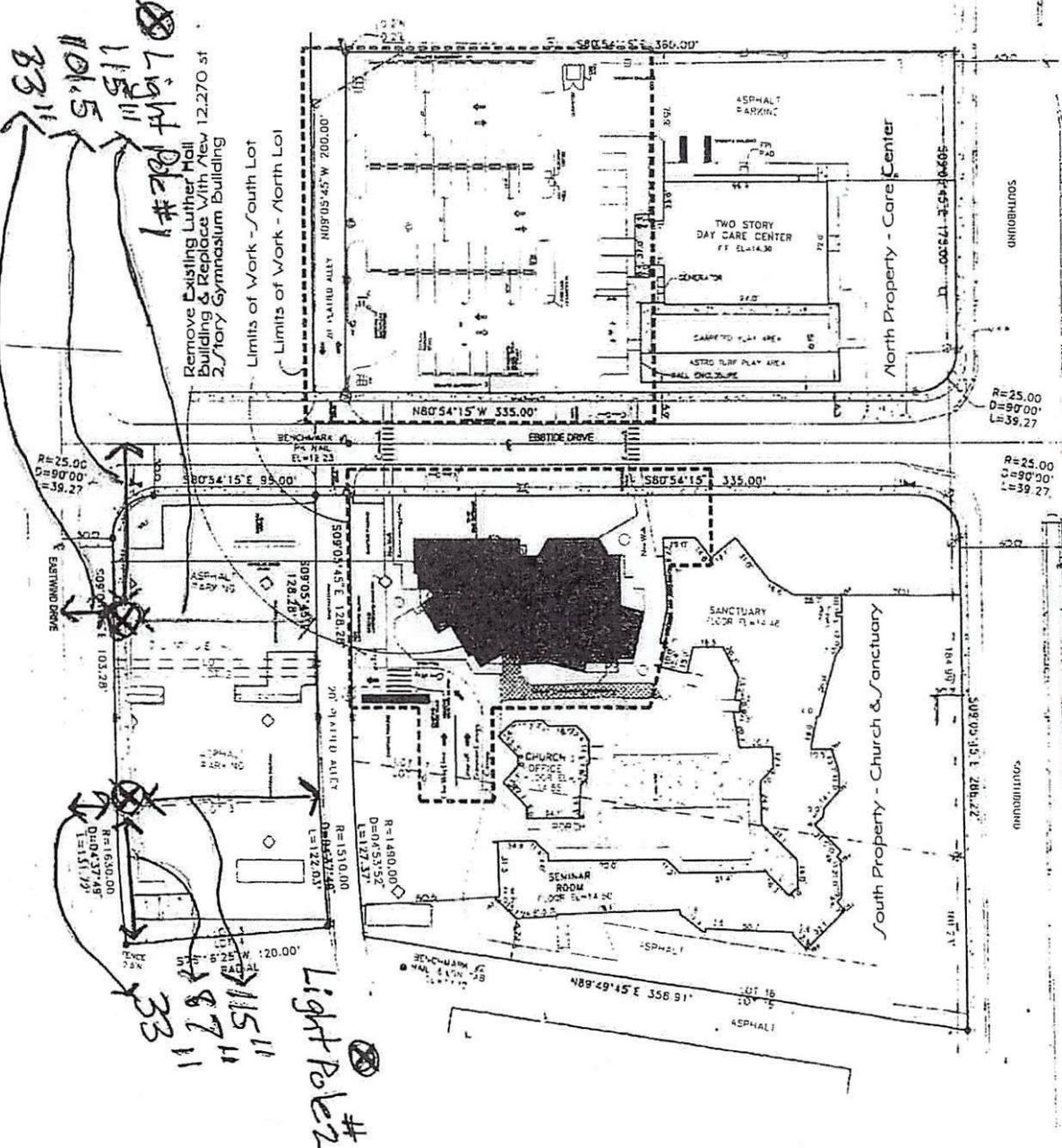
| PROPERTY NAME | POSITION (COORDINATES) | AREA (SQ. FT.) | PERCENT |
|---|------------------------|----------------|---------|
| ... (South Property - Church & Sanctuary) | ... | ... | ... |
| ... (Total) | ... | ... | ... |

Parking:
 21 Load / Reel
 206 Cars/125 Cans
 125 Cans / 9 Cans
 100 Cans/12 Cans

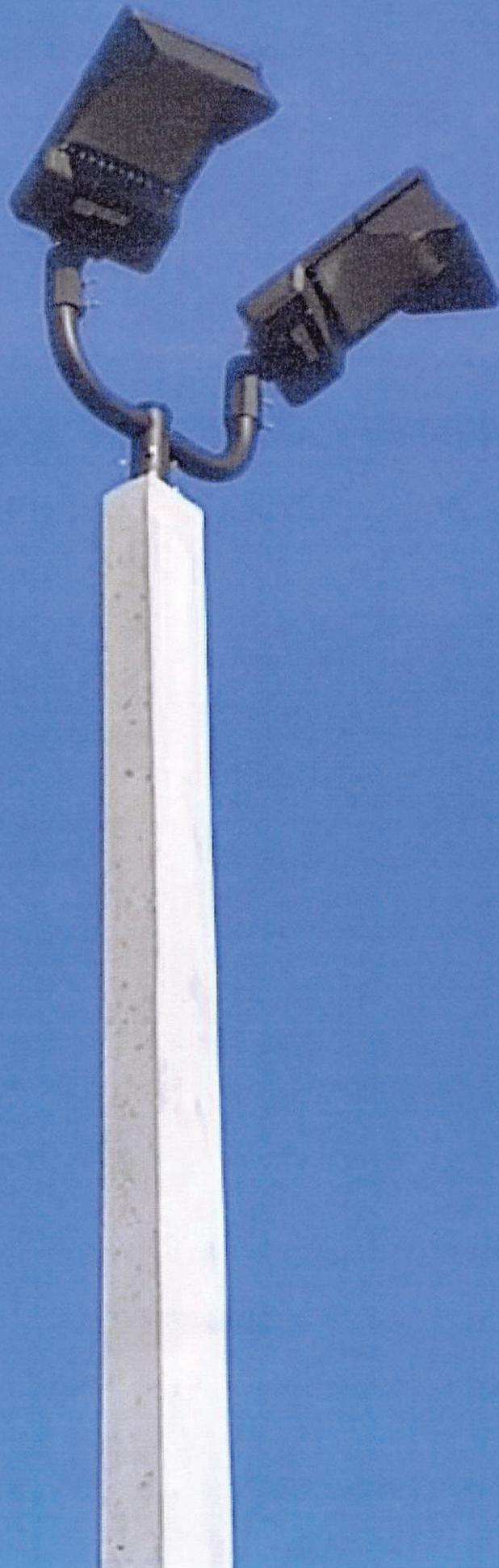
NOTES:
 North Property & South Property are being used as one unit. ...
 As Church Council Church, ...



Site Plan



2006



VILLAGE OF
NORTH PALM BEACH
APR 15 REC'D
BUILDING DEPARTMENT
RECEIVED



MILAGRO
NORWICH
APR 15
BUILDING DEPT
RECEIVED

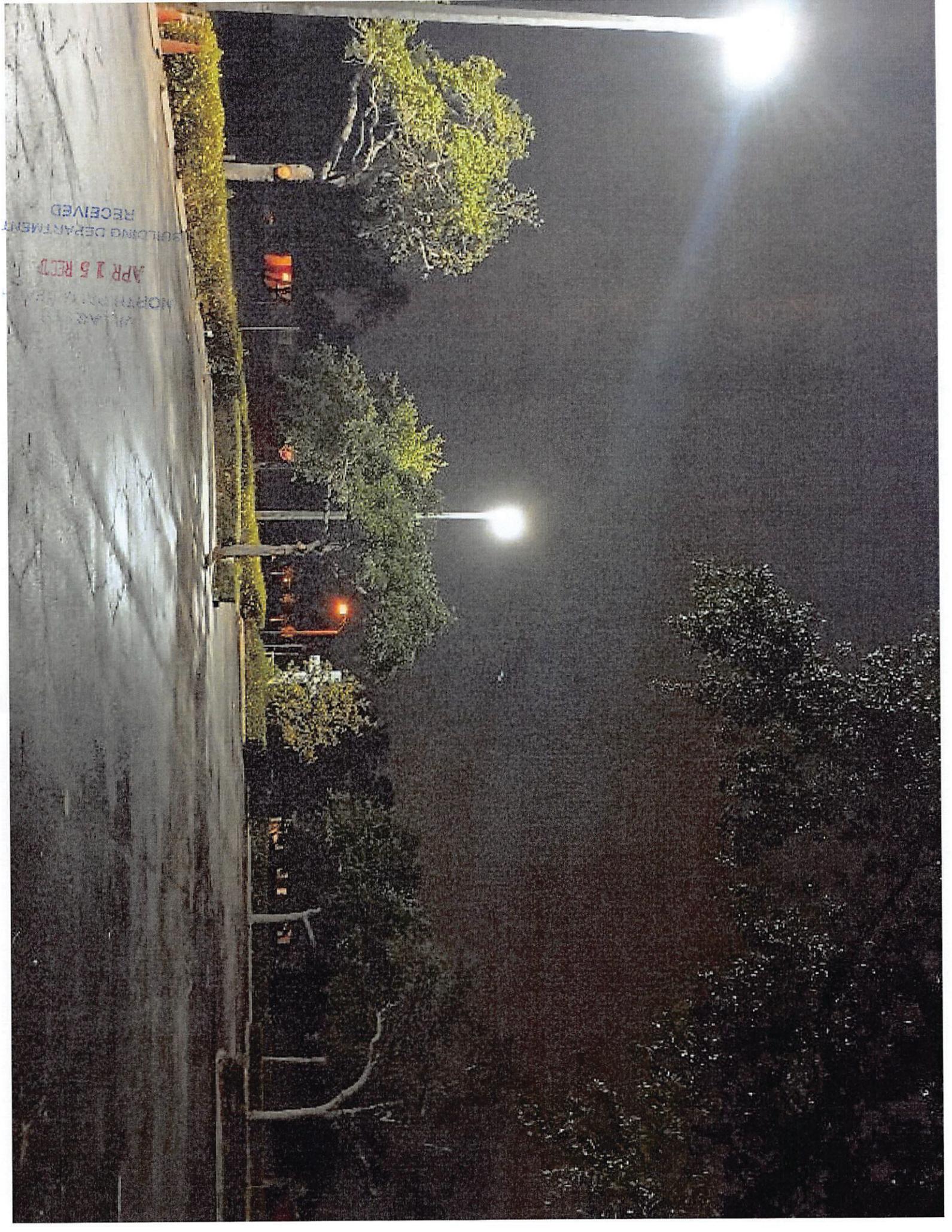


APR 5 2011
RECEIVED
BUILDING DEPARTMENT



NOR...
APR...
BUILDING...
RECE...

FOR SALE



RECEIVED
BUILDING DEPARTMENT
APR 15 1971
MORNING



VILLAGE OF
NORTH PALM BEACH
APR 15 RECD
BUILDING DEPARTMENT
RECEIVED

Summary of Actions Taken to Address Problems with Parking Lot Lighting at Faith Lutheran Church

VILLAGE OF
NORTH PALM BEACH

Submitted by Frank Russo, Board of Trustees, Faith Lutheran Church

AUG 29 2024

August 27, 2024

COMMUNITY DEVELOPMENT
RECEIVED

Re: Site plan and appearance review application and amended application filed by Kasper Electric for installation of parking lot lighting at Faith Lutheran Church and subsequently rejected by the Planning, Zoning, and Adjustment Board.

This summary is attached to an e-mail to Caryn Gardner-Young requesting that the parking lot lighting at Faith Lutheran Church be included on the agenda for the next meeting of the Planning, Zoning, and Adjustment Board (PZAB), on September 10, 2024. Comments by Faith Lutheran appear in italics in the excerpt below from the minutes posted on the Village of North Palm Beach website for the PZAB meeting on May 7, 2024. Kasper Electric is planning to implement corrective measures by mid-September, so the PZAB will have sufficient time to review the results prior to their October 3 meeting.

=====

The Village of North Palm Beach Planning, Zoning and Adjustment Board Minutes for May 7, 2024

Page 4 of 5

555 US HIGHWAY 1 - FAITH LUTHERAN CHURCH

Mr. Solodar motioned to take up the previously tabled item, seconded by Mr. Hullihan. The motion passed unanimously (7-0).

Frank Russo, Board member, presented a proposal on behalf of the property owner, Faith Lutheran Church, for Site Plan and Appearance approval for installation of two (2) 35-foot light poles with 200–300-watt fixtures along Eastwind Drive.

Ms. Gardner-Young shared the staff report, outlining changes between meetings, with recommendations for approval with conditions.

Member comments

Chair Cross summarized a letter received from Jeffrey Holst, 600 Eastwind Drive, advising that the lights shine bright into his backyard and home. Mr. Keambirowo, Kasper Electric, reviewed changes made to the plan, including moving from 25 degrees to 45 degrees, rotating the fixtures due east, adding shields, and moving away from a wide beam or a flood light. Mr. Hicks expressed concern that Mr. Holst’s email had been sent following the upgrades.

- *During the week of June 23, Kasper Electric also reduced the power setting of the lamp heads from 300 W to 240 W and changed the color temperature setting from 5000K to 4000K.*

Dr. Michels asked if it would be possible for the north corner to be further shielded and inquired as to the frequency with which the lights would be used. Mr. Keambirowo advised the lights were on a timer and operated from 6 p.m. to 10 p.m. each evening. Mr. Solodar suggested the Faith Lutheran Church Board reach out to Mr. Holst to explain the changes made.

- *Photometric analysis has shown some improvement with regard to light spillover following the adjustments Kasper Electric made to the power and color temperature settings of the lamp heads in June. However, these improvements may not be enough to satisfy Mr. Holst's complaint about glare. Kasper Electric is currently working with their supplier of lighting equipment and their photometrics consultant to find lamp heads and shielding they can install sometime prior to mid-September to provide substantial improvement with regard to light spillover and glare. The Faith Lutheran Church Board is planning to get in touch with Mr. Holst as soon as the new equipment has been installed.*

Mr. Haigh stated he appreciated the modifications but disagreed with the height. He asserted the height contributed to issues with glare and overspill, as well as creation of dark areas. He noted a missed opportunity to upgrade the light pole near the drop off area or to add lights to the existing Florida Power and Light (FPL) poles.

- *The 45-foot concrete poles approved by the Building Department extend 35 feet above the pavement. The height of the poles is not adjustable. Kasper Electric is working with their equipment supplier and photometrics consultant on different lamp head fixtures and cut-off shielding that will prevent undue illumination and glare in the residential areas adjacent to the parking lot.*

An upgrade to the light pole near the school drop-off area would be included in the next phase of illuminating the parking lot. With regard to lighting provided by FPL, Faith Lutheran has made arrangements with FPL to replace the two existing metal halide security lights on the poles in the public alleyway with their standard 4000K LED security light fixtures. The replacements should be complete within the next few weeks. The new FPL security light fixtures should provide a substantial increase in the illumination of the school pick-up and drop-off area near the main office.

Mr. Hogarth agreed the glare was a problem and asked staff to comment on the applicable Village Code. Ms. Gardner-Young responded.

- *Ms. Gardner-Young has pointed out there is no specific provision in the Village of North Palm Beach Code of Ordinances to regulate the height of the light poles, but subsection f in section 45-36(J) of the General Provisions section of the Code includes the following requirement for off-street parking areas: "If lighting of such areas is to be provided, the plans therefor shall be such that such lighting shall reflect away from any public street and at such an angle as to prevent glare or undue illumination of residential properties in the neighborhood."*

Mr. Hogarth stated the neighbor had a good point and the glare into residential properties had to be shielded. He suggested experimenting with sheet metal shields or reducing pole height.

- *According to Mr. Keambirowo, if custom cut-off shields were applied to the existing lamp head assemblies, then the lamp heads would no longer have the necessary wind force rating. The manufacturer's warranty would also be voided. Kasper Electric is currently working with their equipment supplier and photometrics consultant to find different lamp heads, with cut-off shields that would provide the desired reductions for glare and undue illumination onto the residential area.*

Mr. Hullihan stated the foot candles onto Eastwind Drive were a problem and asserted other municipalities would require a strict cutoff at the property line when adjacent to residential.

- *Per Mr. Keambirowo, Planning and Zoning has instructed Kasper Electric to follow the Palm Beach County requirements for illumination of parking lots, including a maximum allowable illumination of 0.33 lumens per square foot along public roadways in residential areas. Following adjustment of the power setting for the lamp heads from 300 W to 240 W, a photometric analysis produced readings well below 0.33 lumens per square foot at grid points along the sidewalks adjacent to the houses on the west side of Eastwind Drive and across the street at 600 Ebbtide Drive. On the east sidewalk, adjacent to the parking lot, some of the readings exceeded 0.33 lumens per square foot.*

Mr. Hullihan noted the height of the lights was a problem. He commented that the dark skies were almost gone in North Palm Beach because of projects like this and asked for clarification on the lighting color temperature. Mr. Keambirowo advised the color temperature was 5000K and could not be adjusted, only the wattage could be changed.

- *Regarding the color temperature of the LED lamp heads, it was subsequently found the color temperature of the light could be adjusted, with available settings of 5000K, 4000K, and 3000K. Kasper Electric has adjusted the color temperature to 4000K.*

Chair Cross referenced the photo of conditions and stated it was essentially a flood light. He stated it was too bright, too much glare, and the wrong color of lamps.

- *The brightness of the existing lamp heads could be further reduced by lowering the power setting from 240 W to 200 W, the next and lowest available setting. However, a photometric estimate of the resulting illumination with the current shielding suggests the desired reduction in light spillover and glare may not be achieved. Kasper is examining different lamp head assemblies and shielding to achieve the desired reductions.*

A light color setting of 4000K matches the light color temperatures of the FPL LED streetlight at the intersection of Eastwind Drive and Driftwood Road. It would also match the color temperature of the new FPL lighting for the alleyway.

The Village of North Palm Beach Planning, Zoning and Adjustment Board Minutes for May 7, 2024

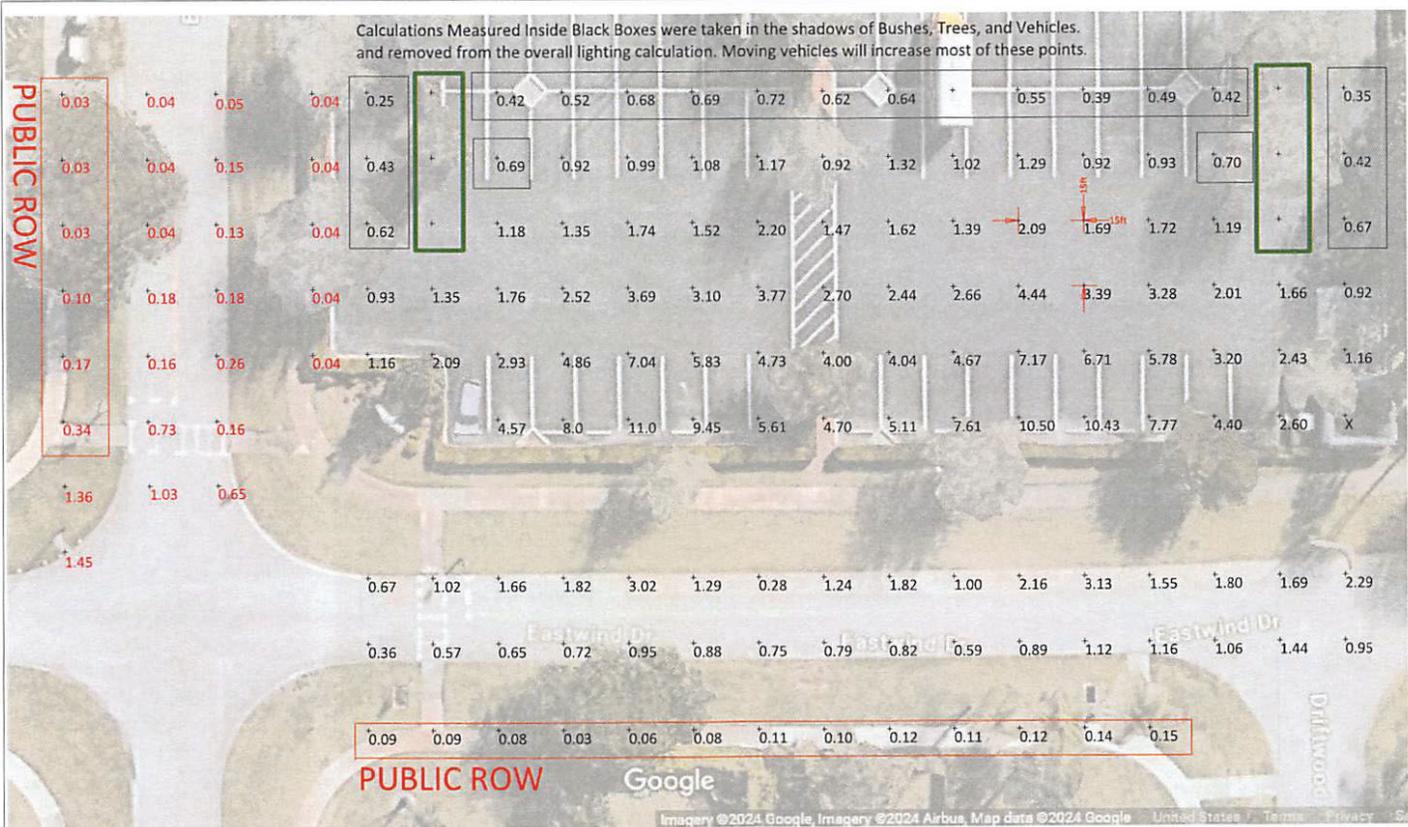
Page 5 of 5

Mr. Solodar motioned to table the application, seconded by Mr. Hullihan. The motion passed (5-2). Mr. Hullihan and Mr. Hogarth voted no.

VILLAGE OF
NORTH PALM BEACH

AUG 29 2024

COMMUNITY DEVELOPMENT
RECEIVED



ADJUSTED TO 240W WITH A 20% REDUCTION
ADJUSTED TO 4000K WITH A 3% REDUCTION
TOTAL MULTIPLIER = 0.77

| Calculation Summary | | | | | | | | |
|---------------------|-------------|-------------------|------|-------|------|---------|---------|-------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | # Pts |
| Eastwind Dr | Illuminance | Foot Candles (FC) | 1.25 | 3.13 | 0.28 | 4.53 | 11.28 | 32 |
| Eastwind Dr ROW | Illuminance | Foot Candles (FC) | 0.10 | 0.15 | 0.03 | 3.23 | 5.0 | 13 |
| Ebbtide Rd | Illuminance | Foot Candles (FC) | 0.27 | 1.03 | 0.04 | 7.07 | 26.8 | 14 |
| Ebbtide Rd ROW | Illuminance | Foot Candles (FC) | 0.12 | 0.34 | 0.03 | 3.93 | 11.6 | 6 |
| Parking Lot | Illuminance | Foot Candles (FC) | 3.43 | 11.00 | 0.92 | 3.74 | 12.0 | 67 |



Faith Lutheran - ADJUSTED TO 240W FIXTURES
555 US-1 North Palm Beach, FL 33408
Contact: John Keambirow w/ Kasper Electric - 561-662-6043

Drawn By: JS

Date: 8/28/2024

Rev: 0

Page: 1 of 3



Date: Aug 22, 2024

Genesis Lighting
14101 NW 8th street
Sunrise FL 33325
Phone: (954) 306-3931
Fax:

Job Name
FAITH LUTHERAN
GENLIGHT24-62399
NORTH PALM BEACH FL

VILLAGE OF
NORTH PALM BEACH

AUG 29 2024

COMMUNITY DEVELOPMENT
RECEIVED

Bid Date
Aug 22, 2024

Submittal Date
Aug 22, 2024

Distributor:
K&M RIVIERA BEACH
7641 Central Ind Ave
Riviera Beach FL 33404

Submitted by Genesis Lighting



Job Name:
FAITH LUTHERAN
Distributor: K&M RIVIERA BEACH (Riviera Beach)

Catalog Number:

VNTM-35000L-40K-DIM-4M-N-BZ-XX-HSS

Notes:

Type:

S2

GENLIGHT24-62399



PROJECT INFORMATION

| | |
|--------------|------|
| Project Name | Type |
| Catalog # | Date |

VIENTO AREA LUMINARE



APPLICATIONS

- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS

- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.ata-labs.com
- Select models DLC Qualified. For a complete list of DLC Qualified products visit www.xtralight.com/dlc or gpl.designlights.org

VILLAGE OF NORTH PALM BEACH

AUG 29 2024

COMMUNITY DEVELOPMENT RECEIVED



FEATURES

- Lumen packages ranging from 5000L to 55000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

ELECTRICAL

- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS

- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY

- Backed by XtraLight's limited 5-year warranty

ORDER LOGIC

SAMPLE CATALOG NUMBER: VNTL-55000L-50K-DIM-5SN-BZ

| SIZE | MODEL | CCT ¹ | DRIVER | OPTICS | ORIENTATION | FINISH | CONTROLS | OPTIONS |
|----------|--------|------------------|---------------------------------------|--------------------|--------------------|------------------------------|--|---|
| S Small | 5000L | 30K 3000K | DIM Dim 0-10V, 120-277V | 2M Type II Medium | N Normal (forward) | BZ Bronze | XX No Fixture Controls | HSS House-side Shield |
| | 10000L | 40K 4000K | | | | | IS3 IR Smart Sensor, 20'H/40'D | ASF ⁵ Adjustable Slip Fitter Cord Whip |
| | 15000L | 50K 5000K | DIM0 ² Dim 0-10V, 120-277V | 3M Type III Medium | L Left | CC ⁴ Custom Color | IS7 IR Smart Sensor, 40'H/100'D | 3 ⁶ NEMA 3-Pin Twist-Lock Receptacle |
| M Medium | 15000L | | HVD to off Dim 0-10V, 347-480V | 4S Type IV Short | R Right | Color | BS3 Bluetooth Smart Sensor, 20'H/40'D | 5 ⁶ NEMA 5-Pin Twist-Lock Receptacle |
| | 20000L | | | | | | BS7 Bluetooth Smart Sensor, 40'H/100'D | 7 ⁶ NEMA 7-Pin Twist-Lock Receptacle |
| | 25000L | | | | | | CAS Casambi Controlled | |
| | 30000L | | | | | | AUT Autani Controlled | |
| L Large | 30000L | | | | | | SYN Synapse Controlled | |
| | 35000L | | | | | | SWX Sensorworx Controlled | |
| | 40000L | | | | | | CUS Custom Sensor (Factory Installed) | |
| | 45000L | | | | | | | |
| | 50000L | | | | | | | |

1. Custom CCT available from 2700K - 6500K.
 2. Some models may not be available with DIM0 (Dim to off).
 3. The 5S (Type V Square) optic option is not available with L (Left) or R (Right) orientations.
 4. Provide the desired RAL number for custom colors.
 5. The ASF (Adjustable Slip Fitter Cord Whip) must be paired with the Adjustable Slip Fitter accessory (sold separately).
 6. Photocell not included.



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Page 1/5 Rev. 031924 VNT



Transmittal

Genesis Lighting
14101 NW 8th street
Sunrise FL 33325
Phone: (954) 306-3931
From: **CHRIS MARCH**

Project FAITH LUTHERAN
Quote# GENLIGHT24-62399
Location NORTH PALM BEACH FL
To K&M RIVIERA BEACH
7641 Central Ind Ave
Riviera Beach FL 33404
Contact: BENJAMIN HART

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- | | | |
|-----------------------------------|--|--------|
| <input type="checkbox"/> Drawings | <input type="checkbox"/> Specifications | Other: |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Information | |
| <input type="checkbox"/> Plans | <input checked="" type="checkbox"/> Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|---|---------------------------------|
| <input type="checkbox"/> Prior Approval | <input type="checkbox"/> Resubmittal for Approval | <input type="checkbox"/> Record |
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Corrections | Bids due on: |
| <input type="checkbox"/> Approval as Submitted | <input type="checkbox"/> Your Use | Other: |
| <input type="checkbox"/> Approval as Noted | <input type="checkbox"/> Review and Comment | |

| Type | MFG | Part |
|------|-----------|------------------------------------|
| S2 | XTRALIGHT | VNTM-35000L-40K-DIM-4S-N-BZ-XX-HSS |
| SF | XTRALIGHT | VNT-ASF-BZ |

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-ASF

FINISH

- BZ Bronze
- WH White
- CC Custom Color

DESCRIPTION

- Adjustable Slip Fitter
- Must select (ASF) in the order logic under the Options section.
- 180° range of motion in 10° increments.
- EPA: 0.127 sq. ft. - 6.0 LB



VNT-RPA

FINISH

- BZ Bronze
- WH White
- CC Custom Color

DESCRIPTION

- Round Pole Adaptor
- Allows up to four Viento fixtures to be mounted to one pole.
- 3" to 5" Diameter
- EPA: 0.03 sq. ft. - 0.75 LB



VNT-WB

FINISH

- BZ Bronze
- WH White
- CC Custom Color

DESCRIPTION

- Wall Bracket



VNT-TWB

FINISH

- BZ Bronze
- WH White
- CC Custom Color

DESCRIPTION

- Tenon Wall Bracket Horizontal Mount
- 8" Square Plate - 2 3/8" OD
- Must be ordered with the Adjustable Slip Fitter (ASF) accessory.



VNT-SSA

FINISH

- BZ Bronze
- WH White
- CC Custom Color

DESCRIPTION

- Shoulder-to-Shoulder Adaptor
- EPA: 0.90 sq. ft. - 27 LB



VNT-TMA

| POLE | FINISH | SIZE | MOUNTING |
|----------|-----------|------|-----------------------|
| S Square | BZ Bronze | 4 4" | 01 1 Fixture |
| R Round | WH White | 5 5" | 28 2 Fixtures at 180° |
| | | 6 6" | 29 2 Fixtures at 90° |
| | | | 39 3 Fixtures at 90° |
| | | | 32 3 Fixtures at 180° |
| | | | 49 4 Fixtures at 90° |

DESCRIPTION

- Tenon Mount Adaptor
- Dimensions (S): 4"/5"/6"
- Dimensions (R): 4"/5" DIA
- EPA: 0.4 sq. ft. 10 - 16 LB
- VNT-TMAR includes Round Pole Adaptor (VNT-RPA) depending on mounting count.



VNT-UPM

| POLE | FINISH |
|-----------|-----------|
| SQ Square | BZ Bronze |
| RD Round | WH White |

DESCRIPTION

- Universal Pole Mount Adaptor



Submitted by Genesis Lighting



Job Name:
FAITH LUTHERAN
Distributor: K&M RIVIERA BEACH (Riviera Beach)

Catalog Number:
VNTM-35000L-40K-DIM-4M-N-BZ-XX-HSS
Notes:

Type:

S2

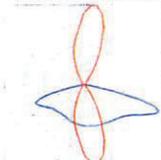
GENLIGHT24-62399

VIENTO AREA LUMINARE

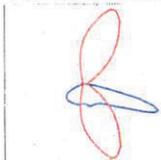
VNT

ISO LINES

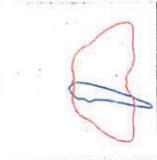
TYPE II MEDIUM



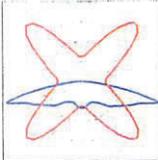
TYPE III MEDIUM



TYPE IV SHORT



TYPE V SQUARE



• Red: Horizontal / Blue: Vertical

PHOTOMETRIC DATA

STANDARD

| SIZE | MODEL | OPTICS | 3000K | | 4000K | | 5000K | | WATTAGE | BUG RATING |
|-------------|--------|--------|--------|----------|--------|----------|--------|----------|----------|------------|
| | | | LUMENS | EFFICACY | LUMENS | EFFICACY | LUMENS | EFFICACY | | |
| VNTS SMALL | 5000L | 2M | 5418 | 151 | 5644 | 156 | 5559 | 154 | 36 | B2-U0-G2 |
| | | 3M | 5113 | 142 | 5326 | 148 | 5246 | 146 | | B2-U0-G3 |
| | | 4S | 5054 | 140 | 5265 | 146 | 5186 | 144 | | B1-U0-G3 |
| | | 5S | 5172 | 144 | 5387 | 149 | 5306 | 147 | | B3-U0-G2 |
| | 10000L | 2M | 11533 | 152 | 12014 | 158 | 11834 | 156 | 76 | B3-U0-G3 |
| | | 3M | 10855 | 143 | 11307 | 149 | 11137 | 147 | | B2-U0-G2 |
| | | 4S | 10765 | 142 | 11214 | 148 | 11046 | 145 | | B2-U0-G4 |
| | | 5S | 11005 | 145 | 11464 | 151 | 11292 | 149 | | B4-U0-G3 |
| | 15000L | 2M | 15802 | 145 | 16460 | 152 | 16213 | 149 | 109 | B3-U0-G3 |
| | | 3M | 15022 | 138 | 15648 | 144 | 15413 | 141 | | B3-U0-G3 |
| | | 4S | 14911 | 137 | 15532 | 143 | 15299 | 140 | | B3-U0-G5 |
| | | 5S | 15252 | 140 | 15887 | 146 | 15649 | 144 | | B4-U0-G3 |
| 18000L | 2M | 18315 | 142 | 19078 | 147 | 18792 | 146 | 129 | B3-U0-G3 | |
| | 3M | 17206 | 133 | 17923 | 139 | 17654 | 137 | | B3-U0-G3 | |
| | 4S | 17270 | 134 | 17990 | 139 | 17720 | 137 | | B3-U0-G5 | |
| | 5S | 17461 | 135 | 18189 | 141 | 17916 | 139 | | B4-U0-G3 | |
| VNTM MEDIUM | 15000L | 2M | 15802 | 146 | 16460 | 152 | 16213 | 150 | 108 | B3-U0-G3 |
| | | 3M | 15022 | 139 | 15648 | 145 | 15413 | 143 | | B3-U0-G3 |
| | | 4S | 14911 | 138 | 15532 | 143 | 15299 | 142 | | B3-U0-G5 |
| | | 5S | 15252 | 141 | 15887 | 146 | 15649 | 145 | | B4-U0-G3 |
| | 20000L | 2M | 23067 | 152 | 24028 | 158 | 23668 | 156 | 152 | B3-U0-G3 |
| | | 3M | 21709 | 143 | 22614 | 149 | 22275 | 147 | | B3-U0-G3 |
| | | 4S | 21531 | 142 | 22428 | 148 | 22092 | 145 | | B3-U0-G5 |
| | | 5S | 22011 | 145 | 22928 | 151 | 22584 | 149 | | B4-U0-G3 |
| | 25000L | 2M | 25861 | 144 | 26939 | 149 | 26535 | 147 | 180 | B4-U0-G4 |
| | | 3M | 23574 | 131 | 24556 | 136 | 24188 | 134 | | B4-U0-G3 |
| | | 4S | 23645 | 131 | 24630 | 136 | 24261 | 135 | | B3-U0-G4 |
| | | 5S | 24347 | 135 | 25362 | 141 | 24981 | 139 | | B5-U0-G3 |
| 30000L | 2M | 31340 | 144 | 32646 | 151 | 32156 | 148 | 217 | B4-U0-G4 | |
| | 3M | 29674 | 137 | 30910 | 142 | 30446 | 140 | | B4-U0-G4 | |
| | 4S | 29881 | 138 | 31126 | 144 | 30659 | 141 | | B4-U0-G5 | |
| | 5S | 30148 | 139 | 31404 | 145 | 30933 | 143 | | B5-U0-G4 | |
| 35000L | 2M | 35492 | 143 | 36971 | 148 | 36416 | 146 | 249 | B4-U0-G4 | |
| | 3M | 33668 | 135 | 35071 | 141 | 34545 | 139 | | B4-U0-G3 | |
| | 4S | 33458 | 134 | 34852 | 140 | 34329 | 138 | | B4-U0-G5 | |
| | 5S | 34451 | 138 | 35886 | 144 | 35348 | 142 | | B5-U0-G4 | |

• Some Photometric Data is extrapolated and subject to change.



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Page 2/5 Rev. 031924
VNT



VILLAGE OF NORTH PALM BEACH, FLORIDA

ORDER GRANTING SITE PLAN AND APPEARANCE APPROVAL

Applicant: Bank of America

Property Location: 800 US Highway 1 (“Property”)

Legal Description: Lots 1, 2 and 3, Block 70, Yacht Club Addition to the Village of North Palm Beach, according to the Plat thereof, recorded in Plat Book 26, at Page 249 of the Public Records of Palm Beach County, Florida.

Request: Approval for sign face change on existing building and directional signage and approval of waiver for a larger new monument sign.

THIS MATTER came before the Planning, Zoning and Adjustment Board for hearing on September 10, 2024. After considering the testimony and other evidence presented by the Applicant and Village Staff, the Planning, Zoning and Adjustment Board hereby makes the following findings of fact:

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

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

- A. The most stringent requirements of Exhibit “A” Development Review Committee Report and Recommendation dated August 1, 2024, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”:
 - 1. Warranty Deed stamp dated July 29, 2024
 - 2. Scope of Work Narrative stamp-dated July 29, 2024
 - 3. Waiver Request Monument sign stamp-dated July 29, 2024
 - 4. Design Drawings by Coastal Sign stamp-dated July 29, 2024 (1-12)
 - 5. Site Plan stamp-dated July 29, 2024
- B. The 42 Indian Hawthorn shrubs shall be planted 18” on center and covered with 3” deep eucalyptus mulch prior to final approval of the monument sign building permit.
- C. Non-compliance with any of the conditions of approval will result in the Village

withholding the issuance of any building permits or any Certificates of Occupancy. (Planning and Building)

- D. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns and a violation of such conditions shall constitute a violation of the Village Code of Ordinances and may be enforced by the Village as set forth in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law. (Planning and Zoning)
- E. The Applicant shall be bound by all oral and written representations made both on the record and as part of the application process irrespective of whether such representations are included as formal conditions.

DONE AND ORDERED this _____ day of _____, 2024.

VILLAGE OF NORTH PALM BEACH

By: _____
Cory Cross, Chair

ATTEST:

Caryn Gardner-Young, Community Development Director

Copies to:
Mark Brenchley, Petitioner agent
Leonard G. Rubin, Village Attorney



Subject/Agenda Item:

SP-2024-07 Bank of America

Consideration of Approval: A request from Mark Brenchley, agent for Bank of America, the property owner, for a Site Plan and Appearance Review approval for rebranding of all signage as well as a waiver for a larger monument sign at the property located at 800 US Highway 1.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

| | |
|---|---|
| Originating Department: Planning & Zoning Project Manager _____ Caryn Gardner-Young, AICP | Reviewed By: Community Development Director _____ Caryn Gardner-Young, AICP |
| Attachments: <ul style="list-style-type: none">• Warranty Deed stamp dated July 29, 2024• Scope of Work Narrative stamp-dated July 29, 2024• Waiver Request Monument sign stamp-dated July 29, 2024• Design Drawings by Coastal Sign stamp-dated July 29, 2024 (1 - 12)• Site Plan stamp-dated July 29, 2024 | Public Notice: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Dates: Paper: Mailing <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Notice Distance: |

I. Executive Summary

The applicant is proposing to replace all signage due to Bank of America’s rebranding and requesting a waiver for a larger monument sign for the property located at 800 US Highway 1.

II. Site Data

Existing Use: Bank of America
Parcel Control Numbers: 68-43-42-09-01-070-0010
Parcel Size: 1.4676 acres
Existing Future Land Use Designation: Commercial

Existing Zoning District:

Commercial Mixed Use (C-MU)

| Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District: | | | |
|--|---|---------------------------------|---|
| Direction | Existing Land Use | Future Land Use | Zoning District |
| <i>North</i> | Office Building | Commercial | Commercial Mixed Use (C-MU) |
| <i>South</i> | Office Building | Commercial | Commercial Mixed Use (C-MU) |
| <i>East</i> | Single Family Dwellings | Low Density Residential | Single Family Dwelling (R-1) |
| <i>West</i> | Office Building Village Country Club | Commercial Public Facilities | Commercial Mixed Use (C-MU) Public (P) |

III. Annexation/Zoning History

The subject parcel site is on the northeast corner of Anchorage Drive North and US Highway 1. The subject site has a future land use designation of Commercial and a zoning designation of Commercial Mixed Use (C-MU). A bank has been at the existing location since 1982, with the financial institutions having various names. There is no proposed change in use.

IV. Applicable Code Provisions:

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

V. Summary of Proposed Site Plan and Appearance Details:

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

- a. Warranty Deed stamp dated July 29, 2024
- b. Scope of Work Narrative stamp-dated July 29, 2024
- c. Waiver Request Monument sign stamp-dated July 29, 2024
- d. Design Drawings by Coastal Sign stamp-dated July 29, 2024 (1 - 12)
- e. Site Plan stamp-dated July 29, 2024

VI. Staff Analysis:

Background:

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

1. The removal and relocation of a new monument sign within the subject site
2. Two Building Wall Sign Modifications fronting US Highway 1 and Anchorage Drive

3. One directional sign located at the access of Anchorage Drive
4. One “Clearance” sign, One “Drive-thru ATM” sign, and One “Do Not Enter” sign located on the drive-thru canopy
5. Two “No Trespassing” signs on the building

In addition, the petition includes a waiver to allow a larger monument sign. A monument sign is allowed to be 40 square feet, and the applicant is seeking a 49.86 square feet sign.

Requirements for Waiver Approval:

The request is for approval of Major Site Plan Amendment with one monument sign waiver. The C-MU Zoning District regulations allow the Planning, Zoning and Adjustment Board to grant waivers to specific development standards without requiring Village Council approval. The intent of allowing waivers in a site plan is similar to the allowance within Planned Unit Developments, namely, to allow flexibility in design in exchange for better outcomes. Section 45-51.1 of the Village Code states: “In the C-MU and C-NB zoning districts, waivers may be requested from certain regulations in this Code. An applicant requesting a waiver shall demonstrate that the waiver provides a public benefit, including, by way of example, high-quality architectural design, pedestrian amenities, no-cost dedication of rights-of-way, construction of public parking, public art or other improvements adjacent to the property, preservation of environmentally-sensitive lands, provision of public parks and open spaces, or mixed uses which reduce impacts on village services.”

The applicant has provided several reasons why the modifications to the monument sign should be considered a “public benefit.” however, the Planning, Zoning and Adjustment Board determines if the proposed sign fulfills the public benefit consideration.

Analysis of Waivers Requested for Monument (Sign 001):

The applicant requests the Village to allow a 49.86 square feet rebranded and relocated monument sign. A monument sign in the C-MU Zoning District must meet the following requirements (Chapter 6):

| Measurements | Minimum Allowed | Proposed |
|-------------------------------|-----------------|-------------------|
| <i>Height</i> | 10’ | 7’ |
| <i>Sign Copy Area</i> | 40 square feet | 49.86 square feet |
| <i>Setback (US Highway 1)</i> | 30’ | 70’ |
| <i>Setback (Anchorage)</i> | 30’ | 130’ |

Based upon the sign code requirements, the proposed sign meets the height and setback requirements. The only sign measurement which is not met is the sign copy area which the applicant is seeking a waiver of 9.86 square feet.

Analysis of Wall Sign – US Highway 1 – Sign 002

| Measurements | Minimum Allowed | Proposed |
|-------------------------------|---|-------------------|
| <i>Height</i> | 18' | 16' |
| <i>Setback (US Highway 1)</i> | No stated requirement but not moving building | 60' |
| <i>Setback (Anchorage)</i> | No stated requirement but not moving building | 190' |
| <i>Sign Copy Area</i> | 115.20 square feet 10% of façade area | 26.65 square feet |
| <i>Number Permitted</i> | 1 | 1 |

Analysis of Wall Sign – Anchorage – Sign 003

| Measurements | Minimum Allowed | Proposed |
|-------------------------------|--|-------------------|
| <i>Height</i> | 18' | 16' |
| <i>Setback (US Highway 1)</i> | No state requirement but not moving building | 60' |
| <i>Setback (Anchorage)</i> | No state requirement but not moving building | 190' |
| <i>Sign Copy Area</i> | 11520 square feet 10% of façade area | 26.65 square feet |
| <i>Number Permitted</i> | 1 | 1 |

Analysis of Directional Sign – Sign 004

| Measurements | Minimum Allowed | Proposed |
|-------------------------|----------------------------|-------------------------|
| <i>Height</i> | 3' | 3' |
| <i>Sign Copy Area</i> | 2 square feet | 1.94 square feet |
| <i>Number Permitted</i> | One at each roadway access | One at Anchorage access |

Based upon the sign code requirements, the proposed signs met the height, copy area and setback requirements.

The Planning, Zoning and Adjustment Board determines whether the signs meet appearance requirements. The criteria and design standards are listed next.

Code Requirements

VII. APPEARANCE Code – Planning Commission Role & Responsibilities

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

The planning commission shall have the following powers and duties:

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

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

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

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

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

CODE OF ORDINANCES APPENDIX A, SECTION IV CRITERIA FOR APPEARANCE

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

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

D BUILDING DESIGN

1. Specific architectural styles are not mandated or banned, but the village encourages new buildings to reflect or evolve the distinct local character exemplified by the North Palm Beach Country Club Clubhouse, Village Hall and the Public Safety Building. This character is derived from local and regional examples including Anglo-Caribbean architecture, Florida vernacular, and masonry modern.
2. Evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.
3. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
4. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
 - a. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways and adjoining properties.
 - b. Inappropriate materials and methods, and those which will produce inconsistency with the structure of the building, shall be avoided.
 - c. Materials shall be of durable quality.
 - d. In any design in which the structural frame is exposed to view, the structural materials shall meet the other criteria for materials.
5. Building components—such as windows, doors, eaves, and parapets—shall have good proportions and relationship to one another.
6. The village discourages walls without windows or with too few windows; all-glass walls; and facades without visual interest or with entrances that are concealed or absent.
7. Colors shall be harmonious, with bright or brilliant colors used only for accent.
8. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways, including waterways, service alleys, and adjoining properties.

9. Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.
10. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from public ways, including waterways, service alleys, and adjoining properties, using materials as stated in criteria for equipment screening.
11. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.
12. Inappropriate, incompatible, bizarre, and exotic designs shall be avoided.
13. The provisions of the North Palm Beach Village Code in regard to bulk regulations and standards, and those portions of the Village Code which directly affect appearance, shall be part of the criteria of this subsection.

G MAINTENANCE—PLANNING AND DESIGN FACTORS

1. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
2. Materials and finishes shall be selected for their durability and wear as well as for their beauty.

Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.
3. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Such configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish shall be avoided.

H FACTORS FOR EVALUATION

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

LOGIC OF DESIGN

EXTERIOR SPACE UTILIZATION

ARCHITECTURAL CHARACTER

ATTRACTIVENESS

MATERIAL SELECTION

HARMONY AND COMPATIBILITY

CIRCULATION—VEHICULAR AND PEDESTRIAN

MAINTENANCE ASPECTS

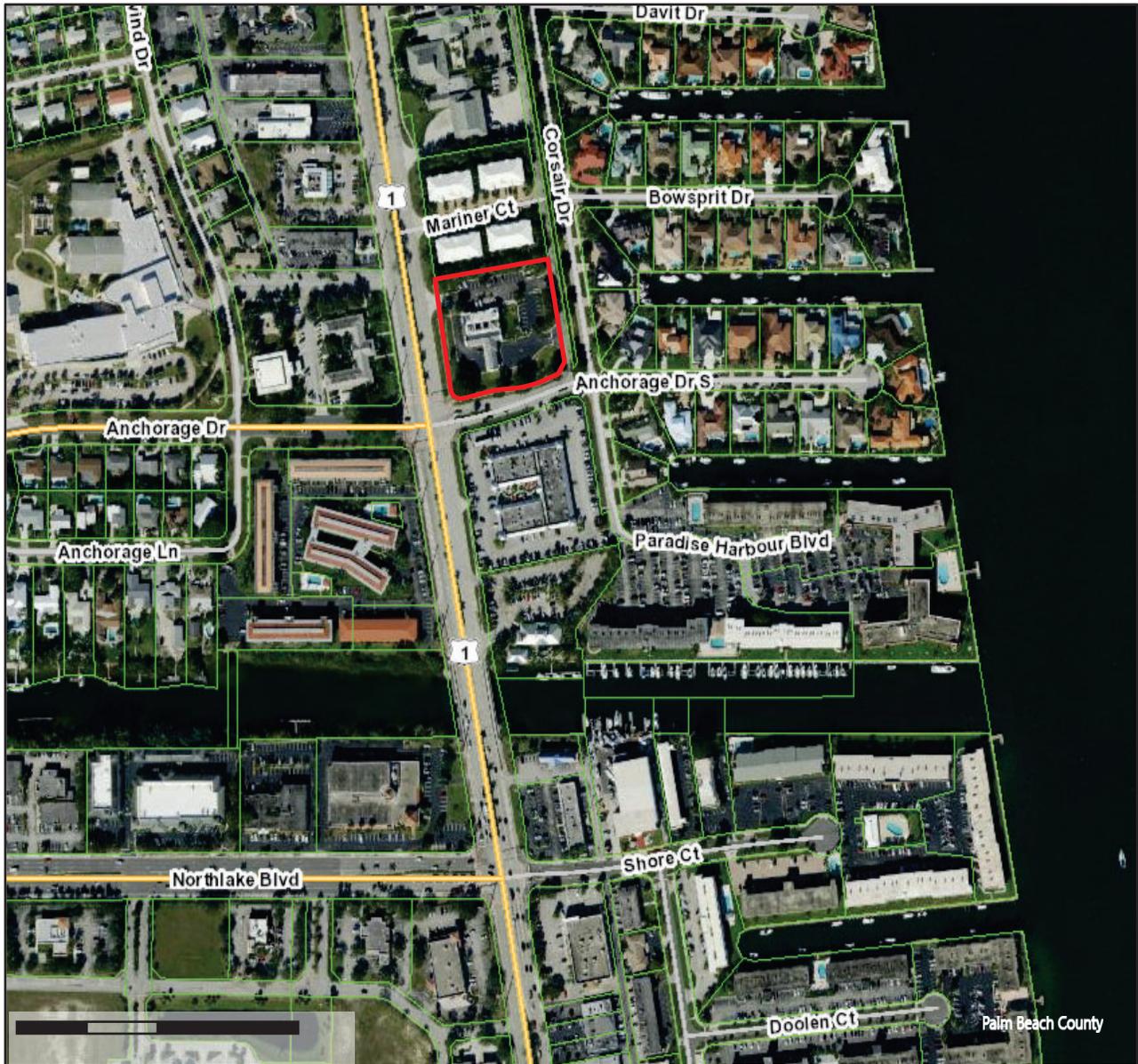
VIII. Conclusion & Finding of Fact

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

- A. The most stringent requirements of Exhibit “A” Development Review Committee Report and Recommendation dated August 1, 2024, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”:
 - 1. Warranty Deed stamp dated July 29, 2024
 - 2. Scope of Work Narrative stamp-dated July 29, 2024
 - 3. Waiver Request Monument sign stamp-dated July 29, 2024
 - 4. Design Drawings by Coastal Sign stamp-dated July 29, 2024 (1 - 12)
 - 5. Site Plan stamp-dated July 29, 2024
- B. The 42 Indian Hawthorn shrubs shall be planted 18” on center and covered with 3” deep eucalyptus mulch prior to final approval of the monument sign building permit.
- C. Non-compliance with any of the conditions of approval will result in the Village withholding the issuance of any building permits or Certificates of Occupancy. (Planning and Building)
- D. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns, and a violation of such conditions shall constitute a violation of the Village Code of Ordinances. They may be enforced by the Village as outlined in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law. (Planning and Zoning)
- E. The Applicant shall be bound by all oral and written representations made on the record and as part of the application process, irrespective of whether such representations are included as formal conditions.

PLANNING, ZONING AND ADJUSTMENT BOARD ACTION – September 10, 2024

Exhibit B
Location Map



This Instrument was prepared by:
Daniel L. Adams, Esquire
ENGLISH, MCCAUGHAN & O'BRYAN, P.A.
P.O. Box 14098
Port Lauderdale, Florida 33302

DEC-19-1994 10:45am 94-417230
GRB 8548 Pg 211
I
Con 650,000.00 Doc 4,550.00

Property Identification No.: 68434209010700010

WARRANTY DEED

THIS INDENTURE, made this 11 day of December, 1994, between GLENDALE FEDERAL BANK, F.S.B., a corporation existing under the laws of the United States of America, whose principal place of business is 700 N. Brand Avenue, Glendale, of the County of Los Angeles, State of California, Grantor, and BARNETT BANK PREMISES COMPANY - NORTH PALM BEACH, a Florida corporation, Grantee, whose address is c/o Barnett Technologies, Inc., 9000 Southside Boulevard, Building 300, Jacksonville, Florida 32256, Attention: Real Estate Manager.

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

SEE EXHIBIT "A" ATTACHED

Subject to easements, restrictions and reservations of record, if any (without the intention of reimposing the same) and taxes for the year 1994 and subsequent years.

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

To have and to hold, the same in fee simple forever.

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

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

Signed, sealed and delivered
in our presence:

GLENDALE FEDERAL BANK, F.S.B.

Margaret D. Tarduno
Witness as to Both
Printed Name: MARGARET D. TARDUNO

By: John E. Haynes
John E. Haynes, Executive
Vice President, Chief
Financial Officer

Corothy F. Page
Witness as to Both
Printed Name: Corothy F. Page

By: Richard H. Bressler
Richard H. Bressler, Senior
Vice President, Manager
Corporate Facilities

Grantor's Address:
700 N. Brand Avenue
Glendale, CA 91203

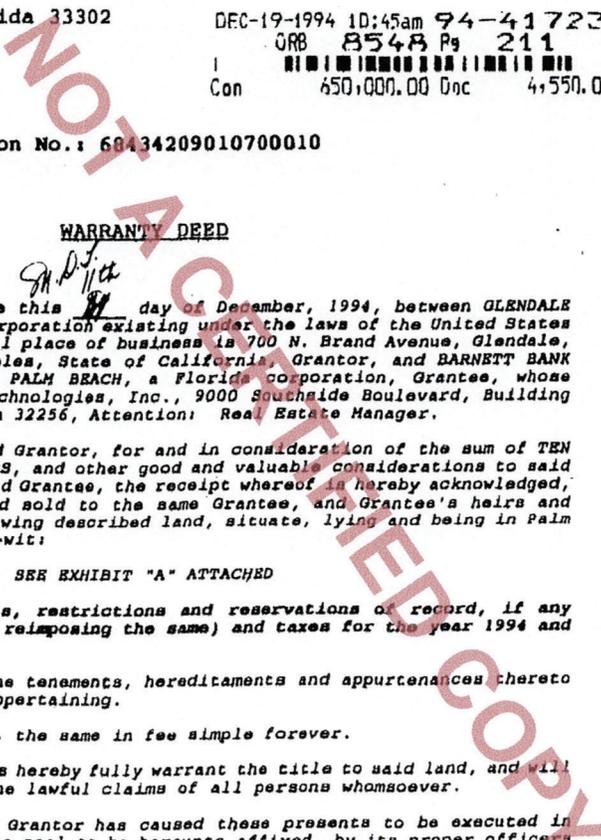


EXHIBIT "A"

LEGAL DESCRIPTION

ORB 8548 Pg 213
DOROTHY H. WILKEN, CLERK PB COUNTY, FL.

Lots 1, 2 and 3, Block 70, YACHT CLUB ADDITION TO THE VILLAGE OF NORTH PALM BEACH, according to the Plat thereof, recorded in Plat Book 26, at Page 249 of the Public Records of Palm Beach County, Florida.

NOT A CERTIFIED COPY

#822.Lg1

SCOPE OF WORK NARRATIVE

And Compliance with Village Appearance Plan Site Plan and Appearance Review (SPAR) Application Bank of America Bank Signage Rebranding 800 US HWY1 North Palm Beach, Florida

SIGNAGE REBRANDING

Nationally, Bank of America is rebranding all signage. The current signs basically consist of blue upper- and lower-case letters spelling out Bank of America on a white background along with a stylized American flag logo below the Bank of America word copy. The new replacement signs show upper case blue letters spelling out BANK OF AMERICA with the stylized American Flag logo now above the BANK OF AMERICA word copy. The bank building was originally built in 1980. All rebranded signs and the materials and colors of each, shall be harmonious with the building's design, are appropriately scaled and have appropriate proportions.

Wall Sign:

On the west facing US Hwy 1 frontage elevation of the forty-four-year-old bank building...a new wall sign 2'1¼" high X 12' 81/8" wide totaling 26.65 SF (sign 002) will replace the existing 20' tall and 108' wide sign totaling 21.60 SF wall sign. The inline channel letters will be blue on a white illuminated backer panel. (All paints, color, vinyl, and cabinet specifications are showed on sheet 6 of 15 of the attached sign brand book.)

On the south facing Anchorage Drive N frontage elevation the wall sign (sign 003) is the exact same 26.65 SF sign mentioned above will replace the existing 21.60 SF sign. Specifications for this sign is shown on sheet 6 of 15 of the sign brand book.

Table 7.6 Permitted Business Signs: 1. US Hwy 1 elevation: allows one sign with a maximum sign area of 80.64 SF based on 7% of overall wall façade measured 72' wide 16" high, totaling 1152 SF with a front yard setback of 70'.

2. Anchorage Drive elevation: allows one sign with a maximum sign area of 80.64 SF based on 7% of overall wall façade measured 72' wide 16" high, totaling 1152 SF with a front yard setback averaging 188' Both rebranded wall signs are compliant as proposed.

Monument Sign:

The sign copy on the existing monument sign will also be changed to comply with the bank's rebranding efforts. Sign 001 will remain perpendicular to US Hwy 1 and located in the parking lot median south of the building... five feet from its current location. The height of the proposed and relocated monument sign is 7'0", The sign cabinet measures 11'1" wide and 4'6" tall, is raised 2'6" above grade and totals 49.86 SF. At 49.86 SF the sign is not compliant even though it will have a 70' setback from the front property line abutting US Hwy1 and 130' from the property line abutting Anchorage Drive. The parcel has approximately 823.23' of total frontage. Additionally, the landscaping around the base of the monument sign is also compliant as 42 Indian Hawthorn shrubs will be planted 18" on center surrounding the entire sign and the entire planting bed will be covered with three-inch-deep eucalyptus mulch. The surrounding landscaping is compliant and at 49.86 SF a 9.86 SF waiver is requested as the parcel is located in the C-MU zone.

Table 7.6 Permitted Business Signs: allows one 10' high monument sign containing 40 SF of sign area for parcels with more than 300 linear feet of parcel street frontage provided the sign has a minimum setback of thirty feet. A 9.86 SF waiver is requested as the parcel is located in a C-MU zone, see attached Waiver Request Narrative.

Directional Signs: for information only... not a business sign.

One directional non-illuminated Exit/Enter sign is proposed...one at the access off of Anchorage Drive. driveways. The signs are 3 feet tall and each with a sign area of 1.94 SF. Signs are compliant.

Table 7.6 Permitted Business Signs: allows parking area directional signs maximum 3' high and 2 SF maximum.

Compliance with Appearance Plan ...Appendix 3

As stated in the plan's introduction: "Good community appearance is the product of orderly and harmonious relationships... Appearance has a direct bearing on the economic value of property." A Bank of America Bank is located in every state and every moderate sized city and the bank has to be...and is, very responsive in maintaining good appearances of all its buildings, grounds and signage. The various Bank of America branch buildings, in most cases in Florida, were built years ago by other banks but now are part of the Bank of America national brand and the bank is rebranding all signage to raise the commercial aesthetics and identification awareness... bringing a consistency of design to the many existing "eclectic" buildings. The sign copy of the proposed signs is generally slightly larger than the existing signs but still much smaller than currently allowed by code. Said rebranding changes will enhance the North Palm Beach community aesthetics and bring visual and design consistency to this crucial and busy commercial corridor.

**Waiver Request Monument Sign Exceeding Allowed Sign Area
Site Plan and Appearance Review (SPAR) Application
Bank of America Bank Signage Rebranding
800 US HWY 1, North Palm Beach, Florida**

Waiver Request

As briefly explained in the summaries below, the rebranded and relocated 49.86 SF monument sign (sign#001) proposed in the SPAR application exceeds the 40 SF maximum sign area and has a significantly large 70' front yard setback from US Hwy 1 and an even more significantly large 130' setback from Anchorage Drive. The parcel is zoned C-MU Commercial Mixed Use. A much more detailed sign description is provided below which has been taken from the SPAR application.

Pursuant to Sec. 45-51. Waivers are allowed in the C-MU zoning district and the following findings are outlined to justify said waiver application.

1. This sign area waiver will provide public benefits including high-quality architectural design. The larger sign area provides a better and more balanced graphical scale and composition enhancing the bank's rebranding efforts.
2. The larger sign copy and logo on a plain background increases wayfinding benefits to the motoring public, and increases visibility providing a more reasonable building use identification especially given the significant and unusually large 70' front setback from US Hwy1 and 130' front setback from Anchorage Drive.
3. The larger sign area does not detract from the goals of the village master plan but exemplifies the architectural building and site design techniques desired within the Village's Appearance Plan. The monument sign will indeed appear conforming to the village's maximum allowable sign area because it is setback an unusually large distance...some two to three times the standard setback distance of monument signs.

Site Plan and Appearance Review summary... taken from SPAR Application

SIGNAGE REBRANDING

Nationally, Bank of America is rebranding all signage. The current signs basically consist of blue upper and lower case letters spelling out Bank of America on a white background along with a stylized American flag logo below the Bank of America word copy. The new replacement signs show upper case blue letters spelling out BANK OF AMERICA with the stylized American Flag logo now above the BANK OF AMERICA word copy. The bank building was originally built in 1980.

Monument Sign:

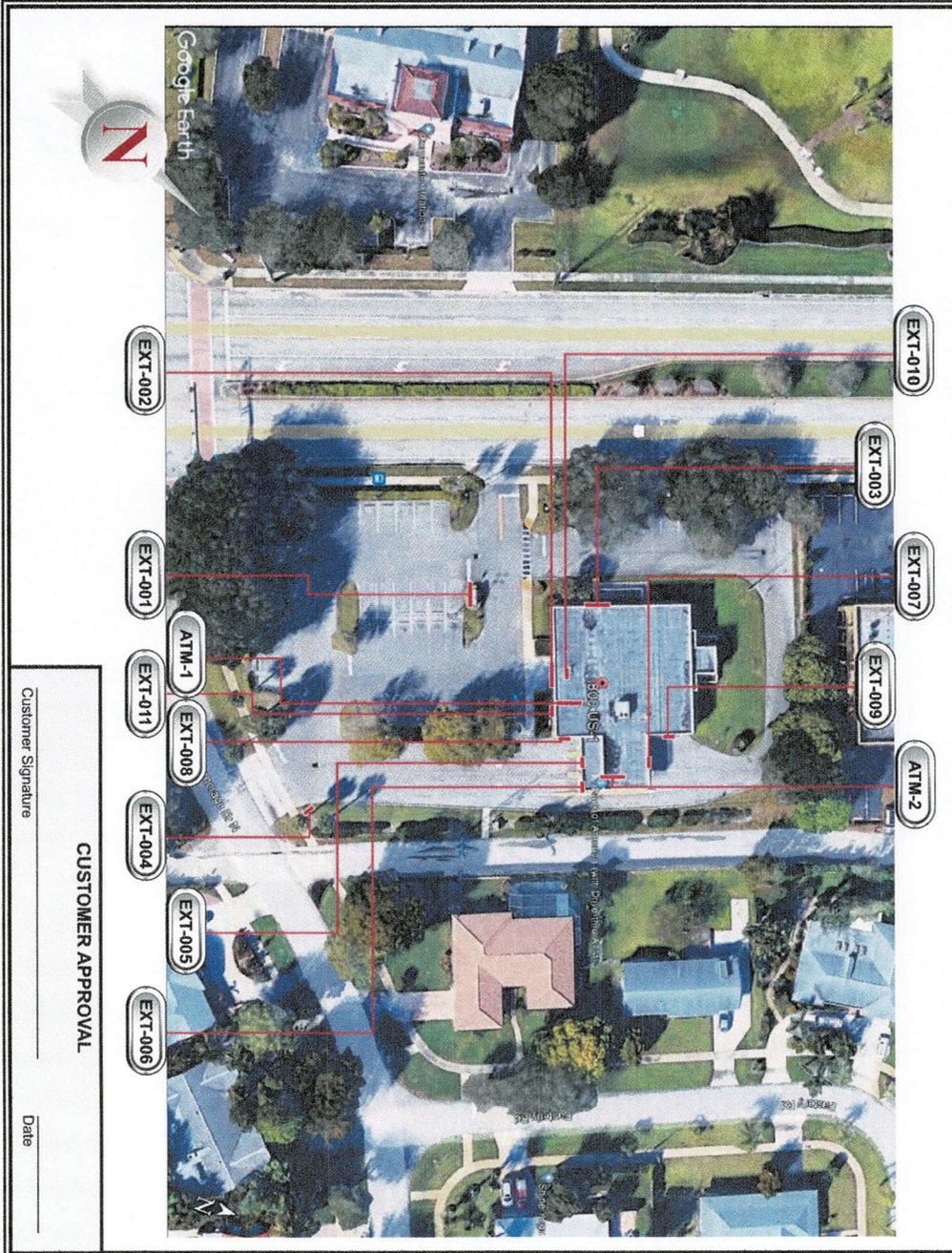
The sign copy on the existing monument sign will also be changed to comply with the bank's rebranding efforts. Sign 001 will remain perpendicular to US Hwy 1 and located in the parking lot median south of the building... five feet from its current location. The height of the proposed and relocated monument sign is 7'0", The sign cabinet measures 11'1" wide and 4'6" tall, is raised 2'6" above grade and totals 49.86 SF. At 49.86 SF the sign is not compliant even though it will have a 70' setback from the front property line abutting US Hwy1 and 130' from the property line abutting Anchorage Drive. The parcel has approximately 823.23' of total frontage. Additionally, the landscaping around the base of the monument sign is also compliant as 42 Indian Hawthorn shrubs will be planted 18" on center surrounding the entire sign and the entire planting bed will be covered with three-inch-deep eucalyptus mulch. The surrounding landscaping is compliant and at 49.86 SF a 9.86 SF waiver is requested as the parcel is located in the C-MU zone.

Table 7.6 Permitted Business Signs: allows one 10' high monument sign containing 40 SF of sign area for parcels with more than 300 linear feet of parcel street frontage provided the sign has a minimum setback of thirty feet. A 9.86 SF waiver is requested as the parcel is located in a C-MU zone, see attached Waiver Request Narrative herein.

Compliance with Appearance Plan ...Appendix 3

As stated in the plan's introduction: "Good community appearance is the product of orderly and harmonious relationships... Appearance has a direct bearing on the economic value of property." A Bank of America Bank is located in every state and every moderate sized city and the bank has to be...and is, very responsive in maintaining good appearances of all it's buildings, grounds and signage. The various Bank of America branch buildings, in most cases in Florida, were built years ago by other banks but now are part of the Bank of America national brand and the bank is rebranding all signage to raise the commercial aesthetics and identification awareness... bringing a consistency of design to the many existing "eclectic" buildings. The sign copy of the proposed signs is generally slightly larger than the existing signs but still much smaller than currently allowed by code. Said rebranding changes will enhance the North Palm Beach community aesthetics and bring visual and design consistency to this crucial and busy commercial corridor.

SITE PLAN



Customer Signature _____
 Date _____

CUSTOMER APPROVAL

SIGNAGE SPECIFICATIONS

- EXT-001** B3NG 7' MONUMENT SIGN
Remove and Replace (1) Monument Sign
- EXT-002** DANG 2'-1 1/4" IN-LINE CHANNEL LETTERS ON A BACKER PANEL
Remove and Replace (1) set of Channel Letters
- EXT-003** DANG 2'-1 1/4" IN-LINE CHANNEL LETTERS ON A BACKER PANEL
Remove and Replace (1) set of Channel Letters
- EXT-004** P1ng DIRECTIONAL SIGN
Remove and Replace (1) Directional Sign
- EXT-005** SS3NG CANOPY MOUNTED REGULATORY - CLEARANCE
Remove and Replace (1) Clearance Plaque
- EXT-006** SS3DJTNG CANOPY MOUNTED REGULATORY - 'DRIVE-THRU ATM'
Remove and Replace (1) Drive-thru ATM Plaque
- EXT-007** SS2NG CANOPY MOUNTED REGULATORY - 'DO NOT ENTER'
Remove and Replace (1) Do not Enter Plaque
- EXT-008** RWING WALL MOUNTED REGULATORY
Remove and Replace (1) Wall Mounted Regulatory
- EXT-009** RWING WALL MOUNTED REGULATORY
Remove and Replace (1) Wall Mounted Regulatory
- EXT-010** NOT IN SCOPE
- EXT-011** LEAVE AS IS
- ATM1** LEAVE AS IS
- ATM2** LEAVE AS IS

COAST SIGN
 1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 08-22-2023
 Scale: NTS
 Drawn: Nariel L.
 Pfl: Marvin V

Project Name: BANK OF AMERICA
 Site ID: FL-471-FC
 Address: 800 US Highway 1, North Palm Beach, FL 33408

This is an original unpublished drawing created by Coast Sign, Inc. This drawing is the property of Coast Sign, Inc. and shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

| No. | Designer | Date | Revision Notes |
|-----|----------|----------|----------------------------------|
| 1 | RB | 02/09/24 | Refer to PERMITTERS for details. |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |

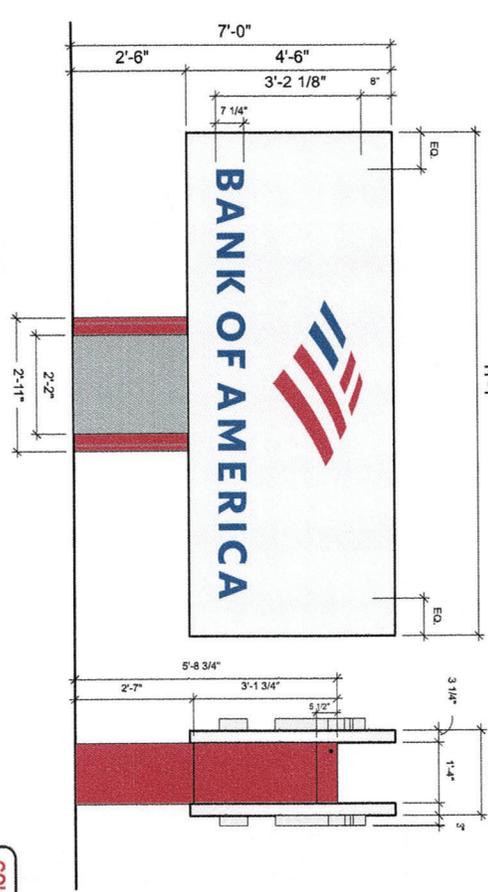
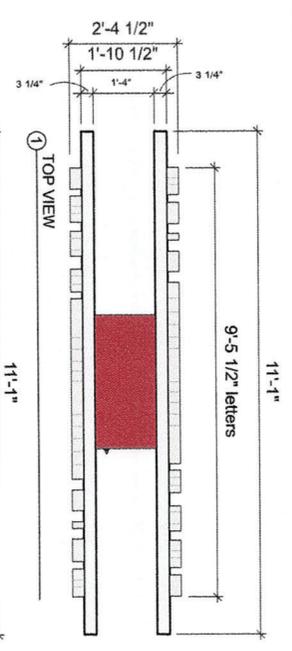
| No. | Designer | Date | Revision Notes |
|-----|----------|------|----------------|
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |

DESIGN DRAWING 1 of 15
 Request Number: **PRJ-BOA3-182996-R1**

EXISTING PHOTO - EXT-001



PHOTO ENHANCEMENT - EXT-001



EXT-001 FRONT VIEW: BANK 7'-0" MONUMENT SIGN
SCALE: 3/8"=1'-0"

GENERAL SPECIFICATIONS:

CABINET & POLE:
1/2" ALUMINUM SIGN FACE. PAINT FINISH GARBO SILVER. GLOSS FINISH. CHEM WELD TO ALUM. TUBE FRAME.
POLE CLADDING: DETAIL TO BE ALUCOBOND 4mm NATURAL BRUSHED 50 ACM. "V" GROOVE BACK AND FOLD RETURNS AT SIDES AND ENDS (KNUCKLE JOINT AT SEAM). SECURE TO COLUMN CLADDING WITH 3M DIAL.

LOGO & LETTERS:
FACES: 1/2" PLASTICITE #248 LD ACRYLIC W/ROUTED EDGES INSTALL W/SCREWS TO RETURN. APPLY 1ST SURFACE TRANS. REBRUSH PAINT. LEAVE EXPOSED EDGES W/PAINT FINISH.
BACKS: 1/2" ALUM. CHEM BRUTE BRUSHED CLEAR INTERIOR PAINTED W/LEP ENHANCEMENT PAINT
ILLUMINATION: SLOAN WHITE LED'S

COLOR SPECIFICATIONS:

| | |
|--|----------------------------------|
| | 3M VINYL: #3630-8530 TRANS |
| | W/OVERLAM 3M 3660M |
| | 3M VINYL: #3630-2413 RED TRANS |
| | PAINT: MP #49696 RED, SEMI GLOSS |
| | COLL.: BRITE BRUSHED CLEAR |
| | PAINT: GARBO SILVER, GLOSS |
| | ALUCOBOND 4MM NATURAL |
| | BRUSHED 50 ACM |
| | PAINT: INTERIOR LEP |

COAST SIGN
1500 W. Embassy/ St. Anselm, CA 92802 714.520.9144

Date: 08-22-2023
Scale: NTS
Drawn: Natrel L.
Pit: Marvin V

Project Name: BANK OF AMERICA
Site ID: FL-5-471-FC
Address: 800 US Highway 1, North
City/State/Zip: Palm Beach, FL 33408

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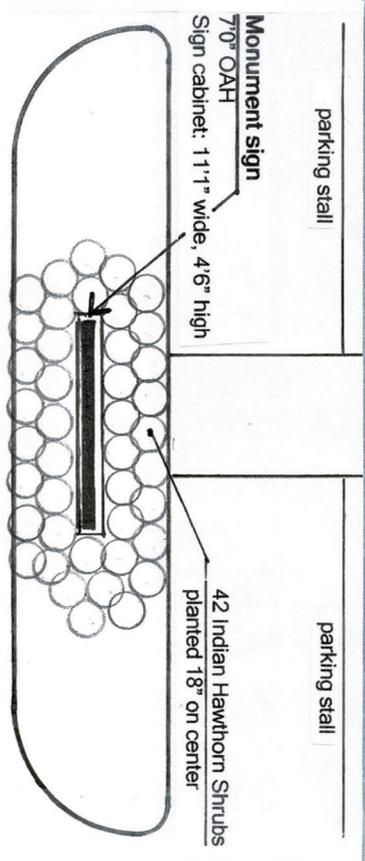
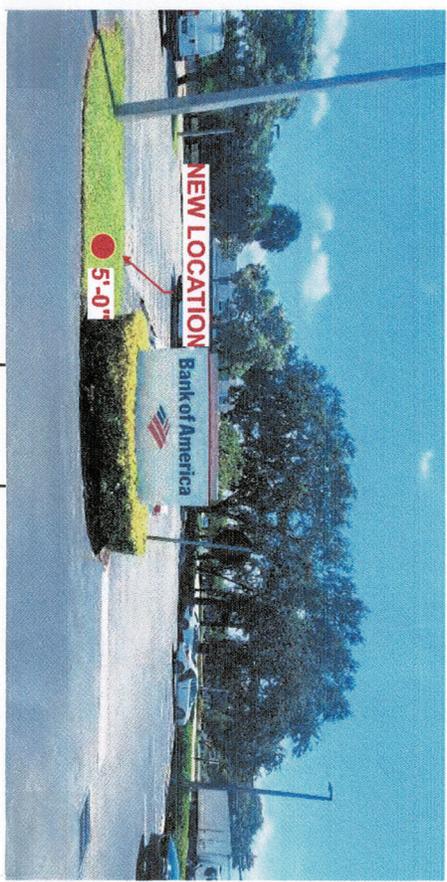
| No. | Designer | Date | Revision Notes | No. | Designer | Date |
|-----|----------|----------|----------------------------------|-----|----------|------|
| 1 | RB | 02/09/21 | Refer to PATTERBOOK for details. | 7 | | |
| 2 | | | | 8 | | |
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| 6 | | | | 12 | | |

Customer Signature: _____ Date: _____

Revision Notes: _____

Request Number: **PRJ-BOA3-182996-R1**

DESIGN DRAWING 2 of 15



Landscape Plan Detail
 Surrounding Monument Sign
 Scale 1"=10'

COAST SIGN
 1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 08-22-2023
 Project Name: BANK OF AMERICA
 Site ID: FL-471-FC
 Scale: NTS
 Address: 800 US Highway 1, North
 City/State/Zip: Palm Beach, FL 33408
 Designer: Merrill L.
 P.I.: Marvin V.

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| No. | Designer | Date | Revision Notes |
|-----|----------|----------|--------------------------------|
| 1 | RB | 02/06/24 | Refer to PARTNERS for details. |
| 2 | | | |
| 3 | | | |
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DESIGN DRAWING 3 of 15
 Request Number:
PRJ-BOA3-182996-R1



| | | | |
|---|--------------------------------------|-------------------------------|--|
| COAST SIGN | | DESIGN DRAWING 4 of 15 | |
| Date: 08-22-2023 | Project Name: BANK OF AMERICA | Site ID: FL-5-71-FC | Request Number: PRJ-BOA3-182996-R1 |
| Scale: NTS | Address: 800 US Highway 1, North | | |
| Drawn: Nathel L. | City/State/Zip: Palm Beach, FL 33408 | | |
| Plt: Marvin V | Notes: | | |
| <p>This is an original unpublished drawing created by Coast Sign, Inc. in accordance with a project being planned for you by Coast Sign, Inc. and shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.</p> | | | |
| No. | Designer | Date | Revision Notes |
| 1 | RB | 02/09/24 | Refer to PARTNER/ENGINEER for details. |
| 2 | | | |
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EXISTING PHOTO - EXT-002

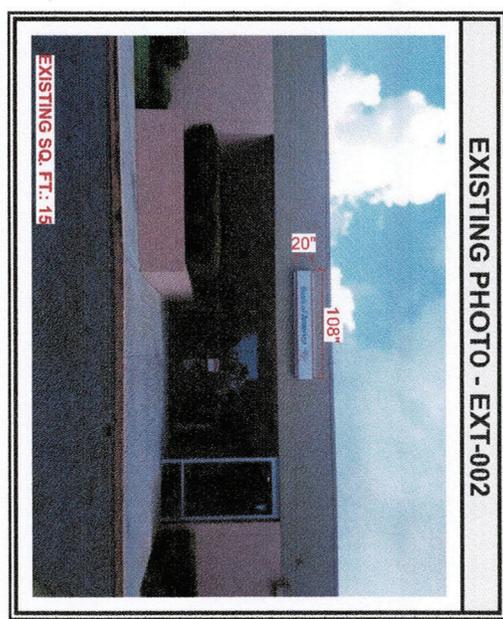
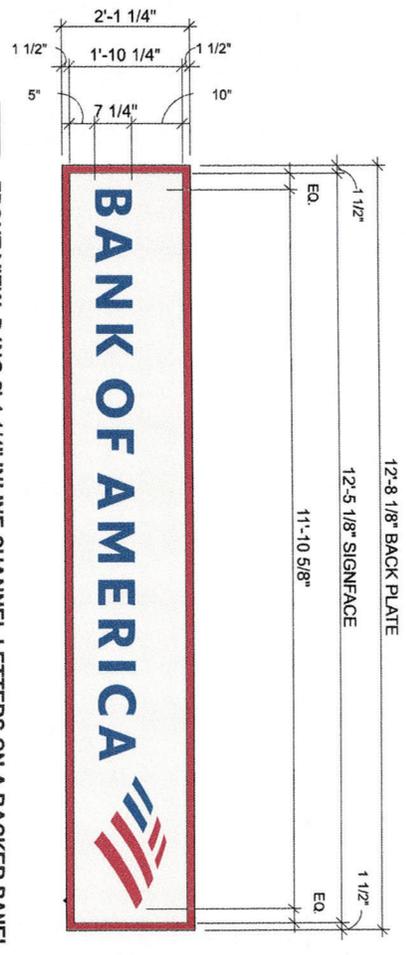
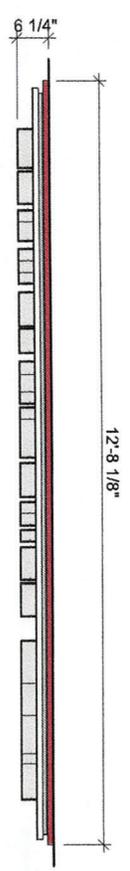
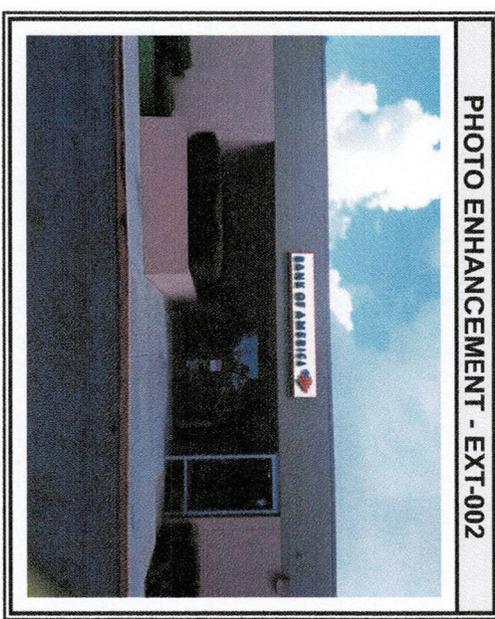
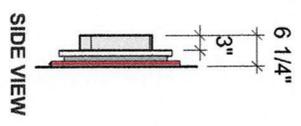


PHOTO ENHANCEMENT - EXT-002



FRONT VIEW: D4NG 2-1 1/4" IN-LINE CHANNEL LETTERS ON A BACKER PANEL
SCALE: 1/2"=1'-0"



GENERAL SPECIFICATIONS:

- CABINET:** .125" ALUMINUM PAINTED GARBO SILVER, GLOSS FINISH
- FACES:** .125" ALUMINUM PAINTED GARBO SILVER, GLOSS FINISH
- FACE FRAME:** PAINTED GARBO SILVER
- BACKING:** 2" x 2" x .125" ALUM. ANGLE FRAME PAINTED MP# 58477 DARK GRAY, SEMI-GLOSS FINISH, FASTENED TO 1" x 2 1/2" x .125" ALUM. TUBE PERIMETER FRAME PAINTED MP #49896 RED, SEMI-GLOSS
- ACCESS:** PLANO HINGE AT FACE FRAME/BACKING ANGLE FRAME TO HINGE
- LETTERS/LOGO:** 1 1/2" PLASKOLITE #2406 LD ACRYLIC W/ROUTED EDGES INSTALL W/ SCREWS TO RETURN, APPLY 1ST SURFACE TRANSLUCENT RED/BLUE VINYL, LEAVE EXPOSED EDGES W/ MILL FINISH
- RETURNS:** .040" x 3" ALUM. COIL BRITE BRUSHED CLEAR INTERIOR PAINTED W/ LEP ENHANCEMENT PAINT
- BACKS:** .090" ALUM. BACKS PAINTED W/ LEP ENHANCEMENT PAINT
- ILLUMINATION:** SLOAN WHITE LEDS

COLOR SPECIFICATIONS:

- VINYL:** 3M # 3630-8530 BLUE TRANS W/ OVERLAM 3M 3660M
- VINYL:** 3M # 3630-2413 RED TRANS W/ OVERLAM 3M 3660M
- COIL:** BRITE BRUSHED CLEAR
- PAINT:** GARBO SILVER, GLOSS
- PAINT:** MP #58477 DARK GRAY, SEMI-GLOSS
- PAINT:** INTERIOR LEP

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 08-22-2023
Project Name: BANK OF AMERICA
Site ID: FL-5-471-FC

Scale: NTS
Address: 800 US Highway 1, North
City/State/Zip: Palm Beach, FL 33408

Drawn: Nathel L.
Pit: Martin V

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| No. | Designer | Date | Revision Notes |
|-----|----------|----------|---------------------------------|
| 1 | RB | 02/02/23 | Refer to PARTS LIST for details |
| 2 | | | |
| 3 | | | |
| 4 | | | |
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| 10 | | | |
| 11 | | | |
| 12 | | | |

CUSTOMER APPROVAL _____ Date _____

DESIGN DRAWING 5 of 15
Request Number: PRJ-BOA3-182996-R1

EXISTING PHOTO - EXT-003

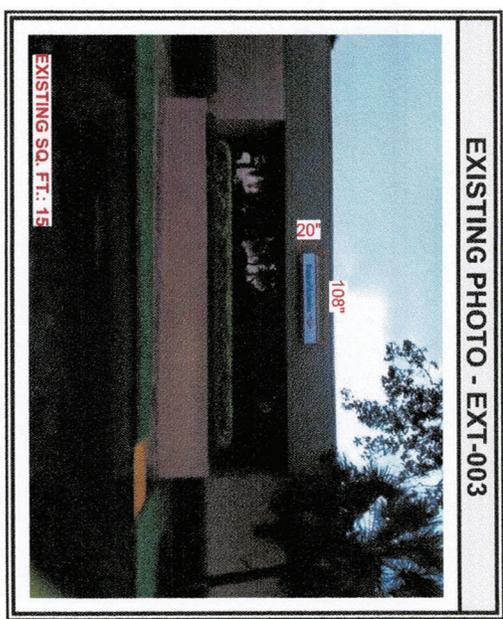
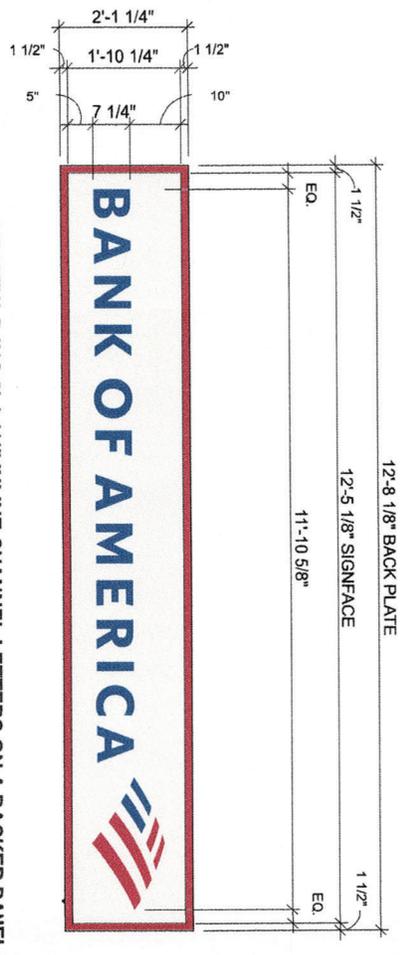
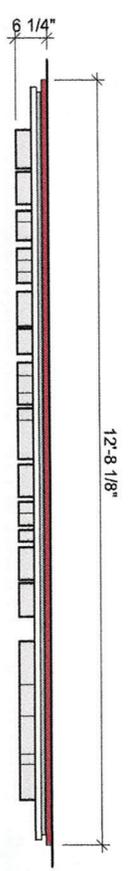
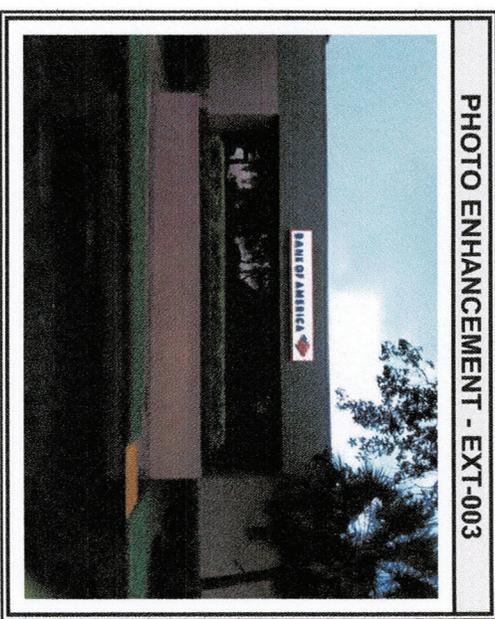
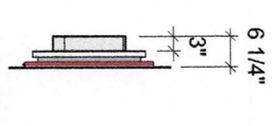


PHOTO ENHANCEMENT - EXT-003



EXT-003 FRONT VIEW: DANG 2'-1 1/4" INLINE CHANNEL LETTERS ON A BACKER PANEL
SCALE: 1/2"=1'-0"



GENERAL SPECIFICATIONS:

- CABINET:** 125" ALUMINUM PAINTED GARBO SILVER, GLOSS FINISH
- FACES:** 125" ALUMINUM PAINTED GARBO SILVER, GLOSS FINISH
- FACE FRAME:** PAINTED GARBO SILVER
- BACKING:** 2" x 2" x .125" ALUM. ANGLE FRAME PAINTED MP# 59477 DARK GRAY, SEMI GLOSS FINISH, FASTENED TO 1" x 2 1/2" x 125" ALUM. TUBE PERIMETER FRAME, PAINTED MP #49696 RED, SEMI-GLOSS PLANO HINGE AT FACE FRAME/BACKING ANGLE FRAME TO HINGE
- ACCESS:**
- LETTERS/LOGO:** 1 1/2" PLASKOLITE #2406 LD ACRYLIC W/ROUTED EDGES INSTALL W/ SCREWS TO RETURN, APPLY 1ST SURFACE TRANSLUCENT RED/BLUE VINYL, LEAVE EXPOSED EDGES W/ MILL L FINISH
- RETURNS:** .040" X 3" ALUM. COIL BRITE BRUSHED CLEAR INTERIOR PAINTED W/ LEP ENHANCEMENT PAINT
- BACKS:** .090" ALUM. BACKS PAINTED W/ LEP ENHANCEMENT PAINT
- ILLUMINATION:** SLOAN WHITE LEDS

COLOR SPECIFICATIONS:

- VINYL:** 3M # 3630-8530 BLUE TRANS W/ OVERLAM 3M 3660M
- VINYL:** 3M # 3630-2413 RED TRANS W/ OVERLAM 3M 3660M
- COIL:** BRITE BRUSHED CLEAR
- PAINT:** GARBO SILVER, GLOSS
- PAINT:** MP #59477 DARK GRAY, SEMI-GLOSS
- PAINT:** INTERIOR LEP

COAST SIGN

1500 W. Embassy/ St. Anselm, CA 92802 714.520.9144

Date: 08-22-2023 Project Name: BANK OF AMERICA Site ID: FL-5-471-FC

Scale: NTS Address: 800 US Highway 1, North

Drawn: Narel L. City/ State/ Zip: Palm Beach, FL 33408

Pk: Marvin V Notes:

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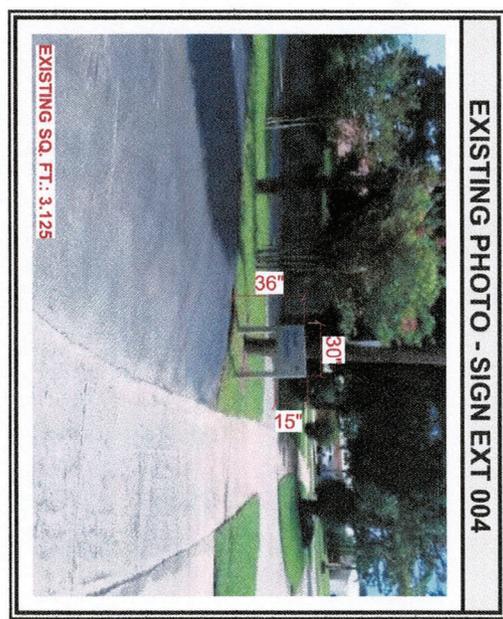
| No. | Designer | Date | Revision Notes | No. | Designer | Date |
|-----|----------|----------|----------------------------------|-----|----------|------|
| 1 | RB | 02/02/24 | Refer to PARTS/FILES for details | 7 | | |
| 2 | | | | 8 | | |
| 3 | | | | 9 | | |
| 4 | | | | 10 | | |
| 5 | | | | 11 | | |
| 6 | | | | 12 | | |

CUSTOMER APPROVAL _____ Date _____

DESIGN DRAWING 6 of 15

Request Number: **PRJ-BOA3-182996-R1**

EXISTING PHOTO - SIGN EXT 004

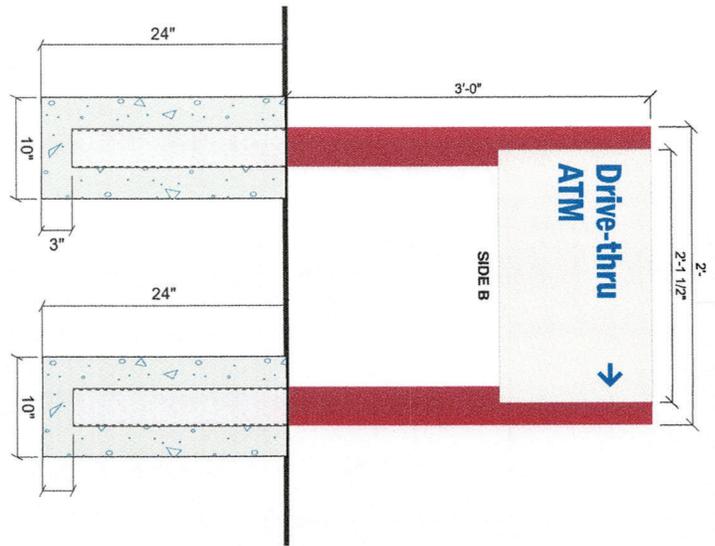
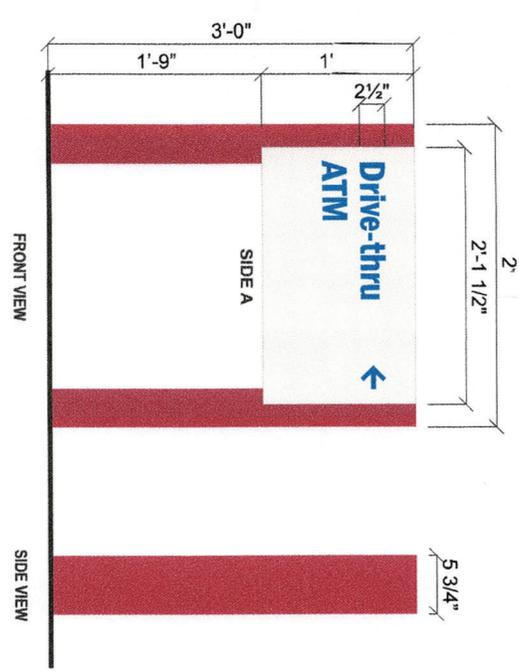


GENERAL SPECIFICATIONS:

DIRECTIONAL:
 FACES:..... 1/25" ALUM PAINTED GARBO SILVER, GLOSS FINISH 1ST SURFACE
 MP #49696 RED, SEMI GLOSS FINISH 2ND SURFACE
 FRAME:..... ALUM. ANGLE FRAME BONDED TO FACES/BACKS, PAINTED BOFA RED
 BACKS:..... 1/25" ALUM. PAINTED BOFA RED, SEMI GLOSS
 CALDING:..... BRAKE FORMED .000" ALUM. PAINTED BOFA RED, SEMI GLOSS
 GRAPHICS:..... FIRST SURFACE REFLECTIVE BLUE VINYL
 SUPPORTS:..... 2" X 3/4" X 1/8" ALUM. TUBES PAINTED BOFA RED, SEMI GLOSS

COLOR SPECIFICATIONS:

- PAINT: GARBO SILVER, GLOSS
- PAINT: MP #49696 RED, SEMI GLOSS
- 3M VINYL: #980-75 BLUE REFLECTIVE



EXT-004

P-1NG DIRECTIONAL SIGN
 Scale: 1"=1'-0"

FRONT VIEW: STRUCTURAL FOOTING DETAIL
 Scale: NTS

COAST SIGN
 1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

| | | | | | |
|--------|------------|-----------------|-------------------------|----------|-----------|
| Date: | 08-22-2023 | Project Name: | BANK OF AMERICA | Site ID: | FL5-71-FC |
| Scale: | NTS | Address: | 800 US Highway 1, North | | |
| Drawn: | Narheil L. | City/State/Zip: | Palm Beach, FL 33408 | | |
| PfL: | Maven V | Notes: | | | |

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| No. | Designer | Date | Revision Notes | No. | Designer | Date |
|-----|----------|----------|--------------------------------------|-----|----------|------|
| 1 | RB | 02/08/24 | Revised to match drawing for details | 7 | | |
| 2 | | | | 8 | | |
| 3 | | | | 9 | | |
| 4 | | | | 10 | | |
| 5 | | | | 11 | | |
| 6 | | | | 12 | | |

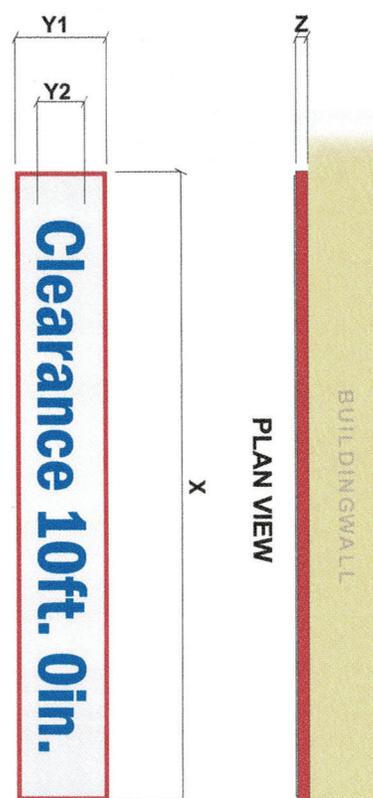
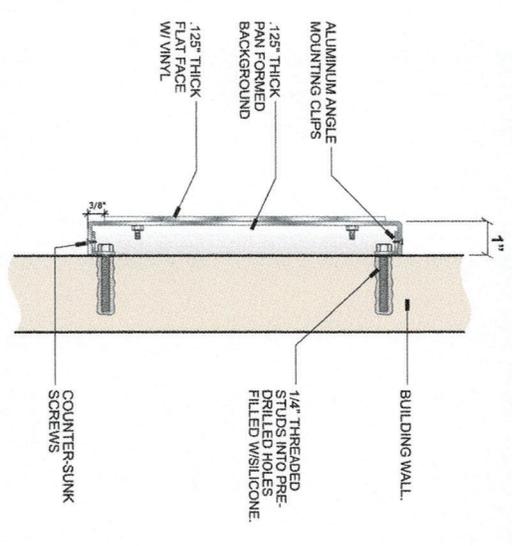
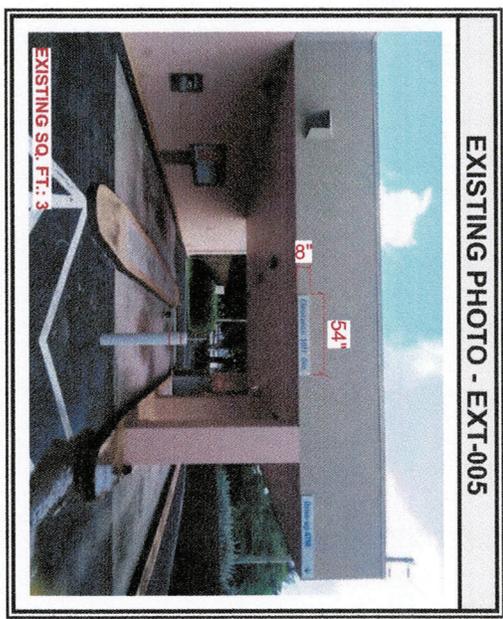
CUSTOMER APPROVAL

Customer Signature _____ Date _____

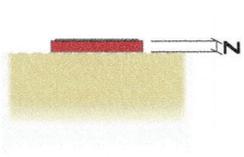
DESIGN DRAWING 7 of 15

Request Number: **PRJ-BOA3-182996-R1**

EXISTING PHOTO - EXT-005



FRONT VIEW



SIDE VIEW

EXT-005

| DIMENSION LEGEND | | | | | |
|------------------|--------|----|-----------|----|---------|
| PRODUCT | Y1 | Y2 | X | Z | SQ. FT. |
| SS1ng | 7 3/4" | 4" | 4--5 1/2" | 1" | 2.87 |

Specifications:
 Faces- Pan formed aluminum painted Bank of America Red Semi-Gloss finish w/ flat aluminum face painted Garbo Silver.
 Copy- .125 Face w/ applied first surface reflective Blue vinyl film.
 Colors as shown in legend.
 Mounting- Plaque is flush mounted to fascia.

| COLOR LEGEND | |
|---|------------------------------------|
| | 3M VINYL: #680-75 BLUE |
| | PAINT: MP#49696 RED , SATIN FINISH |
| | PAINT: GARBO SILVER, SEMI GLOSS |

SECTION DETAIL @ NON-ILLUMINATED CHANNEL PLAQUES
 Scale: NTS

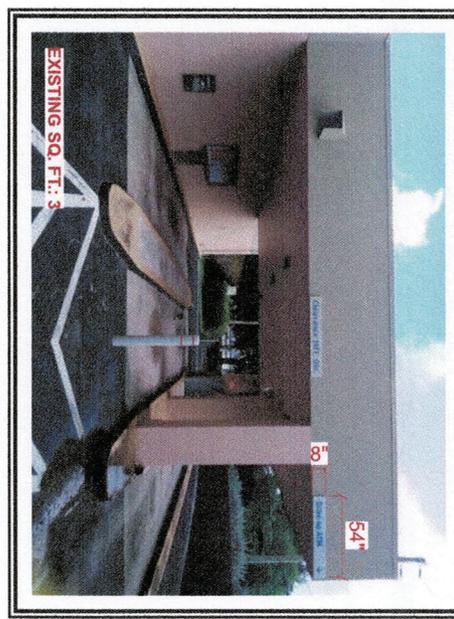
| | | | |
|--|---|--|-------------------------|
| COAST SIGN | DATE: 08-22-2023 | PROJECT NAME: BANK OF AMERICA | SHEET: FL5-471FC |
| 1500 W. Embassy, St. Arabein, CA 92802 714.520.9144 | SCALE: NTS | ADDRESS: 800 US Highway 1, North Palm Beach, FL 33408 | |
| DRIVER: Nathel L. | CITY/STATE/ZIP: Palm Beach, FL 33408 | NO.: 6 | |
| PIR: Marvin V | | | |

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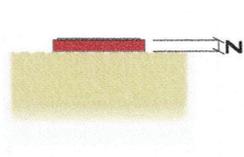
| No. | Designer | Date | Revision Notes | No. | Designer | Date |
|-----|----------|------------|---------------------------------|-----|----------|------|
| 1 | RSB | 08/22/2023 | Refer to EXHIBIT A for details. | 7 | | |
| 2 | | | | 8 | | |
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| 6 | | | | 12 | | |

| | |
|-------------------------------|-------------|
| CUSTOMER APPROVAL | DATE |
| Customer Signature | |
| DESIGN DRAWING 8 of 15 | |
| Request Number: | |
| PRJ-BOA3-182996-R1 | |

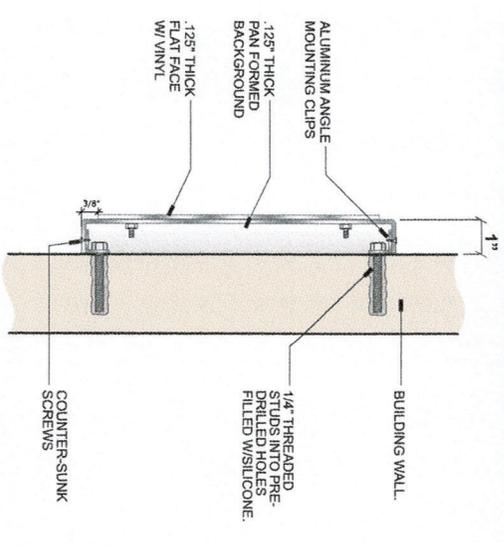
EXISTING PHOTO - EXT-006



FRONT VIEW



SIDE VIEW



SECTION DETAIL @ NON-ILLUMINATED CHANNEL PLAQUES
Scale: NTS

EXT-006

| DIMENSION LEGEND | | | | | |
|------------------|--------|----|----------|----|---------|
| PRODUCT | Y1 | Y2 | X | Z | SQ. FT. |
| SS3-DTng | 7 3/4" | 4" | 4-5 1/2" | 1" | 2.87 |

Specifications:
Faces- Pan formed aluminum painted Bank of America Red
Semi-Gloss finish w/ flat aluminum face painted Garbo Silver.
Copy- Applied first surface reflective Blue vinyl film.
Colors as shown in legend.
Mounting- Plaque is flush mounted to fascia.

| COLOR LEGEND | |
|---|-----------------------------------|
| | 3M VINYL: #680-75 BLUE |
| | PAINT: MP#49696 RED, SATIN FINISH |
| | PAINT: GARBO SILVER, SEMI GLOSS |

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 08-22-2023
Scale: NTS
Drawn: Narel L.
File: Marvin V

Project Name: BANK OF AMERICA
Address: 800 US Highway 1, North Palm Beach, FL 33408
City/State/Zip: Palm Beach, FL 33408

Site ID: FL-5-471-F-C

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| No. | Designer | Date | Revision Notes |
|-----|----------|----------|--------------------------------|
| 1 | RB | 07/20/24 | Refer to PARTNERS for details. |
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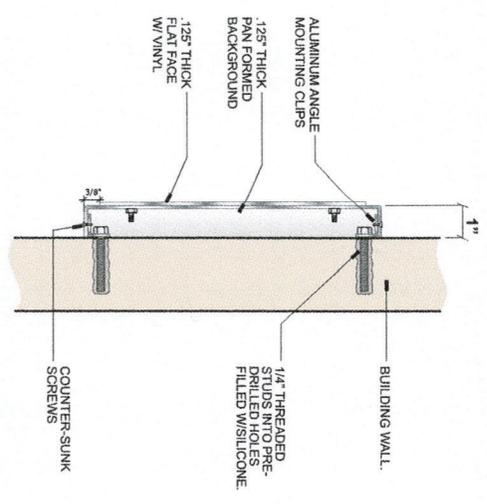
Customer Signature: _____ Date: _____

Revision Notes: _____

Request Number: **PRJ-BOA3-182996-R1**

DESIGN DRAWING 9 of 15

EXISTING PHOTO - EXT-007



SECTION DETAIL @ NON-ILLUMINATED CHANNEL PLAQUES
Scale: NTS

COAST SIGN
1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 08-22-2023
Project Name: BANK OF AMERICA
Site ID: FL5-471-FC
Scale: NTS
Address: 800 US Highway 1, North
City/State/Zip: Palm Beach, FL 33408
Drawn: Narel I.
Pfl: Marvin V

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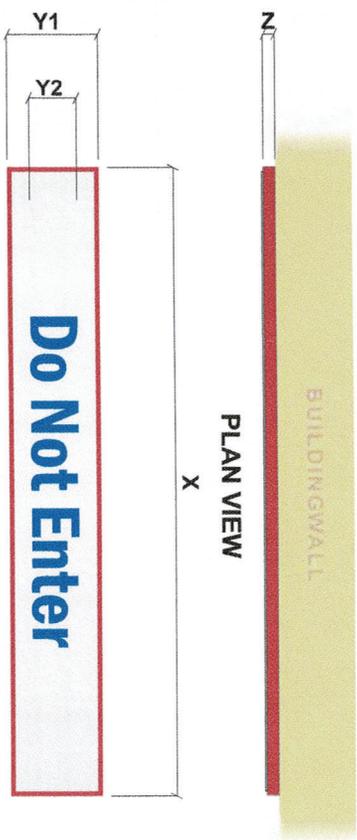
| No. | Designer | Date | Revision Notes | No. | Designer | Date |
|-----|----------|----------|------------------------------------|-----|----------|------|
| 1 | RB | 02/02/23 | Revised to match order for details | 7 | | |
| 2 | | | | 8 | | |
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| 6 | | | | 12 | | |

CUSTOMER APPROVAL

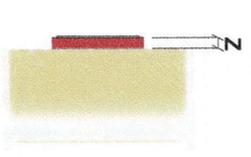
Customer Signature _____ Date _____

Request Number: **PRJ-BOA3-182996-R1**

DESIGN DRAWING 10 of 15



FRONT VIEW



SIDE VIEW

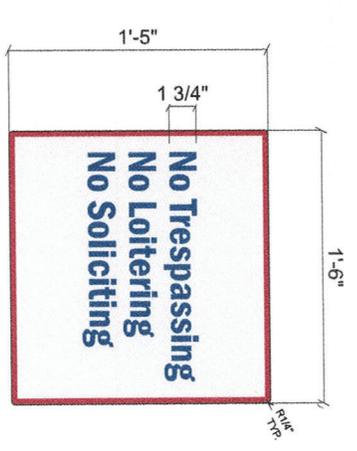
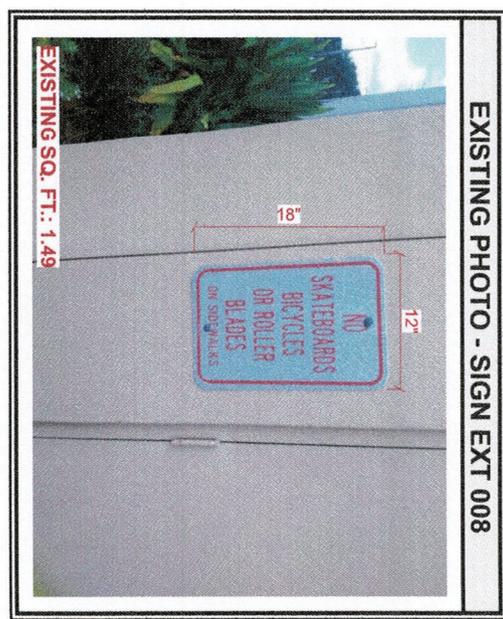
| DIMENSION LEGEND | | | | | | |
|------------------|--------|----|-----------|----|---------|--|
| PRODUCT | Y1 | Y2 | X | Z | SQ. FT. | |
| SS2mg | 7 3/4" | 4" | 4'-5 1/2" | 1" | 2.87 | |

Specifications:

Faces- Pan formed aluminum painted Bank of America Red Semi-Gloss finish w/ flat aluminum face painted Garbo Silver. Copy- Applied first surface reflective Blue vinyl film. Colors as shown in legend. Mounting- Plaque is flush mounted to fascia.

| COLOR LEGEND | |
|---|-----------------------------------|
| | 3M VINYL: #680-75 BLUE |
| | PAINT: MP#49696 RED, SATIN FINISH |
| | PAINT: GARBO SILVER, SEMI GLOSS |

EXISTING PHOTO - SIGN EXT 008



FRONT VIEW: RWING-WALL PLAQUE
EXT-008
Scale: 1 1/2" = 1'-0"

GENERAL SPECIFICATIONS:

PANEL:..... 1/25" ALUM PAINTED GARBO SILVER, SEMI GLOSS FINISH
BORDER:..... PAINTED BOA RED, SEMI-GLOSS
GRAPHICS:..... FIRST SURFACE TRANSLUCENT BLUE FILM

COLOR SPECIFICATIONS:

- PAINT: GARBO SILVER, GLOSS
- PAINT: MP #49696 RED, SEMI GLOSS
- 3M VINYL: #3630-8530 TRANS W/OVERLAM 3M 3660M

**CUSTOMER TO REVIEW AND APPROVE
ARTWORK AND SPECS PRIOR TO MANUFACTURE**

| | | | | | | | |
|--|--|--------------------------------------|--|----------------------------------|--|---------------------|--|
| COAST SIGN | | Date: 08-22-2023 | | Project Name: BANK OF AMERICA | | Site ID: FLS-471-FC | |
| 1500 W. Embassy St. Anaheim, CA 92802 714.520.9144 | | Scale: NTS | | Address: 800 US Highway 1, North | | | |
| Drawn: Narelle L. | | City/State/Zip: Palm Beach, FL 33408 | | Notes: | | | |
| P/E: Marvin V | | | | | | | |

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. and shall not be reproduced, used by or disclosed to any firm or corporation, in any form whatsoever without written permission.

| No. | Designer | Date | Revision Notes | No. | Designer | Date |
|-----|----------|----------|-----------------------------------|-----|----------|------|
| 1 | RB | 02/02/23 | Refer to PATENT/TRADE for details | 7 | | |
| 2 | | | | 8 | | |
| 3 | | | | 10 | | |
| 4 | | | | 11 | | |
| 5 | | | | 12 | | |

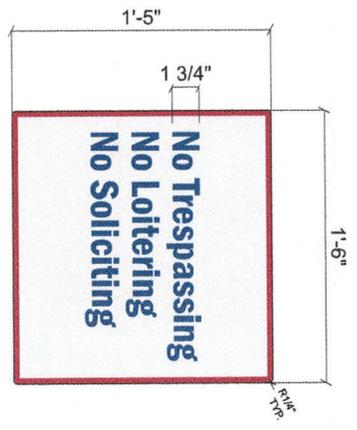
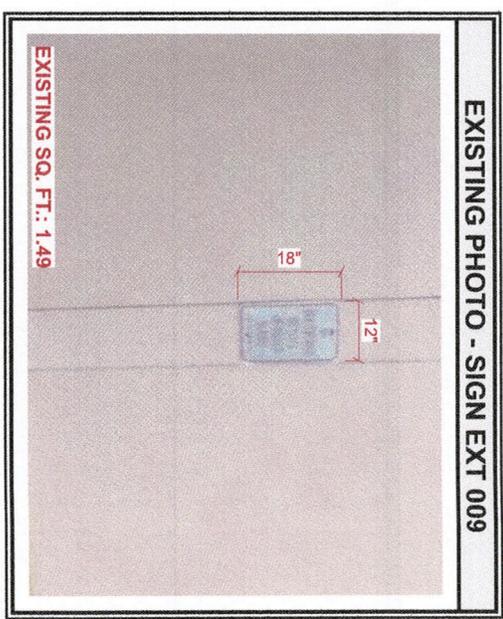
CUSTOMER APPROVAL

Customer Signature: _____ Date: _____

DESIGN DRAWING 11 of 15

Request Number: **PRJ-BOA3-182996-R1**

EXISTING PHOTO - SIGN EXT 009



EXT-009
 FRONT VIEW: RWING-WALL PLAQUE
 Scale: 1 1/2" = 1'-0"

GENERAL SPECIFICATIONS:

PANEL:..... 125" ALUM PAINTED GARBO SILVER, SEMI GLOSS FINISH
 BORDER:..... PAINTED BOA RED, SEMI-GLOSS
 GRAPHICS:..... FIRST SURFACE TRANSLUCENT BLUE FILM

COLOR SPECIFICATIONS:

- PAINT: GARBO SILVER, GLOSS
- PAINT: MP #49696 RED, SEMI GLOSS
- 3M VINYL: #3630-8530 TRANS W/OVERLAM 3M 3660M

**CUSTOMER TO REVIEW AND APPROVE
 ARTWORK AND SPECS PRIOR TO MANUFACTURE**

COAST SIGN
 1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 08-22-2023
 Scale: NTS
 Designer: Narel L.
 Pdt: Marvin V

Project Name: BANK OF AMERICA
 Site ID: FL-5-471-FC
 Address: 800 US Highway 1, North
 City/State/Zip: Palm Beach, FL 33408

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| No. | Designer | Date | Revision Notes |
|-----|----------|----------|---------------------------------|
| 1 | RB | 02/02/24 | Refer to SMT/INCHES for details |
| 2 | | | |
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| 12 | | | |

CUSTOMER APPROVAL

Customer Signature _____ Date _____

Revision Notes _____

Request Number: **PRJ-BOA3-182996-R1**

DESIGN DRAWING 12 of 15



Note: For miscellaneous Wall directional/informational Signs see pages 8, 9, 10, 11 and 12 of Sign Brand Book

SITE PLAN

SCALE 1"=60'0"

Bank of America (Tenant), Owner: Barnett Bank Premises Company NPB PCN#6-32-42-09-01-070-0010
 Map Image taken from Palm Beach County Property Appraiser's Website.
 Dimensions taken from Village of North Palm Beach Yacht Club Addition.
 Lots 1, 2 and 3 Block 70, Yacht Club Addition to the Village of North Palm Beach,
 Plat Book 26, Page 249 of the Public Records of Palm Beach County.

VILLAGE OF
 NORTH PALM BEACH
 JULY 29 2024
 COMMUNITY DEVELOPMENT
 RECEIVED



VILLAGE OF NORTH PALM BEACH, FLORIDA

ORDER GRANTING SITE PLAN APPROVAL

Applicant: New Country Motor Cars of Palm Beach LLC (“Property Owner” or “Applicant”)

Property Location: 9249 Alternate A1A (“Property”)

Legal Description: 17-42-43, TH PT OF NW 1/4 OF SW 1/4 LYG S OF RICHARD RD, E OF FEC RY & W OF SR A1A

Request: Site Plan and Appearance Approval with two (2) waivers for a reduction in parking spaces from twenty-six (26) required spaces to twenty-four (24) parking spaces and a reduction in the width of the two-way accessway from twenty-four feet (24’) to twenty feet (20’).

THIS MATTER came before the Planning and Zoning Adjustment Board for hearing on September 10, 2024. After considering the testimony and other evidence presented by the Applicant and Village Staff, the Planning and Zoning Board of Adjustment hereby makes the following findings of fact:

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

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

- A. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated March 5, 2024, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
- a. Agent Authorization Forms stamped dated July 26, 2024
 - b. Owner’s authorization form stamp dated July 26, 2024.
 - c. Justification Statement and Narrative prepared by Gunster, a Florida law firm for business stamp dated July 26, 2024.
 - d. Legal Description stamp dated July 26, 2024.
 - e. Survey provided by Brown & Phillips, INC. West Palm Beach, FL and stamp dated July 26, 2024.
 - f. Warranty Deed stamp dated July 26, 2024.

- g. Elevations Sheet prepared by Penney Design Group and stamp dated July 26, 2024.
 - h. Site Plan prepared by Howard F. Ostrout Jr., and Associates, LLC, and stamp dated July 26 2024.
- B. Prior to the issuance of the first infrastructure permit, the Applicant shall provide the Village with a performance bond, letter of credit, escrow agreement or other acceptable surety agreement in a form approved by the Village Attorney and in an amount approved by the Community Development Director to ensure completion of on-site roadway, drainage, and utility improvements. As improvements are completed and accepted by the Village, the amount of the performance bond, letter of credit, escrow agreement or other acceptable surety may be reduced by a proportionate amount as determined by the Village Manager in consultation with the Community Development Director when requested by the Applicant. (Planning and Zoning)
 - C. A permit shall be obtained from Seacoast Utility Authority prior to the first building permit. (Planning and Zoning)
 - D. Permits from the South Florida Water Management District and the Village of North Palm Beach, as required, for the storm water management system must be obtained prior to the issuance of building permits. (Engineering and Planning and Zoning)
 - E. Prior to the issuance of building permits, drainage calculations must be provided demonstrating that the required water quality and quantity volumes needed for the site can be met. Standard exfiltration trench calculation, drainage pipe sizing calculations, and flood routing calculations for the appropriate storm events must also be included. (Engineering and Planning and Zoning)
 - F. Permits from the Health Department for the water and sewer system must be obtained prior to approval of building permits. (Engineering and Planning and Zoning)
 - G. All roof top equipment shall be screened on all four sides consistent with the architecture of the building; no equipment shall be taller than the proposed screening. All ground mounted mechanical equipment (air conditioning, backflow preventer, etc.) shall be screened on all four sides; no equipment shall be taller than the proposed screening. (Planning and Zoning)
 - H. In accord with the requirements of the National Pollution Discharge Elimination System (NPDES), a Storm Water Pollution Prevention Plan, Owner/Operator Certification, and Notice of Intent shall be submitted and accepted by the Village prior to the issuance of building permits. (Building and Public Works)
 - I. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if existing material to remain is unsuitable for buffer purposes. (Planning and Zoning)
 - J. All new utilities shall be provided underground. Appurtenances to these systems, which require above-ground installation, must be effectively screened from view. All

utilities and services to the site shall be provided by entities holding valid franchise agreements with the Village. (Engineering and Planning and Zoning)

- K. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of a size and quantity. (Planning and Zoning)
- L. Pursuant to Section 6-61 of the Village Code, this approval shall expire and become void after two (2) years from the date of approval unless the Applicant commences development within the two-year period. Commencement of development shall consist of the issuance of a building permit for a principal structure or for the installation of infrastructure improvements and the completion of the first inspection approval. (Planning and Zoning)
- M. Prior to issuance of the first building permit for vertical construction, the Applicant shall revise plans to provide details of lighting fixtures that utilize dark-sky friendly techniques where feasible. (Planning and Zoning)
- N. The dumpster enclosure walls shall match the finish, color and design elements of the building walls and trim. At a minimum, the dumpster enclosure gates shall be solid 3/4" deep galvanized corrugated 22-gauge steel matching the building color. (Planning and Zoning)
- O. A bicycle rack accommodating a minimum of four bikes shall be provided. (Planning and Zoning)
- P. No outdoor speakers shall be permitted. (Planning and Zoning)
- Q. Approval for the outdoor seating area must be obtained through an Outdoor Seating Permit or through a Site Plan Amendment, whichever process is approved by the Village Council. (Planning and Zoning)
- R. The site plan shall be revised as necessary to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (Planning and Zoning).
- S. Non-compliance with any of the conditions of approval will result in the Village withholding the issuance of any building permits or any Certificates of Occupancy. (Planning and Building)
- T. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns and a violation of such conditions shall constitute a violation of the Village Code of Ordinances and may be enforced by the Village as set forth in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law. (Planning and Zoning)
- U. 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)

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

DONE AND ORDERED this _____ day of _____, 2024.

VILLAGE OF NORTH PALM BEACH

By: _____
Cory Cross, Chair

ATTEST:

Caryn Gardner-Young
Community Development Director

Copies to:
Gunster, Petitioner's agent
Leonard G. Rubin, Village Attorney

| | |
|---|--|
|  | COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION |
|---|--|

Subject/Agenda Item:

SP-2024-07 – 9249 Alternate A1A (Mercedes Benz Sprinter Facility)

Consideration of Approval: A request from Gunster, on behalf of the property owner, New Country Motor Cars of Palm Beach, LLC, for a Minor Site Plan Amendment and Appearance Review, to modify the building elevation by increasing the height of a portion of the building to 31'. The intent is to add 2,348 square feet of mezzanine parts storage area at 9249 Alternative A1A North Palm Beach, FL 33408.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

| | |
|---|---|
| <p>Originating Department:</p> <p>Planning & Zoning</p> <p>Project Manager</p> <p>_____</p> <p>Caryn Gardner-Young, AICP</p> | <p>Reviewed By:</p> <p>Community Development Director</p> <p>_____</p> <p>Caryn Gardner-Young, AICP</p> |
| <p>Attachments:</p> <ol style="list-style-type: none"> 1. Agent Authorization Forms stamp dated July 26, 2024. 2. Owner’s authorization form stamp dated July 26, 2024. 3. Justification Statement and Narrative prepared by Gunster, a Florida law firm for business stamp dated July 26, 2024. 4. Legal Description stamp dated July 26, 2024. 5. Survey provided by Brown & Phillips, INC. West Palm Beach, FL and stamp dated July 26, 2024. 6. Warranty Deed stamp dated July 26, 2024. 7. Elevations Sheet prepared by Penney Design Group and stamp dated July 26, 2024. 8. Site Plan prepared by Howard F. Ostrout Jr., and Associates, LLC, and stamp dated July 26 2024. | <p>Public Notice:</p> <p><input type="checkbox"/> Required</p> <p><input checked="" type="checkbox"/> Not Required</p> <p>Dates:</p> <p>Paper:</p> <p>Mailing</p> <p><input type="checkbox"/> Required</p> <p><input checked="" type="checkbox"/> Not Required</p> <p>Notice Distance:</p> |

I. Executive Summary

The applicant is proposing to modify the previously approved site plan by increasing the elevation of the attached car wash to match the roofline of the remainder of the building to accommodate a storage space.

II. Site Data

Existing Use: Vacant Lot – Parking of Vehicles
Parcel Control Numbers: 68-43-42-17-00-000-7021
Parcel Size: 2.5062 acres
Existing Future Land Use Designation: Commercial
Existing Zoning District: General Commercial (C-G)

| Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District: | | | |
|--|--------------------------|------------------------|-------------------------------|
| Direction | Existing Land Use | Future Land Use | Zoning District |
| <i>North</i> | Stores | Commercial | General Commercial (C-G) |
| <i>South</i> | Auto Sale | Commercial | General Commercial (C-G) |
| <i>East</i> | Vacant | Commercial | Transitional Commercial (C-T) |
| <i>West</i> | Vacant | Light Industrial | General Commercial (C-G) |

III. Annexation/Zoning History

The subject parcel is located on the west side of Alternate A1A on the southwest corner of Richard Road and Alternate A1A. It possesses a future land use designation of Commercial and is zoned as C-G General Commercial. The subject site was built in 1974 in accordance with the Palm Beach (County) CH/5 land use classification, but is currently vacant except for a surface parking area currently being used by the adjacent Mercedes Benz dealership.

On November 30, 2007, the property owner, Live Oak Plaza LLC, submitted applications to the Village of North Palm Beach (Village) for voluntary annexation, small-scale comprehensive plan (land use) amendment, and rezoning. The 2.75-acre site had an existing commercial shopping center of approximately 27,250 square feet with multiple retail tenants, restaurants, and a bar/tavern.

The land use designation for the property was County Commercial (C) and the zoning designation was County Commercial (C-2). The existing land use and zoning designation was consistent with the Village’s Comprehensive Plan and the adjacent properties. Therefore, the parcel was annexed into the Village of North Palm Beach with a future land use classification and zoning designation of Commercial (C-2). The comprehensive plan was amended to reflect the assigned future land use and zoning changes of the annexed parcel.

Upon being approved for annexation, the Village imposed restrictions on the property, which include the following:

1. A use restriction prohibiting adult entertainment as defined by the Village of North Palm Beach, Florida, Zoning Code Section, 45-2, Definitions.

The restriction was recorded in the public records of Palm Beach County and may be released at the sole and absolute discretion of the Village Council of the Village of North Palm Beach, Florida.

In 2015, a Unity of Title was established between Live Oak Plaza, LLC and New Country Motor Cars of Palm Beach, LLC, unifying the property into a single parcel under the Live Oak Plaza address of 9249 Alternative A1A North Palm Beach, FL 33408.

In November 2015, on behalf of the applicant, Live Oak Plaza, LLC, Gary Brandenburg submitted a major site plan proposal for the Mercedes Benz Sprinter Facility to the Village's Planning Commission. The request consisted of two phases for project approval. Phase I consisted of the demolition of the existing shopping center, an upgrade to infrastructure, parking lot, and landscaping improvements. Phase II consisted of a request to add a sales center building and signage.

Phase I of the project was passed unanimously as submitted, subject to the removal of a minimum of six (6) parking spaces adjacent to the northeast corner of the proposed Phase II building.

In 2016, Live Oak Plaza, LLC, in conjunction with Autobuilders General Contracting Services, completed a demolition of the commercial building existing at Live Oak Plaza.

In June 2023, Live Oak Plaza, LLC submitted a building permit for the proposed parking lot and a landscape plan based upon the approved Site Plan. A request to rescind the permit application was submitted in October of 2023 by AutoBuilders General Contracting Services, Inc. and approved.

In October 2023, a permit application was again submitted but by New Country Motor Cars of Palm Beach, LLC for the development of a commercial building consisting of 14,720 square feet which was consistent with the previously approved Site Plan. Subsequently, in December 2023, the project was submitted to be built in one phase as presented in the approved Site Plan and Landscape Plans titled Phase II Mercedes Benz Sprinter Facility dated September 14, 2015. The new established timeline for the project is to begin construction immediately after the building permit is issued, with the expectation that the project could take one year to complete.

In April 2024, New Country Motor Cars of Palm Beach, LLC submitted a revision to the site plan requesting an increase in building elevation.

IV. Applicable Code Provisions:

Sec. 45.34. – C-G General Commercial, C.

Sec. 45-33 – C-S Shopping Commercial, B.

Section IV Criteria for Appearance D. Miscellaneous Structures

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

The petitioner's site plan and appearance review documents consists of:

1. Agent Authorization Forms stamp dated July 26, 2024
2. Owner's authorization form stamp dated July 26, 2024.
3. Justification Statement and Narrative prepared by Gunster, a Florida law firm for business stamp dated July 26, 2024.
4. Legal Description stamp dated July 26, 2024
5. Survey provided by Brown & Phillips, INC. West Palm Beach, FL and stamp dated July 26, 2024.
6. Warranty Deed stamp dated July 26, 2024.
7. Elevations Sheet prepared by Penney Design Group and stamp dated July 26, 2024
8. Site Plan prepared by Howard F. Ostrout Jr., and Associates, LLC, and stamp dated July 26 2024.

VI. Staff Analysis:

Request:

This is a request for approval of a Minor Site Plan Amendment and Appearance Review to allow an increase in building square footage and building height to be placed over the proposed car wash to match the existing roofline for the remainder of the building. Since the elevation of the building is being modified, the Planning, Zoning and Adjustment Board will review the elevations for compliance with the Appearance Code. The applicant is proposing to use the same colors as previously proposed in the Site Plan approval, which are Betco "Stonewall Gray", Betco "Dim gray" and Betco "Musket Gray".

Elevation Modifications

The present height of the affected area is seventeen feet (17'). The applicant is seeking to increase the existing height of the building by fourteen feet (14') for a total height of thirty-one feet (31').

Section 45.34.C.9 of the Village Code of Ordinances states that the allowed heights of buildings shall be the same as in the C-S district, except for limited access self-storage facilities.

Within the C-S district, buildings are permitted to exceed two stories or 30 feet in height if 5 feet is added to the required front setback (Sec 45.33.B.).

Section 45-33. D. *Yard space regulations* states there "shall be a front yard of not less than fifty (50) feet measured from the street line to the front building line".

By requesting a total building height of thirty-one (31) feet, the proposed building must be setback fifty-five (55) feet from the front property line. Per the plans submitted, the proposed front setback of the building is seventy feet, eleven and one-half inches (70'-11½"). Thus, the proposed building setback allows for a building height of thirty-one feet (31') in height and complies with the Village Code.

Parking

The C-G General Commercial district requires there to be one (1) space for each five hundred (500) square feet of enclosed floor area, plus one (1) space for each four thousand five hundred (4,500) square feet of outdoor sales display and rental area, plus one (1) space per service bay, plus one (1) space per employee of the shift of largest employment. The parking for vehicle storage may not be counted toward the required number of off-street parking spaces.

Section 45-2. – Definitions of the Village Code of Ordinances defines floor area as “all usable floor space within the exterior walls of a structure. Although the entire building is 14,718 square feet, majority of the space is used for a proposed car wash and service area. Therefore, the only square footage that applied to parking is the. 294 square feet of office space, restrooms, and locker rooms.

The requested additional square footage of 2,348 to increase the building height is not classified as floor area per the Village’s code of ordinances sec. 45-2. – Definitions. Therefore, no additional parking spaces are required for the elevated square footage being proposed.

VII. Appearance Code – Planning Commission Role & Responsibilities

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

The planning commission shall have the following powers and duties:

- (1) To hold public hearings on and make recommendations for amendments to the appearance plan.
- (2) To consult with and cooperate with other committees and village departments, and any other municipal or governmental bodies on matters affecting the appearance of the village.
- (3) To study exterior design drawings, landscape and site plans and materials for any proposed public buildings, public works or other public improvements and to make recommendations to the council or village manager as to the architectural or aesthetic aspects thereof.
- (4) To study and review preliminary and final plats 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 site plan and appearance approval upon a finding that the plan conforms to the village appearance plan and other

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

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

No building or other permit, otherwise required under the ordinances of the village, 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 Village Council (see section 6-35). The foregoing requirements shall not preclude the issuance of permits without such approval if the community development director determine 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

The purpose of these criteria is to establish a checklist of those items which affect the physical aspect of the Village environment. Pertinent to appearance is the design of the site, building and structures, planting, signs, street hardware, and miscellaneous other objects which are observed by the public.

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

D BUILDING DESIGN

1. Specific architectural styles are not mandated or banned, but the village encourages new buildings to reflect or evolve the distinct local character exemplified by the North Palm Beach Country Club Clubhouse, Village Hall and the Public Safety Building. This character is derived from local and regional examples including Anglo-Caribbean architecture, Florida vernacular, and masonry modern.
2. Evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.
3. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
4. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
 - a. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those which are

- architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways and adjoining properties.
- b. Inappropriate materials and methods, and those which will produce inconsistency with the structure of the building, shall be avoided.
 - c. Materials shall be of durable quality.
 - d. In any design in which the structural frame is exposed to view, the structural materials shall meet the other criteria for materials.
5. Building components—such as windows, doors, eaves, and parapets—shall have good proportions and relationship to one another.
 6. The village discourages walls without windows or with too few windows; all-glass walls; and facades without visual interest or with entrances that are concealed or absent.
 7. Colors shall be harmonious, with bright or brilliant colors used only for accent.
 8. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways, including waterways, service alleys, and adjoining properties.
 9. Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.
 10. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from public ways, including waterways, service alleys, and adjoining properties, using materials as stated in criteria for equipment screening.
 11. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.
 12. Inappropriate, incompatible, bizarre, and exotic designs shall be avoided.
 13. The provisions of the North Palm Beach Village Code in regard to bulk regulations and standards, and those portions of the Village Code which directly affect appearance, shall be part of the criteria of this subsection.

G MAINTENANCE—PLANNING AND DESIGN FACTORS

1. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
2. Materials and finishes shall be selected for their durability and wear as well as for their beauty.

Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.

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

H FACTORS FOR EVALUATION

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

LOGIC OF DESIGN

EXTERIOR SPACE UTILIZATION

ARCHITECTURAL CHARACTER

ATTRACTIVENESS

MATERIAL SELECTION

HARMONY AND COMPATIBILITY

CIRCULATION—VEHICULAR AND PEDESTRIAN

MAINTENANCE ASPECTS

VIII. Staff Recommendation:

Approval of SP-2024-07 with the following conditions:

1. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated March 5, 2024, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
 - a. Agent Authorization Forms stamp dated July 26, 2024
 - b. Owner’s authorization form stamp dated July 26, 2024.
 - c. Justification Statement and Narrative prepared by Gunster, a Florida law firm for business stamp dated July 26, 2024.
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 - g. Elevations Sheet prepared by Penney Design Group and stamp dated July 26, 2024.
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2. Prior to the issuance of the first infrastructure permit, the Applicant shall provide the Village with a performance bond, letter of credit, escrow agreement or other acceptable surety

agreement in a form approved by the Village Attorney and in an amount approved by the Community Development Director to ensure completion of on-site roadway, drainage, and utility improvements. As improvements are completed and accepted by the Village, the amount of the performance bond, letter of credit, escrow agreement or other acceptable surety may be reduced by a proportionate amount as determined by the Village Manager in consultation with the Community Development Director when requested by the Applicant. (Planning and Zoning)

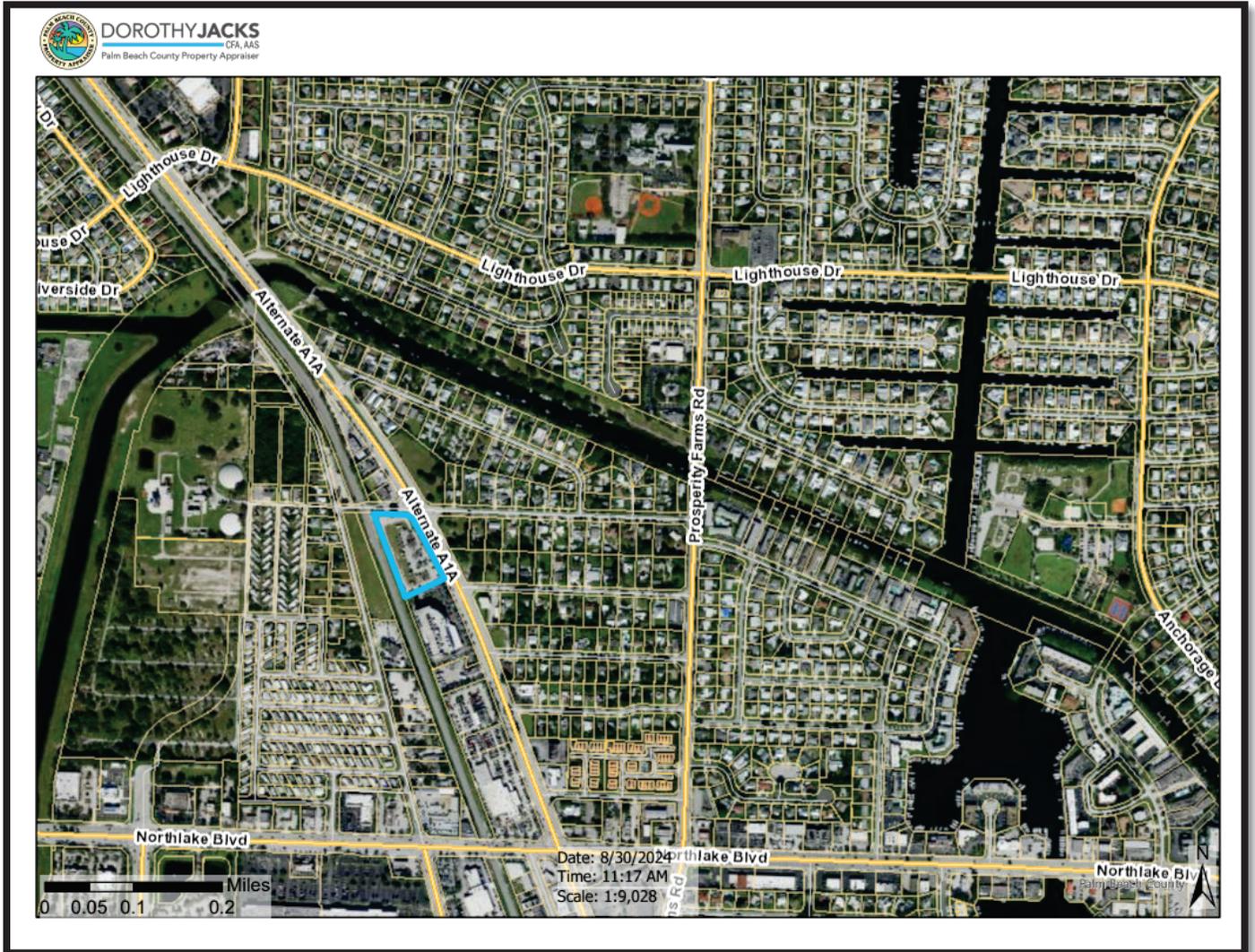
3. A permit shall be obtained from Seacoast Utility Authority prior to the first building permit. (Planning and Zoning)
4. Permits from the South Florida Water Management District and the Village of North Palm Beach, as required, for the storm water management system must be obtained prior to the issuance of building permits. (Engineering and Planning and Zoning)
5. Prior to the issuance of building permits, drainage calculations must be provided demonstrating that the required water quality and quantity volumes needed for the site can be met. Standard exfiltration trench calculation, drainage pipe sizing calculations, and flood routing calculations for the appropriate storm events must also be included. (Engineering and Planning and Zoning)
6. Permits from the Health Department for the water and sewer system must be obtained prior to approval of building permits. (Engineering and Planning and Zoning)
7. All roof top equipment shall be screened on all four sides consistent with the architecture of the building; no equipment shall be taller than the proposed screening. All ground mounted mechanical equipment (air conditioning, backflow preventer, etc.) shall be screened on all four sides; no equipment shall be taller than the proposed screening. (Planning and Zoning)
8. In accord with the requirements of the National Pollution Discharge Elimination System (NPDES), a Storm Water Pollution Prevention Plan, Owner/Operator Certification, and Notice of Intent shall be submitted and accepted by the Village prior to the issuance of building permits. (Building and Public Works)
9. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. Additions to the landscaping plan may be necessary to meet Code requirements if existing material to remain is unsuitable for buffer purposes. (Planning and Zoning)
10. All new utilities shall be provided underground. Appurtenances to these systems, which require above-ground installation, must be effectively screened from view. All utilities and services to the site shall be provided by entities holding valid franchise agreements with the Village. (Engineering and Planning and Zoning)

11. All existing trees shown to remain on the approved landscape plans shall be maintained in perpetuity. In the event they should die, they shall be replaced with like species of the same size and quantity. (Planning and Zoning)
12. Pursuant to Section 6-61 of the Village Code, this approval shall expire and become void after two (2) years from the date of approval unless the Applicant commences development within the two-year period. Commencement of development shall consist of the issuance of a building permit for a principal structure or for the installation of infrastructure improvements and the completion of the first inspection approval. (Planning and Zoning)
13. Prior to issuance of the first building permit for vertical construction, the Applicant shall revise plans to provide details of lighting fixtures that utilize dark-sky friendly techniques where feasible. (Planning and Zoning)
14. The dumpster enclosure walls shall match the finish, color and design elements of the building walls and trim. At a minimum, the dumpster enclosure gates shall be solid 3/4" deep galvanized corrugated 22-gauge steel matching the building color. (Planning and Zoning)
15. A bicycle rack accommodating a minimum of four bikes shall be provided. (Planning and Zoning)
16. No outdoor speakers shall be permitted. (Planning and Zoning)
17. Approval for the outdoor seating area must be obtained through an Outdoor Seating Permit or through a Site Plan Amendment, whichever process is approved by the Village Council. (Planning and Zoning)
18. The site plan shall be revised as necessary to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (Planning and Zoning).
19. Non-compliance with any of the conditions of approval will result in the Village withholding the issuance of any building permits or any Certificates of Occupancy. (Planning and Building)
20. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns and a violation of such conditions shall constitute a violation of the Village Code of Ordinances and may be enforced by the Village as set forth in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law. (Planning and Zoning)
21. 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)

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

PLANNING AND ZONING ADJUSTMENT BOARD ACTION – September 10, 2024

Location Map





Agent Authorization Form

I hereby give AUTHORIZATION to BRIAN M. SEYMOUR, ESQ.
to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions, which may arise as part of the approval of this application for the proposed use of A SITE PLAN AMENDMENT TO ADD A MEZZANINE FOR PARTS STORAGE.

Applicant Information

Signature Trudy Boulia, Secy Print Name TRUDY BOULIA
Address 358 Broadway, Ste 403 City Saratoga Springs State NY Zip 12866

Agent Information:

Signature B. M. Seymour Print Name BRIAN M. SEYMOUR, ESQ.
Address 777 S. FLAGLER DR., SUITE 500 EAST City WEST PALM BEACH State FL Zip 33401

Notary Public Information:

The foregoing instrument was acknowledged before me this 15th day of July
2024 by Trudy Boulia Name of person acknowledging. He or she is
personally known to me, or who has produced _____ as identification (type
of identification and did or did not take an oath (circle correct response).

Signature of Notary Public Jodi L. DeMatties Print Name Jodi L. DeMatties
Notary Public State of New York County of Saratoga
Commission Number 01DE6389836 Commission Expires 4/8/2027

Notary Seal or Stamp

Jodi L. DeMatties
Notary Public, State of New York
Registration No. 01DE6389836
Qualified in Warren County
My Commission Expires 04/08/2027



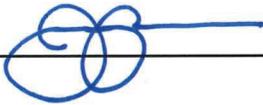
Agent Authorization Form

I hereby give AUTHORIZATION to JOHN P. ROACH, AICP
to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions, which may arise as part of the approval of this application for the proposed use of A SITE PLAN AMENDMENT TO ADD A MEZZANINE FOR PARTS STORAGE.

Applicant Information

Signature Trudy Boulia, Secy Print Name TRUDY BOULIA
Address 358 Broadway, Ste 403 City Saratoga Springs State NY Zip 12866

Agent Information:

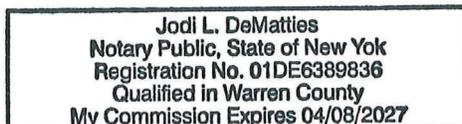
Signature  Print Name JOHN P. ROACH, AICP
Address 777 S. FLAGLER DR., SUITE 500 EAST City WEST PALM BEACH State FL Zip 33401

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Signature of Notary Public Jodi L. DeMatties Print Name Jodi L. DeMatties
Notary Public State of New York County of Saratoga
Commission Number 01DE6389836 Commission Expires 4/8/2027

Notary Seal or Stamp





Village of North Palm Beach
Community Development Department

Owner's Authorization: Each petition must bear the signatures of all owners of property in the petitioned area. A letter of authorization allowing a person other than the owner to sign or represent such a petition must be attached to and accompany said petition.

Signature of Owner(s) of Record Trudy Boulia Print Name TRUDY BOULIA

Signature of Applicant or Agent B. M. Seymour Print Name BRIAN M. SEYMOUR, ESQ.

Sworn to and subscribed before me this 15th day of July 2024

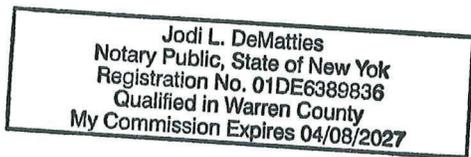
By Trudy Boulia who is personally known to me, or who has produced _____ as identification.

Signature of Notary Public Jodi L. DeMatties Print Name Jodi L. DeMatties

Notary Public State of New York County of Saratoga

Commission Number 01DE 6389836 Commission Expires 4/8/2027

Notary Seal _____



(Print, Type, or Stamp Commissioned Name of Notary Public)



Village of North Palm Beach
Community Development Department

Owner's Authorization: Each petition must bear the signatures of all owners of property in the petitioned area. A letter of authorization allowing a person other than the owner to sign or represent such a petition must be attached to and accompany said petition.

Signature of Owner(s) of Record Trudy Boullia Print Name TRUDY BOULLIA
Secy

Signature of Applicant or Agent [Signature] Print Name JOHN P. ROACH, AICP

Sworn to and subscribed before me this 15th day of July 2024

By Trudy Boullia who is personally known to me, or who has produced _____ as identification.

Signature of Notary Public Jodi L. DeMatties Print Name Jodi L. DeMatties

Notary Public State of New York County of Saratoga

Commission Number 01DE6389836 Commission Expires 4/8/2027

Notary Seal _____

Jodi L. DeMatties
Notary Public, State of New York
Registration No. 01DE6389836
Qualified in Warren County
My Commission Expires 04/08/2027

(Print, Type, or Stamp Commissioned Name of Notary Public)



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

VILLAGE OF
NORTH PALM BEACH
JULY 26 2024
COMMUNITY DEVELOPMENT
RECEIVED

JUSTIFICATION STATEMENT / NARRATIVE

**Mercedes-Benz of North Palm Beach Sprinter Facility
Site Plan Amendment**

Our File Number: 64118-00001

Original Submittal: July 23, 2024

It is our pleasure to submit on behalf of our client, New Country Motor Cars of Palm Beach, LLC (“**Applicant**”), an application for a **Site Plan Amendment** to amend the approved plans associated with the Mercedes Bens of North Palm Beach Sprinter facility, increasing the roof level of the attached car wash to match the existing roofline for the remainder of the building in order to add 2,348 square feet of mezzanine parts storage area. The property is located at the southwest corner of Richard Road and Alternate A1A, herein referred to as the “**Site.**”

Location, History and Existing Conditions

Located on the west side of Alternate A1A, immediately south of Richard Road, the Site consists of a single parcel totaling approximately 2.51 acres:

Table 1: Parcel Data

| | Address | Parcel Control Number (PCN) | Size (acres) |
|----|-------------------------|------------------------------------|---------------------|
| 1. | 9249 Alternate A1A | 68-43-42-17-00-000-7021 | 2.51 |
| | TOTAL SITE AREA: | | 2.51 |

The Site is located immediately north of the Mercedes-Benz of North Palm Beach (“**MBNPB**”) automobile dealership, which is owned by the same parent as the MBNPB property. The Site and the MBNPB property are subject of an existing Unity of Title approved by the Village. The Site was annexed into the municipal jurisdiction of the Village of North Palm Beach (“**Village**”) on September 11, 2008 (Ordinance 2008-10). At that time, the Site was developed with the approximately 25,000 square foot retail strip center known as Live Oak Plaza. All buildings on the Site were demolished in 2016. Only the surface parking remains, which is being used by MBNPB for additional vehicle storage and employee parking pursuant to an existing Village approval. An aerial photo showing the location of the Site in context with the surrounding area is provided as **Exhibit 1.**

As discussed further below, the Village approved a site plan for the development of a Sprinter facility in 2015. As the owner began to move forward with the development of the approved Sprinter facility, it became apparent that there was a need for space for parts storage.

The surrounding area consists of the following:

North: North of the Site, on the northwest corner of Richard Road and Alternate A1A, is an approximately 2,800 square foot convenience store with surface parking on approximately 0.28 acres. Constructed in 1969, the property is within the jurisdiction of Palm Beach County (“**County**”).

South: South of the Site is the MBNPB automobile dealership referenced previously. The full-service multi-story dealership was constructed in 2009 and consists of approximately 54,000 square feet with structured and surface parking. The MBNPB property is approximately 3.03 acres and is owned/operated by the Applicant. The proposed project is an integrated element of the MBNPB operations going forward.

East: East of the Site, across Alternate A1A between Richard Road and Honey Road, are two vacant parcels. East of these parcels is a mix of single- and multifamily residential dwellings within the platted Kelsey Acres neighborhood. A portion of the neighborhood is within the jurisdiction of the Village, while a portion is within the County.

West: West of the Site, across the Florida East Coast Railway tracks, is a 1.67-acre tract of vacant land. No development has existed on the property since at least 2007.

The Site currently has a Commercial (“**C**”) Future Land Use (“**FLU**”) designation, and a General Commercial (“**C-G**”) zoning designation.

A table showing the FLU and zoning designations of the surrounding area is provided below:

Table 2: Surrounding FLU and Zoning Designations

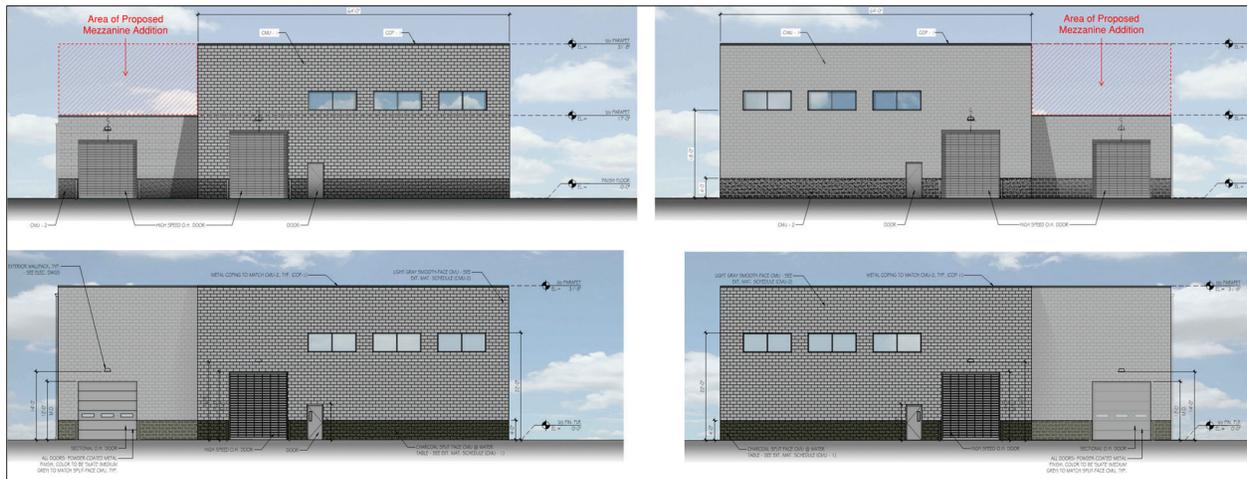
| | Current FLU Designation | Current Zoning Designation |
|--------------|--|--|
| North | Commercial High, with an underlying MR-5 (CH/5) <i>Unincorporated Palm Beach County</i> | General Commercial (CG) <i>Unincorporated Palm Beach County</i> |
| South | Commercial (C) | General Commercial (C-G) |
| East | Commercial (C) | Transitional Commercial (C-T) Single-Family Dwelling (R-1) |
| West | Commercial (C) | General Commercial (C-G) |

Proposed Site Plan Modifications

As noted above, the Village approved a site plan for the development of the MBNPB Sprinter facility in 2015. The approval was issued in 2015-2016. The approved design consists of a single-story building for the servicing of Sprinter vans with nine repair bays. Included within the building is a small office/break room and storage area. The approved height of the service building is 31’-8”, which is necessary for the height of the vans and associated lifts. At the rear (west side) of the

building, facing the adjacent railroad tracks, the approved plan identifies a single-lane drive-through car wash for use only related to MBNPB. The height of the car wash is 17'-0".

Since the approval, additional square footage for the storage of parts inventory has been determined necessary. Without impacting the approved site plan, the proposed amendment seeks to raise the roof level of the car wash to the height of the rest of the building and create a mezzanine storage area above the wash tunnel. The roof height of the car wash is proposed to increase to 31'-8", the exact height of the approved service portion of the building. The architecture is proposed to be exactly as approved. The elevations, both approved and proposed, are shown below. A matrix outlining the revisions to the approved plans is provided in **Exhibit 2**.



Top Left: Approved south elevation with the location of proposed mezzanine addition highlighted. Top Right: Approved north elevation with the location of proposed mezzanine addition highlighted. Bottom Left: Proposed south elevation with the proposed mezzanine. Bottom Right: Proposed north elevation with the proposed mezzanine.

The addition would allow for an additional 2,348 square feet of storage area above the car wash with no additional impact on the approved site plan or landscape plan. The plan continues to be well within all requirements of the Village Code including square footage, parking, and landscape requirements. Pursuant to Sec. 6-59 of the Village's Code, an increase in the vertical size of a building "may never be considered minor or not substantial." Though the overall height of the building is not changing, Village staff determined the additional height above the car wash qualifies as an increase in vertical size of the building. Therefore, the modification described above is being submitted for site plan and appearance approval by the Village's Planning Commission.

Appearance Plan

Pursuant to Sec. 6-56(8) of the Village's Code, applications for site plan review are to adhere to the Village's Appearance Plan, as outlined in Appendix A of the Code. The focus is on enhancing the aesthetic appeal and maintenance of each project and its integration with the surrounding community.

The proposed mezzanine addition does not alter the approved site plan or landscape plan, and is a continuation of the architectural style, materials, colors, and textures currently approved. The

additional height is in the rear of the structure, completely behind the existing approved architecture; it simply brings the roof height above the car wash to the same height as the service bay portion of the building. It is not visible from the primary frontage along Alternate A1A, faces the Florida East Coast Railway, and will be screened by the approved landscaping. Responses to the standards of the Village’s Appearance Plan are provided in **Exhibit 3**.

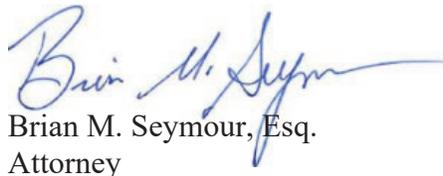
Comprehensive Plan

The Village’s Comprehensive Plan (“**Plan**”) provides general guidance for the growth and future development of the Village while “ensuring that the current character of North Palm Beach is maintained, while allowing remaining vacant parcels to be developed and redeveloped [...]”¹ The Village’s C FLU designation is intended for “[l]and uses and activities within land areas which are predominately related to the sale, rental and distribution of products and the provision or performance of services.”² The proposed mezzanine addition is consistent with the approved plans, which are also consistent with the character of the development or the surrounding area, and will allow the vacant Site to be redeveloped with a viable commercial service related to the existing MBNPB facility.

Conclusion

The proposed addition is a strategic enhancement to the approved Sprinter service facility and will address the evolving needs by accommodating their necessary parts inventory, which is essential for the operation of the service center. The addition is carefully designed to integrate with the previous approval. There is no change to the pervious/impervious surface area, the primary elevation facing Alternate A1A remains unchanged, and all approved materials, color, and textures remain unchanged. As shown on the detailed plans provided herein, the proposed development with the revised height above the car wash will maintain compliance with the Village’s C-G zoning requirements as well as the aesthetic and functional harmony of the site.

Prepared and Respectfully Submitted By:


Brian M. Seymour, Esq.
Attorney


John P. Roach, AICP
Planner

Enclosures

cc: Client

¹ Section 3.2 – Future Land Use Element – Village Plan.

² Table 3-1 – Future Land Use Element – Village Plan.

Exhibit 1
Location Aerial



Exhibit 2

Revision Matrix

| SHEET | TITLE | REVISIONS |
|-------|---------------------|--|
| SP-2 | Site Plan: Phase II | <ul style="list-style-type: none">• Update the Project Team.• Update the Site Data table as follows:<ul style="list-style-type: none">○ Change the zoning to reflect the current C-G: General Commercial zoning designation.○ Increase the square footage of the building and the Floor Area Ratio (FAR) to reflect the addition of a parts inventory storage area above the car wash. |
| PEL-1 | Exterior Elevations | <ul style="list-style-type: none">• Update the north, south, and west elevations to reflect the additional height added above the car wash for the addition of a parts inventory storage area. |

Exhibit 3

Responses to Criteria for Appearance

A. RELATIONSHIP OF BUILDINGS TO SITE

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

Response: The modification to the height of the car wash and addition of the storage mezzanine does not alter the approved site plan (save adding square footage, which remains well below the allowed square footage) or landscape plan (which exceeds the Village’s Code requirements), ensuring no changes to the connection with the streetscape, nor the planting, pedestrian movement, or parking areas.

2. Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged where such increases are permitted by the zoning code to provide an interesting relationship between buildings. In zoning districts where a build-to line is used in lieu of front setbacks, building facades must be placed within those build-to zones unless a waiver is obtained from the build-to requirements.

Response: The addition of the mezzanine maintains the existing approved setbacks, which exceed the Village’s Code requirements.

3. Parking areas shall be concealed where required by the zoning code or treated with decorative elements, building wall extensions, plantings, berms or other innovative means so as to largely screen parking areas from view from public ways and adjoining properties.

Response: Not applicable. The proposed amendment does not alter the approved parking area or screening.

4. The height and scale of each building shall be compatible with its site and adjoining buildings except where redevelopment at higher intensities is anticipated in a particular zoning district.

Response: The proposed mezzanine addition increases the roof height above the car wash tunnel, making it consistent with the service portion of the building. The addition occurs at the rear (west side) of the building which faces the adjacent railroad tracks. The approved landscape buffers will screen the area from view of the public realm.

The adjacent MBNPB dealership located south of the Site is four stories, with a height of 56’, and 70’ at the stair towers.

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

Response: Not applicable. No changes to the previously approved utility services are proposed or necessary.

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

Response: The additional height above the car wash complies with the Village's Zoning Code.

B. RELATIONSHIP OF BUILDING AND SITE TO ADJOINING AREA

1. Adjacent buildings of different architectural styles or characteristics may be made more compatible by such means as screens, site breaks, and materials.

Response: The proposed addition is a continuation of the approved architectural style and no changes to the materials, colors, or textures are proposed.

2. Attractive landscape transitions to adjoining properties are encouraged.

Response: Not applicable. No changes to the approved landscape plan are proposed.

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

Response: The proposed addition is a continuation of the approved architectural style and no changes to the materials, colors, or textures are proposed.

4. Buildings shall have similar scale to those in the surrounding area except where redevelopment at higher intensities is anticipated in a particular zoning district.

Response: The proposed addition does not change the scale of the approved building. The additional height is in the rear of the structure and is not visible from the primary frontage along Alternate A1A. The rear of the building faces the Florida East Coast Railway and will be screened by the approved landscaping.

The adjacent MBNPB dealership located south of the Site is four stories, with a height of 56', and 70' at the stair towers.

C. LANDSCAPE AND SITE TREATMENT

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

The provisions of the North Palm Beach Village Code, Chapter 41, and those portions of the Village Code which directly affect appearance, shall be part of the criteria of this subsection. **Editor's note**— Chapter 41 of the 1970 Village Code is found in chapter 27 of this Code.

Response: Not applicable. No changes to the approved landscape plan are proposed.

D. BUILDING DESIGN

1. Specific architectural styles are not mandated or banned, but the village encourages new buildings to reflect or evolve the distinct local character exemplified by the North Palm Beach Country Club Clubhouse, Village Hall and the Public Safety Building. This character is derived from local and regional examples including Anglo-Caribbean architecture, Florida vernacular, and masonry modern.

Response: The proposed addition is a continuation of the approved architectural style and no changes to the materials, colors, or textures are proposed.

2. Evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.

Response: The proposed addition does not alter the appearance of the approved building. The additional height, which is consistent with the approved height for the service portion of the building, is in the rear of the structure and is not visible from the primary frontage along Alternate A1A. The rear of the building faces the Florida East Coast Railway and will be screened by the approved landscaping.

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

Response: The proposed addition does not change the scale of the approved building. The additional height, which is consistent with the approved height for the service portion of the building, is in the rear of the structure and is not visible from the primary frontage along Alternate A1A. The rear of the building faces the Florida East Coast Railway and will be screened by the approved landscaping.

The adjacent MBNPB dealership located south of the Site is four stories, with a height of 56', and 70' at the stair towers.

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

Response: The proposed addition is a continuation of the approved architectural style and no changes to the materials, colors, or textures are proposed.

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

Response: The proposed addition is a continuation of the approved design and does not alter the configuration and proportions of the windows, doors, eaves, and parapets.

6. The village discourages walls without windows or with too few windows; all-glass walls; and facades without visual interest or with entrances that are concealed or absent.

Response: The additional height is in the rear of the structure, is consistent with the approved architecture, and is not visible from the primary frontage along Alternate A1A. The rear of the building faces the Florida East Coast Railway and will be screened by the approved landscaping.

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

Response: The proposed addition is a continuation of the approved architectural style and no changes to the colors are proposed.

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.

Response: The addition above the car wash tunnel does not alter the location or screening of mechanical equipment.

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

Response: Not applicable. No changes to the site lighting are proposed.

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

Response: Not applicable. No changes to refuse or waste removal areas, service yard, storage yards, or exterior work areas are proposed.

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

Response: The approved service facility is a single building. No modifications are proposed to the design of the structure. The additional height above the car wash is consistent with the approved height, detail, and form for the service bays.

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

Response: Not applicable. The proposed addition is a continuation of the approved architectural style.

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

Response: The additional storage area above the car wash maintains compliance with the Village's Code in regarding the bulk and appearance. No modifications to the approved architectural style are proposed.

E. SIGNS

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

Response: Not applicable. No modifications to the signage are proposed with this amendment.

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

Response: Not applicable. No modifications to the signage are proposed with this amendment.

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

Response: Not applicable. No modifications to the signage are proposed with this amendment.

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

Response: Not applicable. No modifications to the signage are proposed with this amendment.

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

Response: Not applicable. No modifications to the signage are proposed with this amendment.

6. Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that light source is shielded from view.

Response: Not applicable. No modifications to the signage are proposed with this amendment.

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

Response: Not applicable. No modifications to the signage are proposed with this amendment.

F. MISCELLANEOUS STRUCTURES AND STREET HARDWARE

1. Miscellaneous structures include any structures, other than buildings, visible to view from any public way or ways. Street hardware includes all objects not commonly referred to as structures and located in streets and public ways and outside of buildings. (See Section VIII, DEFINITIONS)

Response: Acknowledged.

2. Miscellaneous structures and street hardware located on private property shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.

Response: Not applicable. No modifications to the approved miscellaneous structures or street hardware are proposed.

3. Miscellaneous structures and street hardware located in public ways and other public property shall be harmonious with design of adjacent buildings and other structures and Village landscape.

Response: Not applicable. No modifications to the approved miscellaneous structures or street hardware are proposed.

4. Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings, and signs.

Response: Not applicable. No modifications to the approved miscellaneous structures or street hardware are proposed.

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

Response: The additional storage area above the car wash maintains compliance with the Village's Code in regarding the bulk and appearance. No modifications to the approved architectural style are proposed.

G. MAINTENANCE—PLANNING AND DESIGN FACTORS

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

Response: The proposed addition will be a continuation of the approved building materials and will ensure easy maintenance and upkeep.

2. Materials and finishes shall be selected for their durability and wear as well as for their beauty.

Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.

Response: The proposed addition will be a continuation of the approved building materials, which have been found to be durably and resistant to the elements.

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

Response: The proposed addition will be easily maintained alongside the existing approved elements of the building.

ADDRESS: 9249 Alternate A1A, Palm Beach Gardens, FL 33410

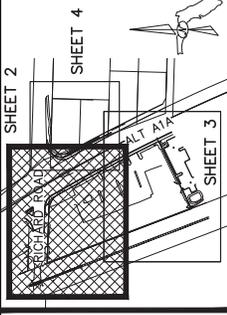
PCN: 68-43-42-17-00-000-7021

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHARD ROAD AS SAID RIGHT-OF-WAY IS SHOWN ON THE PLAT OF KELSEY ACRES RECORDED IN PLAT BOOK 22, PAGE 16, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE F E C RAILROAD A DISTANCE OF 530.00 FEET; THENCE EASTERLY MAKING AN ANGLE WITH THE PRECEDING COURSE MEASURED FROM NORTH TO EAST OF 85° 00' 20", A DISTANCE OF 271.47 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, SAID RIGHT-OF-WAY LINE BEING ALSO THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5689.58 FEET, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A THROUGH AN ANGLE OF 04° 14' 13", A DISTANCE OF 420.73 FEET TO SAID WESTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHARD ROAD, THENCE WESTERLY ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 232.47 FEET TO THE POINT OF BEGINNING

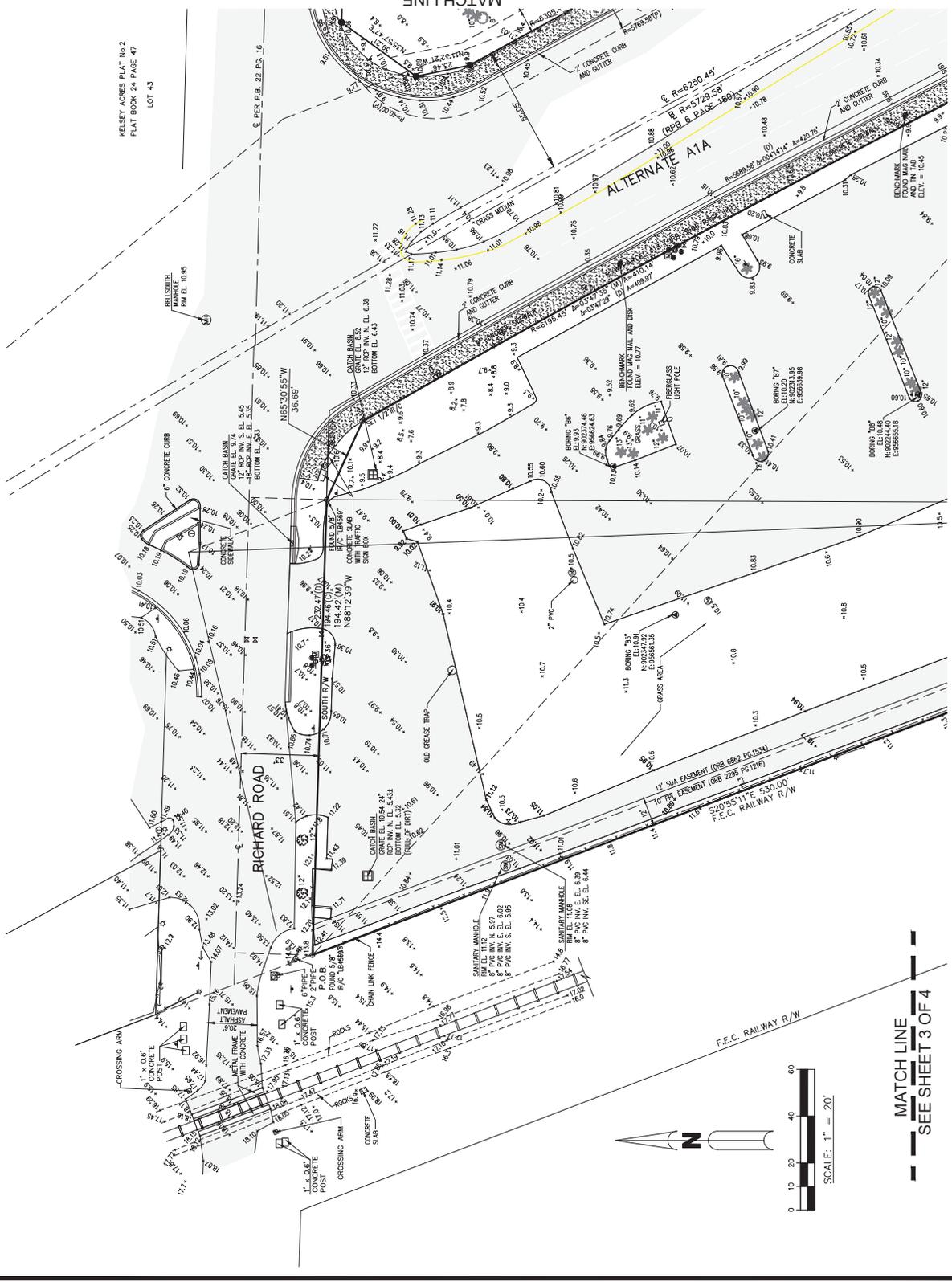
LESS AND EXCEPTING THE ADDITIONAL RIGHT-OF-WAY ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN THAT ORDER OF TAKING RECORDED JANUARY 29, 1982 IN OR BOOK 3666, PAGE 141, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



KEY MAP
NOT TO SCALE

| LEGEND | |
|---------------------|---|
| BACKFLOW PREVENTER | ⊕ |
| BENCHMARK | ⊙ |
| BOLLARD | ● |
| CLEANDOUT | ⊖ |
| CONCRETE LIGHT POLE | ⊕ |
| FIRE HYDRANT | ⊕ |
| GUY ANCHOR | ⊕ |
| GAS METER | ⊕ |
| ASPHALT PAVEMENT | ▨ |
| BUILDING | ▭ |
| CONCRETE | ▨ |
| MAILBOX | ⊕ |
| SION | ⊕ |
| TELEPHONE BOX | ⊕ |
| TRAFFIC SIGNAL BOX | ⊕ |
| VALVE | ⊕ |
| WATER METER | ⊕ |
| WOOD POWER POLE | ⊕ |
| YARD DRAIN | ⊕ |
| BLACK OLIVE TREE | ⊕ |
| PALE TREE | ⊕ |
| UNKNOWN TREE | ⊕ |
| IRRIGATION VALVE | ⊕ |

ABBREVIATIONS:
 C.M. - CONCRETE MONUMENT
 P.O.B. - POINT OF BEGINNING
 P.B. - PLAT BOOK RECORD BOOK
 D.B. - DEED BOOK
 R/W - RIGHT-OF-WAY
 R - RADIUS
 A - ARC LENGTH
 D.E. - DENSITY EASEMENT
 (P) - PLAT DIMENSION
 (D) - DEED DIMENSION
 S - CENTERLINE DIMENSION
 B - BASELINE
 R/C - IRON ROD WITH CAP AS NOTED
 C.M. - 4" x 4" CONCRETE MONUMENT
 P.K. - PARKER KALON
 L.B. - LICENSED BUSINESS
 F.E.C. - FLORIDA EAST COAST
 S.A. - SOUTH
 E. - ELEVATION
 INV. - INVERT
 HDPE - HIGH DENSITY POLYETHYLENE
 CBS - CONCRETE BLOCK & STUCCO



SEE SHEET 4 OF 4

MATCH LINE
SEE SHEET 3 OF 4

PROJ. No. 15-002E
 SCALE: 1"=20'
 DATE: NOV 2023
 SHEET 2 OF 4

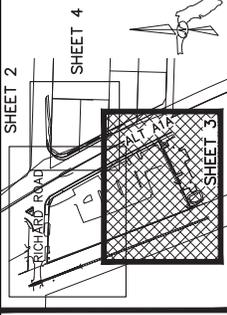
DRAWN: JAO
 CHECKED: JEP
 F.B. NPB
 PAGES: 1-6, 61

MERCEDES BENZ
 SPRINTER
 FACILITY

SKETCH OF BOUNDARY
 AND
 TOPOGRAPHIC SURVEY

E-Mail: info@brown-phillips.com
 615-3991-3988, 615-3991-3988

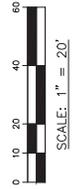
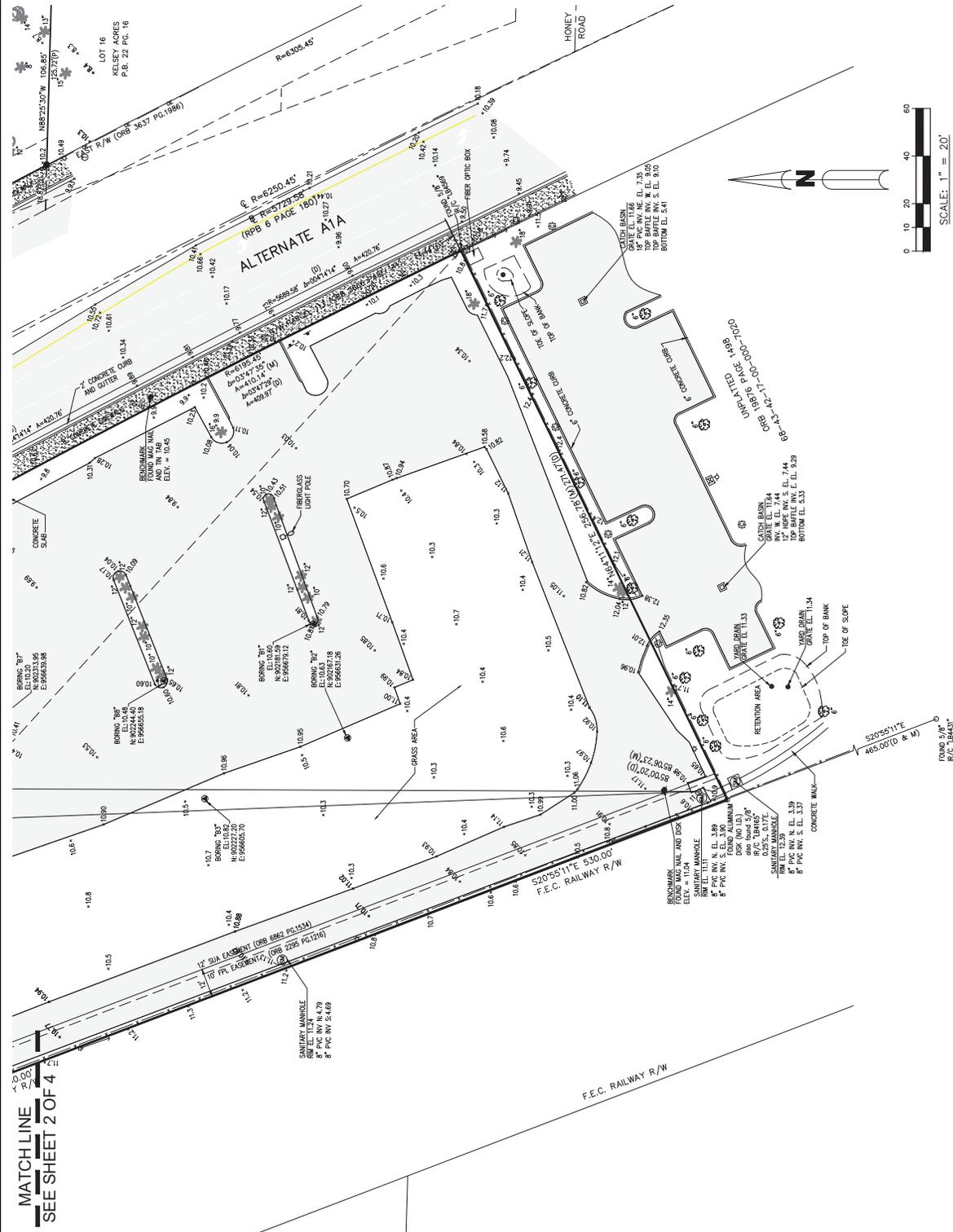
BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409



KEY MAP
NOT TO SCALE

| LEGEND | |
|--------|---------------------|
| | BACKFLOW PREVENTER |
| | BENCHMARK |
| | BOLLARD |
| | CLEANOUT |
| | CONCRETE LIGHT POLE |
| | FIRE HYDRANT |
| | GAS METER |
| | GUY ANCHOR |
| | ASPHALT PAVEMENT |
| | CONCRETE |
| | MAILBOX |
| | SIGN |
| | TELEPHONE BOX |
| | TRAFFIC SIGNAL BOX |
| | VALVE |
| | WATER METER |
| | WOOD POWER POLE |
| | YARD DRAIN |
| | BLACK OUVRE TREE |
| | OAK TREE |
| | PALM TREE |
| | UNKNOWN TREE |
| | IRRIGATION VALVE |

ABBREVIATIONS:
 P.O.C. - POINT OF COMMENCEMENT
 P.B. - PLAT BOOK
 C.S. - COUNTY SURVEY RECORD BOOK
 D.B. - DEED BOOK
 P.C. - PAGE
 R - RADIUS
 A - ARC LENGTH
 U.E. - UTILITY EASEMENT
 P.P.S. - PLAT PARTS SURVEY
 (D) - DEED DIMENSION
 (C) - CENTERLINE DIMENSION
 B - BASELINE
 I.R.C. - IRON ROD WITH CAP AS NOTED
 C.M. - 4" x 4" CONCRETE MONUMENT
 N.A.D. - NORTH AMERICAN DATUM
 P.V. - PARKER VALON
 F.E.C. - FLORIDA EAST COAST
 S.A. - SOUTH ATLANTIC UTILITY AUTHORITY
 E. - EAST
 INV. - INVERT
 HOPE - HIGH DENSITY POLYETHYLENE
 CBS - CONCRETE BLOCK & STUCCO



MATCHLINE
SEE SHEET 2 OF 4

PROJ. No. 15-002E
 SCALE: 1"=20"
 DATE: NOV 2023
 SHEET 3 OF 4

DRAWN: JAO
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 F.B. NPB
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MERCEDES BENZ
 SPRINTER
 FACILITY

SKETCH OF BOUNDARY
 AND
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E-Mail: info@brown-phillips.com
 561-615-3988, 615-3991 FAX

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409



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 OR BK 22161 PG 1967
 RECORDED 10/04/2007 13:43:40
 Palm Beach County, Florida
 AMT 5,350,000.00
 Doc Stamp 37,450.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pg 1967; (1pg)

Prepared by and return to

Jack B Owen, Jr., P.A
 4500 PGA Boulevard, Suite 304B
 Palm Beach Gardens, FL 33418
 561-622-4521
 File Number Neptune-Live Oa
 Will Call No SLW#49

VILLAGE OF
 NORTH PALM BEACH
 JULY 26 2024
 COMMUNITY DEVELOPMENT
 RECEIVED

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 1st day of October, 2007 between Neptune Warehouse, Ltd., a Florida limited partnership whose post office address is 8845 N Military Trail, Ste. 100, North Palm Beach, FL 33410, grantor, and Live Oak Plaza, LLC, a Florida limited liability company whose post office address is 358 Broadway, Ste. 403, Saratoga Springs, NY 12866, grantee

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10 00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit

A parcel of land in the Southwest Quarter of Section 17, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows --Beginning at the intersection of the Easterly Right-of-Way line of the Florida East Coast Railroad and the Westerly extension of the Southerly Right-of-Way line of Richard Road as said Right-of-Way is shown on the PLAT OF KELSEY ACRES recorded in Plat Book 22, Page 16, Public Records of Palm Beach County, Florida, thence Southerly along the Easterly Right-of-Way line of the F E C Railroad a distance of 530 00 feet; thence Easterly making an angle with the preceding course measured from North to East of 85° 00' 20", a distance of 271 47 feet, more or less, to the Westerly Right-of-Way line of State Road A-1-A, said Right-of-Way line being also the arc of a curve concave to the Southwest and having a radius of 5689 58 feet, thence Northwesterly, along the arc of said curve and the Westerly Right-of-Way line of State Road A-1-A through an angle of 04° 14' 13", a distance of 420 73 feet to said Westerly extension of the Southerly Right-of-Way line of Richard Road, thence Westerly along said Westerly extension a distance of 232 47 feet to the POINT OF BEGINNING --LESS and EXCEPTING the additional Right-of-Way acquired by the State of Florida Department of Transportation in that Order of Taking recorded January 29, 1982 in O R Book 3666, Page 141, Public Records of Palm Beach County, Florida

Subject to taxes for 2007 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations of record, if any

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

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

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

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

Signed, sealed and delivered in our presence

Witnesses

Jack B. Owen, Jr.
 Witness Name Jack B. Owen, Jr.
Regina A. Hankson
 Witness Name Regina A. Hankson

Neptune Warehouse, Ltd , a Florida limited partnership

By Neptune Warehouse, Inc ,
 its General Partner

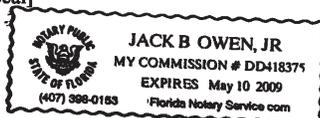
By *William B. Reichel*
 William B Reichel, President

(Corporate Seal)

State of Florida
 County of Palm Beach

The foregoing instrument was acknowledged before me this 1st day of October, 2007, by William B Reichel, as President of Neptune Warehouse, Inc , the General Partner of Neptune Warehouse, Ltd , a Florida limited partnership, on behalf of said firm He is personally known or [] has produced a driver's license as identification

[Notary Seal]



Jack B. Owen, Jr.
 Notary Public
 Printed Name Jack B. Owen, Jr.
 My Commission Expires 5-10-2009

DoubleTimes

**VILLAGE OF NORTH PALM BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Members of the Planning, Zoning and Adjustment Board
FROM: Susan M. Garrett, Assistant Village Attorney
THROUGH: Caryn Gardner-Young, Community Development Director
DATE: September 10, 2024
SUBJECT: **Signage Code Text Amendment**

Background:

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. First, the Ordinance includes updated language to ensure compliance with recent developments in the law. Second, the Ordinance is made more user-friendly by assembling all sign-related regulations in one location, rather than split between two different chapters of the code. In addition, the Ordinance provides charts setting out all basic sign requirements according to zoning district, making this information more readily accessible to applicants.

The proposed amendments to the Village's sign ordinance were initially reviewed and discussed by the Planning, Zoning and Adjustment Board at a Workshop held on June 4, 2024. Comments received from the Board at the Workshop were incorporated into a revised ordinance that was presented to the Board for consideration at its July 9, 2024 meeting. At that meeting, the Board recommended several additional revisions and requested further information on sign illumination standards, including examples of sign illumination standards used in other jurisdictions.

Discussion:

The revisions recommended by the Board on July 9 have been incorporated into the updated ordinance. Some of the more significant changes made pursuant to the Board's recommendation include the deletion of the amortization period for nonconforming signs (sec. 45-106.C.) and the deletion of the off-premises sign regulations. Additional adjustments to various other provisions are shown in the "blue-line" version of the updated ordinance included herewith.

Regarding the sign illumination standards, examples of ordinance provisions from The City of Boca Raton, the City of Cocoa, the City of Palm Beach Gardens, and the Town of Lake Park are attached. These examples represent a wide range of viable approaches.

- The regulation based on "candelas" in the current version of the proposed North Palm Beach ordinance resembles the City of Boca Raton sign ordinance, sec. 24-51, *Sign Illumination*.

- The City of Cocoa sign ordinance regulates LED signs in sec. 3.23(i)(9) of its sign ordinance. It provides in subsection (i)(9)e. that LED signs may not operate at a brightness level of more than .3 foot candles above ambient light, as measured per the code provision.
- Section 78-286 of the City of Palm Beach Gardens sign ordinance prohibits any external lighting greater than 15 watts unless properly shielded to prevent glare upon adjacent rights-of-way or adjacent properties. The ordinance further provides that photometric or other studies may be required to ensure that sign lighting will not adversely affect the public health, safety, and welfare.
- Section 70-106 of the Town of Lake Park sign ordinance does not contain a metric for regulating illumination, but limits the types of lighting that may be used and prohibits lighting that shines onto neighboring property, into the eyes of motorists, or that causes confusion with traffic lights.

Recommendation:

Village Staff is asking the Planning, Zoning, and Adjustment Board to review and recommend approval of the proposed Ordinance.

1 **ORDINANCE NO. 2024-___**
2

3 AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF
4 NORTH PALM BEACH, FLORIDA, AMENDING CHAPTER 6, "BUILDINGS
5 AND BUILDING REGULATIONS," OF THE VILLAGE CODE OF
6 ORDINANCES BY REPEALING ARTICLE V, "SIGNS AND OUTDOOR
7 DISPLAYS," IN ITS ENTIRETY; AMENDING ARTICLE III, "DISTRICT
8 REGULATIONS," OF APPENDIX C (CHAPTER 45), "ZONING," OF THE
9 VILLAGE CODE OF ORDINANCES BY AMENDING SECTION 45-34, "C-G
10 GENERAL COMMERCIAL DISTRICT," SECTION 45-34.1, "C-3 REGIONAL
11 BUSINESS DISTRICT," SECTION 45-34.3, "C-NB NORTHLAKE
12 BOULEVARD COMMERCIAL DISTRICT, AND SECTION 45-38, "I-1 LIGHT
13 INDUSTRIAL DISTRICT," TO REMOVE SIGN REGULATIONS; AMENDING
14 APPENDIX C (CHAPTER 45), "ZONING," OF THE VILLAGE CODE OF
15 ORDINANCES BY ADOPTING A NEW ARTICLE IX, "SIGNS AND
16 OUTDOOR DISPLAYS;" PROVIDING FOR SEVERABILITY; PROVIDING
17 FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR
18 OTHER PURPOSES.
19

20 WHEREAS, the Village Council wishes to update and consolidate the Village's regulations for
21 signage and outdoor displays to: preserve the residential character of the Village; to protect and
22 promote the public health, safety, and welfare; protect property values; create an attractive
23 economic and business climate; and comply with all legal and constitutional requirements
24 applicable to such regulations; and
25

26 WHEREAS, on August 6, 2024, the Planning, Zoning and Adjustment Board, sitting as the Local
27 Planning Agency, conducted a public hearing to review this Ordinance and provide a
28 recommendation to the Village Council; and
29

30 WHEREAS, having considered the recommendation of the Planning, Zoning and Adjustment
31 Board and conducted all required advertised public hearings, the Village Council determines that
32 the adoption of this Ordinance is in the interests of the health, safety, and welfare of the residents
33 of the Village of North Palm Beach.
34

35 NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE
36 OF NORTH PALM BEACH, FLORIDA as follows:
37

38 Section 1. The foregoing recitals are ratified as true and correct and are incorporated herein.
39

40 Section 2. The Village Council hereby amends Chapter 6, "Buildings and Building
41 Regulations," of the Village Code of Ordinances by repealing Article V, "Signs and Outdoor
42 Displays," in its entirety.
43

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

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

3
4 **Sec. 45-34. C-G general commercial district.**

5
6 * * *

7
8 C. *Use and operating restrictions.* Every commercial use located within the C-
9 G district shall be so operated as to comply with the following performance
10 standards:

11
12 1. No industrial equipment or vehicles shall be sold, leased, rented or
13 otherwise stored within the C-G district. For purposes herein,
14 industrial equipment is defined as equipment used primarily for
15 purposes other than transportation or hauling. Trucks other than
16 pickup trucks, vans and jeeps shall be displayed in areas separated
17 from a public right-of-way by a building.

18
19 2. No vehicle shall be parked for display purposes with its hood or
20 trunk open, nor elevated off the ground in any way. Vehicles shall
21 not be parked in any right-of-way or driveway.

22
23 3. ~~Advertising, flags, pennants, streamers, balloons, signs or vehicle~~
24 ~~stock numbers shall not be displayed on any vehicle or equipment.~~
25 ~~Similar objects or advertising designed to attract the public's~~
26 ~~attention shall not be displayed outdoors on any lot, building,~~
27 ~~vehicle or equipment.~~

28
29 4 3. Any areas designated for the off-loading of vehicles or for loading
30 and deliveries shall be located to the rear of buildings and shall be
31 located so as to contain noise on-site. These areas shall not be
32 located closer than one hundred (100) feet from any residentially-
33 zoned lot and shall be appropriately designated, marked and signed.

34
35 * * *

36
37 Section 4. The Village Council hereby amends Article III, “District Regulations,” of
38 Appendix C (Chapter 45) of the Village Code of Ordinances by amending Section 45-34.1, “C-3
39 regional business district,” to read as follows (additional language underlined and deleted language
40 ~~stricken through~~):

41
42 **Sec. 45-34.1. C-3 regional business district.**

43
44 * * *

1 (7) ~~Reserved. Signs. In addition to the other provisions of sections 6-~~
2 ~~111 through 6-117 of this Code, but notwithstanding any conflicting~~
3 ~~standards found therein, signs in the C-3 zoning district shall comply with~~
4 ~~the following regulations unless modified through the special C-3 PUD~~
5 ~~procedures.~~

6
7 a. ~~Ground signs are mounted on a monolithic base and are independent~~
8 ~~of any building for support. They are permitted only when the sign~~
9 ~~and base are monolithic and have essentially the same contour from~~
10 ~~grade to top. Ground signs that meet the following regulations are~~
11 ~~permitted in the C-3 district only along U.S. Route 1 and Northlake~~
12 ~~Boulevard:~~

13
14 1. ~~Maximum number of ground signs: One (1) ground sign~~
15 ~~along U.S. Route 1 and one (1) ground sign along Northlake~~
16 ~~Boulevard, regardless of jurisdiction, North Palm Beach or~~
17 ~~Lake Park.~~

18
19 2. ~~Maximum height of ground sign base: Three (3) feet.~~

20
21 3. ~~Maximum height of ground signs: Thirteen (13) feet~~
22 ~~including the base, measured from the finished grade nearest~~
23 ~~the base (excluding berms).~~

24
25 4. ~~Maximum size of ground signs: One hundred (100) square~~
26 ~~feet; copy may be placed on two (2) sides of a ground sign~~
27 ~~without counting the area twice.~~

28
29 b. ~~Pole signs are not attached to any building and are supported upon~~
30 ~~the ground by poles or braces. Pole signs are not permitted in the~~
31 ~~C-3 district.~~

32
33 c. ~~Wall signs are those that are attached to the exterior of a building or~~
34 ~~structure in such a manner that the wall becomes the supporting~~
35 ~~structure, and may form the background surface, of the sign. Wall~~
36 ~~signs are permitted in the C-3 district provided they meet the~~
37 ~~following regulations:~~

38
39 1. ~~Maximum depth of wall signs: Wall signs may not be painted~~
40 ~~directly on the wall and may not project more than two (2)~~
41 ~~feet from the building to which they are fastened.~~

42
43 2. ~~Allowable slope of wall signs: Wall signs may not be~~
44 ~~attached to walls that slope more than forty-five (45) degrees~~
45 ~~from a vertical plane.~~

1 3. — *Maximum height of wall signs:* Eighteen (18) feet measured
2 from the finished grade nearest the wall, except that on a
3 building of more than two (2) stories, a single wall sign is
4 allowed above eighteen (18) feet. No wall sign may extend
5 above the top of the wall to which it is attached.
6

7 4. — *Maximum number of wall signs:* One (1) permanent wall
8 sign is permitted for each business which has direct ground
9 level walk-in access from a public or private roadway or
10 sidewalk, and one (1) additional permanent wall sign
11 identifying the building is permitted for each multiple
12 occupaney complex.
13

14 5. — *Maximum size of wall signs:* Five (5) percent of the area of
15 the wall to which it is attached; or seven (7) percent if the
16 front building setback is greater than seventy (70) feet; or ten
17 (10) percent if the front building setback is greater than one
18 hundred (100) feet. However, in no case shall a wall sign
19 exceed one hundred (100) square feet in size.
20

21 d. — *Roof signs* are erected and constructed wholly on and over the roof
22 of a building, and are supported by the roof structure or are an
23 integral part of the roof. Roof signs are not permitted in the C-3
24 district.
25

26 e. — *Size computations:* When these regulations establish the maximum
27 size of a sign, it shall be computed by means of the smallest square,
28 circle, rectangle, triangle, or combination thereof that will
29 encompass the extreme limits of the writing, representation,
30 emblem, or other display, together with any material or color
31 forming an integral part of the background of the display or used to
32 differentiate the sign any backdrop or structure against which it is
33 placed.
34

35 f. — *Allowable colors:* Notwithstanding the regulations in chapter 6 of
36 this Code, color tones utilized for all signs complying with these
37 regulations shall be compatible with surrounding area.
38

39 g. — *Lighting:* Signs containing illumination shall be turned off by 12:00
40 a.m. (midnight) each night, or when the business closes, whichever
41 is later.
42

43 h. — *Appeals:* Notwithstanding conflicting appeal procedures found
44 elsewhere in this Code, all requests for modifications to sign
45 regulations in the C-3 zoning district shall be made through the
46 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~~):

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

9
10 * * *

11
12 ~~P. *Signs.* All signs, permanent and temporary, shall be located a minimum of~~
13 ~~ten (10) feet from the ultimate rights-of-way line of the adjacent street or~~
14 ~~road, as defined by the Village or Palm Beach County, as appropriate.~~

15
16 1. ~~Permit required. All signs shall require the issuance of a building~~
17 ~~permit prior to erection and in accordance with the procedures~~
18 ~~established by the Village for the issuance of building permits.~~

19
20 2. ~~All building permit applications for signage in the I-1 District shall~~
21 ~~comply with Article V, Signs and Outdoor Displays of the Village~~
22 ~~Code.~~

23
24 3. ~~Where distinctions among uses are made in Article V, uses in the~~
25 ~~I-1 District shall be considered to be commercial uses.~~

26
27 Section 7. The Village Council hereby amends Appendix C (Chapter 45), “Zoning,” of the
28 Village Code of Ordinances by adopting a new Article IX, “Signs and Outdoor Displays,” to read
29 as follows:

30
31 ARTICLE IX. SIGNS AND OUTDOOR DISPLAYS

32
33 **Sec. 45-100. Purpose and scope of regulations.**

34
35 A. *In General.* The purpose of this article is to establish regulations for the
36 systematic control of signs and advertising displays within the village. The
37 regulations and requirements as herein set forth are intended to preserve the
38 residential character of the village; to protect and promote the general
39 health, safety, and welfare of the public; to protect property values; and to
40 assist in the safe, economic, and aesthetic development of business by
41 creating an attractive economic and business climate.

42
43 1. *Property value protection.* Signs should not create a nuisance to the
44 occupancy or use of other properties due to their size, height,
45 brightness, or movement. They should be in harmony with
46 buildings, the neighborhood, and other conforming signs in the area.

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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

1 village as a place to live and to do business. Implementing the
2 Florida Constitution is a compelling governmental interest.

- 3
4 2. *Florida Statutes.* Florida law requires municipalities to adopt
5 comprehensive plans and implement them through land
6 development regulations (also known as zoning regulations) and
7 approval of development orders that are consistent with the
8 comprehensive plan. See Part II of Chapter 163, Florida Statutes.
9 Florida law specifically requires that municipalities adopt sign
10 regulations. See Section 163.3202(2)(f), Florida Statutes.
11 Complying with state law is a compelling governmental interest.

12
13 The village council specifically finds that these sign regulations are
14 narrowly tailored to achieve the compelling and substantial governmental
15 interests of traffic safety and aesthetics, and that there is no less restrictive
16 method for the village to further these interests.

17
18 **Sec. 45-101. Definitions.**

19
20 For the purposes of this article, the following words or terms shall have the
21 meaning ascribed to them in this section, except where the context clearly indicates
22 otherwise:

23
24 *Abandoned sign.* A building, freestanding, or off premises sign that: (a) for
25 a period of thirty (30) or more consecutive days, (1) no longer correctly advertises,
26 identifies, displays, directs, or attracts attention to an object, institution,
27 organization, business, product, service, or event on the premises upon which the
28 sign is located; (2) identifies a time, event or purpose that has passed or no longer
29 applies; or (3) contains missing letters or other components of the sign, rendering
30 the sign indecipherable or (b) for a period of six (6) consecutive months, includes
31 a sign structure that bears no sign or a sign face that bears no copy.

32
33 *Address sign.* A sign indicating only the common street address. For the
34 purposes of this definition, a nameplate shall be construed to be an address sign.

35
36 *"A" frame sign/Sandwich board sign.* A freestanding sign, which is
37 ordinarily in the shape of an "A" or some variation thereof, which is readily
38 moveable, and is not permanently attached to the ground or any structure thereof.

39
40 *Animated sign.* A sign, which utilizes motion of any part by any means,
41 including wind power, or displays flashing, oscillating or intermittent lights,
42 animated animal figures or characters.

43
44 *Awning.* An architectural projection that provides weather protection,
45 identity and/or decoration and is wholly supported by the building to which it is
46 attached. An awning is comprised of a lightweight, rigid, or retractable skeleton
47 over which an approved cover is attached.

1
2 *Awning sign.* A sign painted on, printed on or attached flat against the
3 surface of an awning.

4
5 *Back lit awning.* An internally illuminated awning with translucent
6 covering.

7
8 *Banner sign.* Any sign (that cannot be considered a flag), intended to be
9 suspended for display, either with or without frames, having characters, letters,
10 illustrations, or ornamentations applied to cloth, paper, plastic, balloons, or fabric
11 of any kind with such material acting as a backing.

12
13 *Building directory sign.* A sign necessary for pedestrian and traffic safety,
14 regulation, control, wayfinding, and circulation, indicating the location of an
15 activity or service, incidental to a use, but not advertising the use in any manner.

16
17 *Building identification sign:* A sign necessary for pedestrian and traffic
18 safety, regulation, control, wayfinding, and circulation, in which the copy is limited
19 to the name and address of a building or institution.

20
21 *Building wall sign.* A sign displayed upon or attached to any part of the
22 exterior of a building (including walls, windows, doors, parapets, awnings, and roof
23 slopes of forty-five (45) degrees or steeper), constructed parallel to, and extending
24 not more than twenty-four (24) inches from, the building facade to which it is
25 affixed. A sign that is projected onto a building facade (e.g. video projection, 3D
26 projection mapping, and other methods of casting images) is also a building wall
27 sign.

28
29 *Cabinet sign (or box sign).* A building sign which is an enclosed cabinet
30 with copy on one or more sides and which may enclose an integrated light source
31 that can shine through the sides or face of the sign.

32
33 *Canopy.* A roof-like structure generally self-supporting that may be
34 freestanding or attached to a principal structure, providing shade and weather
35 protection, typically utilized in locations such as over drive-thru lanes, walkways,
36 entrances, and gasoline pumps.

37
38 *Changeable copy sign.* A sign which is visible from outside a building and
39 which is characterized by changeable copy, regardless of method of attachment of
40 the copy.

41
42 *Channel letters.* Custom-made metal or plastic letters commonly used in
43 exterior signage on public and commercial buildings, and often internally
44 illuminated.

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

8
9 *Commercial message.* Any sign that, directly or indirectly, names,
10 advertises, or calls attention to a business, product, service, or other commercial
11 activity.

12
13 *Construction sign.* A temporary sign identifying those engaged in
14 construction on any building site. This includes the builder, contractor, developer,
15 architect, engineer, painter, plumber or other persons or artisans involved in such
16 construction.

17
18 *Copy.* The linguistic or graphic content of a sign.

19
20 *Digital sign:* A sign that utilizes an electronic display including but not
21 limited to liquid crystal display or light emitting diodes (LCD or LED), plasma
22 display, or projected images that can be changed automatically.

23
24 *Directional sign or wayfinding sign:* An on-premises sign designed to guide
25 or direct pedestrians or vehicular traffic.

26
27 *Discontinuance of occupancy.* The occupant identified on a sign has ceased
28 to operate, offer services or products, or conduct activity consistent with a current
29 BTR or certificate of use in the location indicated by the sign, for a period of thirty
30 (30) consecutive days. It shall not be a "discontinuance of occupancy" when an
31 occupant first provides the village manager with written notification that the use
32 will be closed for renovation, summer season, or other defined period after which
33 the occupant will resume activity, provided that the occupant does resume the
34 activity on the specified date, as may be extended by the village manager upon
35 request by the occupant.

36
37 *Double-faced sign.* A single sign with two faces that are parallel to each
38 other.

39
40 *Electric sign.* Any sign containing electric wiring.

41
42 *Electronic changeable copy sign.* A sign that utilizes an electronic display
43 including, but not limited to, liquid crystal display or light emitting diodes (LCD or
44 LED), plasma display, or projected images, on which the copy is changed
45 electronically. The following definitions pertain to electronic signs.

- 1 1. *Dwell time.* The minimum amount of time that a message must be
2 static on an electronic sign. The dwell times shall not include any
3 transition time.
- 4
- 5 2. *Static.* A display that is fixed, and unchanging with no portion of
6 the display being in motion, flashing or changing in color or light
7 intensity.
- 8
- 9 3. *Transition.* A visual effect used on an electronic sign to change
10 from one (1) message to another.

11

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

14

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

18

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

21

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

25

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

28

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

33

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

38

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

41

- 42 1. Predominately appeals to the prurient, shameful, or morbid interest
43 of minors in sex; and
- 44

- 1 2. Is patently offensive to contemporary standards in the adult
2 community as a whole with respect to what is suitable sexual
3 material for minors; and
4
- 5 3. Taken as a whole, lacks serious literary, artistic, political, or
6 scientific value.
7

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

- 10 1. Is patently offensive to contemporary standards in the adult
11 community as a whole with respect to what is suitable for viewing
12 by minors; and
13
- 14 2. Taken as a whole, lacks serious literary, artistic, political, or
15 scientific value.
16

17 *Height of a sign.* The height of a sign shall be measured as the vertical
18 distance from the finished grade, excluding berms, at the base of the supporting
19 structure to the top of the sign, or its frame or supporting structure, whichever is
20 higher.
21

22 *Human sign (or living sign).* A sign or a form of commercial message held
23 by or attached to a human or character (animated or otherwise) for the purposes of
24 advertising or otherwise drawing attention to an individual, business, commodity,
25 service, or product. This can also include a person or a live or animated character
26 dressed in costume or wearing a commercial message for the purpose of advertising
27 or drawing attention to an individual business commodity service or product.
28

29 *Identification sign.* A sign that is used to display the name, address, and
30 number of a building, institution, or person and to communicate the activity carried
31 on in the building or institution.
32

33 *Illegal sign.* Any sign placed, erected, or installed that is prohibited by this
34 article or that lacks proper approval or permits from the village as required by this
35 article.
36

37 *Illuminated sign.* A sign, which contains a source of light or which is
38 designed or arranged to reflect light from an artificial source including indirect
39 lighting, neon, incandescent lights, backlighting, and shall also include signs with
40 reflectors that depend upon automobile headlights for an image.
41

1 *Install or place a sign.* To construct, reconstruct, build, relocate, raise,
2 assemble, place, affix, attach, create, paint, draw, or in any other way bring into
3 being or establish a sign, but shall not include routine maintenance.
4

5 *Logo.* Any symbol, trademark, picture, or other graphic representation,
6 which is used to signify or identify the particular business or organization.
7

8 *Marquee.* A structure projecting from and completely supported by a
9 building and which extends beyond the building line or property line and fully or
10 partially covers a sidewalk, public entrance, or other pedestrian way.
11

12 *Marquee sign* means any sign painted or printed onto or otherwise attached
13 to a marquee.
14

15 *Master sign plan.* A comprehensive document that contains a set of sign
16 criteria unique to a specific shopping center, commercial property, building or
17 development. It includes drawings and plans that illustrate the sign program for the
18 overall development, including, but not limited to, size, location, type, architectural
19 design, dimensions, and other design standards including materials, color, and sign
20 illumination.
21

22 *Memorial sign.* A building or freestanding sign memorializing a person,
23 structure, site, or event.
24

25 *Menu board sign.* A sign erected as part of a drive-through facility and used
26 to display and order products and services available in association with the drive-
27 through business.
28

29 *Neon tube sign.* A sign electrically lighted by exposed tubes containing inert
30 gas and visible from outside of a building.
31

32 *Mobile sign.* A sign mounted on top or on the rear of a vehicle or bicycle
33 or a sign attached to or located on a trailer or other equipment towed by a vehicle
34 or bicycle; signs of a portable or mobile nature attached after-market, including
35 signs mounted on top of or on the rear of a vehicle, and signs attached to or located
36 on a trailer or other equipment towed by a vehicle. A mobile sign shall not be
37 construed to include any sign mounted on a vehicle or trailer by the original
38 manufacturer.
39

40 *Monument sign.* A freestanding sign located at a commercial center that is
41 detached from a building and having a support structure that is a solid-appearing
42 base constructed of a permanent material, such as concrete block or brick.
43

44 *Nonconforming sign.* A sign existing at the effective date of the adoption of
45 this article, which could not be built under the terms of this article.
46

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

3
4 *Off-site/off-premises sign*. A sign advertising an establishment,
5 merchandise, service, or entertainment, which is not sold, produced, manufactured,
6 or furnished at the property on which the sign is located.

7
8 *Outline neon lighting*. An arrangement of electric discharge tubing to
9 outline or call attention to certain features such as the shape of a building or the
10 decoration of a window.

11
12 *Painted wall sign*. A sign painted on a wall or on any other surface or part
13 of a building or structure.

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

15
16 *Parcel*. A unit of land within legally established property lines..

17
18 *Permanent*. Designed, constructed, and intended for more than short-term
19 use.

20
21 *Pole sign*. A permanent freestanding sign mounted on a pole that is more
22 than three feet in height (prohibited).

23
24 *Portable sign*. Any sign which is manifestly designed to be transported by
25 trailer or on its own wheels, including signs with removable wheels and signs
26 painted on or affixed to a vehicle.

27
28 *Post and panel sign*. A sign made up of one or more panels mounted
29 between two posts.

30
31 *Projecting sign*. A sign attached to a building extending more than twenty-
32 four (24) inches beyond the building or wall face to which it is attached. Also
33 referred to as a vertical blade sign.

34
35 *Real estate sign*. Any sign installed by the owner or his agent on a
36 temporary basis, advertising the real property upon which the sign is located for
37 rent or for sale.

38
39 *Residential transitory sign*. A sign which is which may be displayed on
40 residential property for a period of time less than three (3) weeks and often
41 shorter. Residential transitory signs shall comply with all of the requirements
42 applicable to temporary signs, and if deemed a safety hazard may be removed
43 without notice by any public personnel.

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

5
6 *Roofline.* A horizontal line intersecting the highest point or points of a roof.
7

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

10
11 *Sign.* Any writing, pictorial presentation, number, illustration, or
12 decoration, flag, banner or pennant, balloon, search light, or other device which is
13 used to announce, direct attention to, identify, advertise, or otherwise make
14 anything known. The term sign shall not be deemed to include the terms "building"
15 or "landscaping," or any architectural embellishment of a building not intended to
16 communicate information.

17
18 *Sign face.* The part of a sign that is or may be used for copy.
19

20 *Sign face area.* The area of any regular geometric shape, which contains the
21 entire surface area of a sign upon which copy may be placed.
22

23 *Sign structure.* Any construction used or designed to support a sign.
24

25 *Snipe sign.* A sign constructed of any material that is attached to a utility
26 pole, tree, fence, light post, stake, or similar object located or situated on public or
27 private property.
28

29 *Special event sign.* A temporary sign displayed in connection with the
30 opening of a business, a community event, and community program or festival.
31

32 *Street.* A public or private right-of-way for vehicular traffic, including, but
33 not limited to, highways, thoroughfares, lanes, roads, ways, and boulevards.
34

35 *Temporary sign.* A sign, which is intended to be displayed for a limited time
36 only, including real estate signs, construction signs, special events signs, and other
37 temporary signage as described herein.
38

39 *Traffic control device.* A sign, signal, marking, or other device used to
40 regulate, warn, or guide traffic, placed on, over, or adjacent to a street, highway,
41 private road open to public travel, pedestrian facility, or shared use path by
42 authority of a public agency or official having jurisdiction placed by a public body
43 or, in the case of a private road open to public transit, by authority of the private
44 owner or private official having jurisdiction.
45

1 *Traffic-control sign.* A sign constructed or approved by a government entity
2 used to direct and assist vehicle operators and pedestrians in the guidance and
3 navigational tasks required to traverse safely any facility open to public travel.
4

5 *Under canopy sign.* A building sign, which is mounted, attached, or
6 suspended perpendicular to the building, beneath an awning, canopy, or marquee.
7

8 *Unit.* That part of a multiple occupancy complex housing one occupant.
9

10 *Window sign.* Any sign, including logos, graphics, pictures, advertising,
11 and lettering (excluding the business address), which is within thirty-six (36) inches
12 of a building opening or a transparent or translucent covered opening (for example,
13 a window, door or arch), and which is facing such opening so that the message on
14 the sign is visible from outside the building. This includes business identification,
15 logos or symbols, and commercial messages on window treatments, solar screens,
16 and perforated vinyl or tint films.
17

18 *Wall sign.* See *building wall sign.*
19

20 **45-102. Prohibited signs.**
21

22 A. *Generally.* It shall be unlawful to install, place or keep any sign not
23 expressly authorized by, or exempted from, this article.
24

25 B. *Specifically.* The following signs are expressly prohibited:
26

- 27 1. Signs that are in violation of the Florida Building Code.
- 28 2. Any sign that constitutes a safety hazard.
- 29 3. Blank temporary signs.
- 30 4. Signs with visible moving, revolving, or rotating parts or visible
31 mechanical movement of any description or other apparent visible
32 movement achieved by electrical, electronic, or mechanical means.
- 33 5. Signs with the optical illusion of movement by means of a design
34 that presents a pattern capable of giving the illusion of motion or
35 changing of copy.
36
- 37 6. Signs with lights or illuminations that flash, move, rotate, scintillate,
38 blink, flicker, or vary in intensity or color.
39
- 40 7. Outline neon lighting used on commercially developed parcels for
41 commercial purposes.
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- 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.

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- 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. Signs attached to or displayed on vehicles, except as permitted by section 45-103.G. of this Article.
- 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. Changeable copy signs, except as permitted by section 45-112 of this article.

1 38. Any other sign not specifically permitted by this article.
2
3

4 **Sec. 45-103. Exempt signs.**
5

6 The following signs are exempt from these sign regulations, and from the
7 requirement in this code that a permit be obtained for the erection of permanent
8 signs, provided they are not placed or constructed to create a hazard of any kind:
9

- 10 A. Signs located internally to a site that are not visible from any street or
11 adjoining property, including waterways.
12
- 13 B. Signs necessary to promote health, safety and welfare, and other regulatory,
14 statutory, traffic control, or directional signs erected on public property with
15 permission as appropriate from the State of Florida, the United States
16 government, Palm Beach County, or the village.
17
- 18 C. Legal notices and official instruments.
19
- 20 D. Government identification signs.
21
- 22 E. Memorial signs, names of buildings and dates of erection when cut into any
23 masonry surface or when constructed of bronze or other incombustible
24 materials and attached to the surface of a building.
25
- 26 F. Signs incorporated into machinery or equipment by a manufacturer or
27 distributor, which identify or advertise only the product or service dispensed
28 by the machine or equipment, such as signs customarily affixed to
29 newspaper racks, telephone booths, and gasoline pumps.
30
- 31 G. Signs affixed to taxicabs, buses, trailers, trucks, or other business vehicles,
32 for the purpose of identifying the owner or operator and business function
33 of the vehicle.
34
- 35 H. Public warning signs to indicate the dangers of trespassing, swimming,
36 animals, or similar hazards.
37
- 38 I. Signs carried by a person.
39
- 40 J. Religious displays.
41
- 42 K. Sponsorship signs, i.e., signs supporting a non-profit or government
43 organization (temporary sign), if approved through the special events or
44 temporary use process.
45
- 46 L. Parking space numbers and labels for reserved spaces, if approved as part
47 of the site plan.

- 1
2 M. Names and addresses on mailboxes.
3
4
5 N. Decorative flags and bunting for a celebration, convention, or
6 commemoration of significance to the entire community when authorized
7 by the village manager for a period not to exceed thirty (30) days.
8
9 O. Holiday lights and decorations, erected during the appropriate holiday
10 season, shall comply with all building and electrical codes. Holiday lights
11 and decorations may be erected no earlier than four (4) weeks prior to the
12 subject holiday, with the exception of the Christmas/Hanukkah holidays.
13 Christmas/Hanukkah lights and decorations may be erected no earlier than
14 October 15th. All holiday lights and decorations must be removed within
15 two (2) weeks following the holiday.
16
17 P. Merchandise displays behind storefront windows so long as no part of the
18 display moves or contains flashing lights.
19

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

- 21
22 A. *Flags.*
23
24 1. *Number.* Not more than three (3) flags or insignias of governmental,
25 religious, charitable, fraternal, or other organizations may be
26 permanently displayed on any one parcel of land.
27
28 2. *Size.* The maximum distance from top to bottom of any flag or flags
29 shall be thirty (30) percent of the total height of the flagpole, or in
30 the absence of a flagpole, thirty (30) percent of the distance from the
31 top of the flag or insignia to the ground. The maximum height of a
32 flagpole within the R-1 single-family dwelling district and the R-2
33 multiple-family dwelling district shall be twenty (20) feet. The
34 maximum height of a flagpole within the R-3 apartment dwelling
35 district and all non-residential zoning districts shall be thirty-five
36 (35) feet.
37
38 B. *Utility signs.* Public utility signs that identify the location of underground
39 utility lines and facilities, high voltage lines and facilities, and other utility
40 facilities and appurtenances are permitted so long as they do not exceed
41 three (3) feet in height, and so long as the sign face does not exceed one-
42 half (½) square foot.
43
44 C. *Removable signs.* A removable sign affixed by permanent brackets within
45 the sign face area of a ground sign indicating that units within the same
46 parcel are for sale or for lease and including a contact phone number. The

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

3
4
5 E. *Window signs.* The combined area of permanent and temporary signs on or
6 behind windows shall not exceed twenty (20) percent of the total window
7 area at the same floor level on the side of the building or unit, which the
8 signs are displayed.

9
10 F. *Street numbers.*

11
12 1. *Generally.* Every building in the village shall have its street number
13 so affixed to the building or the premises upon which the building
14 is located that it is both visible and legible from the public street.

15
16 2. *Commercial buildings.* Every commercial building with a wall
17 facing an alley shall have each individual tenancy street number
18 affixed to the building above or next to the rear door serving each
19 tenancy so that the number is both visible and legible from the alley.
20 The street numbers shall be reflective.

21
22 3. *Height—Color.* All street numbers shall be a minimum of three (3)
23 inches in height on residential buildings and a minimum of six (6)
24 inches on commercial buildings. Maximum height of all street
25 numbers shall be eight (8) inches. All street numbers shall be a
26 sharply contrasting color with the building.

27
28 4. *Maintenance.* It shall be the duty of the owner of the building to
29 maintain the numbers on the building in good condition.

30
31 **Sec. 45-105. Administration and Enforcement.**

32
33 A. These sign regulations are intended to complement the requirements of the
34 building codes adopted by the village. All signs are subject to permitting
35 requirements, district sign allowances, and other regulations under this
36 article, except to the extent expressly exempted herein. Wherever there is
37 inconsistency between these regulations and the building code, the more
38 stringent requirements shall apply.

39
40 B. A sign permit is required for all signs except signs that are exempt signs
41 pursuant to section 45-103, permanent signs for which no permit is required
42 pursuant to section 45-104, or temporary signs governed by section 45-114.

43
44 C. *Persons authorized to perform work.* The work necessary to construct,
45 install, place, illuminate, paint, or modify signage within the village shall
46 conform with the following:

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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

1 require a variance approved by the Planning, Zoning and Adjustment
2 Board. Any increase in the height or size of a sign or the required setback
3 shall not exceed thirty percent (30%) of the requirements of this code.
4

- 5 1. The Planning, Zoning and Adjustment Board shall hear and rule on
6 all applications for variances to this article. All the provisions of
7 article VI, chapter 45 of this code, shall apply to applications for
8 variance to this code.
9
- 10 2. All applications for variances to dimensional regulations established
11 by this article shall be filed with the community development
12 department upon a form supplied by the village. The application shall
13 be accompanied by the filing fee established in the master fee
14 schedule.
15
- 16 3 Public notice of all hearings conducted in accordance with this
17 section shall be provided as required by section 21-3 of this code.
18

19 F. *Maintenance; Removal.*
20

- 21 1. All signs, including their supports, braces, guys and anchors,
22 electrical parts, and lighting fixtures, and all painted and display
23 areas, shall be maintained in accordance with the requirements of
24 the building code and shall present a neat and clean appearance. The
25 vegetation around the base of ground signs shall be neatly trimmed
26 and free of unsightly weeds, and no rubbish or debris that would
27 constitute a fire or health hazard shall be permitted under or near the
28 sign. Examples of unacceptable maintenance and repair include
29 the following:
30
 - 31 a. Cracked, ripped, or peeling paint present on more than ten
32 percent (10%) of the surface area of a sign;
33
 - 34 b. Bent, broken, loose, or otherwise insufficiently attached
35 supports, struts, or other appendages;
36
 - 37 c. Partial illumination for more than fourteen (14) calendar
38 days;
39
 - 40 d. Obstruction of sign face by weeds, vines, or other
41 vegetative matter; and
42
 - 43 e. Maintaining a position that is more than fifteen (15)
44 degrees from vertical for more than ten (10) successive
45 calendar days.
46

1 2. In all cases, the sign's aesthetic appearance shall be maintained in its
2 originally approved condition, subject to the regulations of this
3 article governing nonconforming signs, as applicable.
4

5 3. *Discontinuance of Occupancy.*
6

7 a. Evidence of discontinuance of occupancy shall include
8 failure to: maintain a valid certificate of use or business tax
9 receipt; occupy the location indicated by the sign for thirty
10 (30) days; maintain the listed phone number in service;
11 answer the listed phone number; or, in combination with any
12 of the preceding, pay a utility bill.
13

14 b. It shall not be a "discontinuance of occupancy" where an
15 occupant first provides the village manager with written
16 notification that the use will be closed for renovation,
17 summer season, or some other defined period after which the
18 occupant will resume activity, provided that the occupant
19 does resume the activity on the specified date, as may be
20 extended by the village manager upon request by the
21 occupant.
22

23 c. Prior to a discontinuance of occupancy, all signs relating to
24 the occupant shall be removed as provided in this section.
25 Failure to comply with this section shall subject the sign to
26 removal and disposition pursuant to the provisions of this
27 article.
28

29 1. All signs attached to a building shall be removed,
30 including window signs and awning signs. Upon
31 removal of a sign from a surface, the surface shall be
32 restored to its original condition, including the filling
33 and repainting of anchor holes to match the
34 surrounding surface. An awning shall be refinished
35 as necessary to eliminate any evidence of the
36 removed sign, including faded color on the valance
37 outlining the former copy.
38

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

1 has been discontinued. In the case of a multiple-
2 occupant sign, the panel of an occupancy that has
3 been discontinued shall be replaced with a new panel
4 (either a blank panel, or a panel of an occupancy that
5 is active) of a material and color that matches the
6 other panels.
7

8 G. *Enforcement.* The community development director or the building official,
9 or their respective designee(s), may initiate code enforcement actions under
10 chapter 2, article VI to obtain compliance with this code.
11

12 H. *Review of administrative decisions.* Any final decision of an administrative
13 official under this article may be appealed to the Planning, Zoning and
14 Adjustment board as provided in section 45-52, except for code
15 enforcement actions which are governed by Article VI of the village code.
16

17 **Section 45-106. Nonconforming signs; amortization; abandoned signs.**
18

19 All signs lawfully in existence as of the date of adoption of this article, that do not
20 conform to the provisions of this article, are declared nonconforming signs. It is the
21 intent of this article to recognize that the eventual elimination of nonconforming
22 signs as expeditiously and fairly as possible is as much a subject of health, safety,
23 and welfare as is the prohibition of new signs that would violate the provisions of
24 this article.
25

26 A. *Legal nonconforming signs.* Signs that become nonconforming upon
27 adoption of this article may be maintained as legal nonconforming signs for the
28 duration of the amortization period as provided in subsection C. below, subject to
29 the following requirements:
30

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

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

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

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

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

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

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

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

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

13
14 B. *Signs for a legal nonconforming use.*

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

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

23
24
25
26 D. *Abandoned signs.*

27
28 1. Sign structures that remain vacant, unoccupied, or devoid of any
29 message, or display a message pertaining to a time, event, or purpose
30 that no longer applies, shall be deemed to be abandoned.

31
32 2. A nonconforming sign deemed abandoned shall immediately
33 terminate the right to maintain such sign.

34
35 3. Within thirty (30) days after a sign structure has been deemed
36 abandoned, it shall be the responsibility of the property owner or the
37 property owner's authorized agent to remove the abandoned sign and
38 to patch and conceal all damage to any other structure resulting from
39 the removal of the sign.

40
41 4. Any abandoned sign shall be taken down and removed by the
42 owner, agent, or person having the beneficial use of the building
43 or structure upon which sign may be found within ten (10) days

1 after written notification from the community development
2 department. Upon failure to comply with such notice within the
3 specified time in such order, the community development
4 department is hereby authorized to cause removal of such sign and
5 any expenses incident thereto shall be paid by the owner of the
6 building or structure to which said sign is attached.
7

- 8 5. Removal of an abandoned nonconforming sign shall include all sign
9 support components, angle irons, poles, and other remnants of the
10 discontinued sign that are not currently in use, or proposed for
11 immediate reuse as evidenced by a sign permit application for a
12 permitted sign.
13

14 **Section 45-107. Reserved..**
15

16
17
18 **Section 45-108. Master Sign Plan Process.**
19

- 20 A. *Master sign plan.* A master sign plan shall serve as the controlling
21 document for review of all applications for sign approval within a
22 designated development including shopping centers or multi-use buildings
23 or where multiple signs are proposed for a single site or project to ensure
24 the compatibility of sign types, locations, sizes, colors and lettering styles,
25 as well as compatibility and cohesiveness. Renovations and redevelopment
26 of existing commercial buildings and projects for shopping centers, multi-
27 use buildings or where multiple signs are proposed on a single site shall also
28 require submittal of a master sign plan. Applications for site development
29 or site improvement plan approval shall be accompanied by a graphic and
30 narrative representation of the master signage plan to be utilized on the site.
31 Existing commercial buildings and projects shall submit a master sign plan
32 to the village within five years of the effective date of this article, unless
33 there is already an existing master sign plan approved by the village, which
34 covers all aspects of a master sign plan. Building permits for new signs shall
35 not be issued for commercial buildings which have not submitted a master
36 sign plan. The master sign plan may be amended and resubmitted for
37 approval to reflect style changes or changing tenant needs.
38

39 The purpose and intent of a master sign plan is to provide a master record
40 of signs on a parcel, ensure compatible signage, and to create unification of
41 signage within parcels, excluding planned development out-parcels, which
42 may be treated separately. All master sign plans shall be approved by the
43 Planning, Zoning and Adjustment Board and shall comply with the
44 following:
45

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

1 applicant must attend the Planning, Zoning and Adjustment board meeting.
2 If a representative is not present, then the board has the right to postpone
3 the agenda item to a future meeting date.
4

5 D. *Fees.* Master sign plan requests shall be charged in accordance with the
6 development application fee schedule and paid to village at the time of
7 submittal.
8

9 E. *Effect of master sign plan approval.*

10
11 1. After approval of a master sign plan or amendment, all new
12 signs and alterations to signs shall comply with the master sign plan,
13 and any violation of such approved plan shall be a violation of this
14 chapter. In case of any conflict between a provision of a master sign
15 plan and one or more provisions of this article, the stricter of the two
16 shall apply.
17

18 2. The village shall not consider a request to deviate from an approved
19 master sign plan. However, a master sign plan may be amended or
20 replaced by a new master sign plan. Amendments that are specific
21 to a single occupancy shall not be approved unless the proposed
22 amendment responds to the unique location or architecture of the
23 occupancy that is not generally applicable elsewhere in the property
24 subject to the master sign plan. The Planning, Zoning and
25 Adjustment Board shall evaluate any proposed amendment within
26 the context of the entire approved master sign plan.
27
28

29 F. *Multi-tenant signs.* For commercial projects occupied by multiple retail or
30 service establishments where the total area of the project, including
31 outparcels, exceeds five (5) acres, a ground sign may, subject to Planning,
32 Zoning and Adjustment Board review and approval of the sign design in
33 accordance with the criteria set forth in this article, depict the name of the
34 project and the names of up to five (5) tenants or occupants of the project.
35 A "for sale" or "for lease" sign may be substituted for one (1) of the tenant
36 or occupant signs if the space within the project is being actively marketed
37 for sale or lease.
38
39

40 **Section 45-109. Sign permit process.**
41

42 A. *Permits required:* Except as otherwise provided in this article, it shall be
43 unlawful for any person to erect, construct, enlarge, post, alter, maintain,
44 move, or convert any sign in the village, or cause the same to be done,
45 without first obtaining a sign permit for each such sign as required by this
46 article. These requirements shall not be construed to require any permit for

1 the repainting, cleaning, and other normal maintenance or repair of a sign
2 or sign structure for which a sign permit has previously been issued, so long
3 as the sign or sign structure is not modified in any way. All signs shall be
4 constructed in accordance with the building code, including obtaining all
5 required building permits. No sign shall be approved for use unless it has
6 been inspected and found to comply with all the requirements of this section
7 and applicable codes.
8

9 B. *Approval.* After submittal of a complete application and the requisite
10 application fee(s), the following signs, when determined by the building
11 official to be consistent with and in compliance with the criteria set forth
12 herein, shall receive a sign permit without review by the Planning, Zoning
13 and Adjustment Board:
14

- 15 1. Model sales office signs and model name signs;
- 16 2. Signs in a shopping center, planned commercial development,
17 planned industrial development, or planned office park, which are
18 consistent with a previously approved master signage plan for the
19 development;
20
- 21 3. Temporary signs not exempted from permitting by section 45-
22 114(B).
23

24 All other signs shall require permits approved by the Planning, Zoning and
25 Adjustment Board.
26

27
28 C. *Sign permit application:* Applications for a sign permit shall be made in a
29 format and upon forms provided by the village and shall provide the
30 following information:
31

- 32 1. Name, address, and telephone number of the property owner. No
33 person shall erect, construct, or maintain any sign upon any property
34 or building without the consent of the owner or person entitled to
35 possession of the property or building if any, or their authorized
36 representatives.
37
- 38 2. Name, address, and telephone number of the contractor.
39
- 40 3. Property address, property control number (PCN), and legal
41 description of the building, structure, or lot to which or upon which
42 the sign is to be installed or affixed.
43
- 44 4. A drawing to scale showing the design, colors, and materials of the
45 sign, including dimensions, sign size, sign copy/area, method of
46 attachment, source of illumination, and showing the relationship to

1 any building or structure to which it is, or is proposed to be, installed
2 or affixed, (elevation) or to which it relates, signed and sealed by a
3 professional architect or engineer registered in the State of Florida.
4

5 5. A fully dimensioned survey or site plan, to scale, indicating the
6 location of the sign relative to property lines, rights-of-way, streets,
7 easements, sidewalks, and other buildings or structures, including
8 any ground mounted signs, on the premises.
9

10 6. If a monument sign, landscape plan showing the screening of the
11 base or foundation of the sign.
12

13 7. Cost estimate.
14

15 D. *Application procedure and review (original submittal):* A sign permit
16 application on a form provided by village shall be electronically filed
17 together with all documentation as provided for in this section. Upon the
18 electronic submission of a complete sign permit application and all required
19 documentation, the village shall review the application based on whether it
20 complies with this article and all other code requirements, or an approved
21 master sign plan, if applicable, and provide comments to the applicant
22 through the electronic review portal.
23

24 E. *Application procedure and review (resubmittals):* Upon resubmission of
25 the sign permit application through the electronic review portal, the village
26 shall determine whether the applicant's revisions comply with this article
27 and all other code requirements. If the revisions do not comply with this
28 article, the village will again provide the applicant comments through the
29 electronic review portal. This process shall continue until the applicant has
30 submitted an application that meets all applicable requirements. If the
31 application meets all requirements of this article and other code
32 requirements or an approved master sign plan, if applicable, the sign permit
33 shall be approved. If the application fails to meet the requirements of the
34 code, the application shall be denied.
35

36 F. *Application fees:* Sign permit application fees for signs shall be charged in
37 accordance with the building division fee schedule and paid to the village
38 for each sign for which a permit is required by this article. Application fees
39 shall be paid at time of application and any such sign permit fees are
40 required to be paid prior to a permit being issued.
41

42 **Sec. 45-110. Sign regulations – In general.**
43

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

1
2 B. *Measurement and Dimensions.*

- 3
4 1. *Computation of sign area and number.* The area of each face of a
5 sign shall be the area of the smallest circle, triangle, or
6 parallelogram, which contains all content, background, and
7 structural elements of the sign. Sign area shall not include structural
8 elements, which function solely as support for the sign or cover of
9 structural elements.
10
11 2. *Certain support structures exempted from computation of area*
12 *of freestanding signs.* Support structures which are part of a
13 decorative landscape wall or screen wall shall not be considered part
14 of a freestanding sign.
15
16 3. *Determination of the number of signs.* Any collection of sign
17 content, sign background, and sign structure may be considered to
18 be one sign face if the area of such sign face is measured as only one
19 circle or only one triangle or only one parallelogram, provided that
20 the area so measured conforms to the maximum sign area
21 requirements of this article.
22
23 4. *Façade area.* The façade area shall be measured by determining the
24 area within a two-dimensional geometric figure coinciding with the
25 edges of the walls, windows, doors, parapets, marquees, and roof
26 slopes greater than forty-five (45) degrees that form a side of a
27 building or unit.
28
29 5. *Back-to-back signs.* Where two (2) sign faces are placed back-to-
30 back on a single sign structure, and the faces are at no point more
31 than four (4) feet apart, the area of the sign shall be counted as the
32 area of one (1) of the faces.
33
34 6. *Sign height.* The height of a sign shall be measured as the vertical
35 distance from the finished grade, as set by flood elevation
36 requirements on the property, excluding berms, at the base of the
37 supporting structure to the top of the sign, or its frame or
38 supporting structure, whichever is higher.
39

40 C. *Content*

41
42 Signs permitted pursuant to this article may contain any message, which is not
43 harmful to minors as defined in this chapter, or otherwise contrary to law. A
44 permanent accessory sign may only display any combination of the following:
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- 46 1. Street address number and/or name.

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- 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.

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.

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3. *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 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.
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4. *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.
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20
5. *Placement standards.*
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- 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
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- b. *Over right-of-way.* No ground sign shall project over a public right-of-way.
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- 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.
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- 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.
- 40
41
6. *Appearance Plan.* Per the village's appearance plan:
- 42
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46
- 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.

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- 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.
 - 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 ($\frac{3}{8}$) of an inch.

- 1 4. A building wall sign shall not project more than four (4) feet
2 perpendicularly from the surface to which it is attached nor shall it
3 extend beyond any edge of the surface to which it is attached or
4 disrupt a major architectural feature of the building.
5
- 6 5. All wood permitted to be used, whether for new permanent signs,
7 for replacement of existing permanent signs, or for any part thereof,
8 shall be rot and termite resistant.
9
- 10 6. Wires visibly connected to individual letters shall be permitted.
11
- 12 7. Every sign and all components of such sign shall be kept in good
13 structural condition and be in conformance with the applicable
14 building code at the time of permitting.
15
- 16 8. Every sign shall be constructed in a manner as to comply with the
17 wind load requirements of the Florida Building Code. . All sign
18 contractors shall sign a certificate stating wind loading will meet
19 requirements of this chapter where signs under thirty-two (32)
20 square feet are submitted. For signs thirty-two (32) square feet or
21 over, the applicant shall provide a certification sealed by a state
22 registered engineer or architect stating that the design will meet the
23 requirements of this code as submitted.
24

25 F. *Dimensional and distance requirements.*
26

- 27 1. The height of a permanent sign shall not extend beyond the
28 building height including parapets.
29
- 30 2. Signs shall not obstruct sight distance triangles mandated by this
31 code or as determined by the Florida Department of Transportation
32 roadway design criteria, as may be amended from time to time.
33
- 34 3. Once a sign is erected, no additional signs may be attached to or
35 displayed on any sign on a temporary or permanent basis.
36
- 37 4. No sign shall create a traffic or fire hazard, be dangerous to the
38 general welfare, or interfere with the free use of public rights-of-
39 way.
40
- 41 5. Sign locations shall not interfere with public alarms, signals, or
42 signs. No sign or support shall be placed in such position or manner
43 as to obstruct or interfere, either physically or visually, with any
44 fire alarm, police alarm, traffic signal or sign, or any devices
45 maintained by or under public authority.
46

1
2 **Sec. 45-111. Sign Illumination.**
3

4 A. All permanent signs, other than window signs, may be internally
5 illuminated, backlit, or externally illuminated unless otherwise provided in
6 this article.
7

8 B. Temporary signs shall not be illuminated unless otherwise provided in this
9 article.
10

11 C. Lighted signs shall be automatically controlled to be disconnected daily at
12 midnight or at the close of business if the advertised closing time is later
13 than midnight.
14

15 D. *Intensity.*
16

17 1. The intensity of sign illumination (brightness of a sign) shall not
18 exceed 700 candelas per square meter (cd/m^2) for any sign.
19

20 2. Intensity shall be measured from the period beginning one-half hour
21 after apparent sunset and ending one-half hour before apparent
22 sunrise, both as determined by the National Oceanic and
23 Atmospheric Administration (NOAA), United State Department of
24 Commerce for Miami, Florida for the specific date of measurement.
25

26 3. Intensity shall be measured by a foot-candle meter held at a pre-set
27 distance from the sign determined as follows: the square root of the
28 product of the sign area (in square feet) and 100 ($\sqrt{A * 100} = D$,
29 where A = sign area and D = distance in feet).
30

31 E. *Design.* Illumination of a sign using an exposed, unshielded light source is
32 not permitted. All lighting for signs shall be designed to prevent light
33 spillage outside the boundaries of the sign face, and shall not be of such
34 intensity or brilliance as to cause glare or visual distraction.
35

36 F. *Uniformity.*
37

38 1. Lighting on all permanent signs throughout a single development or
39 project shall be consistent in terms of color or intensity, unless
40 differentiation is specifically provided for pursuant to an
41 approved master sign plan in which there is variety in facade design
42 or building type.
43

44 2. Lighting shall be evenly diffused throughout a sign so as not to
45 produce areas with blotchy or differential illumination (i.e.,
46 "hotspots" or "cold spots").

1
2 G. *External illumination.*

- 3
4 1. External illumination shall be permitted only for address signs,
5 ground identity signs, ingress/egress signs, wayfinding signs, and
6 limited instances where such lighting is specifically authorized
7 pursuant to a master sign plan or sign permit, which shall only be
8 granted for signs mounted on buildings through use of architectural,
9 overhead, full-cutoff lighting fixtures integrated into the design of
10 the sign or facade.
11
12 2. External illumination shall be stationary and directed only upon
13 the sign face and architectural elements of the sign structure.
14
15 3. The source of the light used in external illumination shall be
16 screened from view of public streets and residential uses, including
17 upper story residential uses. The light intensity shall not cause glare
18 or light spillover onto other property or a public street.
19
20 4. No illuminated signs shall face a residential use in such a way as
21 to be a distraction at night to the persons living in the residential
22 structure.
23
24 5. Only white light shall be used to illuminate signs.
25

26 H. *Internally illuminated ground sign cabinets.* Internally illuminated cabinets
27 may be incorporated into permanent ground signs provided that only
28 the sign copy is illuminated and the background material is opaque.
29 Changeable copy signs, where permitted, are not subject to the restrictions
30 of this subsection.
31

32 I. *Internally illuminated wall cabinet signs.* Internally illuminated wall
33 cabinet signs, where authorized pursuant, shall be constructed with an
34 opaque background so that only the copy is illuminated
35

36 **Sec. 45-112. Changeable Copy Signs.**

37
38 Changeable copy signs shall be regulated under the following guidelines. This
39 section shall not include electronic message boards and the like, which are
40 prohibited under this chapter or deemed exempted from these regulations. Such
41 signs shall be permitted in the following manner:
42

- 43 A. A changeable copy sign shall comprise not more than twenty percent (20%)
44 of the permitted sign area, except as described in this section.
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- 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: $\sqrt{(30 \text{ square feet} \times 100)}$ 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 Zoning¹**

| | | | | | |
|------------------|---------------------------------------|---------------------------------|----------------------------------|----------------------------|-------------------|
| Zoning Districts | Residential Single Family R-1, R-2 | Residential Multi-Family R-3 | Commercial C-T, C-S, C-G and PUD | Regional Commercial C-3 | Industrial I-1 |
|------------------|---------------------------------------|---------------------------------|----------------------------------|----------------------------|-------------------|

| | | | | | |
|--------------------------------|------|---|---|---|---|
| Permanent Ground Sign | | | | | |
| Number | None | One (1) with more than 4 dwelling units | One (1) per parcel right of way frontage | One (1) | One (1) per parcel right of way frontage |
| Sign area | None | Maximum 32 square feet | 5' setback – 30 sq. feet 10' setback – 36 sq. ft. 20' setback – 40 sq. feet 30' setback – 45 sq. feet | Maximum Hundred (100) square feet | 5' setback – 30 sq. feet 10' setback – 36 sq. ft. 20' setback – 40 sq. feet 30' setback – 45 sq. feet |
| Sign Height | None | Maximum Eight (8) feet | 10' or less setback – 8' 20' or greater setback – 10' | Three (3) feet for base and 13' total including base | 10' or less setback – 8' 20' or greater setback – 10' |
| Permanent Building Sign | | | | | |
| Number | None | One – ground floor access | | One (1) per tenant with ground floor access and one (1) identifying building | |
| Sign area | None | Maximum 25' setback – 5% of façade area 70' setback – 7% of façade area 100' setback – 10% of façade area | Maximum 25' setback – 5% of façade area 70' setback – 7% of façade area 100' setback – 10% of façade area | Maximum 25' setback – 5% of façade area 70' setback – 7% of façade area 100' setback – 10% of façade area | Maximum 25' setback – 5% of façade area 70' setback – 7% of façade area 100' setback – 10% of façade area |

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1 **Notes:**

2 **1.** Additional signs. The following additional signs are permitted: Locational and
3 directional signs at outdoor public recreation park and sporting events which
4 may include the advertising logo of the entity sponsoring the activity or event
5 being held on publicly owned property, including, but not limited to youth
6 athletic associations, organized team competitions, swimming meets, tennis
7 tournaments, and golf course benches with direction and ball washing facilities
8 at each tee.

9
10 **C.** *Other signs (all zoning districts except C-NB).*

11
12 1. *Directional or wayfinding signs.* One (1) parking area directional
13 sign may be erected at each point of ingress and egress to a parking
14 lot or parking area. Such signs shall not exceed two (2) square feet
15 in background area nor exceed three (3) feet in height. Such signs
16 shall not create a traffic or pedestrian hazard.

17
18 2. *Signs at entrances to residential developments.*

19
20
21 a. The placement of such entry signs shall consider the location
22 of public utilities, sidewalks, and future street widening.

23
24 b. The developer shall ensure that such signs shall be
25 maintained perpetually by the developer, the owner of the
26 sign, a community association, or some other person or
27 entity legally accountable under a maintenance arrangement
28 approved by the village council. If no accountable person
29 accepts legal responsibility to maintain the signs and no
30 other provision has been made for their maintenance, the
31 developer or owner shall remove the signs.

32
33 c. The sign shall only include the name of the development.

34
35 3. *Automated Teller Machine (ATM) machine signage.*

36
37 a. ATMs are permitted one (1) sign per machine not to exceed
38 eight (8) square feet in sign area.

39
40 b. The ATM sign shall be located adjacent to the machine and
41 shall not exceed nine (9) feet in height.

42
43 c. ATM signs shall display only the business name and/or
44 business logo offering or maintaining the ATM.

45
46 **Sec. 45-114. Temporary signs.**

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A. *General 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.*

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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. *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.

3. *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.

4. *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.

1 C. *Temporary signs –zoning permit required.* The following signs authorized
2 by this subsection require a zoning permit for a temporary sign.
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6 2. *Post and panel sign, commercial and noncommercial:*
7

8 a. A maximum of one (1) sign per street frontage per property
9 with a maximum height of eight (8) feet. The sign shall be
10 oriented parallel with the street frontage to permit visibility
11 of only one sign face.
12

13 b. For residential properties of one (1) acre or less, a post and
14 panel sign is not permitted. For commercial properties one
15 (1) acre or less or residential properties greater than one (1)
16 acre in size, a maximum cumulative sign area of sixteen (16)
17 square feet is permitted. For commercial properties greater
18 than one (1) acre in size, a maximum cumulative sign area
19 of thirty-two (32) square feet is permitted.
20

21 c. The sign shall be permitted:
22

23 (1) During times that the commercial property is being
24 developed or marketed for sale or lease until the
25 property is sold or leased; or
26

27 (2) While there is an active building permit on the
28 property until a certificate of occupancy/completion
29 is issued; or
30

31 (3) The first thirty (30) days after an opening of a new
32 business; or
33

34 (4) For a period of thirty (30) days prior to an election in
35 accordance with the additional temporary non-
36 commercial signs before an election regulations
37 above.
38

39 2. *Building banner sign, commercial:*
40

41 a. A maximum of one (1) banner per ground floor tenant of a
42 commercial building with a maximum sign area of thirty-two
43 (32) square feet if authorized through a special events
44 permit. Signs shall be securely fastened to the building
45 facade and shall not extend above the roofline or parapet.
46

- 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 four (4) square feet in area and four feet in height measure to the top of the sign.
- 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.

- 1 2. A temporary special event permit must be approved by the village.
2 The permit may list locations where special event signage may be
3 displayed on private or public property. For private property
4 locations, a letter from the property owner with a diagram showing
5 the designated location for the sign must be submitted to the village
6 along with the permit application for the event. For public property
7 locations, the consent of the governmental agency owning or
8 controlling such property is required (if the public interest is an
9 easement, the consent of the landowner shall likewise be required).
- 10
- 11 3. One (1) sign not to exceed sixteen (16) square feet in area, directing
12 the attention of the public to the special event may be permitted on
13 each street frontage of the property where the special event occurs.
14 One (1) banner for the special event, not to exceed forty (40) square
15 feet in area, directing the attention of the public to the special
16 event, may be permitted to be attached to a building housing the
17 event, or may be attached to a perimeter wall or fence adjacent to
18 a street frontage on the property where the event is located. A
19 special event sign or banner may be erected two (2) weeks prior to
20 the event and must be removed within two (2) days after the event.
- 21
- 22 4. Special event signs can contain the names or logo of a specific
23 agency or business that is sponsoring the event/activity. Special
24 event directional signs shall not exceed four (4) square feet per sign
25 face and may be constructed of plastic or paper. Special event
26 directional signs can be placed the day before the event begins and
27 must be removed no later than the day after the event.
- 28

29 **Sec. 45-116. Commercial Northlake (C-NB) District.**

30

31 A. *Business signs permitted.* A permanent sign advertising a business or
32 establishment shall consist of the following:

- 33
- 34 1. A canopy or awning sign;
- 35
- 36 2. A ground or monument sign with one (1) or two (2) faces;
- 37
- 38 3. A wall sign with one (1) face; and/or
- 39
- 40 4. A window sign not to exceed twenty (20) percent of the total
41 window area covered.
- 42

43 B. *Sign type and criteria.*

- 44
- 45 1. *Canopy or awning* signs. Notwithstanding limitations of this
46 article on the projection of signs from the wall of a building,

1 signs shall be permitted on canopies and awnings subject to the
2 following:

- 3
- 4 a. The sign shall indicate only the name of the building or the
5 name of the principal occupant of the building;
- 6
- 7 b. The sign shall be painted or printed directly on the canopy
8 or awning; and
- 9
- 10 c. The sign shall be counted in determining the area of wall-
11 mounted signs permitted on the wall from which the
12 canopy or awning projects.
- 13

14 2. *Ground signs.* The name, logo, and address of parcel of land as per
15 the following standards:

- 16
- 17 a. A minimum of one (1) sign for parcel of land.
- 18
- 19 b. *Overall.* For parcels with greater than three hundred (300)
20 linear feet of street frontage, one (1) additional sign for
21 each additional seven hundred (700) linear feet of street
22 frontage to include intersecting roadways.
- 23
- 24 c. *Outparcels.* Outparcels of a commercial center are
25 permitted to have one (1) ground sign:
 - 26
 - 27 (1) If the outparcel has direct access to Northlake
28 Boulevard.
 - 29
 - 30 (2) Overall.
 - 31
 - 32 i. If the outparcel is entitled to a ground sign,
33 street frontage calculations for the outparcel
34 should not be included in the street frontage
35 calculations for the adjacent commercial
36 center.
 - 37
 - 38 ii. Outparcel information may be provided in
39 the permitted commercial center ground
40 signs if internally accessed pursuant to
41 regulations of this article.
 - 42
- 43 d. The maximum area of a ground sign is sixty (60) square
44 feet.
- 45
- 46 e. The maximum height of a ground sign is ten (10) feet.

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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 |

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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. |
|---------------|--------------|---|------------|-------|--|

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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' x 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 | |

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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

1 where there would be less speech, whether by subjecting previously exempt
2 signs to permitting or otherwise.

3
4 C. *Severability of provisions pertaining to prohibited signs.* Without
5 diminishing or limiting in any way the declaration of severability set forth
6 above in subsection (a) above, or elsewhere in this article, this Code, or any
7 adopting ordinance, if any part, section, subsection, paragraph,
8 subparagraph, sentence, phrase, clause, term or word of this article or any
9 other law is declared unconstitutional by the valid judgment or decree of
10 any court of competent jurisdiction the declaration of such
11 unconstitutionality shall not affect any other part, section, subsection,
12 paragraph, subparagraph, sentence, phrase, clause, term, or word of this
13 article that pertains to prohibited signs, including specifically those signs
14 and sign-types prohibited and not allowed under section 6-113 of this
15 article. Furthermore, if any part, section, subsection, paragraph,
16 subparagraph, sentence, phrase, clause, term, or word of section 6-113 is
17 declared unconstitutional by the valid judgment or decree of any court of
18 competent jurisdiction, the declaration of such unconstitutionality shall not
19 affect any other part, section, subsection, paragraph, subparagraph,
20 sentence, phrase, clause, term, or word of section 6-113, thereby ensuring
21 that as many prohibited sign-types as may be constitutionally prohibited
22 continue to be prohibited.

23
24 Section 8. The provisions of this Ordinance shall become and be made a part of the Code of
25 the Village of North Palm Beach, Florida.

26
27 Section 9. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for
28 any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void,
29 such holding shall not affect the remainder of this Ordinance.

30
31 Section 10. All ordinances or parts of ordinances and resolutions or parts of resolutions in
32 conflict herewith are hereby repealed to the extent of such conflict.

33
34 Section 11. This Ordinance shall take effect immediately upon adoption.

35
36 PLACED ON FIRST READING THIS _____ DAY OF _____, 2024.

37
38 PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF
39 _____, 2024.

40
41
42
43 (Village Seal)

MAYOR

44
45
46 ATTEST:

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VILLAGE CLERK

1 APPROVED AS TO FORM AND
2 LEGAL SUFFICIENCY:

3

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VILLAGE ATTORNEY

BOCA RATON

Sec. 24-51. Sign illumination.

- (a) When permitted.
 - (1) All permanent signs, other than window signs, may be internally illuminated, backlit or externally illuminated unless otherwise provided in this chapter.
 - (2) Temporary signs shall not be illuminated unless otherwise provided in this chapter.
- (b) 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), US 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).
- (c) 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.
- (d) Uniformity.
 - (1) Lighting on all permanent signs throughout a development 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").
- (e) 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) Only white light shall be used to illuminate signs.
- (f) 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.

(g) Internally illuminated wall cabinet signs. Internally illuminated wall cabinet signs, where authorized pursuant to section 24-49, shall be constructed with an opaque background so that only the copy is illuminated.

(Ord. No. 5517, § 3, 5-27-20)

Cocoa, Florida.

Sec. 3-23. General regulations. (Excerpts)

[Subsections (a) through (h) omitted.]

- (i) Unless otherwise specified, no on-site ground sign shall be erected, constructed or maintained nearer the property line than the building line established by law, except that such on-site ground signs conforming to the following conditions, specifications and limitations may be placed between the building line and the property line in required minimum yard areas:

[Subsections (i)(1) through (i)(8) omitted.]

- (9) Light Emitting Diode (LED) signs may be permitted under the following conditions:

- a. Except as provided in subsection j. below, LED signs are only permitted in the CBD, C-C, C-G, C-N, C-P, C-W, INST, M-1, M-2 & UMD zoning districts where not located within one hundred fifty (150) feet of residentially zoned properties. The board of adjustment may grant a variance from this subsection where, owing to special conditions, a literal enforcement of the provisions of this subsection would result in unnecessary and undue hardship. A variance from this subsection shall not be granted by the board of adjustment unless and until a written application for variance is submitted pursuant to the procedures set forth in article XVII, section 3 of appendix A, zoning. In considering a variance from this subsection, the board of adjustment shall consider whether the applicant has properly demonstrated the criteria set forth in article XVII, section 3 of appendix A. Additionally, any applicant for a variance from this subsection shall be required to demonstrate that the granting of the variance will not have a detrimental impact on the surrounding residentially zoned properties. In granting any variance from this subsection, the board of adjustment may impose reasonable terms and conditions upon the operation of LED signs in furtherance of preserving the character of the surrounding residentially zoned properties.
- b. LED signs may only be permitted as part of a ground or wall sign that complies with all applicable sign regulations.
- c. Except as provided in subsection j. below, the copy area of any LED message screen shall not exceed thirty-two (32) square feet per sign face, and LED copy area shall count toward the maximum allowable signage area permitted.
- d. LED messages shall not exceed three (3) lines of LED text per sign face.
- e. **Except as provided in subsection j. below, LED messages shall not operate at a brightness level of more than .3 foot candles above ambient light**, as measured using a foot candle meter at a distance determined by using the following formula:

$$\text{Measurement Distance} = \sqrt{(\text{Area of Sign in Square Feet} \times 100)}$$

- f. The display time for each message shall be a minimum of eight (8) consecutive seconds per display, and the message shall change instantaneously. Non-static LED signs shall only be amber in color.
- g. Except as provided in subsection j. below, LED messages may scroll horizontally or vertically, but shall not blink, flash, flicker, scintillate or be otherwise animated. Graphic images or displays shall be static only.
- h. Portable signs using LED technology may be permitted in any zoning district authorized in subsection (9)a or by special event permit and shall comply with the temporary sign regulations set forth in subsection 3-22.5 herein. Additionally, any electrical extension cable used in

conjunction with a portable LED sign shall be sized in accordance with the National Electrical Code, shall not consist of multiple cords plugged together, and in no case shall the cable exceed one hundred (100) feet in length.

- i. Messages of public interest, as defined in section 3-5, shall be permitted on LED signs.
- j. Up to two (2) LED, on-premise wall signs with a maximum display area often ten (10) feet six (6) inches in height by thirty-six (36) feet in width and a minimum display area of eight (8) feet in height by twenty-four (24) feet in width, may be located on property that is contiguous or adjacent to Interstate 95 and/or State Road 528. If the owner chooses to place two (2) large LED on-premises wall signs on the building, each sign must be placed on a separate face of the building that is visible from Interstate 95 or State Road 528. The property upon which the large LED wall sign is located must be zoned as either general commercial, wholesale commercial or light and heavy manufacturing and designated upon the future land use map as either commercial or industrial. Notwithstanding section 3-23(i)(9)a. above, there shall be no waivers granted from this provision related to the required zoning district of the property. Should the permittee choose to install large LED wall signs as provided in this subsection, no other LED wall signs or LED ground signs may be located on the property. The large LED wall sign shall comply with the following additional standards:
 - 1. The sign shall display static messages only as opposed to moving or scrolling messages. Further, any structural component, design, or pictorial segment of the sign shall remain static at all times.
 - 2. The sign shall not contain messages with varying degrees of illumination, flashing or scintillating or varying light intensity.
 - 3. Messages on the sign shall not operate at a brightness level of more than .3 foot candles above ambient light, as measured using a foot candle meter at a distance of two hundred (200) feet for ten (10) foot six (6) inch x thirty-six (36) foot wall signs. Documentation shall be provided to the city at the time of permitting certifying the sign as incapable of exceeding .3 foot candles above ambient light. Each sign display shall have a light sensing device that will adjust the brightness of the sign display as ambient light conditions change.
 - 4. The sign shall be prohibited within two hundred fifty (250) feet of residentially zoned properties.
 - 5. The sign permittee shall provide for public service and emergency announcements or alerts (e.g. Brevard Emergency Operations Center; Amber and Silver Alerts) to be displayed on the digital billboards at no charge and on an as-needed basis. Said permittees shall be required to submit contact information to the city as part of their permit application.
 - 6. The minimum lot size of the property shall be the minimum lot area as provided in the applicable zoning district.
 - 7. The minimum lot width of the property shall be the minimum lot width as provided in the applicable zoning district.
 - 8. The sign shall not be permitted upon a face of a building that is nonconforming by reason of an encroachment into a setback or height. This provision shall be in addition to, and shall not be construed as supplanting, the requirements of Appendix A, Article X regarding nonconformities.
 - 9. The sign shall in no case exceed twenty (20) percent of the total surface area of the wall to which it is attached. However, notwithstanding setion 3-23, Table 1, footnote e. below, if

an owner chooses to affix a second large, LED wall sign on the building, it may be the same size as the first large, LED wall sign affixed.

10. There shall be a minimum of one thousand five hundred (1,500) feet between property lines of lots used for any large LED wall sign as provided in this subsection.
11. There shall be a minimum of five hundred (500) feet between the face of the building upon which a large LED wall sign is affixed and road-exits or on-ramps, intersections, or interchanges.
12. There shall be a minimum of two hundred (200) feet between the property line of a lot used for large LED wall sign and property lines of lots used for schools, churches, cemeteries, public parks, public playgrounds, historic sites, and landmarks.

[Subsections (i)(10) and (i)(11) omitted.]

LAKE PARK

Sec. 70-106. Illumination of signs.

- (a) Except as otherwise provided herein, signs shall be illuminated only as follows:
 - (1) By lights placed inside a cabinet sign with an opaque background and translucent copy;
 - (2) By lights placed inside individual pan-channel letters with a translucent face;
 - (3) By "halo" lights placed behind individual reverse pan-channel letters;
 - (4) By lights which are directed to shine directly on the sign, however, such lights shall be directed and/or shielded so as not to shine directly onto neighboring property or the eyes of passing motorists;
 - (5) By exposed incandescent bulbs for signs which give time or information.
- (b) In all cases, sign lighting may not be designed or located to cause confusion with traffic lights and illuminated signs shall not have lighting mechanisms that project more than 18 inches perpendicularly from any surface of the sign over public space.

PALM BEACH GARDENS

Sec. 78-286. Illumination.

(a) *Permitted illumination.*

- (1) *Nonresidential zoning districts.* Ground, flat, or wall signs shall be illuminated utilizing the following: backlighting, internal lighting, or permanently fixed and encased lighting from below, and external to, the sign surface. External lighting greater than fifteen (15) watts is prohibited unless properly shielded to prevent glare upon adjacent public rights-of-way or adjacent property. The department may require photometric or other studies to ensure sign lighting will not adversely affect the public health, safety, and welfare.
- (2) *Residential zoning districts.* Only backlighting with opaque lettering and permanently fixed and encased face lighting from below the sign surface shall be permitted in residential zoning districts.

(b) *Neon signs and LED signs.* Neon and/or LED signs are permitted within a building, provided such signage is not visible from a public right-of-way, except as otherwise provided herein.

(c) *Permitted neon signs.* An exposed neon sign or LED design which emulates the appearance of a neon sign may be displayed and be visible from a public right-of-way so long as the total sign area is three (3) square feet or less.

(Ord. No. 21, 2010, § 1(Exh. A), 9-30-10)

**VILLAGE OF NORTH PALM BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Members of the Planning, Zoning and Adjustment Board

FROM: Caryn Gardner-Young, Community Development Director

CC: Leonard G. Rubin, Village Attorney

DATE: September 10, 2024

SUBJECT: **Ordinance Amendment to C-NB Zoning District to add Marina/Private Mooring as a Special Exception Use**

Background:

In 2003, through the adoption of Ordinance No. 05-2003, the Village established the Northlake Boulevard Overlay Zoning District (NBOZ), consisting of real property that fronted upon or was adjacent to Northlake Blvd. The NBOZ regulations were amended in 2011 through the adoption of Ordinance No. 2011-02 (adopted regulations restricting pain management clinics) and Ordinance No. 2011-05 (extended compliance deadline for non-conforming landscaping and signs) and in 2012 through the adoption of Ordinance No. 2012-07 (adopted procedures for review of Conditional and Special Permit uses and adopted a new Land Use Chart in Section 4-2). Finally, in 2020, through the adoption of Ordinance No. 2020-06, the Village Council converted the NBOZ to the Northlake Boulevard Commercial District (C-NB).

Discussion:

In August 2015, the Village contracted with the Treasure Coast Regional Planning Council (TCRPC) to develop a master plan for future infill development and redevelopment within the Village's municipal limits. During January and February of 2016, the TCRPC conducted a weeklong economic development and urban design charrette to assist the Village in accomplishing its goals. Working with members of the public and other interested parties, the TCRPC created a report, which was formally adopted by the Village Council, through Resolution 2016-73 and named it "The Village of North Palm Beach Citizens' Master Plan Report". In this report, there were recommendations for the Village to develop a form-based code for the Village's commercial corridors and to consolidate various commercial zoning districts. The Village retained the firm of Dover, Kohl & Partners to implement these changes, which were formally adopted in Ordinance No. 2020-6.

Since the adoption of Ordinance No. 2020-06, the Village discovered that some items contained in the NBOZ were inadvertently omitted from the C-NB. Specifically, a Land Use Chart was included in Section 4-2 of the NBOZ Zoning regulations, which listed the uses permitted and uses requiring a Special Permit or a Conditional Use approval. One of the uses listed in Section 4-2 was marina/private mooring, which required Conditional Use approval. However, this use was not included in Allowable Uses Table (Table 4-1) of the C-NB Zoning District. While the terms are generally used interchangeably, the Allowable Uses Table for the C-NB used the term "special exception use" in lieu of the term "conditional use."

In the past, this Board and the Village Council have approved the ability of one property owner along Northlake Boulevard to install private mooring facilities under the former NBOZ regulations. Recently, the Village has received another request for a private mooring but based upon the existing regulations, a private mooring is not permitted in the C-NB Zoning District. The Village is seeking to

address the oversight of not including marina/private mooring as a Special Exception Use in the C-NB Zoning District.

Recommendation:

The Village Staff requests that the Planning, Zoning and Adjustment Board review and recommend adoption of the proposed Ordinance amending the Village's C-NB Zoning District to add a marina/private mooring use as a Special Exception Use.

1 Section 2. The Village Council hereby amends Article I, “In General,” of Appendix C
2 (Chapter 45) of the Village Code of Ordinances by amending Section 45-2 to read as follows
3 (additional language is underlined):
4

5 **ARTICLE I. – IN GENERAL**

6 * * *

7 **Sec. 45-2. – Definitions**

8 * * *

9 *Lot of record* is a part of the land subdivision, the map of which has been
10 recorded in the office of the clerk of the court of Palm Beach County, Florida.

11 *Marina/private mooring* means a dock or basin supplying secure moorings
12 for boats. Marinas shall comply with the following supplementary use standards.

- 13
- 14 a. A marina shall provide at each boat slip an individual sewer and
15 water hook-up that shall be connected to a sewage and potable water
16 supply system approved by the Palm Beach County Health
17 Department.
- 18 b. All docks shall extend beyond the shallow water depth.
- 19 c. An accessory marine store shall be permitted.
- 20

21 *Mechanical equipment* means necessary or accessory equipment mounted
22 on or adjacent to a principal structure, including but not limited to central air
23 conditioning equipment, ventilation equipment, generators, heating equipment,
24 antennas, satellite dishes, refrigeration equipment, household appliances, solar and
25 conventional hot water heaters, elevator machinery and similar type equipment.

26 * * *

27 Section 3. The Village Council hereby amends Article III, “District Regulations,” of
28 Appendix C (Chapter 45) of the Village Code of Ordinances by amending Section 45-35.3 to read
29 as follows (additional language is underlined):
30

31 **ARTICLE III. – DISTRICT REGULATIONS**

32 * * *

33 **Sec. 45-35.3. – C-NB Northlake Boulevard commercial district.**

34 * * *

35 **Article 4 Zoning Regulations**

36 **Sec. 4-1 Development review regulations.**

37 A. *Allowable Uses.* Table 4-1 indicates allowable uses in the C-NB district.

38 * * *

| | PERMITTED USE | SPECIAL EXCEPTION | NOT PERMITTED |
|-------------------------------------|----------------------|--------------------------|----------------------|
| RESIDENTIAL USES | | | |
| Mobile home park | | | • |
| Dwelling, one family detached | | | • |
| Dwelling, all other dwelling types | • | | |
| Live/work unit | • | | |
| Assisted living facility | | • | |
| Community residential home | | | • |
| <u>Marina/Private Mooring</u> | | <u>•</u> | |
| LODGING USES | | | |
| Bed-and-breakfast establishment | • | | |
| Hotel | • | | |
| Motel | • | | |
| Time-share unit | • | | |
| BUSINESS USES | | | |
| Offices, general | • | | |
| Office or clinic, medical or dental | • | | |
| Stores & services, general | • | | |
| Stores & services, large format | | • | |
| Adult entertainment | | | • |
| Convenience store with fuel | | • | |
| Dog daycare | | • | |

| | PERMITTED USE | SPECIAL EXCEPTION | NOT PERMITTED |
|--|--------------------------|------------------------------|--------------------------|
| Drive-through facility (for any use) | | • | |
| Garage, parking | | • | |
| Heavy commercial and light industrial: | | | |
| Contractor and trade operation | | • | |
| Vehicle sales or repair | | • | |
| All other | | | • |
| Medical marijuana treatment center | | | • |
| Restaurant or cocktail lounge | • | | |
| Telecommunications antennas | | • | |
| <u>CIVIC, EDUCATION & RECREATION USES</u> | | | |
| Child care facility | • | | |
| Church or place of assembly | • | | |
| Civic space | • | | |
| Family day care | • | | |
| Government building | • | | |
| Hospital or medical center | | • | |
| Public space | • | | |
| School, public or private | | • | |
| <u>Marina/private mooring</u> | | • | |

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Section 4. The provisions of this Ordinance shall become and be made a part of the Code of the Village of North Palm Beach, Florida.

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. 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 7. 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