

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

**Agenda Item:**

**A PUBLIC HEARING TO CONSIDER APPLICATION NO. 23-129 (CONTR) AND ORDINANCE NO. 1042 ON FIRST READING, AN APPLICATION BY URBAN DESIGN STUDIO, SEEKING THE DE-ANNEXATION OF A PARCEL OF LAND TOTALING 3.742± ACRES MORE OR LESS, LOCATED ON THE NORTH SIDE OF WEISMAN WAY APPROXIMATELY 1,780 FEET WEST OF SANSBURYS WAY; BY LENTZY JEAN-LOUIS.**

**Issue:**

The Applicant is proposing a de-annexation of a parcel of land totaling 3.742± acres of land located on the north side of Weisman Way approximately 1,780 feet west of Sansburys Way. If approved by the Village Council, the parcel of land will revert back into Unincorporated Palm Beach County. The parcel is currently vacant and is primarily used for parking for the South Florida Fairgrounds. The Applicant states that the purpose for this de-annexation request is to allow the Fairgrounds to consolidate this parcel which they own with the other parcels of the fairgrounds in order to Master Plan all properties collectively within Unincorporated Palm Beach County. For an illustration of the location of the parcel and current Zoning Map, please refer to **Attachment A**.

It is important to note that this parcel was part of a 90.5-acre annexation of the Sawgrass Center into the Village via ordinance No. 319 in 1989 but is only contiguous to Village property at the extreme northwest corner of the parcel. Except for at the northwest corner, the parcel requested for de-annexation is adjacent to unincorporated County property on the north, east, south and west sides as shown in **Attachment A**.

Staff has reviewed this request and feels that the owner of the property is better served by de-annexing back into Unincorporated Palm Beach County and therefore is recommending Approval of this application.

The Local Planning Agency considered Application No. 23-129 on February 27, 2024 and recommended Approval by a vote of 5-0.

**Recommended Action:**

Staff is recommending Approval of Application No. 23-129 and Ordinance No. 1042 on first reading.

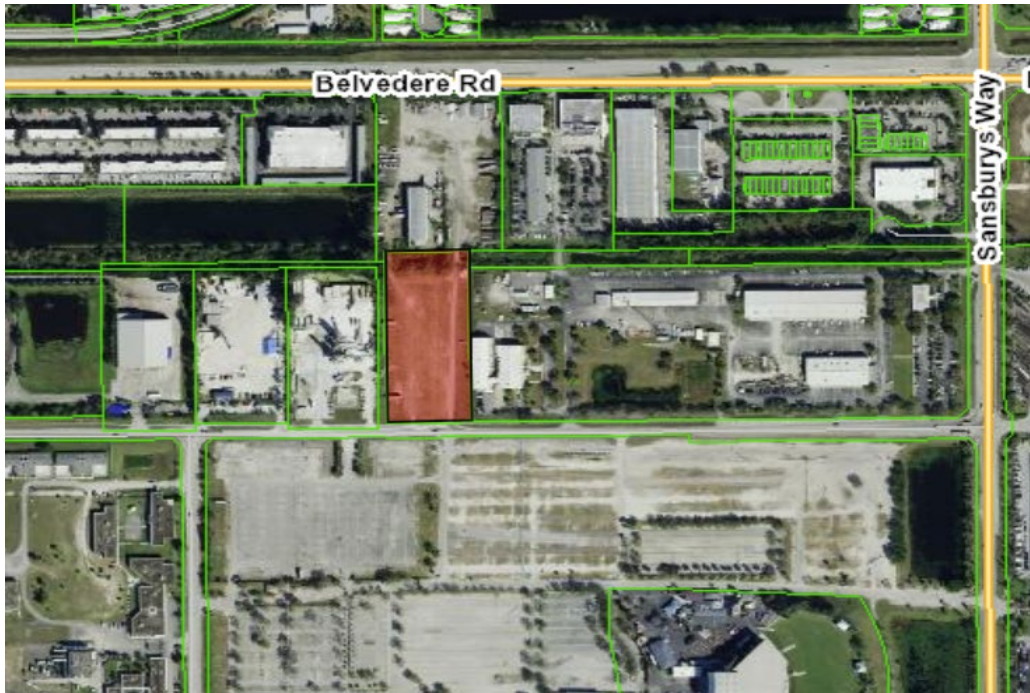
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Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	3/21/24	Action

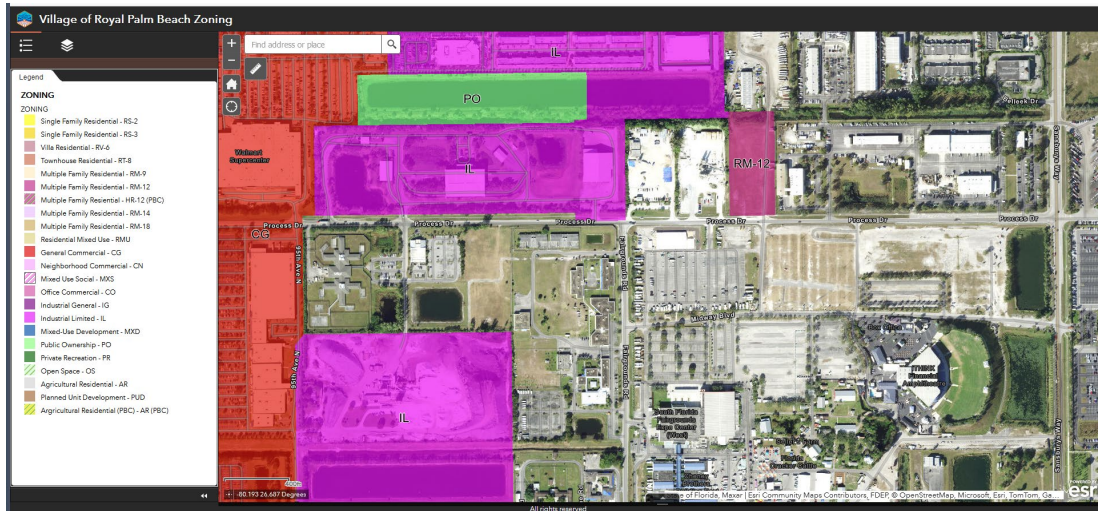
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**Attachment A  
Parcel Location Maps  
Application No. 23-129 (CONTR)  
South Florida Fair De-Annexation  
Ordinance No. 1042**

Directly below is an aerial photograph showing the parcel requested for de-annexation.



Directly below is the Village's current Zoning Map showing the parcel requested for de-annexation.



Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	3/21/24	Action

**ORDINANCE NO. 1042**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, FOR THE VOLUNTARY CONTRACTION (DE-ANNEXATION) OF THE VILLAGE BOUNDARY BY DE-ANNEXING 3.742± ACRES MORE OR LESS OF REAL PROPERTY, GENERALLY LOCATED ON THE NORTH SIDE OF WEISMAN WAY APPROXIMATELY 1,780 FEET WEST OF SANSBURY WAY, MORE PARTICULARLY AND LEGALLY DESCRIBED ON EXHIBIT A, ATTACHED HERETO AND FULLY INCORPORATED HEREIN BY THIS REFERENCE; PROVIDING FOR THE AMENDMENT OF THE VILLAGE BOUNDARIES TO CONTRACT THE SUBJECT PROPERTY FROM THE VILLAGE BOUNDARIES; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Chapter 171, Florida Statutes, provides the exclusive method of municipal annexation or contraction in order to ensure sound urban development and efficient provision of urban services; and

WHEREAS, the Village of Royal Palm Beach is in receipt of privately-initiated Application No. 23-129 requesting the contraction (de-annexation) of a parcel of land totaling 3.742± acres identified as Parcel Control Number 72-42-43-27-05-007-0073, such property described in Exhibit “A” and illustrated in Exhibit “B”, and incorporated herein by reference; and

WHEREAS, this property was annexed into the Village of Royal Palm Beach by Ordinance No. 319 adopted on December 20, 1989 as part of the larger “Sawgrass Center” annexation which included a total of 90.5 acres of land; and

WHEREAS, the Owner, through Agent Urban Design Studio, has requested that the Village de-annex this parcel to ensure that the parcel is included in master planning efforts and future improvements of the South Florida Fair property; and

WHEREAS, this parcel fails to meet all of the criteria of Chapter 171.043, F.S., specifying the character of an area that may be annexed upon the proposal of a municipality; and

WHEREAS, this parcel has not been developed for urban purposes and is currently vacant property; and

WHEREAS, this parcel does not lie between the Village and an area to be served by the Village services; and

WHEREAS, the contraction of this parcel will not result in a portion of the Village becoming noncontiguous with the rest of the municipality; and

WHEREAS, upon adoption of this Ordinance, the municipal boundary lines of the Village of Royal Palm Beach shall be redefined to exclude the subject real property; and

WHEREAS, the Village of Royal Palm Beach has complied with all notice requirements of Sections 171.051, 171.0413 and 171.042, Florida Statutes, that pertain to this Ordinance; and

WHEREAS, it is the opinion of the Village Council of the Village of Royal Palm Beach that it would be in the best interests of the Village that the real property described herein be de-annexed out of the Village.

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

Section 1: The above recitals are true and correct, and are hereby incorporated and made an integral part of this Ordinance.

Section 2: The land consisting of approximately 3.742± acres, more or less, legally described as set forth on Exhibit “A” and made a part hereof, and as depicted on the map attached hereto as Exhibit “B” and made a part hereof, is hereby de-annexed from the Village of Royal Palm Beach, Florida pursuant to Section 171.051, Florida Statutes, from the effective date of this ordinance.

Section 3: To that end:

(a) Within seven (7) days of the adoption of this Ordinance, the Village Clerk shall file a copy of said Ordinance with the Clerk of the Court of Palm Beach County, Palm Beach County, the Florida Department of State, and with such other agencies and entities as may be required by law or otherwise desirable.

(b) The Village Manager, or designees within Village management staff, shall ensure that the property contracted/de-annexed by this Ordinance is removed from the Village of Royal Palm Beach Comprehensive Plan, the Official Zoning Map of the Village of Royal Palm Beach and the map of the limits of the Village of Royal Palm Beach in an expeditious manner.

(c) The Village Manager, or designees, are hereby authorized and directed to legally describe and map the revised limits of the Village of Royal Palm Beach and to take any and all appropriate actions or propose actions to the Village Council as may be authorized in accordance with controlling law.

Section 4: All Ordinances of parts of Ordinances in conflict herewith are hereby repealed.

Section 5: Should any Section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or any part thereof other than the part to be declared invalid.

Section 6: This Ordinance shall take effect immediately upon adoption.

FIRST READING this 21st day of March, 2024.

SECOND AND FINAL READING this 18th day of April, 2024.

VILLAGE OF ROYAL PALM BEACH

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FRED PINTO, MAYOR

ATTEST:

(SEAL)

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DIANE DISANTO, VILLAGE CLERK

**EXHIBIT "A"**  
**METES AND BOUNDS LEGAL DESCRIPTION FOR PROPERTY TO BE DE-ANNEXED**

LEGAL DESCRIPTION:

**METES AND BOUNDS DESCRIPTION FOR PROPERTY TO BE DE-ANNEXED**

A PARCEL OF LAND BEING A PORTION OF TRACT 7, BLOCK 7, LESS THE EASTERLY 735.00 FEET AND THE SOUTHERLY 25.00 FEET TOGETHER WITH A PORTION OF THE EASTERLY 25 FEET OF THE 50 FOOT ABANDONED RIGHT-OF WAY AS SHOWN IN PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID TRACT 7, BLOCK 7, THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 7, BLOCK 7, S89°00'00"W A DISTANCE OF 735.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE N01°03'10"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE, ALONG A LINE 25 FEET NORTH OF, AND PARALLEL WITH SAID SOUTHERLY LINE S89°00'00"W A DISTANCE OF 256.05 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT 7; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 7; N01°03'10"W A DISTANCE OF 597.49 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE PLAT OF ROYAL PALM BEACH BUSINESS PLAZA, AS RECORDED IN PLAT BOOK 106, PAGE 84 AND THE WESTERLY LINE OF SAID TRACT 7; THENCE ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY PLAT LINE, S89°00'00"W A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF A 50 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN PLAT BOOK 2, PAGE 45 TO 54, AND ABANDONED IN OFFICIAL RECORD BOOK xxx, PAGE xxx; THENCE ALONG SAID CENTERLINE, N01°03'10"W A DISTANCE OF 35.71 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID TRACT 7; THENCE ALONG THE NORTHERLY LINE AND ITS EXTENSION OF SAID TRACT 7; N89°00'00"E A DISTANCE OF 281.05 FEET TO A POINT ON A LINE THAT IS 735 FEET WESTERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID TRACT 7; THENCE, ALONG SAID PARALLEL LINE, S01°03'10"E A DISTANCE OF 633.20 FEET TO THE POINT OF BEGINNING;  
CONTAINING 3.742 ACRES

**EXHIBIT "B"**  
**MAP OF DE-ANNEXATION AREA**



**CONTRACTION LOCATION MAP**