

Agenda Item # R - 4

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 23-187 (RZ), AN APPLICATION BY BAR EDUCATION, INC., AND APPROVAL OF ORDINANCE NO. 1045 ON FIRST READING, THE APPLICANT IS SEEKING A ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF ONE PARCEL TOTALING 0.235± ACRES FROM THE VILLAGE'S PUBLIC OWNERSHIP (PO) ZONING DISTRICT TO THE VILLAGE'S INDUSTRIAL GENERAL (IG) ZONING DISTRICT, FOR A PROPERTY LOCATED ON 6846 SEMINOLE PALMS DRIVE. BY AGENT: HEATHER JO ALLEN, ESQ., OF BAR EDUCATION, INC.

Issue:

The Applicant is seeking a Rezoning Approval to rezone a 0.235± acre parcel from the Village's Public Ownership (PO) Zoning District to the Industrial General (IG) Zoning District, for a property located at 6846 Seminole Palms Drive. The property is currently vacant. The Applicant has indicated in their Justification Statement that the ultimate goal is to develop the property for the purpose of providing additional parking lot area for the existing Primrose School.

Overall, in reviewing the proposed Rezoning and Zoning Map Amendment designating the parcel as Industrial General (IG), Village Staff considered compatibility with adjacent land uses; consistency with the Village's Comprehensive Plan; Zoning Code of Ordinances; and whether the action requested will exacerbate any existing public facility capacity deficits in regards to the roadway network, sanitary sewer, solid waste, drainage, potable water, and recreation and open space. Finally, the proposed Rezoning request is consistent with the requirements of Chapter 163, F.S., concerning the requirements for the processing of zoning amendments.

The Planning and Zoning Commission considered the application on March 26, 2024, and recommended Approval by a vote of 5-0.

Recommended Action:

S Staff is recommending Approval of Application No. 23-187 (RZ) and Ordinance No. 1045, on first reading.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P&Z	Approval	4/18/2024	Action

ORDINANCE NO. 1045

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY WITHIN THE CORPORATE LIMITS OF THE VILLAGE; WHICH PROPERTY CONSISTS OF ONE (1) PARCEL OF LAND COMPRISING A TOTAL OF 0.235± ACRES, MORE OR LESS, LOCATED AT 6846 SEMINOLE PALMS DRIVE, INFORMALLY KNOWN AS “PRIMROSE SCHOOL ADDITIONAL PARKING”; PROVIDING THAT THIS PARCEL OF REAL PROPERTY WHICH IS MORE SPECIFICALLY DESCRIBED HEREIN SHALL BE ASSIGNED THE VILLAGE ZONING DESIGNATION OF “IG INDUSTRIAL GENERAL”; PROVIDING THAT THE ZONING MAP OF THE VILLAGE OF ROYAL PALM BEACH BE AMENDED TO REFLECT THE PROPER DESIGNATION FOR THIS PARCEL OF REAL PROPERTY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, after duly noticed public hearings, held pursuant to Florida Statutes, the Village Council does hereby find, determine and declare that the public health, safety and general welfare of the citizens of the Village of Royal Palm Beach are best served by assigning this one (1) parcel of real property described hereinbelow, located within the Village, the zoning designation of “IG Industrial General.”

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

Section 1: That certain parcel of real property located within the corporate limits of the Village of Royal Palm Beach consisting of a total of 0.235± acres located at 6846 Seminole Palms Drive, informally known as “Primrose School Additional Parking”, is hereby zoned Village Zoning Designation “IG Industrial General,” a change from the previous Village Zoning Designations of PO Public Ownership, and are legally described as follows:

(See Exhibit A attached hereto for legal description)

Section 2: The Village Zoning Map is hereby amended to conform to this Ordinance, and the appropriate officials of the Village are instructed to make the necessary changes to the official Village Zoning Map.

Section 3: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

Section 4: 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 of this Ordinance.

Section 5: This Ordinance shall take effect immediately upon passage.

FIRST READING this 18th day of April, 2024.

SECOND AND FINAL READING this 16th day of May, 2024.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

(SEAL)

ATTEST:

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Primrose School Additional Parking
Application No. 23-187(RZ)
Ordinance No. 1045

LEGAL DESCRIPTION:

DESCRIPTION:

ALL THAT PIECE AND PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 35:

THENCE ALONG THE QUARTER SECTION LINE OF SAID SECTION 35, SOUTH 00°11'48" WEST A DISTANCE OF 2481.25 FEET TO A POINT AT THE SOUTHEAST CORNER OF BLOCK 11 OF THE PARTIAL RE-PLAT OF SECTION 2 OF PALM BEACH COLONY AS DESCRIBED IN PLAT BOOK 28 PAGES 211 THROUGH 213, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE SOUTH LINE OF SAID PLAT, SOUTH 90°00'00" WEST A DISTANCE OF 480.50 FEET TO A POINT;

THENCE DEPARTING SOUTH LINE OF SAID PLAT, SOUTH 00°00'00" EAST A DISTANCE OF 538.45 FEET TO A POINT;

THENCE ALONG THE SOUTH LINE ON THE APPARENT SOUTHERLY RIGHT OF WAY OF SEMINOLE PALMS DRIVE, SOUTH 90°00'00" EAST A DISTANCE OF 68.67 FEET TO A POINT AND THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST A DISTANCE OF 149.99 FEET TO A POINT;

THENCE NORTH 89°56'43" EAST A DISTANCE OF 68.25 FEET TO A POINT;

THENCE NORTH 00°00'00" WEST A DISTANCE OF 148.00 FEET TO A POINT;

THENCE NORTH 59°54'04" WEST A DISTANCE OF 3.84 FEET TO A POINT ON THE SAID APPARENT SOUTHERLY RIGHT OF WAY OF SEMINOLE PALMS DRIVE;

THENCE ALONG SAID APPARENT SOUTHERLY RIGHT OF WAY OF SEMINOLE PALMS DRIVE NORTH 90°00'00" WEST A DISTANCE OF 64.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL ENCOMPASSING IN AREA OF 10,231 SQUARE FEET OR 0.235 ACRES, MORE OR LESS.