

Agenda Item # R-1

Village of Royal Palm Beach
Village Council
Agenda Item Summary

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 22-7 (FP), AN APPLICATION BY R P LOGISTICS, LLC, AND ADOPTION OF RESOLUTION 22-18 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING FINAL PLAT APPROVAL TO REPLAT FOUR PARCELS OF LAND TOTALING 7.9 ± ACRES INTO ONE PARCEL FOR A PROPERTY LOCATED AT 1131, 1141, 1151 AND 1161 NORTH STATE ROAD 7. BY APPLICANT STEVEN E. MCCRANEY.

Issue:

The proposal is for an application for Final Plat approval for a 7.9± acre site to replat four vacant parcels into one parcel of land located at 1131, 1141, 1151, and 1161 North State Road 7 situated within the Aldi Park PID. The site is located within the Industrial Limited (IL) Zoning District. The request is associated with a Site Plan Approval and Architectural Approval to construct a 128,500 sq. ft. Office-Warehouse combination building and associated parking and landscaping on the subject parcel of land.

The Final Plat is consistent with the proposed development of the site. The proposed 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 properties meet all dimensional requirements of the Zoning Districts that are within the platted area.

At the Village Council Meeting on June 16, 2022, Village Council voted to postpone this application by a vote of 5-0 to a time certain meeting date of July 14, 2022, in order to allow the Applicant additional time to secure all of the required signatures on the Plat Mylars.

Subsequently, at the Village Council Meeting on July 14, 2022, Village Council voted to postpone this application by a vote of 5-0 to a time certain meeting date of August 18, 2022, in order to allow the Applicant additional time to secure all of the required signatures on the Plat Mylars. The Applicant has since provided the executed Plat Mylars to the Village.

Recommended Action:

Village Staff is recommending Approval of Application No. 22-7 (FP) and Resolution 22-18.

Initiator:	Village Manager	Agenda Date	Village Council
P & Z Director	Approval	8-18-2022	Action

Attachment A

Aldi Way Warehouse Plat

Application No. 22-7 (FP)

Resolution No. 22-18

The following illustration shows the "Aldi Way Warehouse" Plat.

LOCATION MAP
1"=1000'

ALDI WAY WAREHOUSE

BEING A REPLAT OF LOTS 5, 6, 7, AND 8 OF ALDI PARK AS RECORDED IN PLAT BOOK 116, PAGE 17 OF THE PALM BEACH COUNTY RECORDS, LYING IN SECTION 25, TOWNSHIP 43S, RANGE 41E, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ THIS _____ 2022 AND DAILY RECORDED IN PLAT BOOK _____ CHAPTERS _____ THROUGH _____ IN BOOK _____ OF THE COUNTY CLERK'S OFFICE.
BY: _____

DECARATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT RP LOGISTICS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE ROYAL PALM BEACH, FLORIDA, HAS CAUSED THIS PLAT TO BE RECORDED IN PLAT BOOK 116, PAGE 17 OF THE PALM BEACH COUNTY RECORDS, LYING IN SECTION 25, TOWNSHIP 43S, RANGE 41E, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA.

BEING PARCELS 5, 6, 7, AND 8 OF ALDI PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 116, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 25, TOWNSHIP 43S, RANGE 41E, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 5 OF SAID ALDI PARK, THENCE SOUTH 88°47'37" EAST, 204.84 FEET TO A POINT; THENCE SOUTH 89°12'42" EAST, 240.77 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHEASTLY DIRECTION, 78.68 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET TO A CENTRAL ANGLE OF 90°00'00" TO A POINT OF CURVATURE; THENCE SOUTH 07°00'12" WEST, 20.96 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTLY DIRECTION, 128.84 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 37.50 FEET TO A CENTRAL ANGLE OF 103°11'10" TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTLY DIRECTION, 110.00 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET TO A POINT OF CURVATURE; THENCE SOUTH 01°44'49" WEST, 85.85 FEET TO A POINT; THENCE NORTH 89°00'01" WEST, 89.84 FEET TO A POINT; THENCE NORTH 02°00'49" EAST, 104.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.902 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED AS SHOWN HEREON AND DO HEREBY DECLARE AS FOLLOWS:

1. LOT 1 AS SHOWN HEREON, IS HEREBY RESERVED FOR RP LOGISTICS LLC, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF ROYAL PALM BEACH AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

ALL PLATED UTILITIES EXISTING SHALL REMAIN. THAT SUCH EXISTENCES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HEREON TO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE UTILITIES AND SERVICES OF AN ELECTRIC UTILITY, GAS OR OTHER PUBLIC UTILITY IN THE AREA OF CABLE TELEVISION SERVICES. THE FACILITIES OF A PUBLIC UTILITY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER WHO IS PERSONALLY KNOWN TO ME AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2022.

RP LOGISTICS LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
BY: STEVEN MCKINNEY
MANAGER

WITNESS: _____
PRINT NAME: _____
COMMISSION NUMBER: _____

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

RP LOGISTICS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID OWNER AS STATED AND SHOWN HEREON, AND HEREBY AGREES TO MAINTAINANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2022.

RP LOGISTICS LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: STEVEN MCKINNEY
MANAGER

PRINT NAME: _____
COMMISSION NUMBER: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE IDENTIFICATION, _____ DAY OF _____, 2022, BY _____ RP LOGISTICS LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2022.

MY COMMISSION EXPIRES: _____ (DATE)

NOTARY STAMP

BY: _____ NOTARY PUBLIC
PRINT NAME: _____
COMMISSION NUMBER: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

I, _____ A DAILY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REGION DESCRIBED HEREIN AND THAT THE TITLE TO THE PROPERTY IS HELD BY RP LOGISTICS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT FEES, AND ALL OTHER FEES HELD SAID INSTRUMENT BY THE COUNTY HAVE BEEN PAID, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: _____ BY: _____

(PRINT NAME)
ATTORNEY AT LAW
LICENSED IN FLORIDA
FLORIDA BAR NO. _____

REVIEWING SURVEYOR STATEMENT

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, BEING ADOPTED BY THE BOARD OF VILLAGE ENGINEERS. NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.

THIS _____ DAY OF _____, 2022.

BY: BRIAN MERRITT, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 156889

VILLAGE APPROVAL

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THE PLAT OF ALDI WAY WAREHOUSE FOR RECORD THIS _____ DAY OF _____, 2022.

VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

BY: FRED FINKE
MAYOR

ATTEST: DAVE DENICO
VILLAGE CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE IDENTIFICATION, THIS _____ DAY OF _____, 2022, BY FRED FINKE, MAYOR AND DAVE DENICO, VILLAGE CLERK, ON BEHALF OF THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO THE INSTRUMENT IS THE SEAL OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2022.

MY COMMISSION EXPIRES: _____ (DATE)

NOTARY STAMP

BY: _____ NOTARY PUBLIC
PRINT NAME: _____
COMMISSION NUMBER: _____

VILLAGE ENGINEER

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22

BY: CHRISTOPHER MARSH, P.E. NO. 62560
VILLAGE ENGINEER

DATE: _____

SUMMARY INFORMATION - PLAT DATA

TOTAL ACRES	7.902 ACRES
NUMBER OF LOTS	1 LOT
NAMES OF STREETS	NONE
LINEAL FEET IN STREETS	NONE
APPROXIMATE LOT DIMENSIONS	390' X 890'
APPROXIMATE LOT SIZE	7.902 ACRES OR 344,191 SQ. FT.

SUMMARY INFORMATION - NAMES

SUBDIVISION	ALDI WAY WAREHOUSE
OWNER(S)	RP LOGISTICS LLC 195 S. DRANNE AVENUE, SUITE 1130 ORLANDO, FL 32801
DEVELOPER	MCKINNEY PROPERTY COMPANY 195 S. DRANNE AVENUE, SUITE 1130 ORLANDO, FL 32801
ENGINEER	MARK SHIPLEY SHIPLEY & ASSOCIATES, INC. 1506 COMMERCIAL LANE, SUITE 2 JACKSONVILLE, FL 32218
SURVEYOR	BY: <u>JIM SULLIVAN, PSM</u> 2025 VISTA PARKWAY WEST PALM BEACH, FL 33411

SURVEYOR NOTES

- NOTICE, THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL EDITION OF THE SUBDIVISION LANDS DESCRIBED HEREON AND SHALL BE SO CONSIDERED. ANY REVISIONS OR AMENDMENTS TO THIS PLAT MUST BE FILED WITH THE COUNTY CLERK'S OFFICE AND RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83). THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTRELINE OF ALDI WAY HAVING A BEARING OF SOUTH 89°00'01" EAST.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT THIRDS CROSS OR OTHERWISE CONFLICT, EASEMENTS SHALL HAVE FIRST PRIORITY. UNLESS OTHERWISE STATED, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY. ACCESS EASEMENTS SHALL SUPERSEDE TO THESE WITH THEIR PROPERTIES BEING DETERMINED BY USE RIGHTS GRANTED.
- NO BILLING OR ANY KIND OF CONTRIBUTION OR FEES OR SHARIS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCUMBRANCES.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

SURVEYOR & MAPPER CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION AND UNDER MY PERSONAL RESPONSIBILITY AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA AND THAT I AM A MEMBER OF THE SURVEYING AND MAPPING SOCIETY OF FLORIDA. I HEREBY CERTIFY THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

THIS _____ DAY OF _____, 2022.

JIM SULLIVAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 156889

SHEET 1 OF 2

REFRESHED BY: **IVWGI**

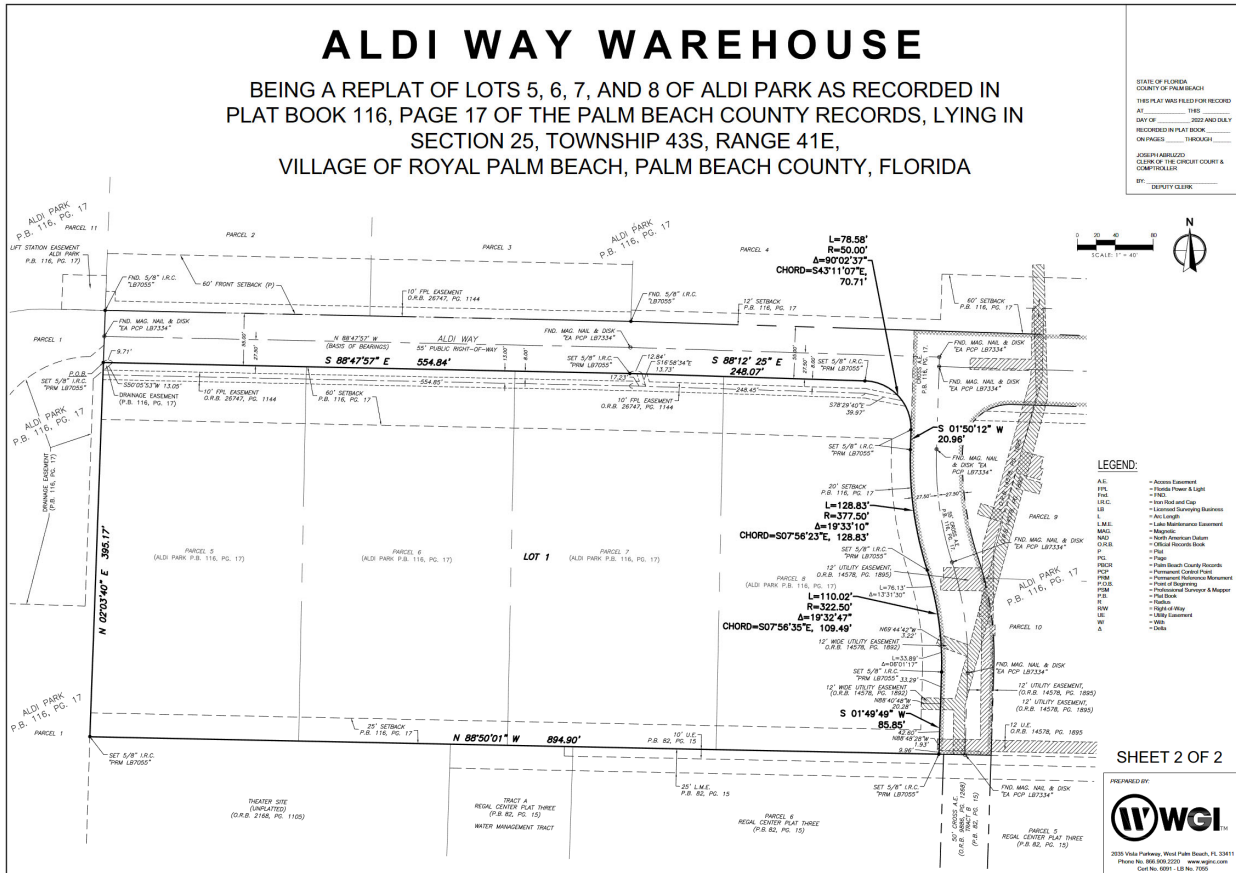
2025 Vista Parkway, West Palm Beach, FL 33411
Phone No. 561-999-2222 www.ivwgi.com
Cert. No. 6091 - LE No. 7355

Initiator:	Village Manager	Agenda Date	Village Council
P & Z Director	Approval	8-18-2022	Action

\\royalpalmbeach\files\P&Z\Project Files 12-11-02\Aldi\22-7 (FP) Aldi Way Warehouse\Board Documents\AIS & Staff Report\Agenda Item Summary\22-7 (FP) Aldi Way Warehouse Agenda Item VC-2.docx

Attachment A
Aldi Way Warehouse Plat
Application No. 22-7 (FP)
Resolution No. 22-18

The following illustration shows the "Aldi Way Warehouse" Plat.



Initiator:	Village Manager	Agenda Date	Village Council
P & Z Director	Approval	8-18-2022	Action

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RESOLUTION NO. 22-18

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 22-7 (FP) – THE APPLICATION OF R P LOGISTICS, LLC - PERTAINING TO FINAL PLAT APPROVAL TO REPLAT FOUR PARCELS OF LAND TOTALING 7.9± ACRES INTO ONE PARCEL FOR A PROPERTY LOCATED AT 1131, 1141, 1151 AND 1161 NORTH STATE ROAD 7 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. 22-7 (FP) was presented to the Village Council at its public hearing conducted on August 18, 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 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. 22-7 (FP), THE APPLICATION OF R P LOGISTICS, LLC, 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 18th day of August, 2022.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Aldi Way Warehouse
Application No. 22-7 (FP)
Resolution 22-18

Directly below is the Legal Description:

Parcels 5, 6, 7 and 8, ALDI PARK, according to the Plat thereof, recorded in Plat Book 116, Page 17, of the Public Records of Palm Beach County, Florida.