

CITY OF PALM BEACH GARDENS
DEVELOPMENT APPLICATION

Planning and Zoning Department
CITY OF PALM BEACH GARDENS
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4243 Fax (561) 799-4281

Request:

- | | |
|--------------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Planned Community Development (PCD) | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Amendment to PCD, PUD or Site Plan | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Concurrency Certificate |
| <input type="checkbox"/> Amendment to the Comprehensive Plan | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Administrative Approval | <input checked="" type="checkbox"/> Miscellaneous |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Other _____ |

Date Submitted: _____ 12.05.22

Project Name: Christ Fellowship Palm Beach Gardens Master Signage Plan

Owner: Christ Fellowship Church, INC

Applicant (if not Owner): Steve Austin (Treasurer/Director)

Applicant's Address: 5343 Northlake Blvd Telephone No. 561-799-7600

Agent: _____

Contact Person: Ian Achong E-Mail: Ian.Achong@cf.church

Agent's Mailing Address: 5343 Northlake Blvd

Agent's Telephone Number: 561-799-7600

FOR OFFICE USE ONLY	
Petition Number: _____	Date & Time Received: _____
<u>Fees Received</u>	
Application \$ _____	Engineering \$ _____
Receipt Number: _____	

Architect: N/A

Engineer: N/A

Planner: Innerface Architectural Signage

Landscape Architect: N/A

Site Information:

Note: Petitioner shall submit electronic digital files of approved projects. See attachment for details.

General Location: Christ Fellowship Church, Inc.

Address: 5343 Northlake Blvd Palm Beach Gardens, FL 33418

Section: 52 Township: 42 Range: 42

Property Control Number(s): 52-42-42-14-16-005-0000

Acreage: _____ Current Zoning: _____ Requested Zoning: _____

Flood Zone _____ Base Flood Elevation (BFE) – to be indicated on site plan _____

Current Comprehensive Plan Land Use Designation: _____

Existing Land Use: _____ Requested Land Use: _____

Proposed Use(s) i.e. hotel, single family residence, etc.: _____
Same as current

Proposed Square Footage by Use: _____

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable):

N/A

Justification

Information concerning all requests (attach additional sheets if needed.)
{Section 78-46, Application Procedures, Land Development Regulations.}

1. Explain the nature of the request: We would like to have 30 outdoor directional signs that are 48"x72". These signs will have directions, arrows, and locations listed to assist people when navigating our campus. We currently have 17 outdoor directional signs that are 39"x42". The current wayfinding signs have not been updated in several years, and disappear into landscaping. Additionally, the lack of adequate directional signage leads to traffic flow issues. In summary, we would like to increase our size and quantity of outdoor directional signage on property.

2. What will be the impact of the proposed change on the surrounding area?
The proposed change will increase traffic flow on the campus, leading to less congestion on Northlake Blvd.
The increased size and number of signs will reduce confusion from drivers on-property leading to an overall better traffic flow for the surrounding area.

3. Describe how the rezoning request complies with the City's Vision Plan and the following elements of the City's Comprehensive Plan - Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservations, Recreation and Open space, Intergovernmental Coordination and Capital Improvement.

We are not requesting a rezoning effort. The ability to improve the traffic signage for the property will help navigation within the property, facilitate the usage of both exits to ease traffic during events and services.

4. How does the proposed project comply with City requirements for preservation of natural resources and native vegetation (Section 78-301, Land Development Regulations)?

The proposed project poses no threats to natural resources or native vegetation.

5. How will the proposed project comply with City requirements for Art in Public Places (Chapter 78-261, Land Development Regulations)?

The new signs are created artfully to align with Christ Fellowship's refreshed branding. Many of the

current signs have not been updated in over 10 years, so they show weathering and age. This signage

update will beautify the property with the bright, modern design while bringing directional clarity.

6. Has project received concurrency certification?

No

Date Received: _____

Legal Description of the Subject Property

(Attach additional sheets if needed)

Or see attached deed for legal description.

Location

The subject property is located approximately 0.9 mile(s) from the intersection of Northlake
Bld and Military Trail, on the north, east, south, west side of Northlake Blvd
_____ (street/road).

Applicant's Certification

I/We affirm and certify that I/we understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I We further certify that the statements or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

Applicant is:

Stephen P. Austin, J.P.A.
Signature of Applicant

Owner

Stephen P. Austin, J.P.A.
Print Name of Applicant

Optionee

5343 Northlake Blvd
Street Address

Lessee

Palm Beach Gardens, FL 33418
City, State, Zip Code

Agent

561.799.7600
Telephone Number

Contract Purchaser

N/A
Fax Number
Steve.Austin@cf.church
E-Mail Address

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Steve Austin

who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting Master Signage Plan Approval in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Ian Achong to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Christ Fellowship Church, INC

Stephen P Austin
Signature of Owner

STEPHEN P AUSTIN, Treasurer/Director
By: Name/Title

5343 Northlake Blvd
Street Address

Palm Beach Gardens, FL 33418
City, State, Zip Code

P. O. Box

City, State, Zip Code

Telephone Number

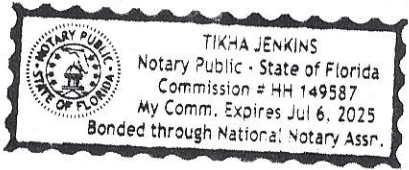
Fax Number

E-mail Address

Sworn and subscribed before me this 15th day of December, 2022.

[Signature]
Notary Public

My Commission expires:
7/6/25





Permit # _____

Financial Responsibility Form

The owner understands that all City-incurred professional fees and expenses associated with the processing of this application request are ultimately the responsibility of the owner. A security deposit shall be deposited in an interest-bearing account with any accrued interest to be retained by the City of Palm Beach Gardens.

The owner and/or designee shall be invoiced on a monthly basis for professional fees such as, but not limited to, consultant engineering services, legal services, advertising costs, and/or any other costs attributable to the processing of the permit for which the City incurred during the previous month. The owner and/or designee shall reimburse the City within thirty (30) days from date of invoice. If payment is not received, the City may utilize the security deposit for re-imbursement purposes. All activities related to the pending permit(s) will cease until any outstanding invoices are paid.

The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the City Planning and Zoning Department if the name and/or address of the responsible party changes at anytime during the application review process.

Stephen P Austin, Treas
Owner signature

CHRIST FELLOWSHIP Church, Inc.
STEPHEN P AUSTIN, TREASURER/DIRECTOR
Owner printed name

Date

52-42-42-14-16-005-0000
Property Control Number

DESIGNEE/BILL TO:

CHRIST FELLOWSHIP Church, Inc
ATTN: IAN Achong
5243 Northlake Blvd.
Palm Beach Gardens, FL 33418

[Signature]
Designee-Acceptance Signature

NOTARY ACKNOWLEDGEMENT

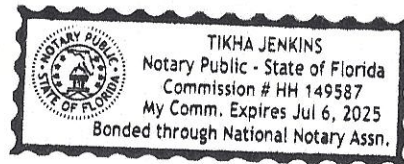
STATE OF Florida

COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 15th day of December, 2022, by Stephen P. Austin. He or she is personally known to me, or has produced N/A as identification.

[Signature]
Notary public signature

Tikha Jenkins
Printed name



State of Florida at-large

My Commission expires: 7/6/2025

Christ Fellowship Master Signage Plan - Section 78-158(i) Waiver

Dec 23, 2022

Attn: Christopher Yerkes
Planner
City of Palm Beach Gardens
10500 N. Military Trail
Palm Beach Gardens, FL 33410

Christ Fellowship Church is requesting a waiver to the current limitation of quantity and size of exterior directional signage for the property located at 4353 Northlake Blvd Palm Beach Gardens, FL 33418 North and South location. Our request is consistent with the purpose and intent of section 78-158(i) of the city's code.

The request will bring visual improvement to the properties. The larger sign size will tremendously improve the pedestrian experience in navigation and drastically improve traffic flow within the property. We anticipate the improvement of traffic flow on Northlake Blvd during Sunday services and special events as navigation within the property will be quicker and more efficient. This will also provide a reduction of vehicular emissions as the amount of time navigating the property is reduced, benefiting the nearby communities. The project will increase the utilization of all traffic exits of the properties.

The modernization of building exterior signage and the addition of new signs will improve the sense of place on the property making it more accessible and appealing for the community to gather. Due to landscaping, this signage will only be visible on sight and will not compete with any signage on Northlake Blvd. The innovative design of the directional signs will allow them to be visible at night without the use of electricity, and the new size meets or exceeds PUD requirements.

There are no negative impacts expected for the city from this project. This waiver is not requested due to economic reasons as Christ Fellowship will cover all costs of the project. The project will not impact any existing or potential adjacent land use. This project will be in harmony with the general purpose of section 78-158(i) and by granting the waiver, there will not be any detrimental effects to public health, safety, and welfare.

Thank you for your consideration,

Ian Achong