

Agenda Item #  R - 1

**Village of Royal Palm Beach  
Village Council  
Agenda Item Summary**

**Agenda Item**

**PUBLIC HEARING TO CONSIDER APPLICATION 24-051 (FP) AN APPLICATION BY WGI, INC. AND ADOPTION OF RESOLUTION NO. 24-27 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING FINAL PLAT APPROVAL TO PLAT 12.28± ACRES OF LAND; FOR A PROPERTY LOCATED ON THE NORTHWEST CORNER OF OKEECHOBEE BOULEVARD AND ROYAL PALM BEACH BOULEVARD, BY AGENT: DOUG MURRY.**

**Issue:**

This is an application for Final Plat approval to Plat 12.28± acres of land, for a property located at northwest corner of Okeechobee Boulevard and Royal Palm Beach Boulevard. The site has a Land Use Designation of Multifamily Low Residential (MFL) and a Zoning Designation of Multifamily Residential (RM-9). For an illustration of the Final Plat please refer to **Attachment A**.

Furthermore, the plat conforms to the platting requirements of Village Code, more specifically:

- *Sec. 22-24 Final Plat – Requirements Generally.*: the plat contains all of the information required; and
- The platted property meets all dimensional requirements of the zoning districts that are within the platted area.

This Final Plat is consistent with the Approved Site Plan for this property.

**Recommended Action:**

Village Staff is recommending Approval of Application No. 24-051 (FP) and adoption of Resolution No. 24-27.

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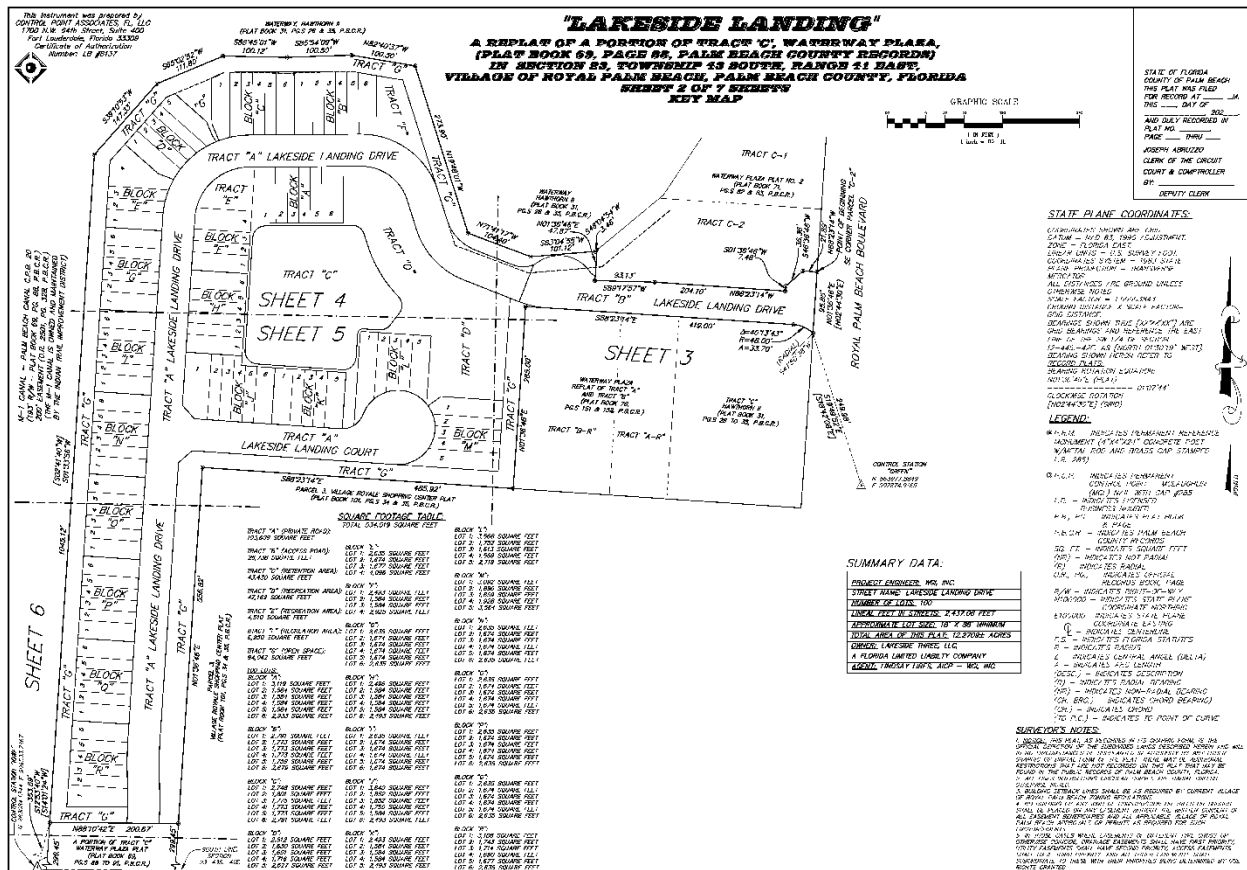
Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	01-16-2025	Action

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**Attachment A Continued  
Lakeside Landing  
24-051 (FP)  
Resolution No. 24-27**

Directly below is an illustration of the Final Plat.

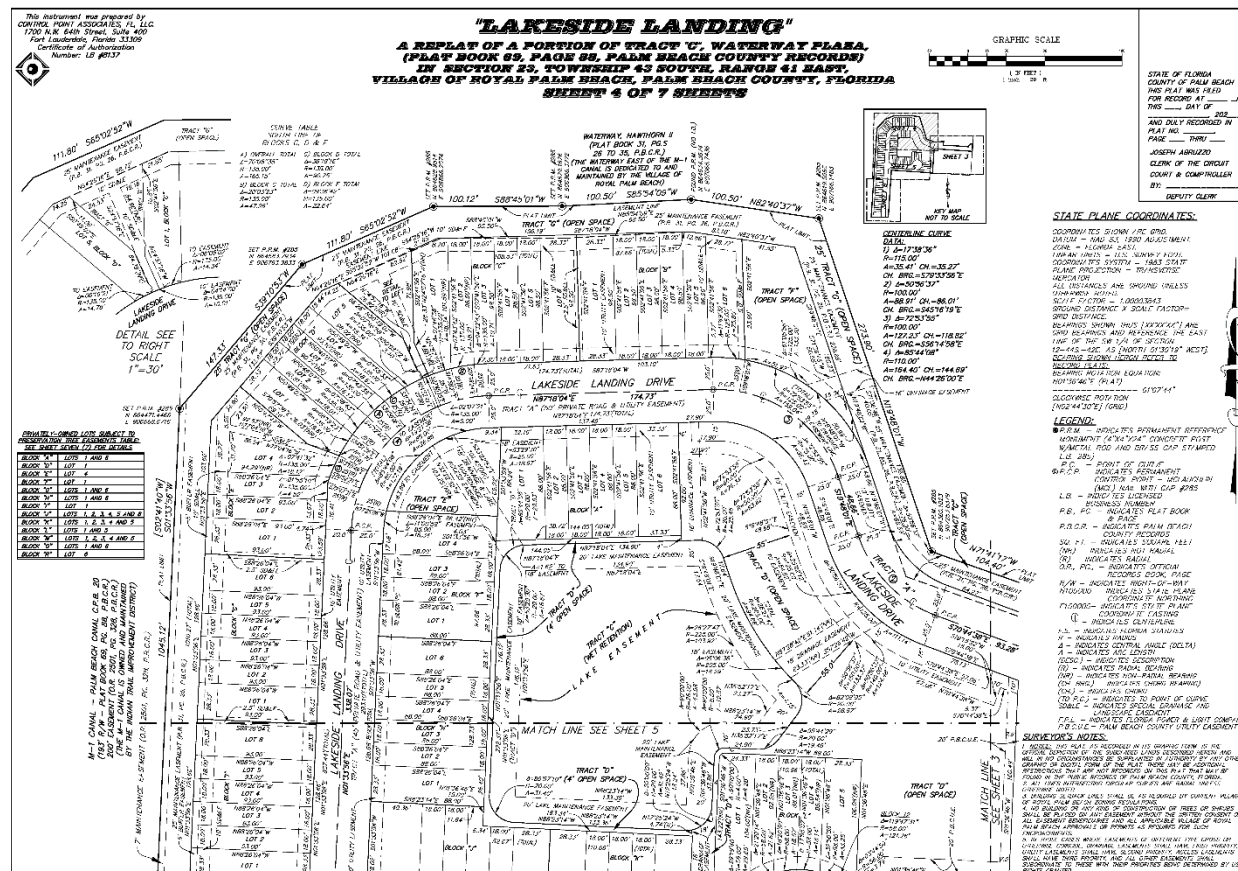


Initiator: Village Manager      Agenda Date: 01-16-2025  
Director of P & Z: Approval      Village Council: Action



**Attachment A Continued  
Lakeside Landing  
24-051 (FP)  
Resolution No. 24-27**

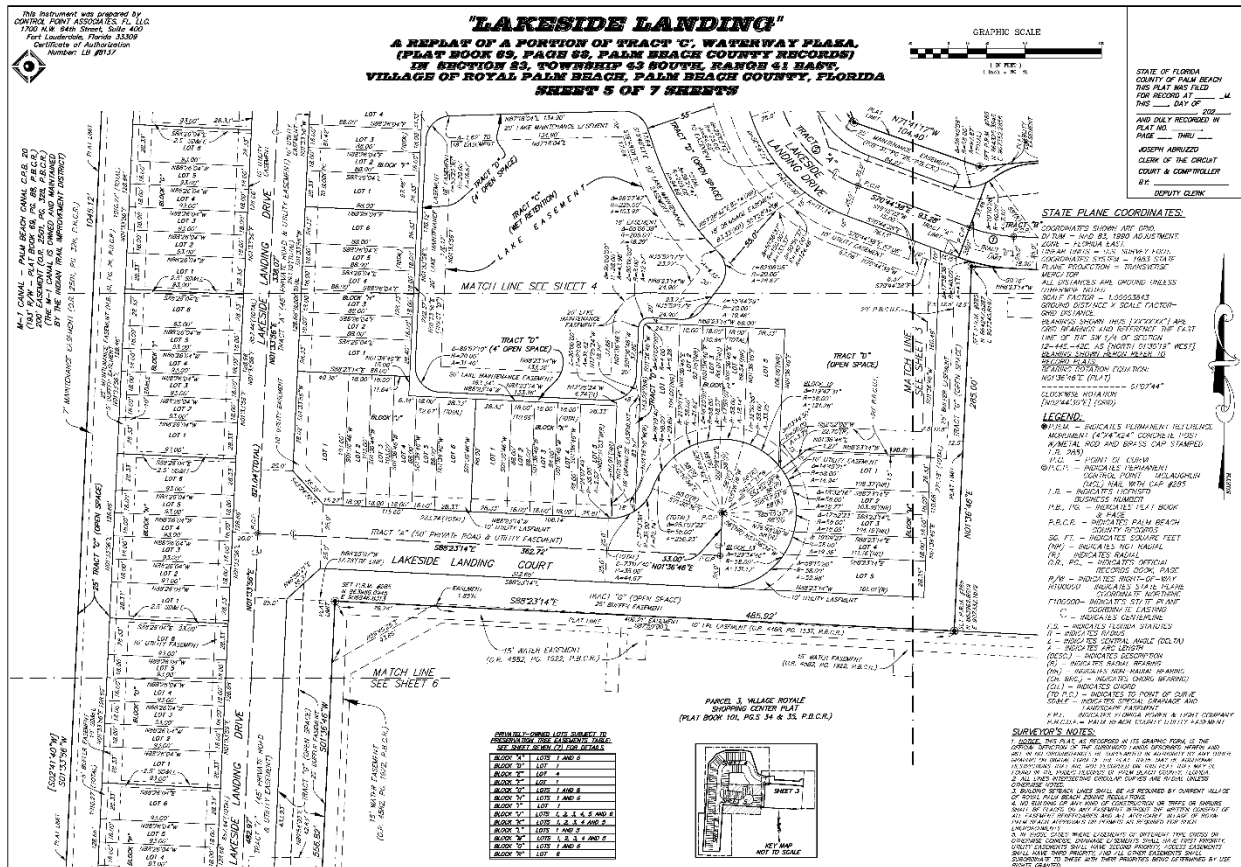
Directly below is an illustration of the Final Plat.



Initiator:	Village Manager	Agenda Date	Village Council
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Lakeside Landing  
24-051 (FP)  
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Directly below is an illustration of the Final Plat.

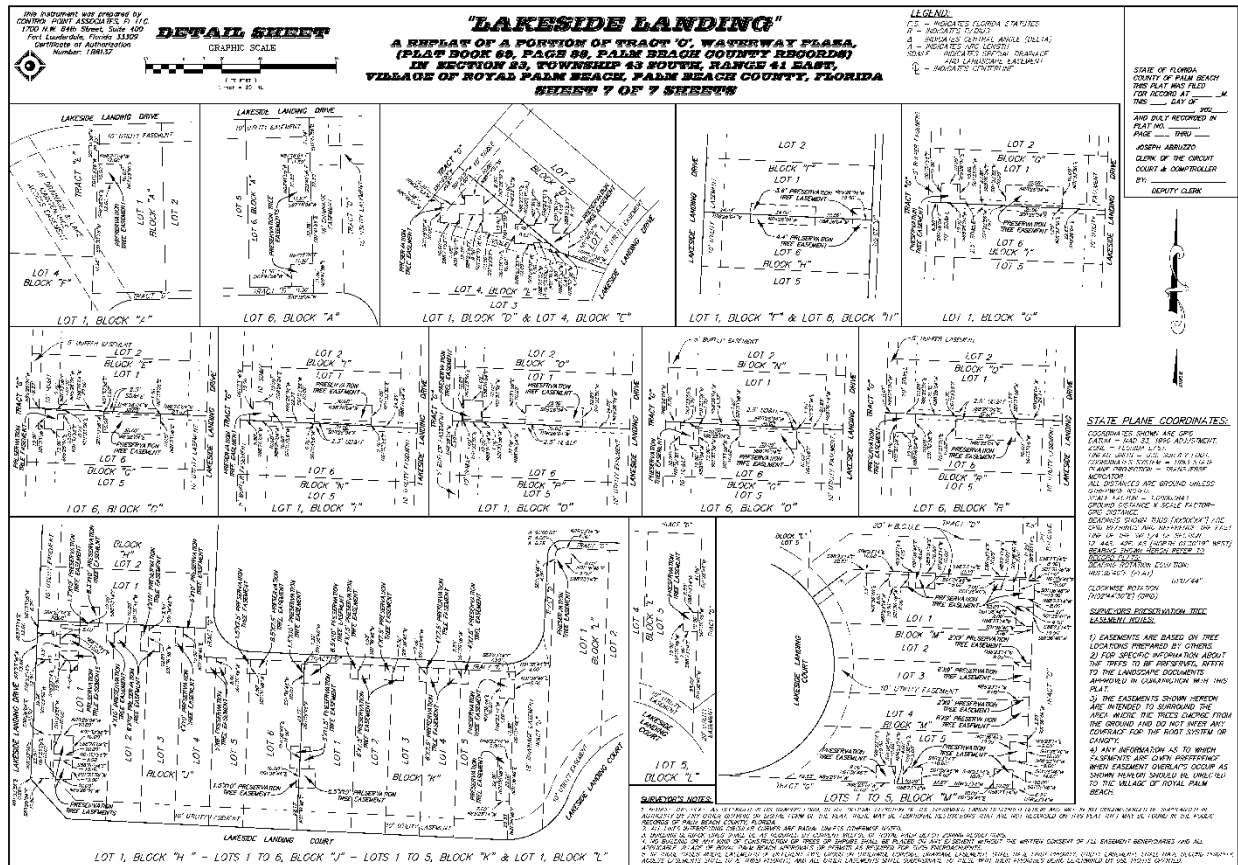


Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	01-16-2025	Action



# Attachment A Continued Lakeside Landing 24-051 (FP) Resolution No. 24-27

Directly below is an illustration of the Final Plat.



Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	01-16-2025	Action

P:\Lakeside Landing\24-051 (FP) Lakeside landings Final Plat\Board Documents\AIS & Staff Report\Agenda Item Summary\24-051 (FP) Lakeside Landing Agenda Item 1\_16\_25.docx



**RESOLUTION NO. 24-27**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 24-051 (FP) – THE APPLICATION OF WGI, INC. - PERTAINING TO FINAL PLAT APPROVAL OF 12.28± ACRES OF LAND LOCATED NORTHWEST OF THE OKEECHOBEE BOULEVARD AND ROYAL PALM BEACH BOULEVARD INTERSECTION IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Village Council of the Village of Royal Palm Beach, Florida (“Village”), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166 Florida Statutes, is authorized and empowered to consider applications relating to zoning and land development; and

**WHEREAS**, the notice and hearing requirements provided for in the Village Code have been satisfied where applicable; and

**WHEREAS**, Application No. 24-27 (FP) was presented to the Village Council at its public hearing conducted on November 21, 2024; and

**WHEREAS**, the Village Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various Village review agencies, boards, and commissions, where applicable; and

**WHEREAS**, this approval is subject to all applicable Village Code requirements that development commence in a timely manner.

**NOW THEREFORE**, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT:

APPLICATION NO. 24-051 (FP), THE APPLICATION OF WGI, INC., PERTAINING TO LAND MORE PARTICULARLY DESCRIBED ON EXHIBIT “A”, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WAS APPROVED.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 16th day of January, 2025.

VILLAGE OF ROYAL PALM BEACH

\_\_\_\_\_  
MAYOR JEFF HMARA

ATTEST:

(SEAL)

\_\_\_\_\_  
DIANE DISANTO, VILLAGE CLERK

**Exhibit A**  
**Legal Description**  
**Lakeside Landing**  
**Application No. 24-051 (FP)**  
**Resolution No. 24-27**

Directly below is the Legal Description:

*A PORTION OF TRACT "C", WATERWAY PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGES 88, 89 AND 90, OF THE PUBLIC RECORDS OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:*

*BEGINNING AT THE SOUTHEAST CORNER OF TRACT "C-2", WATERWAY PLAZA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGES 82 AND 83, OF THE PUBLIC RECORDS OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; THENCE ON THE BOUNDARY OF SAID TRACT "C-2", THE FOLLOWING SIX (6) COURSES AND DISTANCES; 1) THENCE NORTH 88°23'14" WEST, A DISTANCE OF 21.89 FEET; 2) THENCE SOUTH 46°36'46" WEST, A DISTANCE OF 36.36 FEET; 3) THENCE SOUTH 01°36'46" WEST, A DISTANCE OF 7.48 FEET; 4) THENCE NORTH 88°23'14" WEST, A DISTANCE OF 204.10 FEET; 5) THENCE SOUTH 89°17'57" WEST, A DISTANCE OF 93.13 FEET; 6) THENCE NORTH 01°36'46" EAST, A DISTANCE OF 47.88 FEET TO THE END OF SAID SIX (6) COURSES AND DISTANCES AND TO A POINT ON THE BOUNDARY OF SAID TRACT "C", WATERWAY PLAZA; THENCE ON SAID BOUNDARY OF TRACT "C" THE FOLLOWING TEN (10) COURSES AND DISTANCES, 1) THENCE SOUTH 48°04'54" WEST, A DISTANCE OF 3.46 FEET; 2) THENCE SOUTH 83°04'55" WEST, A DISTANCE OF 101.12 FEET; 3) THENCE NORTH 71°41'17" WEST, A DISTANCE OF 104.40 FEET; 4) THENCE NORTH 19°48'01" WEST, A DISTANCE OF 273.90 FEET; 5) THENCE NORTH 82°40'37" WEST, A DISTANCE OF 100.50 FEET; 6) THENCE SOUTH 85°54'09" WEST, A DISTANCE OF 100.50 FEET; 7) THENCE SOUTH 88°45'01" WEST, A DISTANCE OF 100.12 FEET; 8) THENCE SOUTH 65°02'52" WEST, A DISTANCE OF 111.80 FEET; 9) THENCE SOUTH 39°10'53" WEST, A DISTANCE OF 147.33 FEET; 10) THENCE SOUTH 01°33'56" WEST, A DISTANCE OF 1045.12 FEET TO THE END OF SAID TEN (10) COURSES AND DISTANCES; THENCE NORTH 88°10'42" EAST, A DISTANCE OF 200.67 FEET; THENCE ON SAID BOUNDARY OF TRACT "C" THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) THENCE NORTH 01°36'46" EAST, A DISTANCE OF 556.82 FEET; 2) THENCE SOUTH 88°23'14" EAST, A DISTANCE OF 485.92 FEET; 3) THENCE NORTH 01°36'46" EAST, A DISTANCE OF 285.00 FEET; 4) THENCE SOUTH 88°23'14" EAST, A DISTANCE OF 419.00 FEET TO A POINT OF CURVE; 4) THENCE EASTERLY ON SAID CURVE TO THE RIGHT, WITH A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 40°13'43", AN ARC DISTANCE OF 33.70 FEET; 6) THENCE NORTH 01°36'46" EAST, A DISTANCE OF 95.85 FEET TO THE END OF SAID SIX (6) COURSES AND DISTANCES AND TO THE POINT OF BEGINNING.*

*SAID LANDS SITUATE LYING AND BEING IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA AND CONTAINING 534,519 SQUARE FEET OR 12.27087 ACRES MORE OR LESS.*

**Exhibit B**  
**Conditions of Approval**  
**Lakeside Landing**  
**Application No. 24-051 (FP)**  
**Resolution No. 24-27**

**1. Site Specific Conditions of Approval:**

- A. The Final Plat shall be recorded in the Official Records of Palm Beach County within ten (10) calendar days of Final Plat Approval
- B. The Homeowners Association shall be created and registered with the State of Florida, and the Homeowners Association governing documents (i.e., Declaration of Covenants and Restrictions) shall be recorded in the Official Records of Palm Beach County within ten (10) calendar days of Final Plat Approval.
- C. No Certificates of Occupancy shall be issued until such time as all individual parcel addresses are created and recognized by the Palm Beach County Tax Collector.