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.

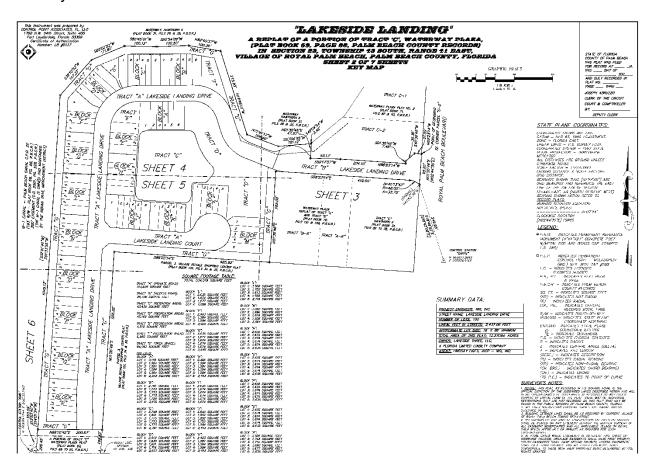
Recommended Action:

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

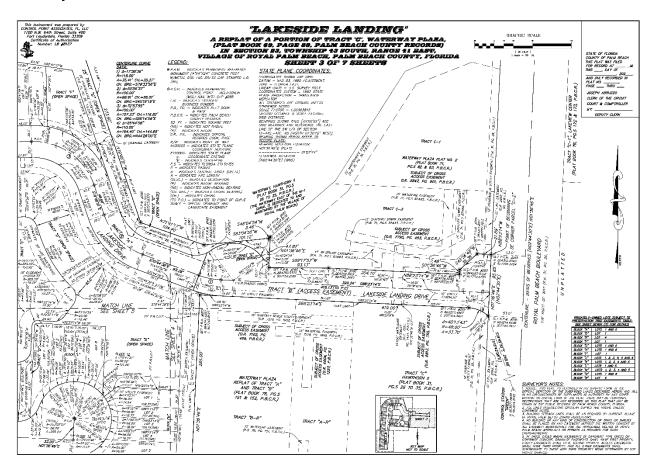
Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	01-16-2025	Action

SOUR OF FROM MANY AND	SIDE LANDING" ON OF TRACT'C', WATERWAY PLABA, 88, PALM BEACH COUNTY RECORDS) FRIEND SOUTH, RANGE SI BEST, BEACH, PALM BEACH COUNTY, FLORIDA SHE'L OF STREETS SOUTH, RANGE SI BEST, BEACH, PALM BEACH COUNTY, FLORIDA SHE'L OF STREETS COUNTY RESERVES COUNTY OF MARKET
MEMBERS IN THE STREET CHARGE OF THEIR T. S.T. MEMBER FALL AT AD 3, COLOROWS TO BE ALL MOTION, AN EXCENDED ON THE ADS AS HAS OF THE STREET CHARGE OF THE ADDRESS OF THE STREET, AS THE STREET CHARGE OF THE ADDRESS OF THE STREET, AS TH	ACCOMPLEGACIÓN. ACCOMPLEGACIÓN. BE FORMADO PROPERO P
SAID LANDS STRUTE LYNG AND BEING IN THE WILAGE OF ROYAL PALM BEACH, FLORIDA AND CONTAINING 534,519 SQUARE FEET OR 12.27087 ACRES MORE OR LESS.	COUNTY OF PAIN BEACH FORT LAUDERDALE, FL. 33309
HAVE CAUSED SAID LANDS TO BE SUPPEYED AND PLATTED AS SHOWN HEREON AS LAKESIDE LANDING AND FURTHER DEDICATE AS FOLLOWS:	INC. LAKESON LAKENIN PROPERTY OWNERS' ASSOCIATION, INC., A TLOBAN HOT TOP PROTIT COMPORATION, ITS SUCCESSING AND ASSOCIA. HEBERT ACCOUNTS THE EXDENANCIAN OF RESERVATIONS TO SALE ASSOCIATION AS STATED AND SHAWN RESERVATION PROTECTION OF THE STATE ASSOCIATION AS STATED AND SHAWN RESERVATION PROTECTION OF THE STATE ASSOCIATION AS STATED AND SHAWN RESERVATION PROTECTION OF THE STATED ASSOCIATION AS STATED AND ASSOCIATION AS STATED AND ASSOCIATION AS STATED AND ASSOCIATION AS STATED.
I AMERICA ACCOUNT AND THE	MARTINANO COLESTICOS TOR SHE AS SAND MINOL, DATO THE CONT OF MINOT CONTROL ASSOCIATION AC. MARKE OF ROBEST PROTED
OF ROTAL PALA BELOW. 1) DERMORE MERITAMEN AND LAST MARITAMENE ACCESS EXCHANTS — THE DISMAKE EXCENTS, AS SHOWN MERCON, ARE HARDED EXCENTED AN PERFECTIFY TO THE LAKEDGE LAMANE PROPERTY OWNERS ASSOCIATION, HE, ITS SUCCESSIONS AND ASSOCIATION PROPERTY OWNERS ASSOCIATION PROPERTY OWNERS ASSOCIATION PROPERTY ASSOCIATION PROPERT	ACKNOWLEDGMENT: STATE OF FRAME SECH SUMMARY DATA:
NOTE, THE MEANS, THAN BEING COUNTY, CHOMAS. OF THE MEANS AND	THE FOREIGN RESIDENCE WEST PRODUCTION BROWN US OF HANKS OF [_] PRODUCT PRESIDED ON [_] CARRE MODERATION BIG. OF OF THE PRODUCT PRODUC
3) BROWN AND THE MANDRAGE AND LESS MANDRAGE ACCORD CARROLL TO BE CHANGED AND A SOURCE ARE NOTED THROUGH TO BE CHANGED AS A CORD AND	NY COMMISSION LIPINES NOTAT PRINCE OF THE NAME OF THE PRINCE STATE OF THE NAME
STITUTI OF MATERIANCE AND OFFICIATION OF THE EDUCATION OF ALL DISBURST WHICH AND THE PROPERTY HAVE, THE MAINTHAND OF ALL DISBURST EXCENSIVE AND THE MAINTHAND OF ALL DISBURST EXCENSIVE AND THE MAINTHAND OF ALL DISBURST OF ALL DISBURST EXCENSIVE AND THE ALL DISBURST ASSOCIATION OF ALL DISBURST EXCENSIVE AND THE ALL DISBURST ASSOCIATION OF ALL DISBURST EXCENSIVE AND THE ALL DISBURST ASSOCIATION OF ALL DISBURST EXCENSIVE AND THE ALL DISBURST ASSOCIATION OF ALL DISBURST EXCENSIVE AND THE ALL DISBURST ASSOCIATION OF ALL DISBURST EXCENSIVE PROPERTY OFFICE ASSOCIATION, OFFICE ASSOCIATION OF THE ALL DISBURST ASSOCIATION OF ALL DISBURST EXCENSIVE PROPERTY OFFICE ASSOCIATION, OFFICE ASSOCIATION OF THE ALL DISBURST ASSOCIATION OFFICE ASS	BE MALE OF FORM, PAUL BELOW, THE SOCKESSIES HAN ARROWS FAMORY FAMORY THAT OF THE SOCKESSIES HAN ARROWS FAMORY FAMO
A) BETT LEADERS — OF EASTE CAMBERS AS SHOWN AND RESERVE ARE SHOWN AS THE ASSESSMENT OF THE CAMBERS ASSESSMENT AS SHOWN AS THE ASSESSMENT AS SHOWN AS THE ASSESSMENT AS THE ASS	PI - MARK PROTECT SIDE CHANGE, MAC THE DE MARK CLIEN ACCOUNTEDCACHT. SUR OF FIRMS SUPE OF FIR
TO SECRETION AND ADDRESS AND APPLICATE THE PROPERTY STORES TO BE TALK ADDRESS AND THE STORES AND ADDRESS AND ADDRE	MILAGE ENGINEER: STREET OF THE STREET OF TH
CALLESTON METHOD AND A SEQUENCE FOR MALLES STONE AND METHOD OF STONE AND A SEQUENCE AND A SEQUEN	
IN WITHESS WHEREOF, THE ABOVE-NAMED LIMBED LIABLITY COMPANY HAS CAUSED THESE PRESONTS TO BE SIGNED BY ITS AUTHORIZED MEMBER, AND ITS COMPANY SEAL TO BE AFFORD HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS DAY OF	OF THE OCCUPIED DATA REFLECT ITS ADDICATOR, NO REPRESENTATION OF THE VILL PERFECTION OF SAID DATA WAS MADE. BY: NAME PRINTER BYING A. MERBITT. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NUMBER LISSUE.
MINESS NAME OF WINESS FRANCE LAKESHOE THREE, LLC	BY:
87	TILE CERTIFICATION: STATE OF FLORIDA
MITHESSS	
ACKNOMEDIGMENT: 37AT OF TODON COUNTY OF MAME OLDE	CHAIN OF THE BEAL AND ALL LECTORS ATTORIC OF THE STATE OF FLORIAL CONTROL THAT THAT I
THE FORECOME NESTMANT HAS FORMALGOED EXTERN HE BY MEANS OF [] PHYSICAL PRESENCE OF [] OWN NOTABLIZATION THIS	SURVEYORS AND MAPPER'S CERTIFICATE: THE STO CORTY THAT THE FLAT SHEW HIGHES A TIME AND CONNECT REPRESENTATION OF A SHREY MADE MADER IN REPRESENDED THAT SAME SHRRY IS ACCURATE.
MY COMMISSION EXPIRES: NOTARY PUBLIC	IND IS IN CONTRY THAT HIS PLANT HAVING THE AND COPINET REPRESENTATION OF A STREET MADE INDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SWREY IS ACCOUNT. TO THE BEST OF MY MICHIGANDER AND MANAGED THAT CACCOUNT OF SCIENT PROFILE, THE TOTAL MANAGEMENT REPRESENTED MANAGEMENT REPRESENTED AND MANAGEMENT ACCOUNTED TO SECTION 177.001(6), F.S.
MORTGAGE'S JOHNDER AND CONSENT: STIE OF FORM	TO THE REST OF AN HONOLING AND BELLOT THAT PROMPTS OF THE REST OF AN HONOLING AND BELLOT THAT PROMPTS OF THE REST OF AN HONOLING AND BELLOT THAT PROMPTS OF THE REST OF THE RE
THE UNDERSORNED HINDER CORPINS THAT IT IS THE HOUSER OF A MORFORCE UPON DREPROPERTY COSCINED MERCOL AND GASS MURITALY WHIRE AND COMEDIT TO THE EXPONENCE OF ILL LANDS GESCINEDS IN SAID DEDICATION OF THE OWNER TRETTOR AND ARROSS THAT ITS MARROAGE MICH IS RECORDED IN SAID DEDICATION OF THE OWNER TRETTOR ARROADE AND THAT IS A THE PROBLE RECORDS OF PAUL BEACH COUNTY, TURBON, SHALL BE SUBRIMINATED TO THE DESCENDING SHOWN INTRODUCE.	SER. PALL BELOT SER. SUPER TOPS SER. SUPER TOPS SER. MACS M. MC ALIGN IN, SE. ROSTRED LANG SUPERTOR NO. LS4497 CITY
MINESS: NAME PRIVIDE: OTY NATIONAL BASK OF FLORIDA THREE	ESDE NATIONAL BANK OF LORGE DE LLC CONTROL POINT RESERVATED BY: LLC LLC POINT NE FOR THE SECOND CONTROL POINT RESERVATED. BY: LCROWN BANK OF LCROWN BANK SECOND CONTROL POINT ASSECT SECOND CONTROL PO
MINESS: NAME PRIVATE THE NAME PRIVATE SENSE LIE PRESIDENT.	FORT LAUDERDALE, FLORIDA 33309 CERTIFICATE OF AUTHORIZATION NUMBER: LB 8137

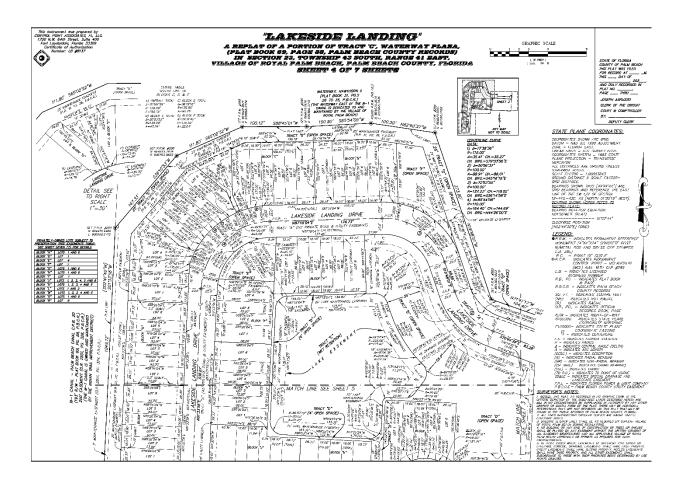
Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	01-16-2025	Action



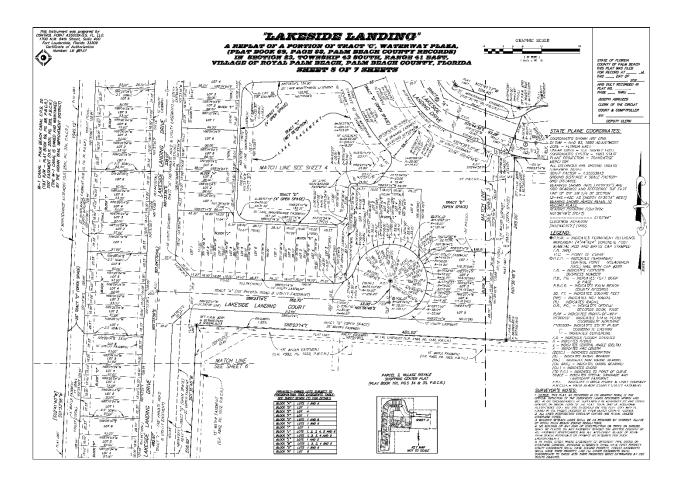
Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	01-16-2025	Action



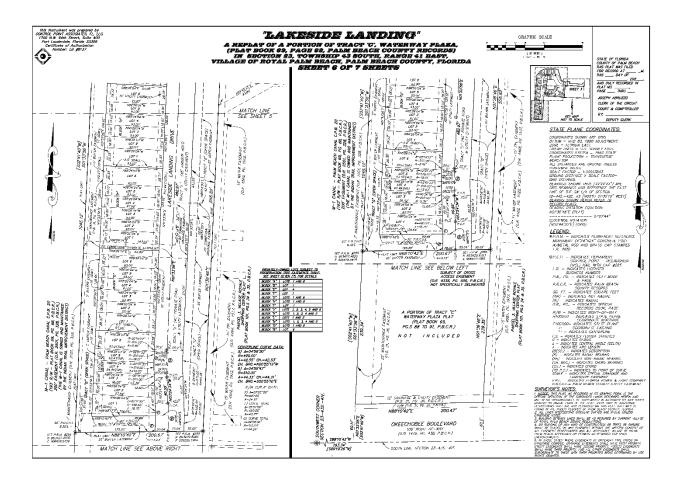
Initiator:	Village Manager	Agenda Date	Village Council	
Director of P & Z	Approval	01-16-2025	Action	



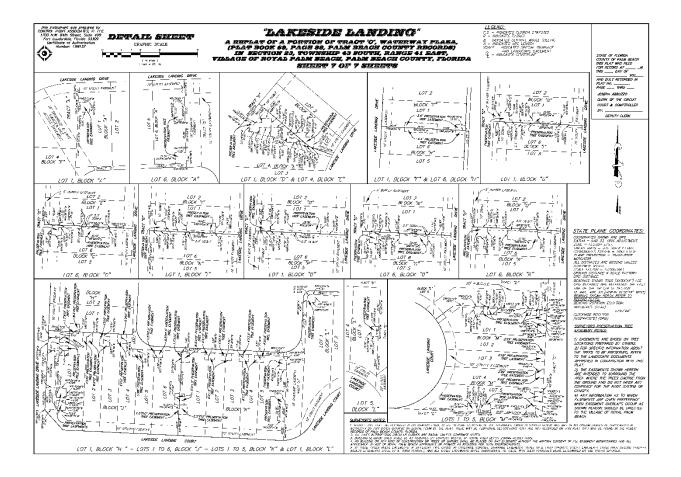
Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	01-16-2025	Action



Initiator:	Village Manager	Agenda Date	Village Council	
Director of P & Z	Approval	01-16-2025	Action	_
DILL III III III III III III III III III		0 11 0 0 0 11	\0.4.0E4.(ED).1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	



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



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

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:

SAID LANDS SITUATE LYING AND BEING IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA AND CONTAINING 534,519 SOUARE 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.