

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

Agenda Item

PUBLIC HEARING TO CONSIDER APPLICATION 21-56 (PP) AN APPLICATION BY WGI, INC. AND ADOPTION OF RESOLUTION NO. 22-14 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING PRELIMINARY PLAT APPROVAL TO PLAT ONE (1) PARCEL OF LAND TOTALING 12.28± ACRES; FOR A PROPERTY LOCATED ON THE NORTHWEST CORNER OF OKEECHOBEE BOULEVARD AND ROYAL PALM BEACH BOULEVARD, BY AGENT: LINDSAY LIBES.

Issue:

This is an application for Preliminary Plat approval to Plat one (1) parcel of land totaling 12.28± acres, 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). The proposed Preliminary Plat is a companion application to a Site Plan Application on the agenda, specifically Application No. 20-114 (SPM, AAR). This Preliminary Plat is consistent with the proposed Site Plan Application. Please find attached an illustration of the Preliminary Pat.

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

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

At the request of the Applicant, this item was postponed at the June 16, 2022 Village Council meeting in order to revise the Site Plan and Landscape Plan to include a 5-foot buffer along the west property line where the proposed plans at the time showed no buffer along the west property line.

This item was originally considered by the Planning and Zoning Commission at its regular meeting on May 24, 2022 and was recommended for Approval by a vote of 4-0. Subsequently the Planning and Zoning Commission at its regular meeting on May 23, 2023 recommended Approval of Application No. 21-56 (PP) by a vote of 5-0.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	6-15-2023	Action

Recommended Action:

Village Staff is recommending Approval of Application No. 21-56 (PP) and adoption of Resolution No. 22-14.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	6-15-2023	Action

RESOLUTION NO. 22-14

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 21-56 (PP) – THE APPLICATION OF THE WGI, INC. – PERTAINING TO PRELIMINARY PLAT APPROVAL FOR ONE PARCEL OF LAND TOTALING 12.28± ACRES 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. 21-56 (PP) was presented to the Village Council at its public hearing conducted on June 15, 2023; 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 Zoning 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. 21-56 (PP), THE APPLICATION OF WGI, INC., ON ONE PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLEASE SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Was approved, subject to the following conditions:

PLEASE SEE EXHIBIT “B” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 15th day of June, 2023.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Lakeside Landing
Application No. 21-56 (PP)
Resolution No. 22-14

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. 21-56 (PP)
Resolution No. 22-14

1. Site Specific Conditions of Approval:

- A. No Engineering permit applications shall be accepted prior to the Preliminary Plat approval by Village Council.
- 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, prior to Final Plat Approval. The governing documents shall be approved by the Village Attorney prior to recording.