



**Village of North Palm Beach
Planning, Zoning and Adjustment Board
AGENDA
Tuesday, December 5, 2023 at 6:30 pm
Village Hall Council Chambers**

1. Roll Call

Donald Solodar, Chair
Cory Cross, Vice-Chair
Thomas Hogarth, Member
Jonathan Haigh, Member
Kathryn DeWitt, Member
Scott Hicks, Member
Nathan Kennedy, 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 / Public Hearing

Village Attorney to swear in all persons speaking.

a. Site Plan and Appearance Review

i. Old Business

1. [730 US Highway 1 – La Bamba \(building color\) TABLED FROM NOV. MEETING](#)

Application by the property owner, La Bamba, for Site Plan and Appearance approval for a monument sign face change and building color modification to the façade that faces US Highway for the property at 730 US Highway 1.

REQUEST BY APPLICANT TO TABLE TO THE JANUARY PZAB MEETING

ii. New Business

1. [613 Northlake Blvd – ABCDE Animal Clinic – \(building wall sign\)](#)

Application by Richard Walker, Bergen Signs on behalf of the property owner, for Site Plan and Appearance approval to change the building wall sign for the building located at 613 Northlake Blvd.

7. Commission Member Comments

8. Staff Updates

January Meeting Date

9. 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.

	COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION
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Subject/Agenda Item:

SP-2023-14 ABCDE Animal Clinic

Consideration of Approval: A request from Richard Walker, Bergen Sign, on behalf of the CEO of ABCDE Animal Hospital, for Site Plan and Appearance approval for a new building sign located at 613 Northlake Blvd.

☒ 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">• Signage Package stamp dated November 28, 2023	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 install a new building sign at 613 Northlake Blvd. The sign will be black lettering during the day and white lettering during the night. This is due to the opening of a new business that will occupy the entire structure.

II. Site Data

Existing Use:	ABCDE Animal Clinic
Parcel Control Numbers:	68-43-42-16-04-038-0030
Parcel Size:	.257 acres

Existing Future Land Use Designation: Commercial
Existing Zoning District: Commercial Northlake Blvd (C-NB)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
North	Apartment Building/North Cove Condominiums	High Density Residential	Apartment Dwelling (R-3)
South	Shopping Center	Lake Park	Lake Park C1 Business District
East	Dark Tide Tattoos	Commercial	Commercial Northlake Blvd (C-NB)
West	Massage	Commercial	Commercial Northlake Blvd (C-NB)

III. Annexation/Zoning History

The subject parcel site is located on the north side of Northlake Blvd., approximately 256 feet west of Southwind Drive. The subject site has a future land use designation of Commercial and a zoning designation of Commercial Northlake Blvd (C-NB).

In September 2023, All Bird Cats Dogs & Exotics Animal Hospital acquired the property and is currently occupying the entire building. The hospital has registered a Fictitious Name with the State of Florida under the name of ABCDE Animal Clinic.

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 consist of:

1. Sign Package drafted by Bergen Sign Company stamp dated November 28, 2023 (Pages 1-9).

VI. Staff Analysis:

Background:

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

1. 48.1 square foot lighted building wall sign which will be white lettering at night and black lettering during the day.

Standards and Staff Findings:

1. Wall Sign Materials:

Materials used in signs shall have good architectural character and be harmonious with the building design and surrounding landscape. **The request is for individually illuminated plex face channel letters attached to the wall. The building façade color is white. There is no other lettering or signage on the façade. The applicant meets this requirement.**

2. Wall Sign Architecture:

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 request is for individually illuminated plex face channel letters attached to the wall. There are no adjoining buildings and only the owner is occupying the premises. The lettering will be black during the day and white during the night and are harmonious with the building design and wall colors. The size of the lettering at 22" and the centralized location for the sign are in compliance with Code.**

3. Wall Sign Colors:

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. **The request is for individually illuminated plex face channel letters attached to the wall. The colors proposed are white and black which are restrained and harmonious with the white building.**

4. Wall Sign C-NB regulations:

1 sign per business per street frontage with a max. of 2 signs per business. 1 s.f. per $1\frac{1}{2} \times$ the length of the wall sign is attached to. All illuminated signs shall be internally lighted and only by lights placed inside a cabinet

sign with an opaque background and translucent copy; lights placed inside individual channel letters with a translucent face; or by “halo” lights placed behind individual reverse pan-channel letters. **The applicant is proposing one 48.1 square foot wall sign for the front wall facing Northlake Blvd. The length of the façade is 70 feet; consequently, 105 square feet is permitted. The applicant is proposing 48.1 square feet. The lighting of the lettering is proposed to be placed behind the individual channel lettering. The wall sign complies with Code.**

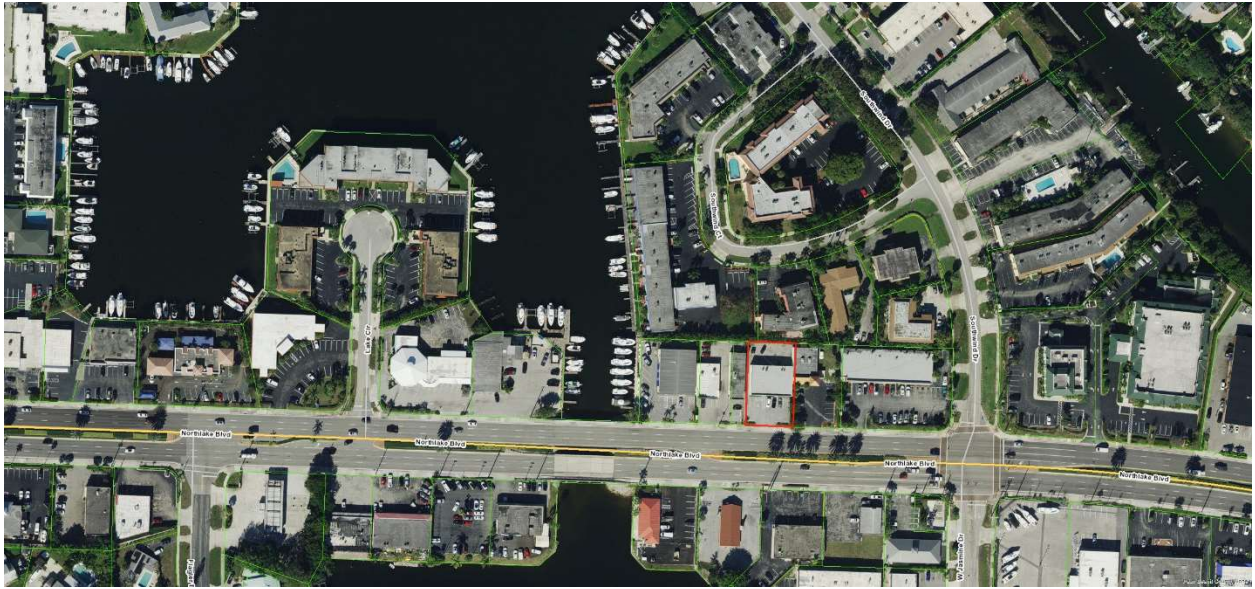
VII. Staff Recommendation:

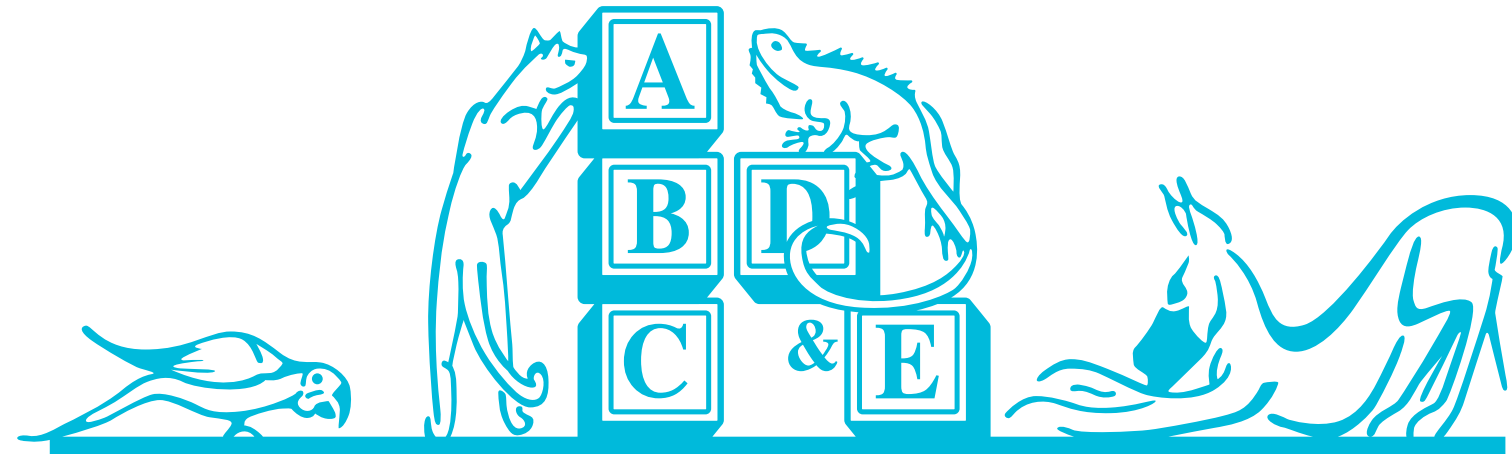
Approval of SP-2023-14 with the following conditions:

1. The most stringent requirements of Exhibit “A” Community Development Department Report and Recommendation dated November 22, 2023, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit “B”
 - a. Sign Package drafted by Bergen Sign Company stamp dated November 28, 2023 (Pages 1-9).
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)

PLANNING, ZONING AND ADJUSTMENT BOARD ACTION– December 5, 2023

LOCATION MAP





All Birds, Cats, Dogs & Exotics ANIMAL CLINIC

613 Northlake Blvd, North Palm Beach, FL 33408

11/27/2023

Conforms to the requirements of the 7th Edition (2020) of the Florida Building Code sections 1620 HVHZ and 3107, V(ult) = 170 mph, Exposure category = C, Risk category = II
John J. Orlando PE LLC - 165 Old Ridge Road - Macon, GA 31211 - 478 731 5394 - jjorlando@cox.net - Florida registration # 0044089 Job 3223BSC sheet 1 of 10

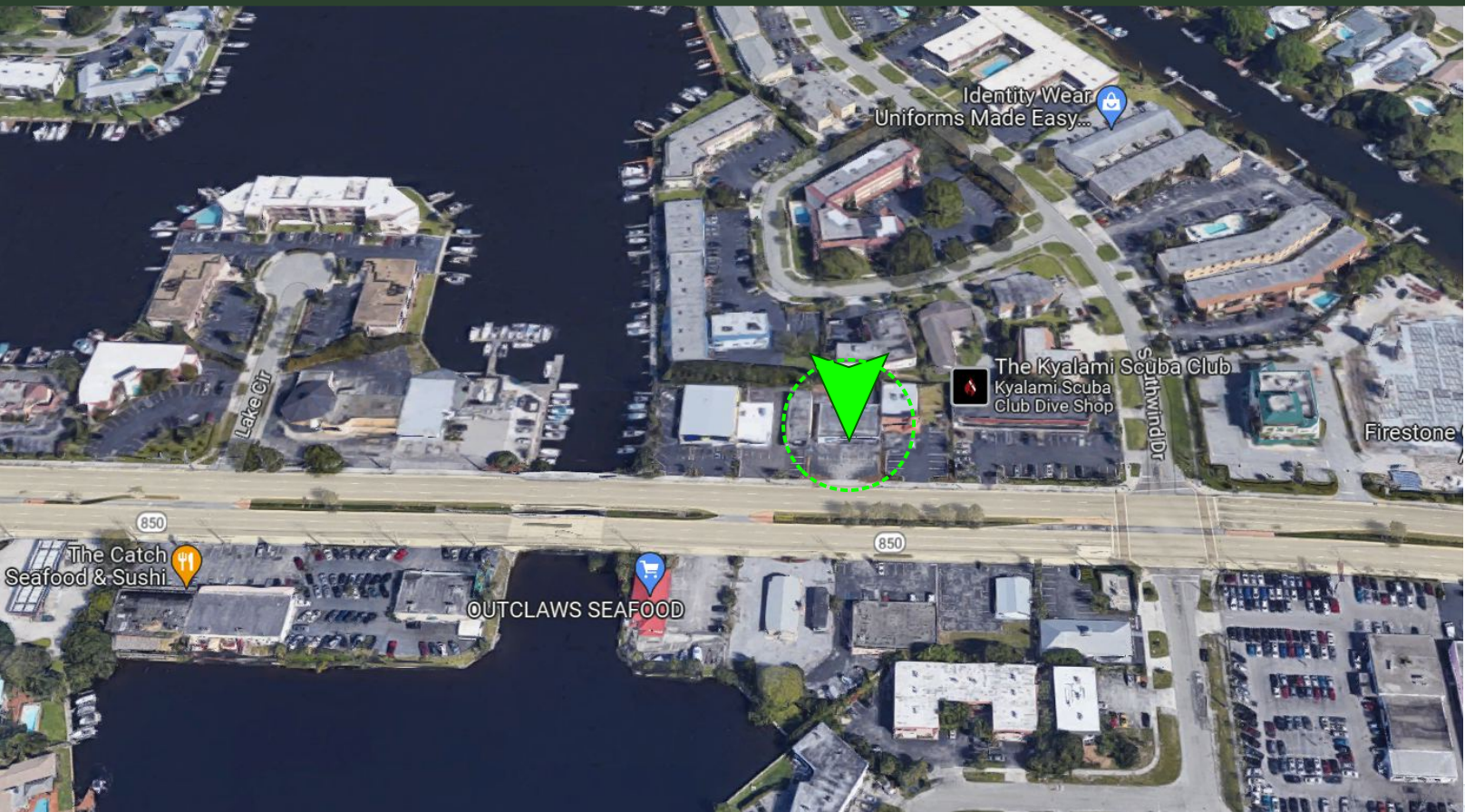


90 Newark Pompton Turnpike
Wayne, NJ 07470
Ph. 973.742.7755 Fax. 973.742.0598

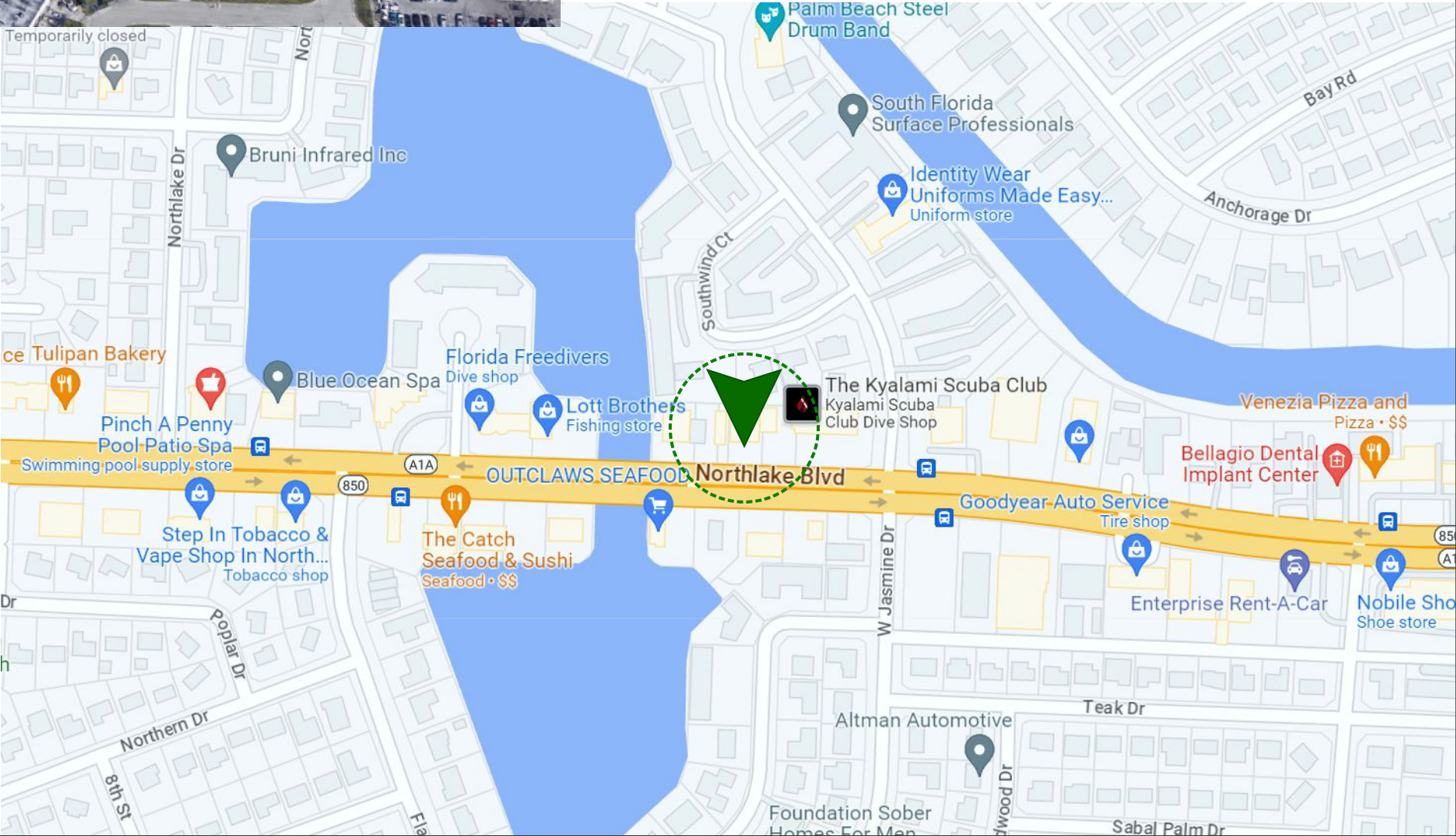
BSC **BERGEN**
SIGN COMPANY

4100 North Powerline Road Suite L4
Pompano Beach, FL 33073
Ph.954.957.9961 Fax.954.957.9014

www.bergensign.com



SIGN PROJECT LOCATION



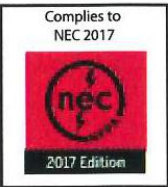
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Work Order:

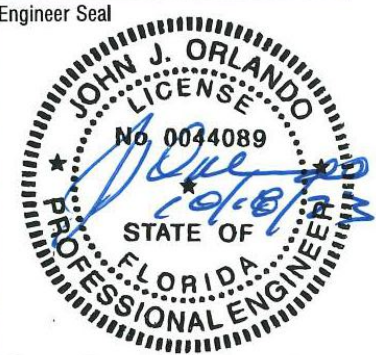
Client
**ABCDE
ANIMAL CLINIC
SIGN PACKAGE**

Project Address
613 Northlake Blvd,
North Palm Beach, FL 33408



UL ALL ELECTRIC SIGNS ARE
UL LISTED AND LABELED

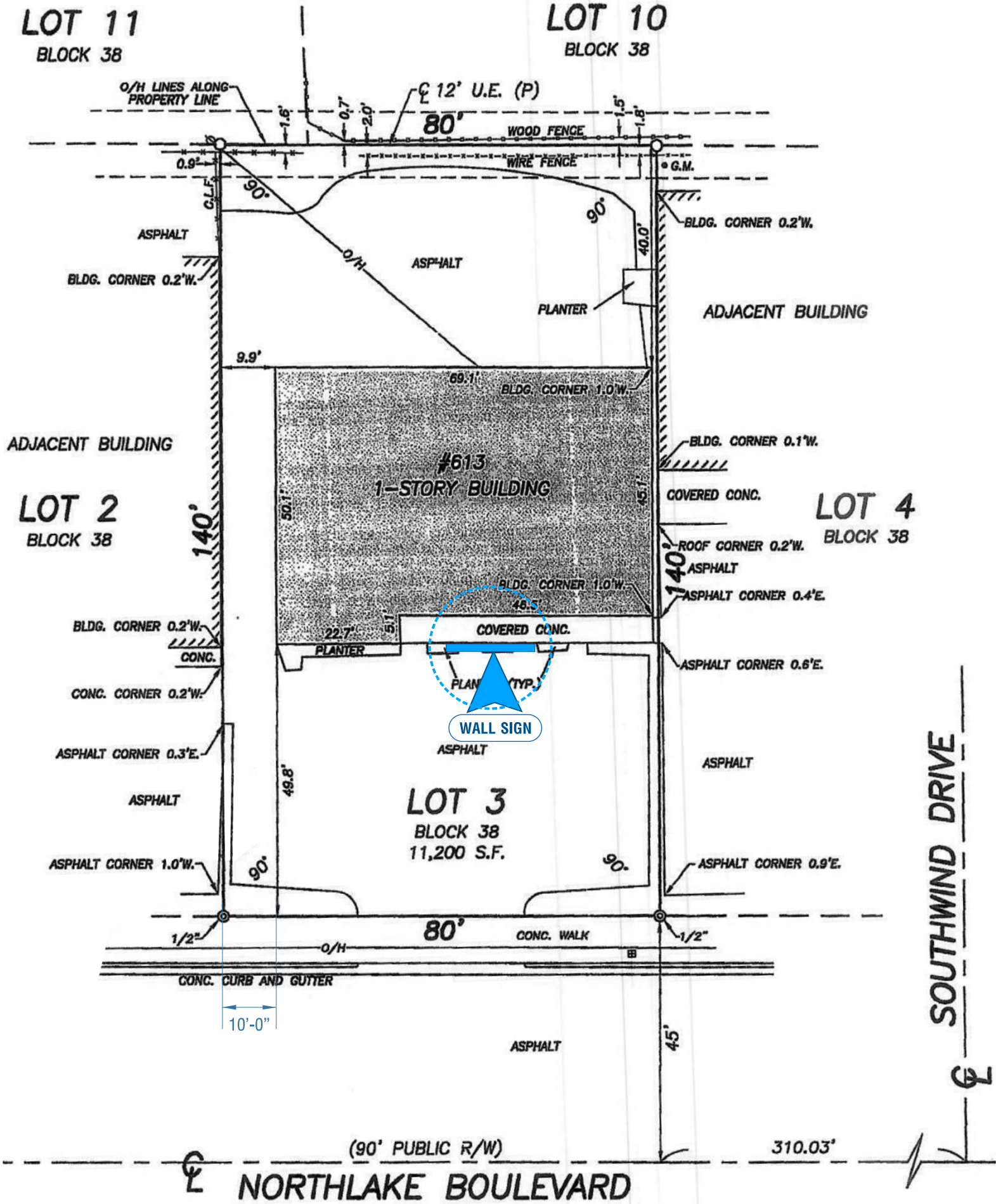
Engineer Information:
John J. Orlando PE LLC
165 Old Ridge Road
Macon, GA 31211 478 731 5394
jjorlando@cox.net
Florida registration # 0044089



Signs conform to the requirements
of 2020 FBC Sections 1620 HVHZ & 3107
V(Ult) = 170 Mph
Risk Category = II
Exposure C

ABCDE Animal Clinic - North PB
Date: 11/27/2023
Sheet: 02

SITE PLAN - SIGN LOCATION



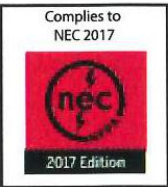
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 Pompano Beach, FL 33073
 Ph. 954.957.9961 Fax. 954.957.9014

www.bergensign.com

Work Order:

Client
ABCDE ANIMAL CLINIC
 SIGN PACKAGE

Project Address
 613 Northlake Blvd,
 North Palm Beach, FL 33408



UL ALL ELECTRIC SIGNS ARE
 UL LISTED AND LABELED

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 jjorlando@cox.net
 Florida registration # 0044089



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 V(Ult) = 170 Mph
 Risk Category = II
 Exposure C

ABCDE Animal Clinic - North PB

Date: 11/27/2023

Sheet: 03

SURVEY PICTURES



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SIGN COMPANY

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Work Order:

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ABCDE
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Engineer Information:

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Engineer Seal



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V(Ult) = 170 Mph
Risk Category = II
Exposure C

ABCDE Animal Clinic - North PB

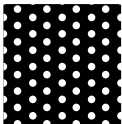
Date: 11/27/2023

Sheet: 04

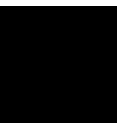
PROPOSED WALL SIGN

ABCDE ANIMAL CLINIC

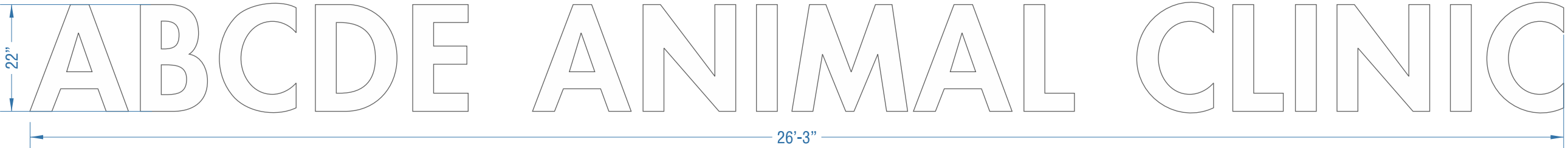
INDIVIDUALLY ILLUMINATED PLEX FACE CHANNEL LETTERS FLUSH MOUNTED TO WALL



FACES VINYL
3M DUAL TONE
BLACK DAY
WHITE AT NIGHT



BLACK
100% PROCESS
SATIN FINISH
PAINT



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

SQUARE FOOTAGE ALLOWED: 70'x14' = 980 - 980 x 0.05 = 49.0

SQUARE FOOTAGE PROPOSED: 22"x 315" = 6930 /144 = 48.1



Scale: 3/16" = 1'-0"

70'-0"

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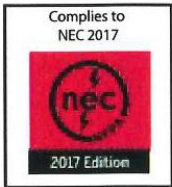
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ALL ELECTRIC SIGNS ARE
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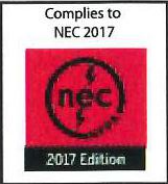


Signs conform to the requirements
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Risk Category = II
Exposure C

ABCDE Animal Clinic - North PB

Date: 11/27/2023

Sheet: 05



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Exposure C

ABCDE Animal Clinic - North PB

Date: 11/27/2023

Sheet: 06

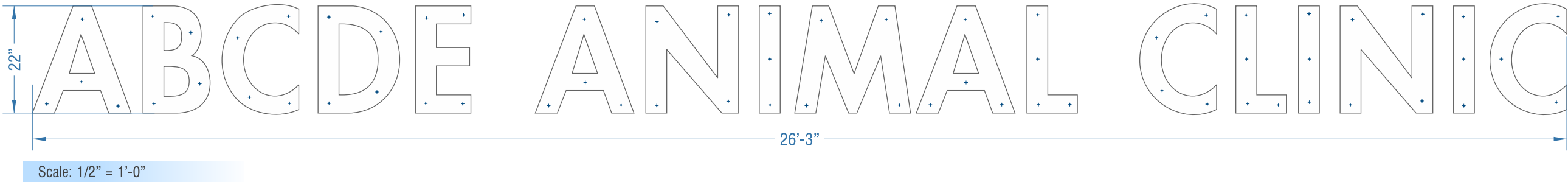
COLOR RENDERINGS - NOT INTO SCALE JUST FOR REFERENCE



NIGHT VIEW



STRUCTURAL INFORMATION



INDIVIDUALLY ILLUMINATED PLEX FACE CHANNEL LETTERS MOUNTED FLUSH TO WALL

FASTENER SCHEDULE	
*** All Fasteners Shall Be Spaced Evenly ***	
Wall Material	Anchor Type
CONCRETE (3KSI) or HOLLOW MASONRY	1/4" THREADED ALUMINUM ROD WITH MIN 2" EMBEDMENT IN CONSTRUCTION
	1/4" TAPCONS OR EQUIVALENT WITH MIN 1.75" OF EMBEDMENT
	1/4" EXPANSION ANCHORS WITH MIN 2.5" OF EMBEDMENT
1/2" PLYWOOD (NO ACCESS BEHIND)	1/4" TOGGLE BOLTS
	1/4" WOOD SCREWS OR TAPCONS, FULL EMBEDMENT
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUMINUM
HOLLOW WALL (BLOCKING BEHIND)	1/4" THRUBOLTS OR LAGS TO SOLID BLOCKING BEHIND

ELECTRICAL HOOK UP

SIGN COMPANY DOES NOT PROVIDE ELECTRIC TO THE SIGN SITE

Primary, Photo cell or timers by others

Locking or adding a lock to the disconnect means shall be installed on or at the switch or circuit breaker used as the disconnecting means and shall remain in pace with or without the lock installed .

FABRICATION NOTES:

All fasteners, fixations, hardware and other means of attachment are to be fully concealed.

There will be adequate L.E.D.s embedded in the sign to ensure sufficient illumination.

Signage paint finish must be a flawless opaque shop finish.

The UL label must be placed so that it is not visible from the Mall.

All metal finishes must be of thick enough gauge to avoid 'oil canning'.

2020 FBC - BUILDING, 7TH EDITION

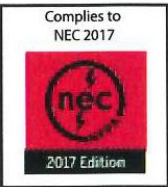
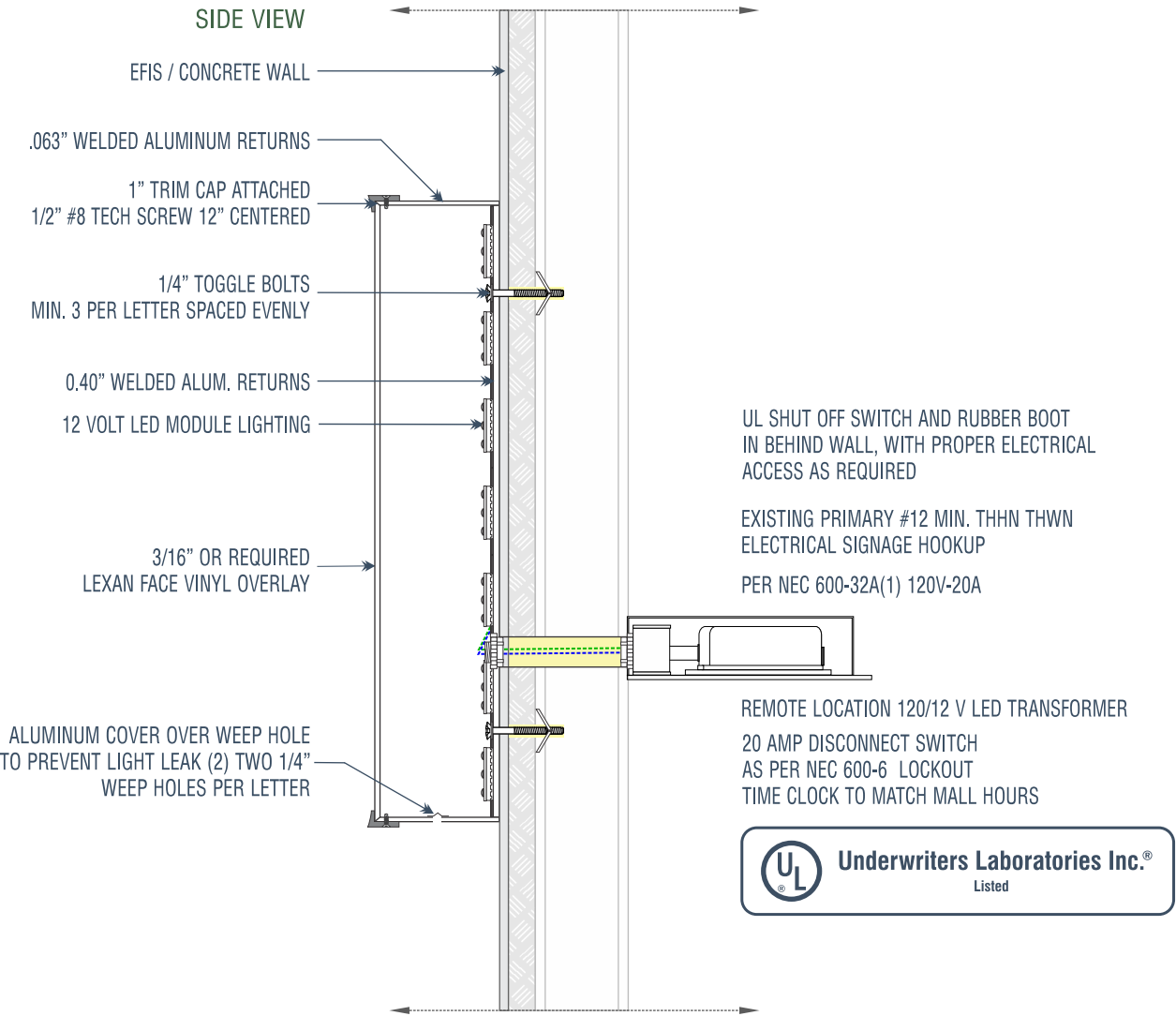
Section 2615 High-Velocity Hurricane Zones—Plastics

Plastic materials used as structural elements shall be designed by methods admitting of rational analysis according to established principles of mechanics.

2615.1.4

Plastic structural elements, other than sheets, have been designed by a Florida-registered professional engineer. All drawings have been seal engineered by an active certified engineer company. Approved plastics have been approved for outdoor exposure and durability in accordance with the Voluntary Standard Uniform Load Test Procedure for Thermoformed Plastic Domed Skylights, of the AAMA/WDMA 101/IS2/NAFS.

Outdoor exposure conditions: Specimen exposed in Florida at 45 degree south exposure for a period of five years. Impact testing, after exposure test as above, in accordance with ASTM D256, and Tensile testing on controlled and weathered specimen in accordance with ASTM D638. Yield strength difference between controlled and weathered specimen shall not exceed 10 percent.



LED LAYOUT - ELECTRICAL INFORMATION



Date	October 2, 2023 08:43 AM PDT	Module	(140) Prism12 Mini 6500K	Power Supply	(1) Energizer Series Universal 60W	Total Watts	53.20 watts	Area	21.944 sq ft
Lighting	LED Module	Module Part Number	701269-6W12MJ1-MB	Power Supply Part Number	P-OH060-12-EC	Letter Height	22.00 in	Perimeter	134.072 feet
Layout Type	Face Lit	Can Depth	5.00 in	Max Modules per PS	142				

Power Supplies

PS #	Name	Part Number	Max Watts	Load	Module Count	Module Watts	Letters
1	Energizer Series Universal 60W	P-OH060-12-EC	60	88.7 %	140	53.2	ABCDEANIMALCLINIC

Layout Type	Face Lit	Module Name	Prism12 Mini 6500K
Letter Count	17	Module Part Number	701269-6W12MJ1-MB
Size	22.00 in	Module Count	140
Font	Futura Demi Bold	Module Color	White (6500K)
Depth	5.00 in	Module Watts	53.20 watts
Area	21.944 sq ft	Total Lumens	7000
Perimeter	134.072 feet	Average Lumens per Watt	132
Power Supply Location	Remote	Module Voltage	12v
Power Supply Count	1	Watts per Module	0.38 watts
Power Supply Mode	Optimal by Letter	Total Module Length	53.4 feet
Amp Draw	1.350	Ordering Length	70.0 feet

ELECTRICAL HOOK UP

SIGN COMPANY DOES NOT PROVIDE
ELECTRIC TO THE SIGN SITE

Primary, Photo cell or timers by others

Locking or adding a lock to the disconnect means shall be installed
on or at the switch or circuit breaker used as the disconnecting means
and shall remain in pace with or without the lock installed .


Client

ABCDE
ANIMAL CLINIC
SIGN PACKAGE

Project Address

613 Northlake Blvd,
North Palm Beach, FL 33408

Complies to
NEC 2017



2017 Edition

UL ALL ELECTRIC SIGNS ARE
UL LISTED AND LABELED

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Engineer Seal



Signs conform to the requirements
of 2020 FBC Sections 1620 HVHZ & 3107
V(Ult) = 170 Mph
Risk Category = II
Exposure C

SIGN CODE FROM NORTH PALM BEACH

(2)Building wall signs:

- a. Subject to the design criteria of this article, the maximum mounting height of a building wall sign shall be eighteen (18) feet, except that on a building of more than two (2) stories, a single building wall sign is allowed above eighteen (18) feet facing each public street frontage
- b. Each multiple occupancy complex may display one (1) permanent accessory building wall identification sign facing each public street frontage on the principal building in which the complex is located, not to exceed a sign area of twenty (20) square feet.
- c. Each occupant of a multiple occupancy complex that has a licensed building frontage which has direct ground level walk-in access from a public or private roadway or sidewalk may display one (1) permanent accessory building wall sign on any exterior portion of the complex that is part of the occupant's unit (not including a common or jointly owned area), and that has a **maximum sign area of five (5) percent of the facade area if the front building setback is twenty-five (25) feet minimum**, seven (7) percent of the facade area if the front building setback is seventy (70) feet minimum and ten (10) percent of the facade area if the front building setback is one hundred (100) feet minimum.

Exception: An occupant that has building facade area facing multiple public street frontages may have one (1) full size wall sign facing a public street frontage and a one-half (½) size wall sign facing the other street frontages.

- d. Each occupant of a single occupancy complex may display **one (1) permanent accessory wall sign on the principal building in which the occupancy is located, not to exceed a sign area of five (5) percent of the facade area if the front building setback is twenty-five (25) feet minimum**, seven (7) percent of the facade area if the front building setback is seventy (70) feet minimum and ten (10) percent of the facade area if the front building setback is one hundred feet (100) minimum.

Exception: An occupant that has building facade area facing multiple public street frontages may have one (1) full size wall sign facing a public street frontage and one-half (½) size wall sign facing the other street frontages.

Ground signs

Ground signs shall be designed in harmony with the architectural theme, design style and scale of the principal building on site and incorporate complementary building materials.

Sign Setback	Sign Height	Sign Face Area
Minimum	Maximum	Maximum
5 ft.	8 ft.	30 sq. ft.
10 ft.	8 ft.	36 sq. ft.
20 ft.	10 ft.	40 sq. ft.
30 ft.	10 ft.	45 sq. ft.

b. Commercial occupancy:

Number — One sign per parcel right-of-way frontage maximum.

©Permissible number, area, spacing and height of permanent accessory signs.

(1)Ground signs:

a.Multi-family buildings with more than four (4) dwelling units.

Number — One (1) maximum.

Sign Area — Maximum thirty-two (32) square feet.

Height — Eight (8) feet maximum.

Set back, Minimum — Ten (10) feet front — three (3) feet side.

b.Commercial occupancy:

Number — One sign per parcel right-of-way frontage maximum.



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Wayne, NJ 07470
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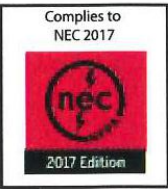
Work Order:

Client

ABCDE
ANIMAL CLINIC
SIGN PACKAGE

Project Address

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UL ALL ELECTRIC SIGNS ARE
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Risk Category = II
Exposure C

ABCDE Animal Clinic - North PB

Date: 11/27/2023

Sheet: 09