Agenda Item # <u>R - 14</u>

## 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 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 BOULEVARD BEACH OKEECHOBEE AND ROYAL PALM BOULEVARD. BY AGENT: EDWIN MULLER.

Issue:

This is an application for Preliminary Plat approval to Plat one (1) parcel of land totaling 12.28<u>+</u> 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 Plat.

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

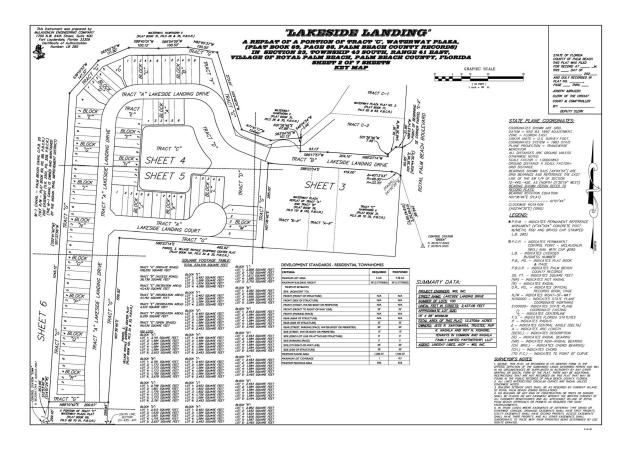
- Sec. 22-22 *Preliminary Plat Requirements Generally.:* the plat contains all of the information required;
- The platted property meets all dimensional requirements of the zoning districts that are within the platted area.

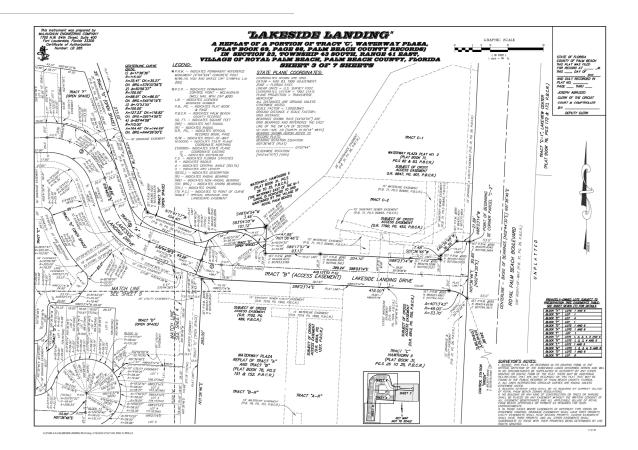
The Planning and Zoning Commission considered the application on May 24, 2022, and recommended approval by a vote of 4-0.

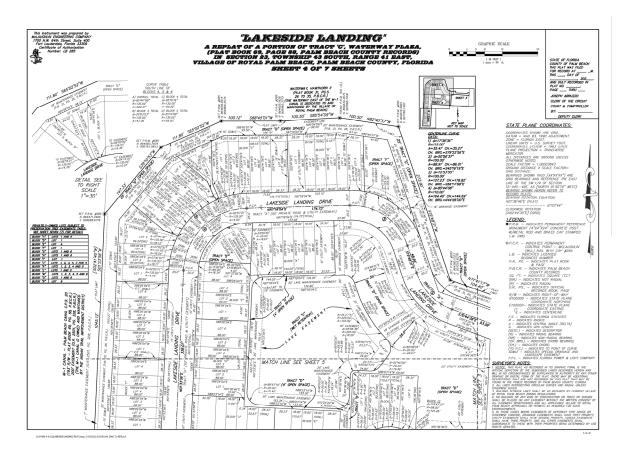
## **Recommended Action:**

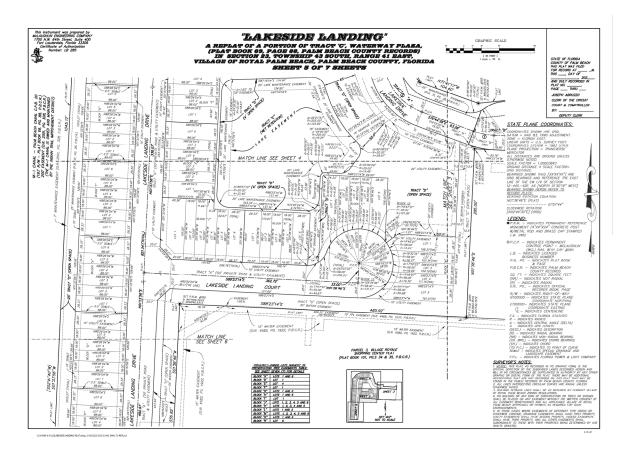
Staff is recommending Approval of Application No. 21-56 (PP) and adoption of Resolution 22-14.

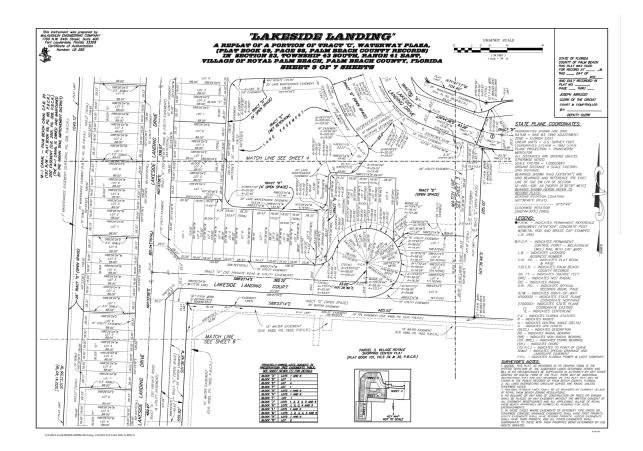
Initiator:	Village Manager	Agenda Date	Village Council
P & Z Director	Approval	6/16/2022	Action

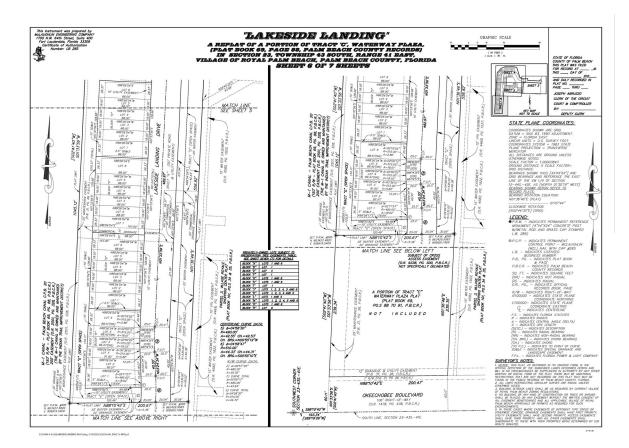


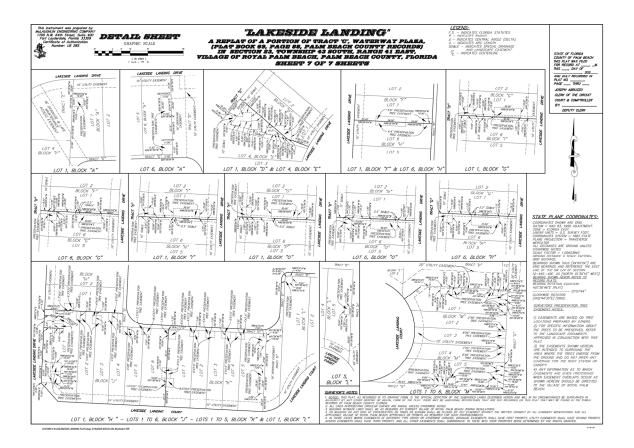












#### **RESOLUTION NO.** 22-14

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 16, 2022; 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 <u>16th</u> day of June, 2022.

# 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) Res. No. 22-14

#### 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 OFROYAL PALM BEACH, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

DEGINING 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 8823'14" WEST, A DISTANCE OF 21.89 FEET; 2) THENCE SOUTH 45'36'46" 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 20.410 FEET; 2) THENCE SOUTH 89'757" WEST, A DISTANCE OF 93.13 FEET; 6) THENCE NORTH 01'36'46" KEST, A DISTANCE OF 47.88 FEET TO THE END OF SAID SIX (6) COURSES AND DISTANCES, 1) THENCE SOUTH 89'757" WEST, A DISTANCE OF 3.46 FEET; 2) THENCE SOUTH 65'0'0' WEST, A DISTANCE OF 3.46 FEET; 2) THENCE SOUTH 65'0'1' WEST, A DISTANCE OF 3.46 FEET; 2) THENCE SOUTH 65'0'1' WEST, A DISTANCE OF 7.48 BOUNDARY OF TRACT "C" THE FOLLOWING TEN (10) COURSES AND DISTANCES, 1) THENCE SOUTH 48'0'54" WEST, A DISTANCE OF 2.43.90 FEET; 5) THENCE NORTH 714'1'7" WEST, A DISTANCE OF 104.40 FEET; 4) THENCE NORTH 19'48'01" WEST, A DISTANCE OF 2.390 FEET; 5) THENCE NORTH 82'40'37" WEST, A DISTANCE OF 101.20 FEET; 6) THENCE SOUTH 85'54'09" WEST, A DISTANCE OF 100.50 FEET; 7) THENCE SOUTH 88'50'1" WEST, A DISTANCE OF 100.12 FEET; 8) THENCE SOUTH 65'25'2 WEST, A DISTANCE OF 111.80 FEET; 9) THENCE SOUTH 48'0'4'2" EAST, A DISTANCE OF 100.12 FEET; 8) THENCE SOUTH 65'25'2 WEST, A DISTANCE OF 111.80 FEET; 9) THENCE SOUTH 48'0'4'2" EAST, A DISTANCE OF 20.67 FEET; 10) THENCE NORTH 10'3'56" WEST, A DISTANCE OF FOLLOWING SIX (6) COURSES AND DISTANCES; THENCE NORTH 88'0'42" EAST, A DISTANCE OF 20.67 FEET; 10) THENCE NORTH 0'3'36'46" EAST, A DISTANCE OF 556.82 FEET; 2) THENCE SOUTH 65'2'54" WEST, A DISTANCE OF 556.82 FEET; 2) THENCE SOUTH 65'2'54" WEST, A DISTANCE OF 556.82 FEET; 2) THENCE SOUTH 65'2'54" WEST, A DISTANCE OF 46'', 55', A DISTANCE OF 556.82 FEET; 2) THENCE SOUTH 65'3'46" EAST, A DISTANCE OF 556.82 FEET; 2) THENCE SOUTH 65'2

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) Res. No. 22-14

### 1. Site Specific Conditions of Approval:

- A. Applicant shall revise Preliminary Plat to remove Sheet 7 given withdrawal of original Waiver request #4.
- B. No Engineering permit applications shall be accepted prior to the Preliminary Plat approval by Village Council.
- C. 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.