



**Village of North Palm Beach  
Planning Commission  
AGENDA**

**Tuesday, June 6, 2023 at 6:30 pm  
Village Council Chambers-501 US Highway 1**

**1) Roll Call**

- a. Donald Solodar, Chair
- b. Cory Cross, Vice-Chair
- c. Thomas Hogarth, Member
- d. Jonathan Haigh, Member
- e. Kathryn DeWitt, Member
- f. Scott Hicks, Member
- g. Nathan Kennedy, Member
- h. Village Staff, Attorney and Council members

**2) Public Comment for Non-agenda Items**

**3) Approval of Minutes**

- a. [May 2, 2023 Minutes](#)

**4) Declaration of Ex-parte Communications**

**5) Quasi-judicial Matters / Public Hearing**

Village Attorney to swear in all persons speaking

**a. Site Plan and Appearance Review**

- i. [2545 Northlake Blvd.- Building Paint Colors and Sign Face Change](#)

Application by the property owner to amend the existing building paint colors and to change the existing monument and building sign face.

- ii. [701 Northlake Blvd.- Monument Sign Face Change](#)

Application by the property owner to change the existing monument sign face.

- iii. [821 Prosperity Farms Rd \(St Claire\) – Modular buildings](#)

Application by the property owner to request the addition of two (2) modular buildings for additional classroom space.

**b. Recommendations to Village Council**

- i. [C-MU US-1 Mixed Use District](#)

Village-initiated zoning text amendment to Article III “District Regulations” of Appendix C (Chapter 45) of the Village Code of Ordinances by amending Section 45-31 “C-MU US-1 Mixed Use District” to provide additional setbacks for protection of the Village’s Residential single-family neighborhoods.

## **Commission Matters**

- 6) Commission Member Comments**
- 7) Staff Updates**
- 8) Adjournment**

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

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

*This agenda represents the tentative agenda for the scheduled meeting of the Planning Commission. Due to the nature of governmental duties and responsibilities, the Planning Commission reserves the right to make additions to, or deletions from, the items contained in this agenda.*

Meeting backup available for the current Planning Commission meeting at:  
<http://fl-northpalmbeach.civicplus.com/DocumentCenter/Index/195>

Archived meeting backup can be found at:  
<http://www.npbweblink.com/WebLink/Browse.aspx?startid=147916&dbid=0>

	<b>COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION</b>
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**Subject/Agenda Item:**

**SP-2023-0176 All Tools Rental**

**Consideration of Approval:** A request from David Keller, owner of All Tools Rental, for Site Plan and Appearance approval for building elevation color changes and face replacement of a building sign and monument sign located at 2545 Northlake Blvd.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

<b>Originating Department:</b>  <b>Planning &amp; Zoning</b>  Project Manager  _____ Caryn Gardner-Young, AICP	<b>Reviewed By:</b>  Community Development Director  _____ Caryn Gardner-Young, AICP
<b>Approved By:</b>  <b>Village Manager</b>  _____ <b>Chuck Huff</b>	<b>Public Notice:</b> <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:

<b>Attachments:</b> <ul style="list-style-type: none"><li>• Architectural Picture</li><li>• Monument Sign Design</li><li>• Building Sign Design</li></ul>	
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**I. Executive Summary**

The applicant is proposing to change the building elevation colors to orange and grey and to replace the sign face for the monument and building sign on Northlake Blvd.

**II. Site Data**

**Existing Use:** All Tools Rental  
**Parcel Control Numbers:** 68-43-42-17-06-000-0061  
**Parcel Size:** .7872 acres  
**Existing Future Land Use Designation:** Commercial  
**Existing Zoning District:** Commercial Northlake Blvd (C-NB)

<b>Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:</b>			
<b>Direction</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning District</b>
<i>North</i>	Marbella Villas Townhouses	Medium Density Residential	Multiple Family (R-2)
<i>South</i>	Shopping Center	Lake Park	Lake Park C1 Business District
<i>East</i>	Shell Gas Station	Commercial	Commercial Northlake Blvd (C-NB)
<i>West</i>	KFC	Commercial	Commercial Northlake Blvd (C-NB)

**III. Annexation/Zoning History**

The subject parcel site is located on the north side of Northlake Blvd, approximately 171 feet west of Prosperity Farms Road. The subject site has a future land use designation of Commercial and a zoning designation of Commercial Northlake Blvd (C-NB).

**IV. Applicable Code Provisions:**

**Section IV Criteria for Appearance D. Building Design**

**Section IV Criteria for Appearance E. Signs**

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

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

1. Architectural Picture stamp-dated May 16, 2023,
2. Building Sign Design stamp-dated May 16, 2023
3. Monument Sign Design stamp-dated May 16, 2023
4. Paint Chips for pillars, main building and roof stamp-dated May 16, 2023

## VI. Staff Analysis:

### ***Background:***

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

1. 83.13” x 4.51” square foot Building Sign Face Change
2. 56.61” X 3.07” square foot Monument Sign Face Change
3. Change Blue colored Roof to a Grey Colored Roof (similar to African Grey)
4. Change Beige colored Pillars to Orange colored Pillars (Special Order per Color Patch)
5. Change green colored main building to Grey colored main building(Special Order per Color Patch)

### ***Standards and Staff Findings:***

#### 1. Building Colors:

Colors shall be harmonious, with bright or brilliant colors used only for accent. **The applicant is proposing to use two shades of grey for the roof and main building and accent the building with orange pillars.**

#### 2. Wall Sign Regulations:

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. **The applicant is requesting a sign face change only so the sign size and location remain the same. The proposed colors are the same as the existing sign. The lettering complies with the Village’s sign code which requires the sign to depict the depicting the name of the building or the name of the building occupant and letters depicting the nature of the business that are a maximum of 50% of the height of the letters depicting the name of the building or building occupant.**

#### 3. Monument Sign Regulations:

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. **The applicant is requesting a sign face change**

only so the sign size and location remain the same. The proposed colors are the same as the existing sign. The lettering complies with the Village's sign code which requires the sign to depict the nature of the business with letters that are a maximum of 50% of the height of the letters depicting the name of the building or building occupant.

**VII. Staff Recommendation:**

*Approval* of SP-2023-0179 with the following conditions:

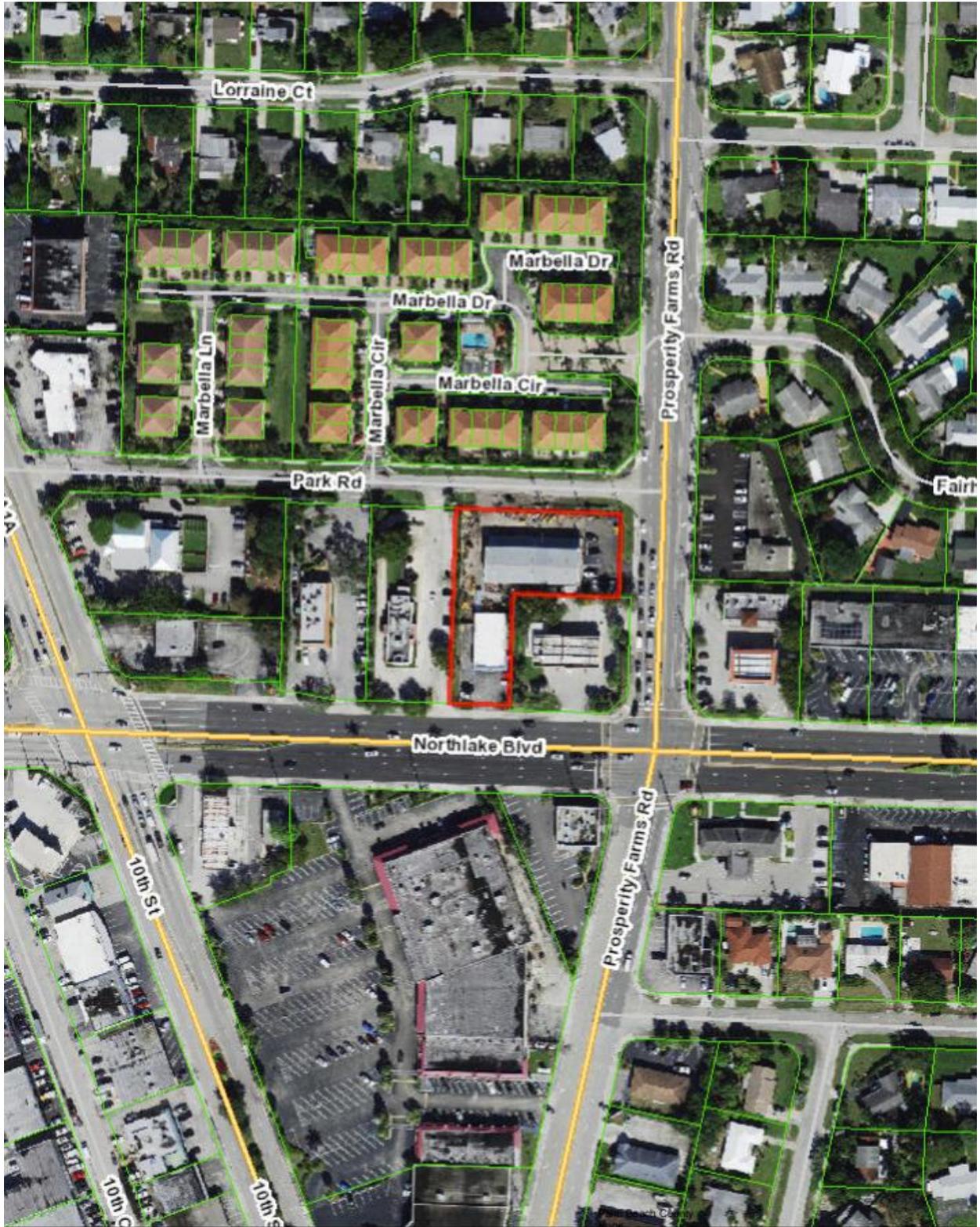
1. The most stringent requirements of Exhibit "A" Community Development Department Report and Recommendation dated May 22, 2023, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit "B"
  - a. Architectural Picture stamp-dated May 16, 2023,
  - b. Building Sign Design stamp-dated May 16, 2023
  - c. Monument Sign Design stamp-dated May 16, 2023
  - d. Paint Chips for pillars, main building and roof stamp-dated May 16, 2023
2. 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)
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)

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**PLANNING COMMISSION ACTION– June 6, 2023**

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Exhibit B  
Location Map



GRAY SCI  
HG5W7

ONLIN  
HG5W7

AFRION  
HG5W7

HG12-2



Mind of Her Own  
8004-3A

NV403A

PILLARS

104.12 in

**ALPO**

**RENTAL CO.**

4.51 in

**Pro Landscaping Center**

6.6 in

83.13 in

20.55 in

69.25 in

56.61 in

**ALPO**  
**RENTAL CO.**

14 in

3.07 in

4.5 in

**Pro Landscaping Center**

	<b>COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION</b>
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**Subject/Agenda Item:**

**SP-2023-0659 Iconic Imaging, Inc.**

**Consideration of Approval:** A request from Ronald Woods, owner of Iconic Imaging Inc., for Site Plan and Appearance approval for a face replacement of a monument sign located at 701 Northlake Blvd.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

<b>Originating Department:</b>  <b>Planning &amp; Zoning</b>  Project Manager  _____ Caryn Gardner-Young, AICP	<b>Reviewed By:</b>  Community Development Director  _____ Caryn Gardner-Young, AICP
<b>Approved By:</b>  <b>Village Manager</b>  _____ <b>Chuck Huff</b>	<b>Public Notice:</b> <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:

<b>Attachments:</b> <ul style="list-style-type: none"><li>• Architectural Picture</li><li>• Monument Sign Design</li><li>• Building Sign Design</li></ul>	
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**I. Executive Summary**

The applicant is proposing to replace the sign face for the monument sign on Northlake Blvd located at 701 Northlake Blvd.

**II. Site Data**

**Existing Use:** Iconic Imaging Inc.  
**Parcel Control Numbers:** 68-43-42-16-04-037-0100  
**Parcel Size:** .6555 acres  
**Existing Future Land Use Designation:** Commercial  
**Existing Zoning District:** Commercial Northlake Blvd (C-NB)

<b>Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:</b>			
<b>Direction</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning District</b>
<i>North</i>	Northlake Condomium	High Density Residential	Apartment Dwelling (R-3)
<i>South</i>	Vacant Gas Station	Lake Park	Lake Park C1 Business District
<i>East</i>	Florida Freedivers	Commercial	Commercial Northlake Blvd (C-NB)
<i>West</i>	Wash and Wax Depot	Commercial	Commercial Northlake Blvd (C-NB)

**III. Annexation/Zoning History**

The subject parcel site is located on the northwest corner of Northlake Blvd. and Lake Circle. The subject site has a future land use designation of Commercial and a zoning designation of Commercial Northlake Blvd (C-NB).

**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 consists of:

1. Monument Sign Design stamp-dated May 4, 2023

## **VI. Staff Analysis:**

### ***Background:***

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

1. 57 1/2" X 68 1/2" square foot Monument Sign Face Change

### ***Standards and Staff Findings:***

#### **1. Monument Sign Regulations:**

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. **The applicant is requesting a sign face change only so the sign size and location remain the same. The proposed colors are the same as the existing sign. The lettering is in compliance with the Village's sign code which requires the sign to depict the nature of the business and a maximum of 50% of the height of the letters depict the name of the building or building occupant.**

#### **2. Business Sign Regulations:**

A minimum of one sign for parcel of land is permitted. The maximum area of ground sign is 60 square feet. The maximum height of a ground sign is 10 feet. A permanent sign may only display the street address number and/or name of the business or occupant, and a logo symbol for the building cannot exceed 50% of the allowable sign area. **The applicant is requesting a sign face change only so the sign size and location remain the same. There is only one monument sign existing. The proposed colors are the same as the existing sign. The height of sign is 7.04' and the area is 27.35 square feet. The sign includes the address at the base and the logo is not more than 50% of the allowable sign area. The proposed sign face change is in compliance with the Village's sign code.**

**VII. Staff Recommendation:**

*Approval* of SP-2023-0791 with the following conditions:

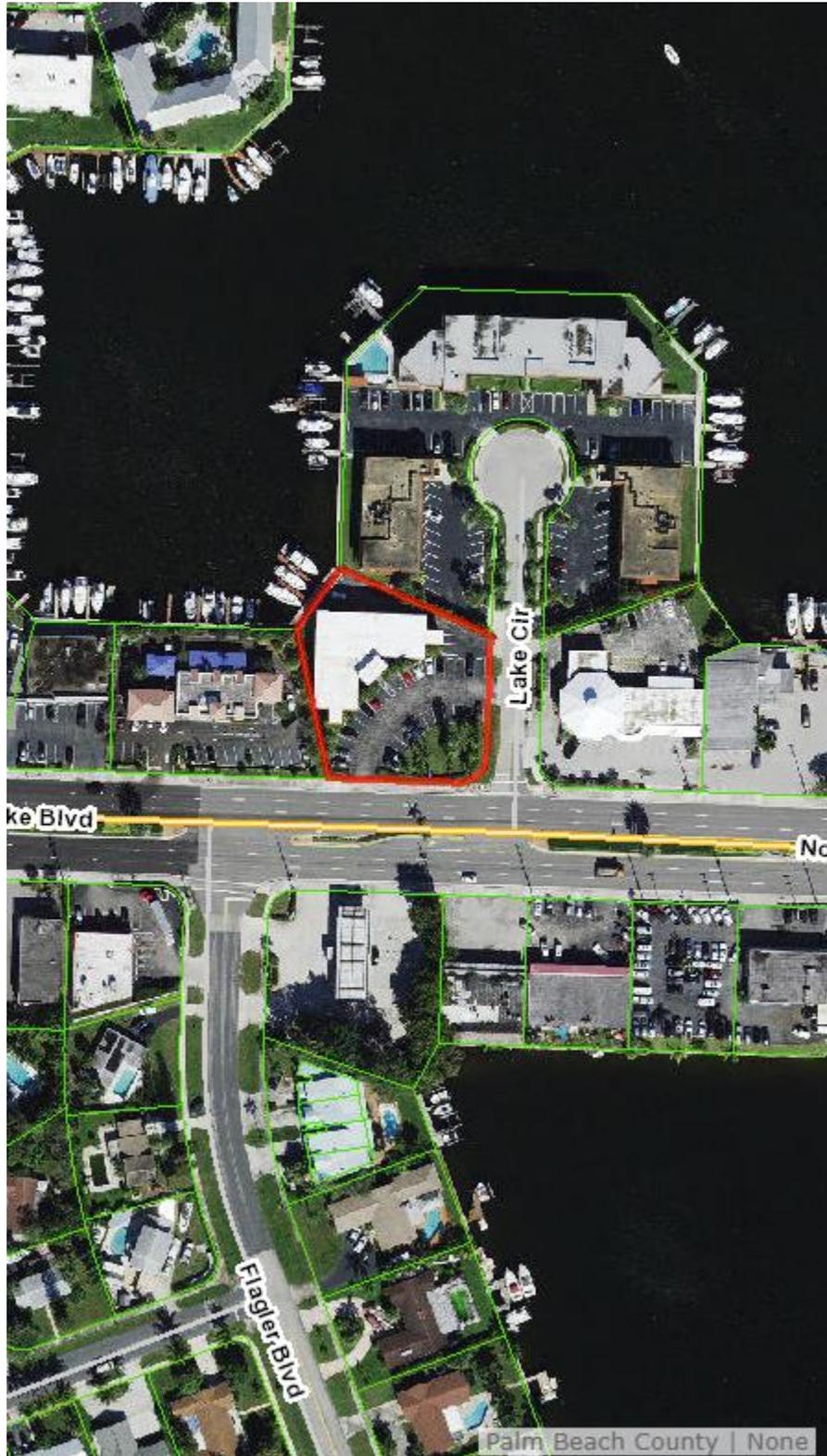
1. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated May 22, 2023, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
  - a. Monument Sign Design stamp-dated May 4, 2023
2. The 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)
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)

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**PLANNING COMMISSION ACTION– June 6, 2023**

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Exhibit B  
Location Map



Total SF: 27.3

## 2 New Face Panels - Polycarbonate



Village of North Palm Beach  
 Building Department  
 20230791  
 PERMIT NUMBER



JOB  
 COPY

COMMUNITY DEVELOPMENT  
 RECEIVED  
 MAY 04 2023  
 VILLAGE OF  
 NORTH PALM BEACH

LIC # U-22244



802 Old Dixie Hwy. Suite 3  
 Lake Park, F.L. 33403  
**561.845.7339**  
 www.signarama-npb.com

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### CLIENT INFORMATION:

Iconic Imaging, Inc  
 701 Northlake Blvd, Suite 106,  
 North Palm Beach, FL 33408

(786) 222-7759  
 Contact: Eymy Archila

WORK ORDER NO.	17557
SHEET NO.	1
DATE	4-03-23
DRAWN BY	Y. VELEZ
PATH	-
REVISION #	1

### PROJECT SPECS:

2 New Face Panels - Polycarbonate  
 Base cabinet and face frame  
 will be cleaned, we will  
 use the existing trim.

### INSTALL INFORMATION:

Installing Existing Cabinet  
 Face Replacements

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED AS SHOWN  
 APPROVED AS NOTED  
 CORRECT & RESUBMIT

Iconic Imaging, Inc - 701 Northlake Blvd, Suite 106, North Palm Beach, FL 33408

PALM BEACH REGIONAL

MRI

*Your Comfort Is Our Concern*

701

JOB  
COPY

2023/03/01 14:24

PERMIT NUMBER  
20230791  
Village of North Palm Beach  
Building Department

VILLAGE OF  
NORTH PALM BEACH  
MAY 04 2023  
COMMUNITY DEVELOPMENT  
RECEIVED



Date: June 6, 2023



**Subject/Agenda Item:**

**#20230716 Site Plan and Appearance Review - St. Clare School Modular Classroom Addition**

**Consideration of Approval:** A request from Colome & Associates, Inc., agent for the Diocese of Palm Beach, for Site Plan and Appearance Review to allow the addition of two (2) temporary modular classroom buildings of 852 square feet each at the existing St. Clare School located at 821 Prosperity Farms Road.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

<b>Originating Department:</b>  <b>Planning &amp; Zoning</b>  Project Manager  Corey O'Gorman	<b>Reviewed By:</b>  Community Development Director  _____ Caryn Gardner-Young, AICP
<b>Approved By:</b>  <b>Village Manager</b>  _____ <b>Chuck Huff</b>	<b>Public Notice:</b> <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:

<b>Attachments:</b> <ul style="list-style-type: none"><li>• Site Location Map</li><li>• Site Plan and Appearance Review Application</li><li>• Architect's Project Description</li><li>• Survey</li><li>• Site and Landscape Plans, Building Elevations</li><li>• School Correspondence</li></ul>	<b>Planning Commission Action:</b> <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Approve with conditions <input type="checkbox"/> Denial <input type="checkbox"/> Continued to: _____
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**I. Executive Summary**

The St. Clare school has proposed the addition of two (2) modular buildings between the existing school building and athletic field, to provide for additional classroom space for additional curricula and to lower the ratio of students to teachers. The modular buildings are proposed to be 36’ x 23’8” with restroom facilities and site lighting for security, and an accessible path to the existing school building. The site plan includes landscaping to buffer the site and buildings, a connection to utilities and the provision for storm drainage.

There are no additional changes to the site, and the proposed modular buildings will be served by the existing driveways, onsite traffic circulation and parking. With no additional students proposed, there is no additional parking required.

**II. Site Data**

<b>Existing Use:</b>	Church and school
<b>Proposed Use:</b>	Addition of classroom space for school
<b>Parcel Control Numbers:</b>	68-43-42-08-00-000-7000
<b>Parcel Size:</b>	16.076 acres
<b>Existing Future Land Use Designation:</b>	Rec/Open Space and Other Public Fac.
<b>Existing Zoning District:</b>	R-2 – Multiple Family Dwelling

<b>Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:</b>			
<b>Direction</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Zoning District</b>
<i>North</i>	Single Family	Low Density Residential	R-1, Single Family
<i>South</i>	Single Family	Low Density Residential	R-1, Single Family
<i>East</i>	Single Family and Multifamily	Low Density Residential Medium Density Residential	R-1, Single Family R-2, Multiple Family
<i>West</i>	Single Family	Low Density Residential	R-1, Single Family

**III. Annexation/Zoning History**

According to the Palm Beach County Property Appraiser, the buildings on the subject property were constructed starting in 1950 with the most recent construction occurring in 1973. The Community Development Department has no record of a site plan approval or annexation for this site.

**IV. Applicable Code Provisions:**

**Sec. 45-28. R-2 multiple-family dwelling district  
Appendix A Appearance Plan**

**V. Summary of Proposed Site and Development Plan Details:**

The petitioner's site and development plan documents consist of site (SP-1) and architectural (A-1 and A-2) plans prepared by Colome & Associates, landscape (LP-1 and LP-2) plans prepared by 2GHO, which depict the following site data:

1. Total Site Area: 16.076 acres
2. Existing Gross Floor Area: 34,453 SF
3. Proposed Gross Floor Area: 1,704
4. Total Gross Floor Area: 36,157
5. Building Height: 1 Story, 13' 1"
6. Building Coverage: Proposed, 5.16%; permitted 30%.
7. Parking: 285 total parking spaces provided include 13 HC spaces.

**VI. Staff Analysis:**

***Background:***

The application for Site Plan and Appearance Review was submitted by Colome & Associates on April 18, 2023 to the Village of North Palm Beach Community Development Department. The plans were distributed to the Development Review Committee (DRC) for review and comments were generated. To address DRC comments, the applicant submitted revisions which were reviewed by DRC on May 15, 2023, including Planning and Zoning, Fire, Police, Public Works and sent to Seacoast Utilities. Comments of this review are incorporated in this staff report as conditions of approval below.

***Standards and Staff Findings:***

- |                               |  |
|-------------------------------|--|
| 1. Maximum Building Height:   | Required: two (2) stories or thirty (3) feet.<br>Proposed: one (1) story, 13' 1".  |
| 2. Minimum Yard Requirements: | Required:<br>Front: 25'<br>Rear: 20'<br>Side: 10'<br>Proposed:<br>Front: Over 900' from Prosperity Farms Road<br>Rear: 111'4"<br>Side: 266' from residential to the east |
| 3. Parking:                   | Existing 285 spaces, no additional parking proposed as classrooms are not proposed for additional student as per May 18 letter.  |

4.Landscaping: The landscaping plan complies with DRC comments and includes a buffer to the residential development to the west.

5.Utilities: The proposed water, sanitary sewer, and drainage systems will comply with the requirements of Seacoast Utility Authority and/or will meet the Village Code requirements at permitting.

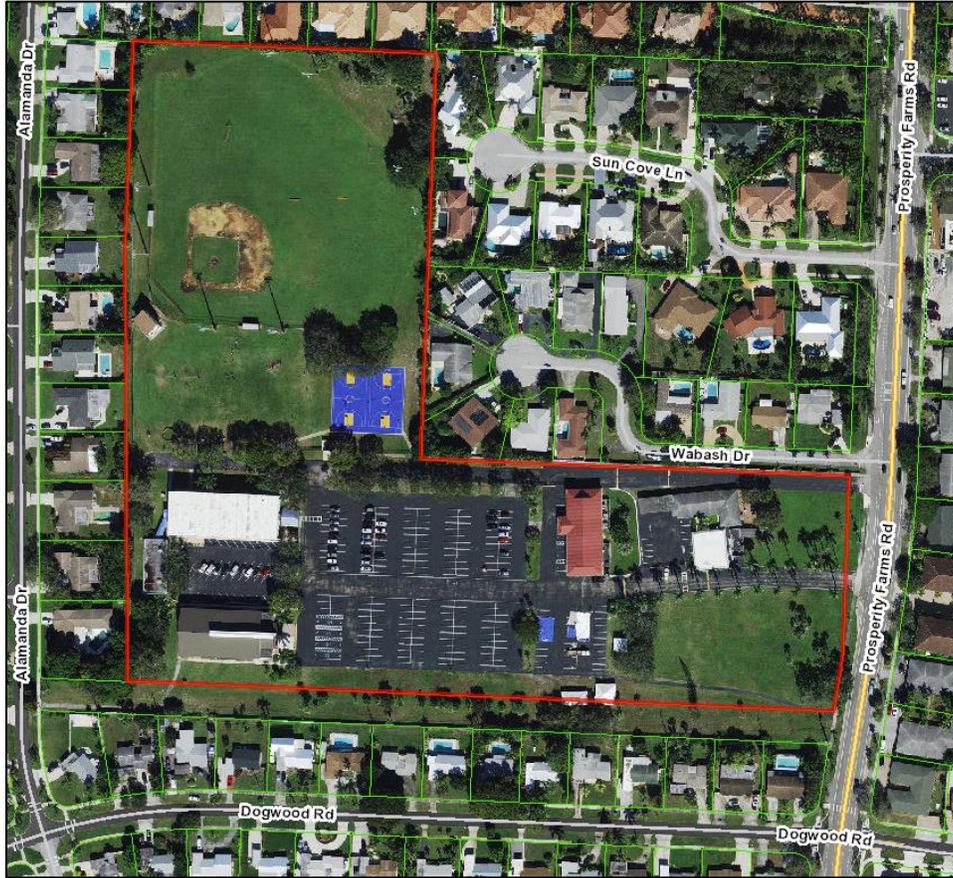
## **VII. Staff Recommendation:**

*Approval* of 20230716 with the following conditions:

1. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated June 6, 2023, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”:
  - A. Site Plan prepared by Colome & Associates (SP-1) revision dated 5/17/23.
  - B. Architectural Plan prepared by Colome & Associates (A-1 and A-2) revision dated 5/17/23.
  - C. Landscape Plans prepared by 2GHO (LP 1 and LP 2) revision dated 5/16/23
2. The applicant shall be required to connect both modular buildings to potable water and sanitary sewer prior to issuance of a certificate of completion. (Building)
3. 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)
4. In accordance with the requirements of the National Pollution Discharge Elimination System (NPDES) permit, 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)
5. All new utilities shall be provided underground. Appurtenances to these systems which require above-ground installation must be effectively screened from view. (Planning and Zoning)
6. 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 approved by the Community Development Director. (Planning and Zoning)
7. 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)

8. Non-compliance with any of the conditions of approval shall result in withholding of the issuance of building permits and/or a Certificate of Occupancy or Certificate of Compliance. (Planning and Building)
9. Final plans to address water and sewer service, and storm drainage must be submitted at the time of permitting. (Planning and Zoning)
10. Per Section 6-56(7) of the Village Code, a photometric plan is to be provided “as required by the community development department.” Provide a photometric plan at the time of permitting ensuring there is no light spill-over at the property line, and sufficient lighting along the path connecting the existing improvements to the proposed modulars has been provided. (Planning and Zoning)
11. At permitting, the project must provide an accessible path from the proposed modular classrooms to the existing school building. (Planning and Zoning)
12. Vehicular and pedestrian traffic must be managed as described in the “School Traffic Management” letter dated May 18, 2023, and attached. (Planning and Zoning)
13. The use of the modular classrooms is limited to the provision of additional classroom space, and not to accommodate a greater student population, as per letter dated May 18, 2023 attached. The applicant shall notify the Village if the number of students has increased and if so, a new Site Plan and Appearance approval will be required to ensure adequate parking and traffic control. (Planning and Zoning)
14. Modular classrooms are approved for up to three (3) years with the first year beginning after issuance of a certificate of occupancy for the first modular building (if issued separately). One (1) additional year may be approved by the Community Development Director, and one (1) subsequent year may be approved by the Planning Commission for a total not to exceed five (5) years. Upon conclusion of the approval period, the modular buildings and related improvements must be removed and/or replaced with permanent structures. (Planning and Zoning)
15. Commercial security fence must be permitted, inspected and approved by the Village of North Palm Beach prior to issuance of a permit for the modular buildings. (Planning and Zoning)
16. The applicant shall show the distance from the fire department access lane to the egress door of the modular classroom at the time of building permit. (Fire)
17. The application shall provide a manual fire alarm pull station at each modular classroom door to meet the requirement of F.A.C. 69A-58.0082(1)(b). (Fire)
18. The applicant shall Provide a fire alarm system per F.A.C. 69A-58.0082(3). (Fire)

# SITE LOCATION MAP

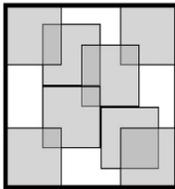


Village of North Palm Beach – Community Development  
420 U.S. Highway 1, Suite 21  
1801 27th Street  
North Palm Beach, Florida 33408

Re: Saint Clair Catholic School – Modular Classrooms  
821 Prosperity Farms Road  
North Palm Beach, Florida 33408

## JUSTIFICATION

The request is for the proposed placement of two pre-engineered modular classroom buildings including accessible ramp, steps, and concrete sidewalks for the Saint Clair Catholic School to address classroom needs for the school. The proposed modular classrooms shall be located at the northwest area of the existing property.



**Colomé & Associates, Inc.**

Florida Registration AA0003439

Architecture □ Planning □ Interiors

530 24th Street □ West Palm Beach, Florida 33407 □ Telephone: (561) 833-9147 □ Facsimile: (561) 833-9356 □ E-mail: colome@colome-arch.net





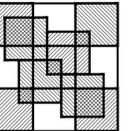


EXHIBIT "B"

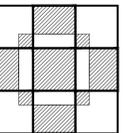
CONTACT INFORMATION

ARCHITECT: COLOME AND ASSOCIATES  
 530 24TH STREET  
 WEST PALM BEACH, FL 33047  
 (561) 833-9147  
 CONTACT: ELIZABETH COLOME

SURVEYOR: PARAMOUNT ENGINEERING GROUP, INC.  
 902 CLINT MOORE RD, SUITE 218  
 BOCA RATON, FL 33487  
 (561) 989-2280



Colomé & Associates, Inc.  
 AA 0003439  
 530 24TH STREET  
 WEST PALM BEACH  
 FLORIDA, 33407  
 (561) 833-9147  
 Architect: Elizabeth A. G. Colomé  
 REG. NUMBER: AR 0014839

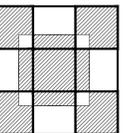


ST. CLARE  
 CATHOLIC SCHOOL  
 MODULAR TRAILERS

821 PROSPERITY FARMS RD

NORTH PALM BEACH  
 FLORIDA 33408

PROJECT NO.  
 202236



SHEET TITLE  
 PARTIAL  
 SITE PLAN

REVISIONS:  
 5/17/23 SITEPLAN REVIEW  
 4/14/23  
 DRAWN BY:  
 EVM  
 CHECKED BY:  
 EAC

SHEET  
 NUMBER:

SP-1

SITE DATA

PETITION NUMBERS

NAME OF THE PROJECT

EXISTING USE

PROPOSED USE

EXISTING FUTURE LAND USE DESIGNATION

EXISTING ZONING DISTRICT

PARCEL CONTROL NUMBER

TOTAL SITE AREA

EXISTING GROSS FLOOR AREA

PROPOSED GROSS FLOOR AREA

TOTAL SITE BUILDING COVERAGE

BUILDING HEIGHT

MAX PERMITTED

MAX PROPOSED

---

ST. CLARE CATHOLIC SCHOOL / MODULAR TRAILERS

CHURCH AND SCHOOL

CHURCH AND SCHOOL

RECREATION / OPEN SPACE

AND OTHER PUBLIC FACILITIES

R-2 MULTIPLE FAMILY DWELLING DISTRICT

06-43-47-20-15-001-0031

16.076 ACRES, MORE OR LESS - 700,270 SF

SCHOOL 9,275 SF

CHURCH 9,314 SF

1 STORY CBS BUILDING 2,883 SF

1 STORY CBS BUILDING 6,406 SF

1 STORY CBS BUILDING 3,704 SF

1 STORY CBS BUILDING 2,453 SF

STORAGE BUILDING 418 SF

TOTAL 34,453 SF

MODULAR BUILDING 1 852 SF

MODULAR BUILDING 2 852 SF

TOTAL 1,704 SF

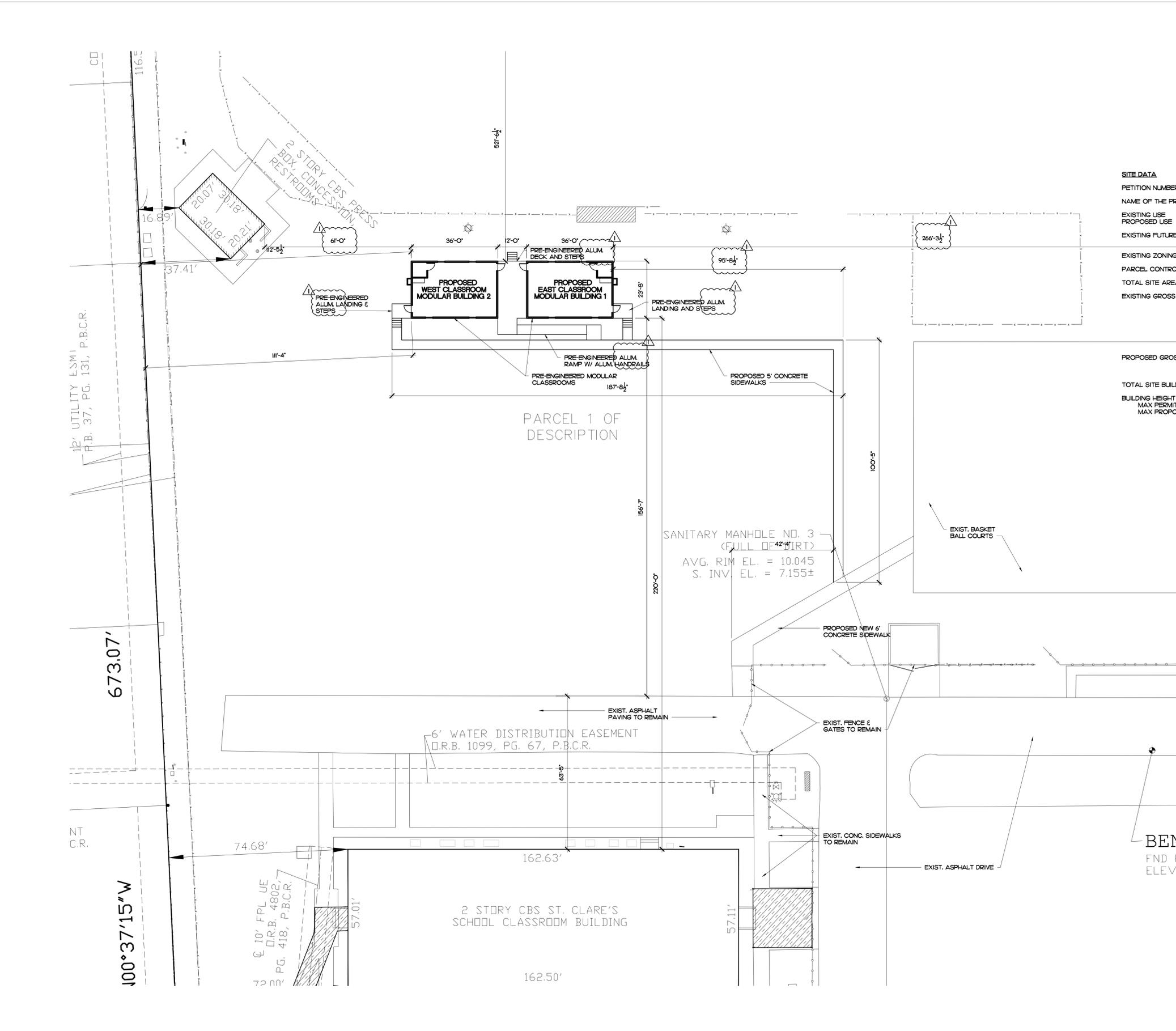
2 STORIES / 30'

1 STORY / 13'-1"

SITE DATA	ZONING	MAX BLDG COVER	PROPOSED LOT COVERAGE	MIN BLDG SETBACK (FT)		
				FRONT	SIDE	REAR
R-2	30%	5.16%	25'	20'	20'	

EXISTING PROPERTY PARKING	SPACES
STANDARD PARKING	272
ADA PARKING	13
TOTAL PARKING	285

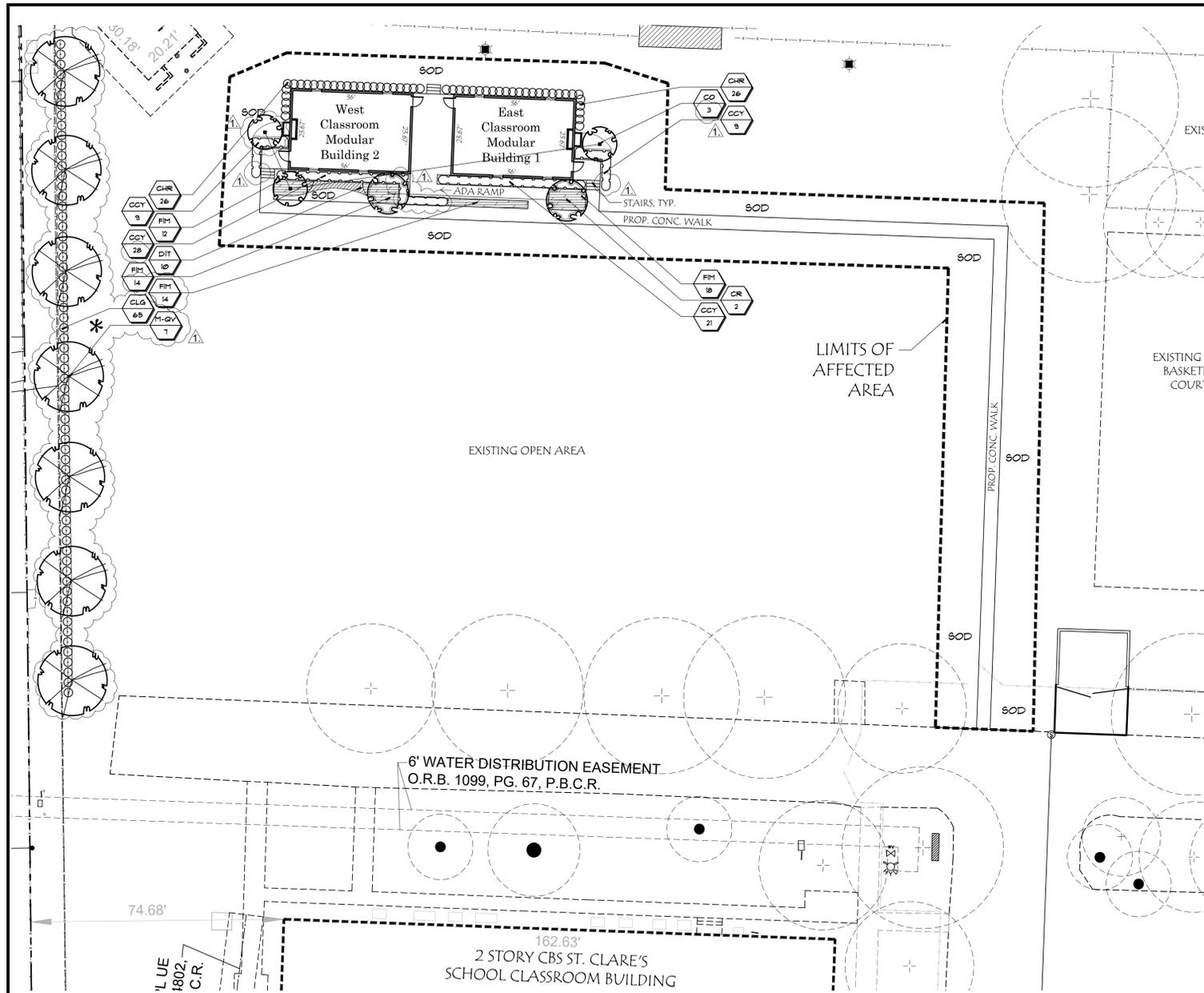
LOCATION MAP



PARTIAL SITE PLAN

SCALE: 1" = 20'-0"

FILE: P12 - CLARE CATHOLIC SCHOOL - NPB - 22-0906 DRAWINGS: ST. CLARE CATHOLIC SCHOOL MODULAR LANDSCAPE PLAN 2D/IMG  
 PLOTTED: 5/16/23 AT 5:04PM BY: DSIEGEN



**Landscape Notes:**

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER IN QUALITY AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AND SHALL BE FREE FROM ALL DISEASE, INSECTS, AND OTHER PESTS.
- THE "FLORIDA-FRIENDLY PLANT DATABASE" PUBLISHED BY THE UNIVERSITY OF FLORIDA AT [HTTP://WWW.FLORIDAYARDS.ORG](http://www.floridayards.org) SHALL PROVIDE THE STANDARDS FOR ACCEPTABLE NATIVE, DROUGHT TOLERANT, AND SALT TOLERANT TREE, PALM, SHRUB, AND OTHER PLANT SPECIES.
- ALL REQUIRED LANDSCAPING SHALL BE INSTALLED IN A SOUND AND WORKMANLIKE MANNER ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPE AREAS FOR IRRIGATION DURING ESTABLISHMENT AND SELECTIVELY DURING TIMES OF DROUGHT. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL EMPLOY THE MOST CURRENT WATER SAVING DEVICES, INCLUDING, BUT NOT LIMITED TO, MOISTURE SENSORS AND DRIP IRRIGATION WHERE APPROPRIATE TO CONSERVE WATER.
- ALL PLANT MATERIAL SHALL BE COMPATIBLE WITH THE LOCAL CLIMATE, PROPOSED PHYSICAL SITE IMPROVEMENT, EXISTING AND PROPOSED PUBLIC AND PRIVATE IMPROVEMENTS, AND THE PROPOSED STORMWATER MANAGEMENT PLAN FOR THE SITE.
- ALL SYNTHETIC, NON-DEGRADABLE ROOT BALL WRAPPINGS SHALL BE REMOVED PRIOR TO PLANTING. ONLY PAPER OR COTTON BURLAP WRAPPINGS AND COTTON ROPE OR TWINE MAY REMAIN AROUND THE ROOT BALL OF TREES OR PALMS AFTER PLANTING.
- THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, IS HEREBY ADOPTED AND SHALL PROVIDE THE MINIMUM SPECIFICATIONS FOR TREES. THE SPECIES OF TREES GRADED IN THE AFOREMENTIONED DOCUMENT UNDER MATRICES NUMBERS 1-5 LISTED IN THE INDEX OF PLANT MATERIALS.
- THE LANDSCAPE ARCHITECT OF RECORD SHALL VERIFY THAT THE INSTALLATION COMPLIES WITH THE APPROVED PLAN OF RECORD. THIS VERIFICATION INCLUDES THE SPECIES (TYPE, QUANTITY, AND OTHER ORIGINAL PLANTING SPECIFICATIONS) DESIGN OR LOCATION, IRRIGATION, AND ALL OTHER LANDSCAPE STRUCTURES AND MATERIAL USED IN ACCORDANCE WITH THE SITE PLAN.
- ALL PLANTING AREAS (INCLUDING SOD) SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM, EQUIPPED WITH A RAIN SENSOR.
- EXISTING IRRIGATION SHALL BE UPDATED AND FROM THE EXISTING SOURCE.
- ALL PLANTING BEDS/ISLANDS SHALL BE FREE OF SHELLROCK THREE (3) AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS AND BACKFILLED WITH THE SPECIFIED BACKFILL MIXTURE
- ALL TREES UNDER FPL POWER LINES ARE REQUIRED TO COMPLY WITH THE FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE GUIDELINES.
- ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MIN. OF 6" ABOVE THE TOP OF CURB.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO MUNICIPAL UTILITIES AS A RESULT OF THIS WORK.

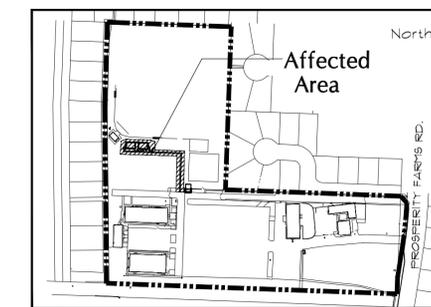


Know what's below.  
Call before you dig.

**Parcel Location Map**



**Site Map**



**Landscape Data**

AFFECTED SITE AREA	0.31 AC (13,400.95 S.F.)
ZONING DISTRICT	(R-2) MULTI-FAMILY DWELLING DISTRICT
FUTURE LAND USE	OTHER PUBLIC FACILITIES/RECREATION/OPEN SPACE
TOTAL NUMBER OF FOUNDATION TREES REQUIRED (119.34 L.F.)	4 TREES (1:75 L.F.)
TOTAL NUMBER OF FOUNDATION TREES PROVIDED	4 TREES
NATIVE TREES	100% (4 OUT OF 4)
NATIVE SHRUBS AND GROUNDCOVERS	58% (107 OUT OF 185)

\* ADDITIONAL BUFFER PLANTING 150' ALONG WEST PROPERTY LINE  
 PER R-3 DISTRICT REQUIREMENTS THE APPLICANT IS PROVIDING 1 TREE PER 30 L.F. (7 TREES) AND 2' HEDGE MATERIAL. HEDGE MATERIAL SHALL GROW TO A MINIMUM OF 36" WITHIN 2 YEARS AS REQUIRED.

**Plant List**

TREES	KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	D.T.	NATIVE	REMARKS
	CR	2	CLUSIA ROSEA	PITCH APPLE	12'	5-6'		A.S.	M	Y	FL. NO 1-4' C.T. MIN - MATCHING SPECIMEN
	CO	3	CORDIA SEBESTENA	ORANGE GEIGER TREE	12'	5'		A.S.	M	Y	FL. NO 1-4' C.T. MIN. MATCHING SPECIMEN
	* M-QV	7	QUERCUS VIRGINIANA	LIVE OAK	12'	5'		A.S.	M	Y	FL. NO 1-4' C.T. MIN

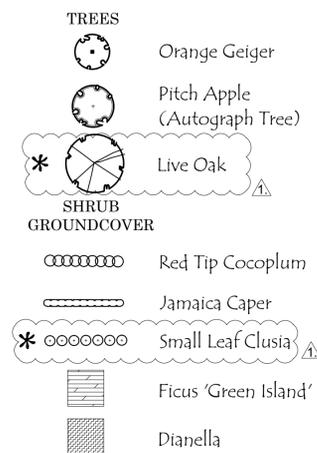
SHRUBS	KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
	CCY	67	CAPPARIS CYNOPHALOPHORA	JAMAICA CAPER	24"	16"	#3MIN	2' O.C.	V	Y	FULL TO BASE
	CHR	52	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	24"	16"	#3 MIN	2' O.C.	V	Y	24" MIN HT AT INSTALL FULL TO BASE
	* CLG	65	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	2'	24"	#3	3' O.C.	M	Y	FULL TO BASE
	DIT	10	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	24"	18"	#3	2' O.C.	M	N	FULL & THICK TO BASE

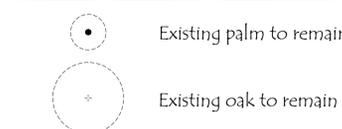
GROUNDCOVER	KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
	FIM	58	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12 IN.	12 IN.	#3	2' O.C.			FULL & THICK TO BASE

ABBREVIATIONS:  
 D.T.: DROUGHT TOLERANCE, V= VERY, M= MODERATE, L= LOW  
 NATIVE: Y= YES, N= NO  
 G.W.= GREY WOOD, C.T.= CLEAR TRUNK, O.A.= OVERALL, A.S.= AS SPECIFIED, O.C.= ON CENTER

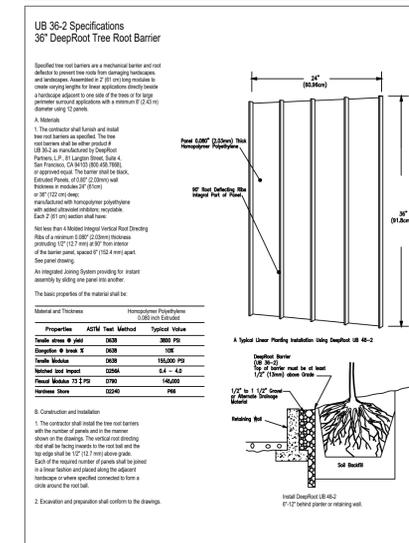
**Plant Legend**



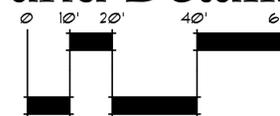
**Existing Tree Legend**



**Root Barrier Detail**



Refer to Sheet LP-2 for Landscape Specifications and Details



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Landscape Development Plan  
**St. Clare Catholic School**  
**Modular Trailers**  
 Village of North Palm Beach, Florida

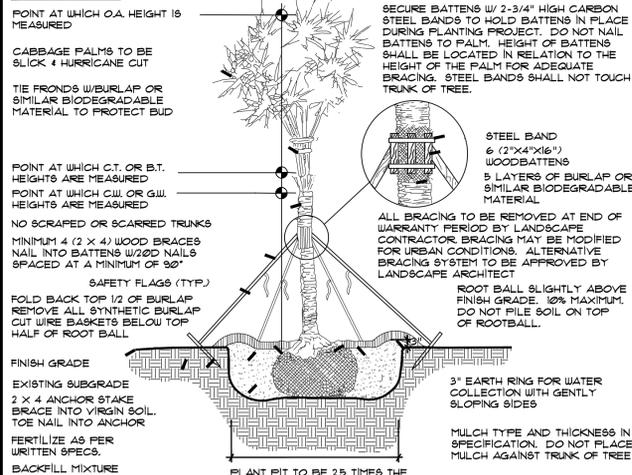
Designed:                      PSS  
 Drawn:                      PSS  
 Approved:                      GGG/EOM/MTH  
 Date:                      2-22-23  
 Job no:                      22-0906  
 Revisions:                      5-16-23

LC 0000111  
 Sheet Title:  
**Landscape Development Plan**  
 Scale: 1"=20'  
 Sheet No.  
**LP-1**  
 22-0906

# Refer to Sheet LP-1 for Plant List

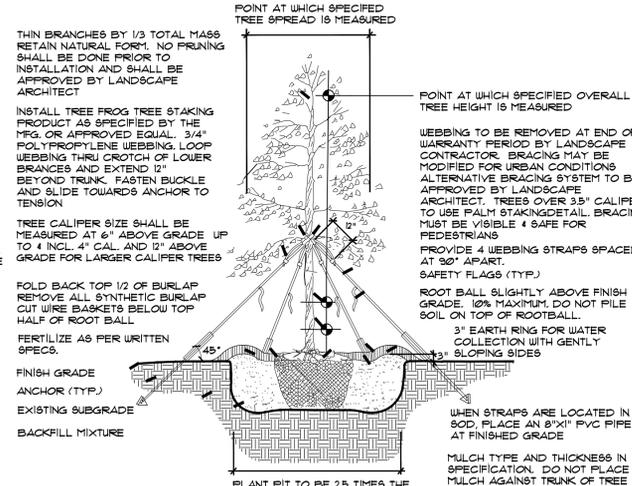
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## Details



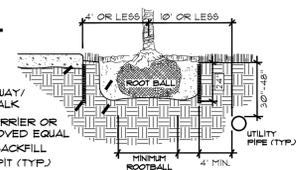
**Palm Planting Detail N.T.S.**

**Tree Planting Over 3.5\"/>**

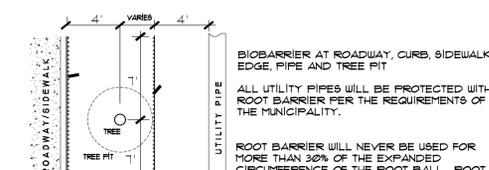


**Tree Planting Detail N.T.S.**

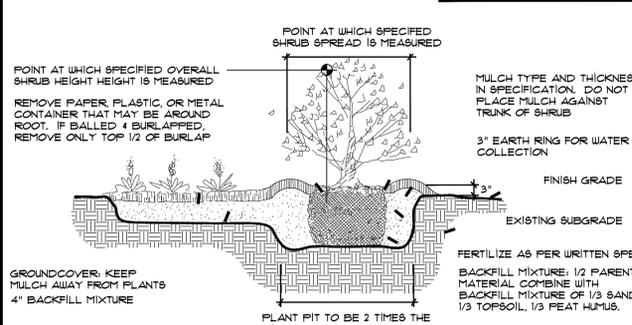
**Tree Planting 1\"/>**



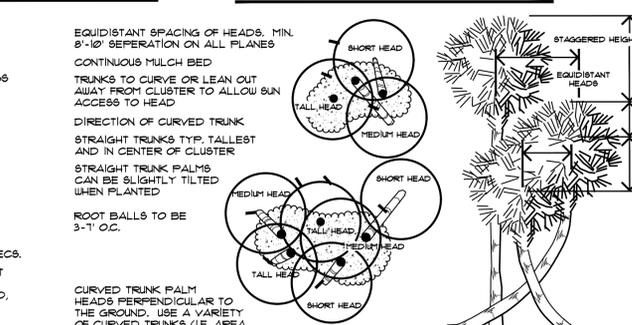
**Tree Root Barrier Section N.T.S.**



**Tree Root Barrier Plan N.T.S.**



**Shrub & Ground Cover Planting Detail N.T.S.**



**Typical Cabbage Palm Layout N.T.S.**

## Specifications - Exterior Plants

- 1.4: **QUALITY ASSURANCE:**  
 SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY.  
  
 THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDMENTS MAY BE MADE UPON CONSULTATION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.
- 1.5: **DELIVERY, STORAGE AND HANDLING:**  
 PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.  
  
 PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.
- 1.6: **WARRANTY:**  
 WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLIGENCE BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TO LANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.
- 1.7: **MAINTENANCE SERVICE:**  
 MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTling SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.
- 1.8: **QUANTITIES, LOCATION AND SUBSTITUTIONS:**  
 THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

- 2.1: **PLANT MATERIAL:**  
 PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA (NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.  
  
 SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.
- 2.2: **PLANTING TREES:**  
 LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.  
  
 EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6\"/>
- 2.3: **FERTILIZER:**  
 FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.
- 2.4: **TOP SOIL:**  
 TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENHANCE PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4\"/>
- 2.5: **INORGANIC SOIL AMENDMENTS:**  
 SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEUS MATTER.  
  
 MYCORRHIZAL AMENDMENT SHALL BE DIEHARD\"/>
- 2.6: **ORGANIC SOIL AMENDMENTS:**  
 PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.
- 2.7: **FERTILIZATION:**  
 PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.  
  
 FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH \"MILORGANITE\" OR AN APPROVED COMPLETE FERTILIZER. APPLY \"MILORGANITE\" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY \"MILORGANITE\" FERTILIZER AT THE FOLLOWING RATE:  
 5.00 LBS. OR 14.5 CUPS / PALMS  
 3.00 LBS. OR 8.70 CUPS / 12-16\"/>
- 2.8: **MULCHES:**  
 MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3\"/>
- 2.10: **PLANTING SOIL MIX:**  
 BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).
- 3.1: **PLANTING BED ESTABLISHMENT:**  
 PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.  
  
 FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

## Specifications - Lawns and Grasses

- 2.1: **PRODUCTS:**  
 SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THAT. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.
- 2.2: **FERTILIZER:**  
 FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.
- 2.3: **LAWN PREPARATION:**  
 LOOSEN SUBGRADE TO DEPTH OF 4\"/>
- 2.4: **SODDING:**  
 SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.  
  
 LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

## General Notes:

- SOD TO BE BAHIAGRASS UNLESS OTHERWISE NOTED ON PLANS
- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.
- ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30\"/>

- UTILITIES:  
 ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

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Landscape Development Plan

# St. Clare Catholic School

## Modular Trailers

Village of North Palm Beach, Florida

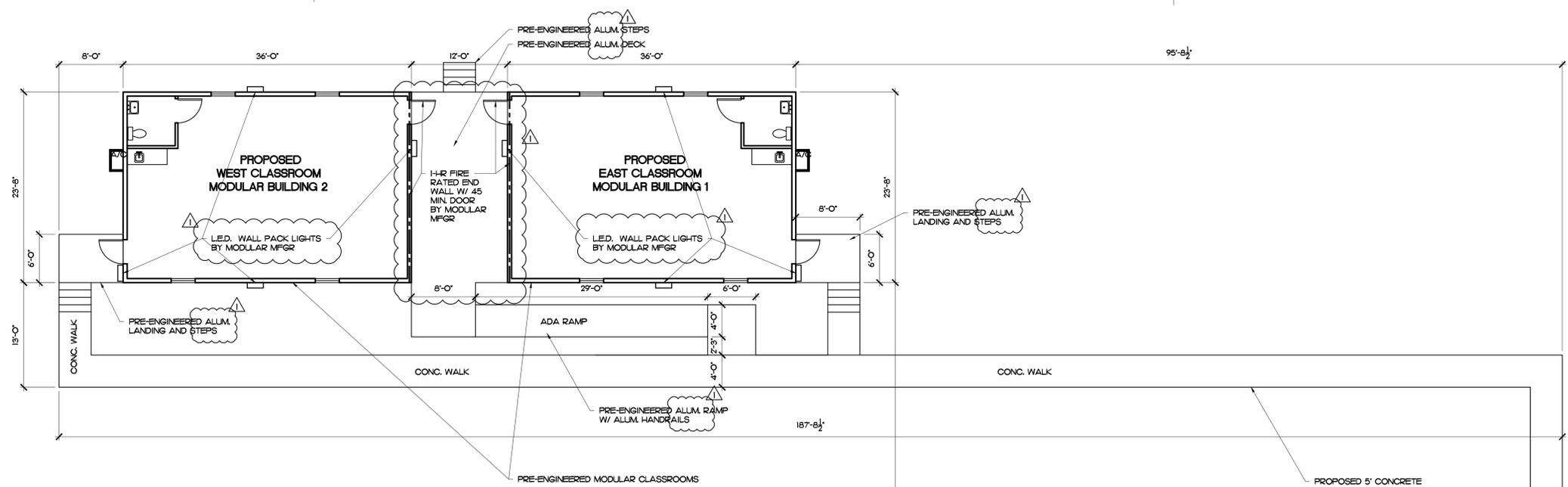
Designed: \_\_\_\_\_ DSS  
 Drawn: \_\_\_\_\_ DSS  
 Approved: \_\_\_\_\_ GGG/EOM/MTH  
 Date: \_\_\_\_\_ 2-22-25  
 Job no: \_\_\_\_\_ 22-0936  
 Revisions: \_\_\_\_\_ 5-16-25

811

LC 000011  
 Sheet Title:  
**Landscape Specification Plan**  
 Scale: N.T.S.  
 Sheet No.  
**LP-2**

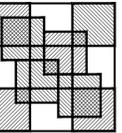
Know what's below.  
 Call before you dig.

CONSTRUCTION PRESS

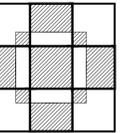


PARCEL 1 OF DESCRIPTION

SANITARY MANHOLE NO. 3  
 (FULL OF DIRT)  
 AVG. RIM EL. = 10.045  
 S. INV. EL. = 7.155±



**Colomé & Associates, Inc.**  
 AA 0003439  
 530 24TH STREET  
 WEST PALM BEACH  
 FLORIDA, 33407  
 (561) 833-9147  
 Architect: Elizabeth A. G. Colomé  
 REG. NUMBER: AR 0014839

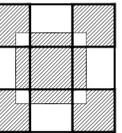


**ST. CLARE CATHOLIC SCHOOL MODULAR TRAILERS**

821 PROSPERITY FARMS RD

NORTH PALM BEACH  
 FLORIDA 33408

PROJECT NO.  
 202236



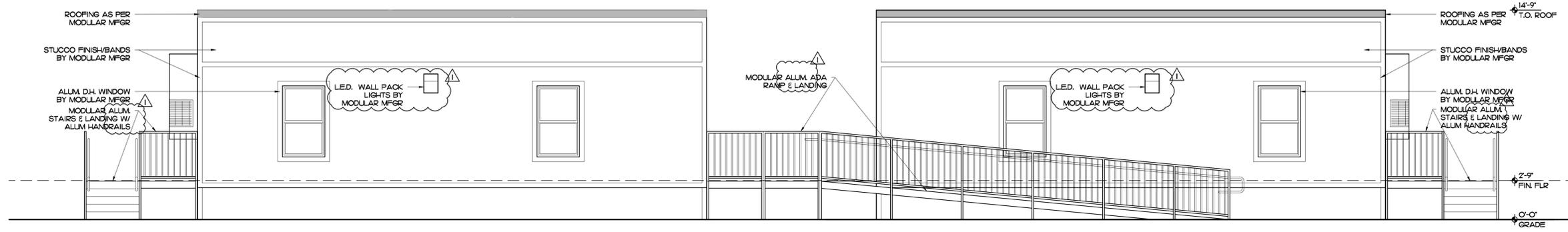
SHEET TITLE  
**MODULAR LAYOUT**

REVISIONS:  
 5/17/23 SITEPLAN REVIEW

4/14/23  
 DRAWN BY:  
**EVM**  
 CHECKED BY:  
**EAC**

SHEET NUMBER:

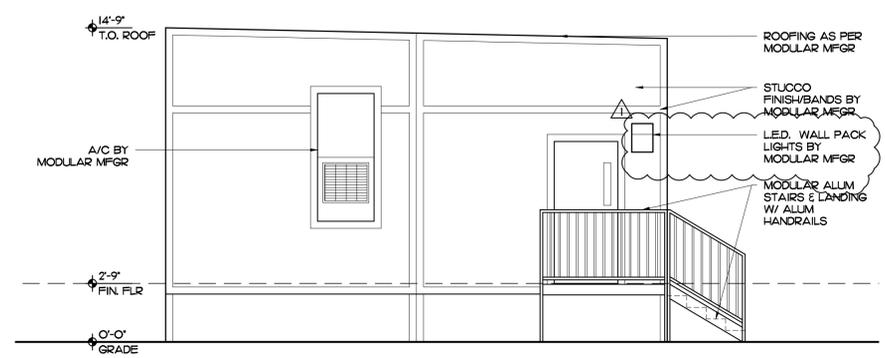
A-1



MODULAR ELEVATIONS - SOUTH

SCALE: 1/4" = 1'-0"

1



MODULAR ELEVATION - WEST

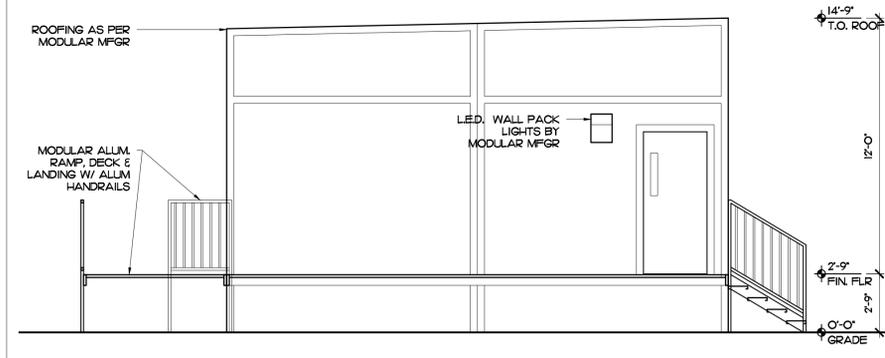
SCALE: 1/4" = 1'-0"

3

MODULAR ELEVATION - EAST

SCALE: 1/4" = 1'-0"

2



MODULAR ELEVATION - EAST (at DECK)

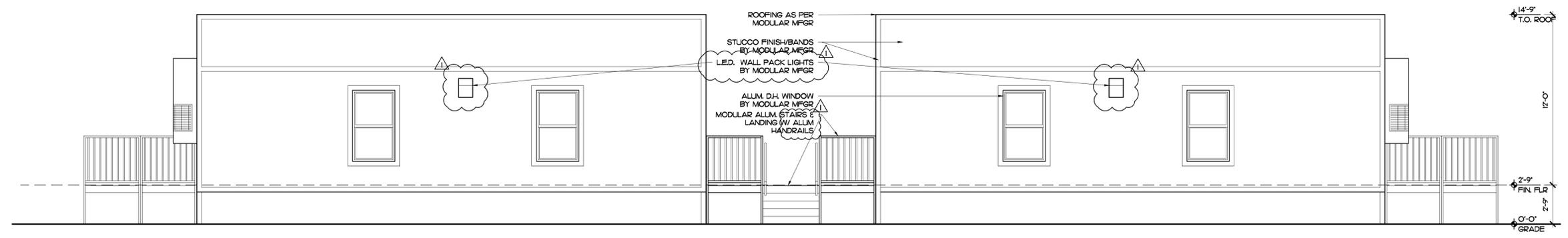
SCALE: 1/4" = 1'-0"

5

MODULAR ELEVATION - WEST (at DECK)

SCALE: 1/4" = 1'-0"

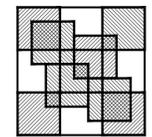
4



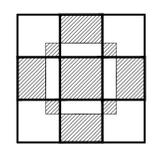
MODULAR ELEVATIONS - NORTH

SCALE: 1/4" = 1'-0"

6



Colomé & Associates, Inc.  
AA 0003439  
530 24TH STREET  
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FLORIDA, 33407  
(561) 833-9147  
Architect: Elizabeth A. G. Colomé  
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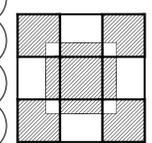


ST. CLARE  
CATHOLIC SCHOOL  
MODULAR TRAILERS

821 PROSPERITY FARMS RD

NORTH PALM BEACH  
FLORIDA 33408

PROJECT NO.  
202236



SHEET TITLE  
MODULAR  
ELEVATIONS

REVISIONS:  
5/17/23 SITEPLAN REVIEW

4/14/23  
DRAWN BY:  
EVM  
CHECKED BY:  
EAC

SHEET  
NUMBER:

A-2



# St. Clare Catholic School

At St. Clare Catholic School, with the grace of the Blessed Virgin Mary, we are one family of faith living the sacraments and serving through works of mercy, here to learn, here to lead, and here to love as Jesus loves.

May 18, 2023

Ms. Caryn Gardner-Young  
Village of North Palm Beach  
Community Development Director  
420 U.S. Highway 1, Suite 21  
North Palm Beach, Florida 33408

Ref: **St. Clare Catholic School – (School Traffic Management)**  
**821 Prosperity Farms Road**  
**North Palm Beach, Florida 33408**

Dear Ms. Caryn Gardner-Young:

I am writing you to explain that the existing school student drop off is at 7 am and pick up is at 2:30 pm. The traffic during student drop off and pick up is managed by our teacher staff and we also have a Florida Highway Patrolman on site during the drop off and pick up time to assist with directing traffic. There is also a crossing guard at corner of Dogwood and Prosperity Farms.

Please review and if you have any questions, please let me know.

Thank you,

Rita Kissel, Principal



# St. Clare Catholic School

At St. Clare Catholic School, with the grace of the Blessed Virgin Mary, we are one family of faith living the sacraments and serving through works of mercy, here to learn, here to lead, and here to love as Jesus loves.

May 18, 2023

Ms. Caryn Gardner-Young  
Village of North Palm Beach  
Community Development Director  
420 U.S. Highway 1, Suite 21  
North Palm Beach, Florida 33408

Ref: **St. Clare Catholic School – Modular Classrooms**  
**821 Prosperity Farms Road**  
**North Palm Beach, Florida 33408**

Dear Ms. Caryn Gardner-Young:

I am writing you to explain that the request to add two modular classrooms to our current school is not a request to add additional students but to add additional classroom space. This will allow us to provide additional curriculum to our students such as art class and also to provide a lower student to teacher ratio.

Please review and if you have any questions, please let me know.

Thank you,

Rita Kessel, Principal



**Subject/Agenda Item:**

**C-MU District Zoning Text Amendment**

**Consideration of Approval:** A request from Village Staff to provide additional building setbacks for the C-MU Zoning District based upon building height to address unforeseen and unintended consequences of changes to state law.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

<b>Originating Department:</b>  <b>Planning &amp; Zoning</b>  Project Manager  _____ Caryn Gardner-Young, AICP	<b>Reviewed By:</b>  Community Development Director  _____ Caryn Gardner-Young, AICP
<b>Approved By:</b>  <b>Village Manager</b>  _____ <b>Chuck Huff</b>	<b>Public Notice:</b> <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:

<b>Attachments:</b> <ul style="list-style-type: none"><li>• C-MU Ordinance</li></ul>	<b>Village Council Action:</b> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approve with conditions <input type="checkbox"/> Denial <input type="checkbox"/> Continued to: _____
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## **I. Executive Summary**

Village Staff is proposing changes to Article III “District Regulations” of Appendix C (Chapter 45) of the Village Code of Ordinances by amending Section 45-31, “C-MU US-1 Mixed Use District” to provide additional building setbacks to address unforeseen and unintended consequences of changes to state law.

### **II. Proposed Code Provision Modifications:**

#### **E. *Site and bulk standards.***

1. *Setbacks.* Minimum setbacks between buildings and side, rear and Local Street front lot lines are illustrated on Figure 5 and established as follows:
  - i) *Side setbacks* (“A”) are zero (0) feet.
  - ii) *Rear setbacks* (“B”) are zero (0) feet (measured from the new easement for lots located along alleys). If the village is legally required, through the application of state law or otherwise, to approve buildings in excess of the maximum permitted height within C-MU district, all buildings or portions thereof of six (6) stories or more shall be set back at least seventy-five (75) feet from the new easement for lots located along alleys or from the rear property line, as applicable. An additional ten (10) foot setback shall be required for each story or portion thereof above six (6) stories.
  - iii) *Local Street front setbacks* (“C”) are fifteen (15) feet.

\* \* \*

### **III. Staff Analysis:**

#### ***Background:***

Through the adoption of Resolution No. 2016-73, the Village Council formally adopted the Citizens’ Master Plan Report prepared by the Treasure Coast Regional Planning Council (“Master Plan”), including the recommendations contained therein, as setting forth the guiding principles for future development within the Village. One of the Master Plan’s key recommendations was to develop a form-based code for the Village’s commercial corridors, and the Village retained the firm of Dover, Kohl & Partners, and its consultant, Spikowski Planning Associates, to develop the form-based code for the Village’s commercial zoning districts.

Through the adoption of Ordinance No. 2020-06 on September 24, 2020, the Village Council adopted form-based regulations for the C-MU US-1 Mixed Use District (“C-MU District”) to

encourage the redevelopment of the U.S. Highway One corridor into a vibrant mixed-use place for businesses, visitors and residents. The C-MU District encompasses the “heart” of the Village, from the C-17 Canal to the south and Yacht Club Drive to the north, and is immediately adjacent to residential single-family neighborhoods buffered only by public service alleys.

The form-based regulations for the C-MU District do not utilize traditional building setbacks; rather, building placement is governed by build-to zones, with zero-foot setbacks adjacent to the public service alleyways, subject to the dedication of an additional transportation and utility easement. In recognition of the proximity to residential single-family neighborhoods and to protect the peace, tranquility and integrity of these neighborhoods, the C-MU District limits height to four stories, with a limited ability to seek a waiver for a fifth story north of Anchorage Drive North, with additional regulations limiting height as follows: within 25 feet of the rear property line, no portion of a building may exceed 2 stories; and within 50 feet of the rear property line, no portion of a building may exceed 3 stories.

Revisions to Section 166.04151, Florida Statutes, adopted during the 2023 legislative session, preempt municipal regulation of height as it relates to certain affordable housing projects in commercial and mixed districts, and could potentially allow heights of up to twenty-two (22) stories throughout the northern half of the C-MU District. As additional protection for the Village’s residential single-family neighborhoods that immediately abut the C-MU District, the Village Council wishes to enact setback regulations for the C-MU District based on its immediate proximity to residential single-family zoning. These regulations are not intended to be more burdensome or restrictive than the existing regulations; rather, they are intended to address unforeseen and unintended consequences of recent revisions to state law and provide the necessary privacy and protection for existing single-family dwellings immediately adjacent to the C-MU District

***Analysis:***

**Consistency with the Comprehensive Plan**

*Future Land Use Element*

*Section 3.1 Goal Statement*

Ensure that the current character of North Palm Beach is maintained, while allowing remaining vacant parcels to be developed and redeveloped in a manner consistent with present residential neighborhoods and commercial areas.

*Housing Element*

*Section 5.2 Goal Statement*

Ensure the provision of safe decent and sanitary housing and living conditions in designated residential neighborhoods consistent with (1) density levels indicated on the FUTURE LAND USE Maps Series; and the current residential character of the Village and individual Planning Areas.

Both Goal Statements in the Housing and Future Land Use Elements make it clear that the current character of the Village’s existing neighborhoods and commercial areas must be maintained. To allow a 22 story building immediately adjacent to a single family residential district would **not** be maintaining the current character of North Palm Beach. Thus, the proposed amendments are to lessen the impacts of high story buildings on privacy, sunlight and views by requiring additional building setbacks from the single-family residences.

The Village Council wishes to enact setback regulations for the C-MU District based on its immediate proximity to residential single-family zoning which regulations are not intended to be more burdensome or restrictive than the existing regulations; rather, they are intended to address unforeseen and unintended consequences of recent revisions to state law and provide the necessary privacy and protection for existing single-family dwellings immediately adjacent to the C-MU District.

**IV. Staff Recommendation:**

*Adoption of Ordinance 2023- \_\_\_\_\_*

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**PLANNING COMMISSION ACTION– June 6, 2023**

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This matter is being heard at the June 6, 2023 Planning Commission meeting, which is not sufficient time to properly post the Planning Commission’s decision in Municode, so the recommendation of the Planning Commission will be reported by Village Staff at the Village Council June 8<sup>th</sup> meeting.

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**VILLAGE COUNCIL ACTION– June 8, 2023**

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**ORDINANCE NO. 2023-\_\_\_**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING ARTICLE III, “DISTRICT REGULATIONS,” OF APPENDIX C (CHAPTER 45) OF THE VILLAGE CODE OF ORDINANCES BY AMENDING SECTION 45-31, “C-MU US-1 MIXED USE DISTRICT,” TO PROVIDE ADDITIONAL SETBACKS FOR THE PROTECTION AND PRESERVATION OF THE VILLAGE’S RESIDENTIAL SINGLE-FAMILY NEIGHBORHOODS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, through the adoption of Resolution No. 2016-73, the Village Council formally adopted the Citizens’ Master Plan Report prepared by the Treasure Coast Regional Planning Council (“Master Plan”), including the recommendations contained therein, as setting forth the guiding principles for future development within the Village; and

WHEREAS, one of the Master Plan’s key recommendations was to develop a form-based code for the Village’s commercial corridors, and the Village retained the firm of Dover, Kohl & Partners, and its consultant, Spikowski Planning Associates, to develop the form-based code for the Village’s commercial zoning districts; and

WHEREAS, through the adoption of Ordinance No. 2020-06 on September 24, 2020, the Village Council adopted form-based regulations for the C-MU US-1 Mixed Use District (“C-MU District”) to encourage the redevelopment of the U.S. Highway One corridor into a vibrant mixed-use place for businesses, visitors and residents; and

WHEREAS, the C-MU District encompasses the “heart” of the Village, from the C-17 Canal to the south and Yacht Club Drive to the north, and is immediately adjacent to residential single-family neighborhoods buffered only by a public service alley; and

WHEREAS, the form-based regulations for the C-MU District do not utilize traditional building setbacks; rather, building placement is governed by build-to zones, with zero-foot setbacks adjacent to the public service alleyways, subject to the dedication of an additional transportation and utility easement; and

WHEREAS, in recognition of the proximity to residential single-family neighborhoods and to protect the peace, tranquility and integrity of these neighborhoods, the C-MU District limits height to four stories, with a limited ability to seek a waiver for a fifth story north of Anchorage Drive North, with additional regulations limiting height as follows: within 25 feet of the rear property line, no portion of a building may exceed 2 stories; and within 50 feet of the rear property line, no portion of a building may exceed 3 stories; and

WHEREAS, revisions to Section 166.04151, Florida Statutes, adopted during the 2023 legislative session, preempt municipal regulation of height as it relates to certain affordable housing projects in commercial and mixed districts, and could potentially allow heights of up to twenty-two (22) stories throughout the northern half of the C-MU District; and

1 WHEREAS, as additional protection for the Village’s residential single-family neighborhoods that  
2 immediately abut the C-MU District, the Village Council wishes to enact setback regulations for  
3 the C-MU District based on its immediate proximity to residential single-family zoning; and  
4

5 WHEREAS, these regulations are not intended to be more burdensome or restrictive than the  
6 existing regulations; rather, they are intended to address unforeseen and unintended consequences  
7 of recent revisions to state law and provide the necessary privacy and protection for existing single-  
8 family dwellings immediately adjacent to the C-MU District; and  
9

10 WHEREAS, the proposed regulations are both consistent with and required by the Village’s  
11 Comprehensive Plan; and  
12

13 WHEREAS, the Planning Commission, sitting as the Local Planning Agency, conducted a public  
14 hearing to review this Ordinance and provide a recommendation to the Village Council; and  
15

16 WHEREAS, having considered the recommendation of the Planning Commission and conducted  
17 all required advertised public hearings, the Village Council determines that the adoption of this  
18 Ordinance is in the interests of the health, safety, and welfare of the residents of the Village of  
19 North Palm Beach.  
20

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

24 Section 1. The foregoing recitals are ratified as true and correct and are incorporated herein.  
25

26 Section 2. The Village Council hereby amends Article III, “District Regulations,” of  
27 Appendix C (Chapter 45) of the Village Code of Ordinances by amending Section 45-31 to read  
28 as follows (additional language underlined and deleted language ~~stricken through~~):  
29

30 **Sec. 45-31. C-MU mixed use district.**  
31

32 A. *General description.* This mixed-use district will encourage the  
33 redevelopment of the US Highway 1 corridor into a vibrant mixed-use place for  
34 businesses, visitors, and residents of North Palm Beach. A Citizens Master Plan,  
35 adopted in 2016, envisioned the US Highway 1 corridor evolving into a better  
36 working and living environment with walkable and bikeable streets, compact  
37 mixed-use buildings, and convenient access to many forms of transportation. The  
38 C-MU zoning district is a form-based code that uses clear and predictable standards  
39 to guide redevelopment into this pattern.  
40

41 \* \* \*  
42

43 E. *Site and bulk standards.*  
44

- 45 1. *Setbacks.* Minimum setbacks between buildings and side, rear and  
46 Local Street front lot lines are illustrated on Figure 5 and established  
47 as follows:  
48

- i) *Side setbacks* (“A”) are zero (0) feet.
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- iii) *Local Street front setbacks* (“C”) are fifteen (15) feet.

\* \* \*

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

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

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

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

PLACED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PLACED ON SECOND, FINAL READING AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

(Village Seal)

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
VILLAGE CLERK  
APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
VILLAGE ATTORNEY