

Village of Royal Palm Beach
Village Council
Agenda Item Summary

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION 22-100 (SPM, AAR) AN APPLICATION BY COTLEUR AND HEARING AND RESOLUTION 22-28 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL TO CONSTRUCT A 5.77± ACRE RECREATION PUBLIC PARK WITH MULTI-DISCIPLINARY ATHLETIC COURTS, OPEN SPACE, FOUR (4) OUTDOOR PAVILIONS, A RESTROOM FACILITY, AND A PLAYGROUND, FOR A PROPERTY LOCTED AT 900 CRESTWOOD BOULEVARD: BY AGENT DONALDSON HEARING OF COTLEUR AND HEARING.

Issue:

The Applicant is seeking Site Plan Modification and Architectural Approval for a 5.77± acre Recreation Site located at for a property located at 900 Crestwood Boulevard. The proposed Site Plan includes multi-disciplinary athletic courts (basketball, pickleball, tennis, and volleyball), open space, four (4) outdoor pavilions, a restroom facility, and a playground.

The Applicant is also seeking Architectural Approval for various buildings and landscaping.

Overall, the proposed Site Plan Modification and Architectural Approval is in conformance with the Village's requirements for these types of recreational public parks and consistent with the requirements of the Single-Family Residential (RS-3) Zoning District.

The Planning and Zoning Commission considered the application on September 27, 2022, and recommended Approval by a vote of 4-0.

Recommended Action:

Staff is recommending Approval of Application No. 22-100 (SPM, AAR) and Resolution No. 22-28.

| Initiator | Village Manager | Agenda Date | Village Council |
|-------------------|-----------------|-------------|-----------------|
| Director of P & Z | Approval | 10-20-2022 | Action |

Z:\Project Files 12-11-02\Village Royal Palm Beach Projects\Crestwood Park (SPM, AAR)\Board Documents\AIS & Staff Report\Agenda Item Summary\22-100 (SP, AAR) VRPB Crestwood Park Agenda Item VC.doc

Village of Royal Palm Beach - Staff Report

Project Name: VRPB Crestwood Park

Application: 22-100 (SP, AAR) and Res. No. 22-28

Applicant/Agent: Cotleur and Hearing
Donaldson Hearing
1934 Commerce Lane Suite 1
Jupiter, FL 33458

Property Owner: Village of Royal Palm Beach
1050 Royal Palm Beach Boulevard
Royal Palm Beach, FL 33411

Request: Site Plan Modification and Architectural and Aesthetic to construct a 5.77± acre recreational public park, for a property located at 900 Crestwood Boulevard.

Hearings: Planning and Zoning Commission: September 27, 2022
Village Council: October 20, 2022

Recommendation: Approval

II. Site Data:

Site Area: 5.77± acres

Property Control Numbers: 72-41-43-15-13-006-0000

Existing Land Use: Vacant

Existing FLUM Designation: Single Family Residential (SF)

Proposed FLUM Designation: N/A

Existing Zoning District: Single Family Residential (RS-3)

Proposed Zoning: N/A

| Table 1: Adjacent Existing, Future Land Uses, and Zoning | | | |
|--|----------------|--------------------------------|----------------------------------|
| Dir. | Existing: | FLUM: | Zoning: |
| North | Bellasera | Single Family (SF) | Residential Single Family (RS-3) |
| South | Saratoga Lakes | Single Family Residential (SF) | Planned Unit Development (PUD) |
| East | HL Johnson | School (SC) | Public Ownership (PO) |
| West | Bellasera | Single Family (SF) | Residential Single Family (RS-3) |

Directly below is an illustration showing the location of the site.



III. Intent of Petition:

The Applicant is seeking Site Plan Modification and Architectural Approval for a 5.77± acre Recreation Site located at for a property located at 900 Crestwood Boulevard. The proposed Site Plan Modification includes multi-disciplinary athletic courts (basketball, pickleball, tennis, and volleyball), open space, four (4) outdoor pavilions, a restroom facility, and a playground. For an illustration of the Site Plan please refer to **Attachment C**.

The Applicant is also seeking Architectural Approval for various buildings and landscaping. Please refer to **Attachment D** for the Landscape Plan and **Attachment E** for the Architecture for the buildings.

IV. History:

The subject properties are located at the northwest quadrant of Crestwood Blvd and the M-1 Canal. The subject site was assigned a Single Family Residential Land Use Designation on January 16, 2014, through the adoption of Ordinance 893 by Village Council. The Village

Council approved a Site Plan for a 385 unit single family Planned Unit Development through adoption of Resolution 15-34 on November 19, 2015. This portion of the overall site was conveyed to the Village to satisfy the public recreation requirement for the 385 residential units.

V. Analysis:

The Applicant is seeking Site Plan Modification and Architectural Approval for a 5.77± acre Recreation Site located at for a property located at 900 Crestwood Boulevard. The proposed Site Plan includes multi-disciplinary athletic courts (basketball, pickleball, tennis, and volleyball), open space, four (4) outdoor pavilions, a restroom facility, and a playground. For an illustration of the Site Plan please refer to **Attachment C**.

The Applicant is also seeking Architectural Approval for various buildings and landscaping. Please refer to **Attachment D** for the Landscape Plan and **Attachment E** for the Architecture for the buildings.

In reviewing this petition, Village staff considered conformity with the Village of Royal Palm Beach’s Zoning Code pertaining to the Single-Family Residential (RS-3) Zoning District. Specifically, the proposed project meets the requirements for the Single-Family Residential (RS-3) Zoning District as follows:

- | | | |
|----|--------------------------|--|
| 1. | Parcel size: | The overall site is 5.77± acres in size and exceeds the minimum area required for the Single-Family Residential (RS-3) Zoning District |
| 2. | Parcel width: | The overall site is over 634.16 feet wide and exceeds the minimum parcel width of 65 feet. |
| 3. | Setbacks: | The proposed buildings will be required to meet the required setbacks for this zoning district. |
| 4. | Pervious area: | The minimum pervious area of 20% has been provided. |
| 5. | Parking Requirements: | The site has provided adequate parking for this recreation facility. |
| 6. | Landscape Areas: | The Applicant is providing landscaping which is consistent with Village Code requirements. |
| 7. | Maximum Building Height: | The site complies with the 30 foot maximum height limitation of the Zoning District. |

Overall, the proposed Site Plan Modification and Architectural Approval is in conformance with the Village’s requirements for these types of recreational public parks and consistent with the requirements of the Single-Family Residential (RS-3) Zoning District.

VI. Staff Recommendation:

Staff is recommending Approval of Application No. 22-100 (SPM, AAR) and Resolution No. 22-28.

VII. Hearing History:

Planning and Zoning Commission:

The Planning and Zoning Commission considered the application on September 27, 2022, and recommended Approval by a vote of 4-0.

**Attachment A
Legal Description
VRPB Crestwood Park
Application No. 22-100 (SPM, AAR)
Resolution No. 22-28**

Directly below is the Legal Description:

Tract Rec-1 of the Plat of Crestwood North, as recorded in Plat Book 124 at Page 88
of the Public Records of Palm Beach County, Florida

Attachment B
Conditions of Approval
VRPB Crestwood Park
Application No. 22-100 (SPM, AAR)
Resolution No. 22-28

1. Development Order:

This development order constitutes approval for:

Site Plan Modification and Architectural Approval for the recreation site to include multi-disciplinary athletics (basketball, pickleball, tennis, and volleyball), open space, four (4) outdoor pavilions, a restroom facility, and a playground., the new model homes, the entry feature changes and various accessory structures.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied.

2. Site Specific Conditions:

- A. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- B. The site shall be maintained free of all trash at all times.
- C. Revise all plans to reflect all required changes and resubmit to the Village prior to the issuance of a building permit.

3. Standard Conditions:

- A. This site plan approval shall expire one (1) year from the date of council approval, unless appropriate applications for site plan extension are submitted pursuant to Sec. 26-66 of the Village Code of Ordinances. In no case shall the approval be extended beyond code-established time frames.
- B. Failure of the developer to comply with any of the Conditions of Approval at any time may result in the denial or revocation of building permits, issuance of a stop work order, denial of certificates of occupancy or the denial or revocation of other Village issued permits or approvals. Failure to commence development in a timely manner may also result in the revocation of development approval.
- C. While the site plan approval process requires the submission of certain preliminary drawings, plans and specifications, such items are subject to change to some degree during the detailed design and construction-permitting phase of the final approvals. Thus except where specifically noted herein, the specific Village Code provisions governing design standards will apply.
- D. All utility services shall be underground.
- E. Lighting shall be required on all roadways and parking facilities and shall be installed on all streets on which any building construction has commenced. No certificates of occupancy shall be issued until street lighting is installed and operating in accordance with the provisions of Section 22-50 (a)(10). Light spill over onto adjacent properties or roadways shall be less than 0.1-foot candles.
- F. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.
- G. Following Council approval, the applicant shall submit three (3) sets of final plans and one (1) electronic copy in .TIF format.

- H. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of site construction engineering plans and an electronic copy in .TIF format to the Engineering Department for review and approval. Site construction plans shall include a final signed off version of the site plan. Allow 30 days for review and comment. A certified cost estimate for the total site development shall be included in the engineering submittal.
- I. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- J. Prior to the issuance of any building permit or conditional building permit the following must be completed:
 - 1. No building permits shall be issued until the construction drawings have been approved.
 - 2. The site plan, plat and engineering drawings must be submitted in AutoCAD electronic format.

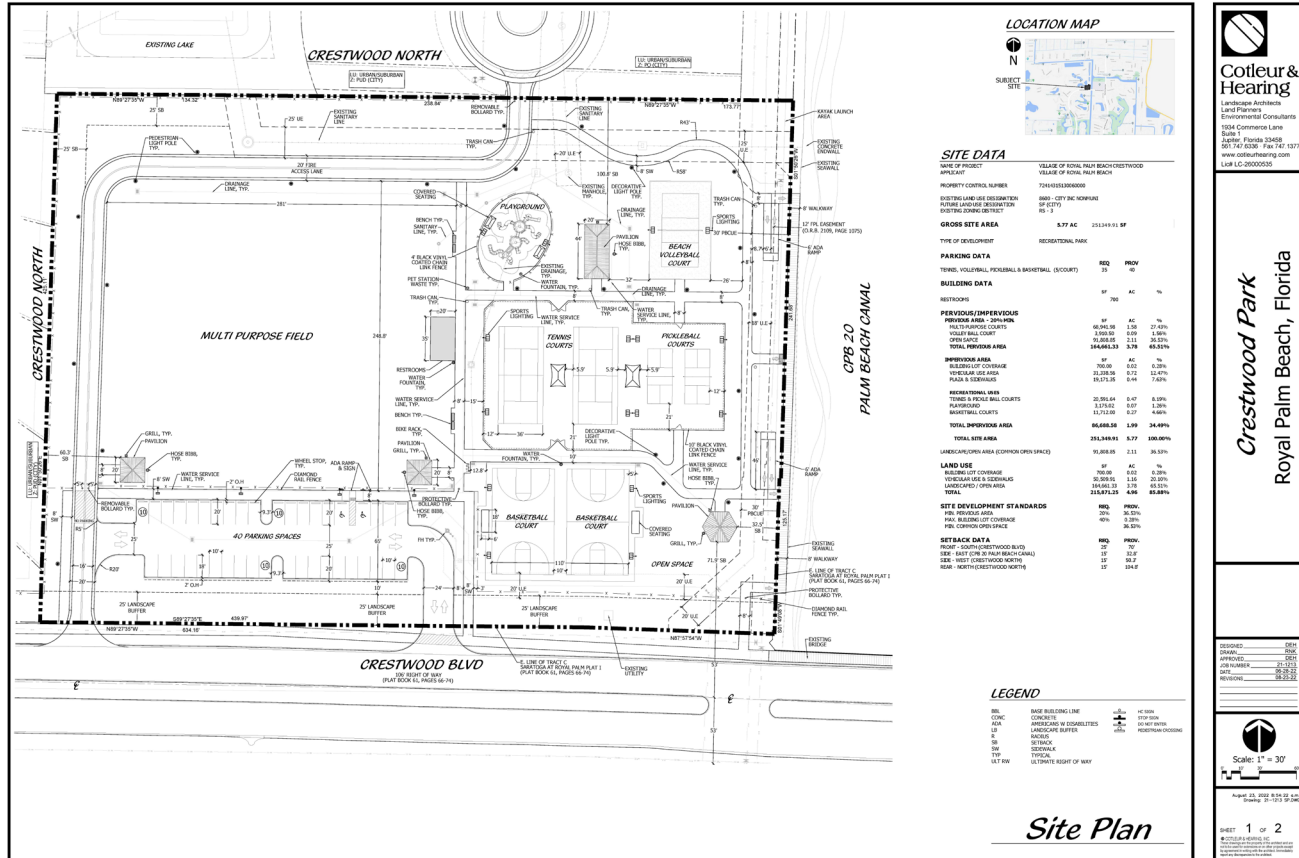
4. Landscaping Conditions:

- A. Prior to the issuance of a Certificate of Occupancy the developer's Registered Landscape Architect shall provide a signed and sealed statement of completion.
- B. Vegetation removal shall not commence until a building permit has been applied for and vegetation removal permits have been issued.
- C. The property owner/s or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- D. All perimeter landscape buffers shall be installed prior to issuance of the first certificate of occupancy.
- E. The developer shall submit a landscape maintenance plan to the Village Landscape Inspector prior to the issuance of a Certificate of Occupancy.
- F. The landscape plan shall be revised and resubmitted to the Village to ensure that all landscaping is located outside of all easements prior to the issuance of a building permit.
- G. All shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, but must be maintained at no less than thirty-six inches (36) in height.
- H. The practice of "hat racking" defined as the severe cutting back of branches, making internodal cuts to lateral limbs, leaves branch stubs larger than 1 inch in diameter within the tree's crown, is strictly prohibited for all trees listed in the approved landscape plan for installation. Trees shall be allowed to grow in a shape natural to their species, and shall only be pruned to remove limbs or foliage which presents a hazard to power lines or structures, or to remove dead, damaged or diseased limbs. In no case shall pruning result in trees which are smaller than the minimum requirements for spread or height, or are unnaturally shaped.
- I. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

6. Planning Commission Imposed Conditions:

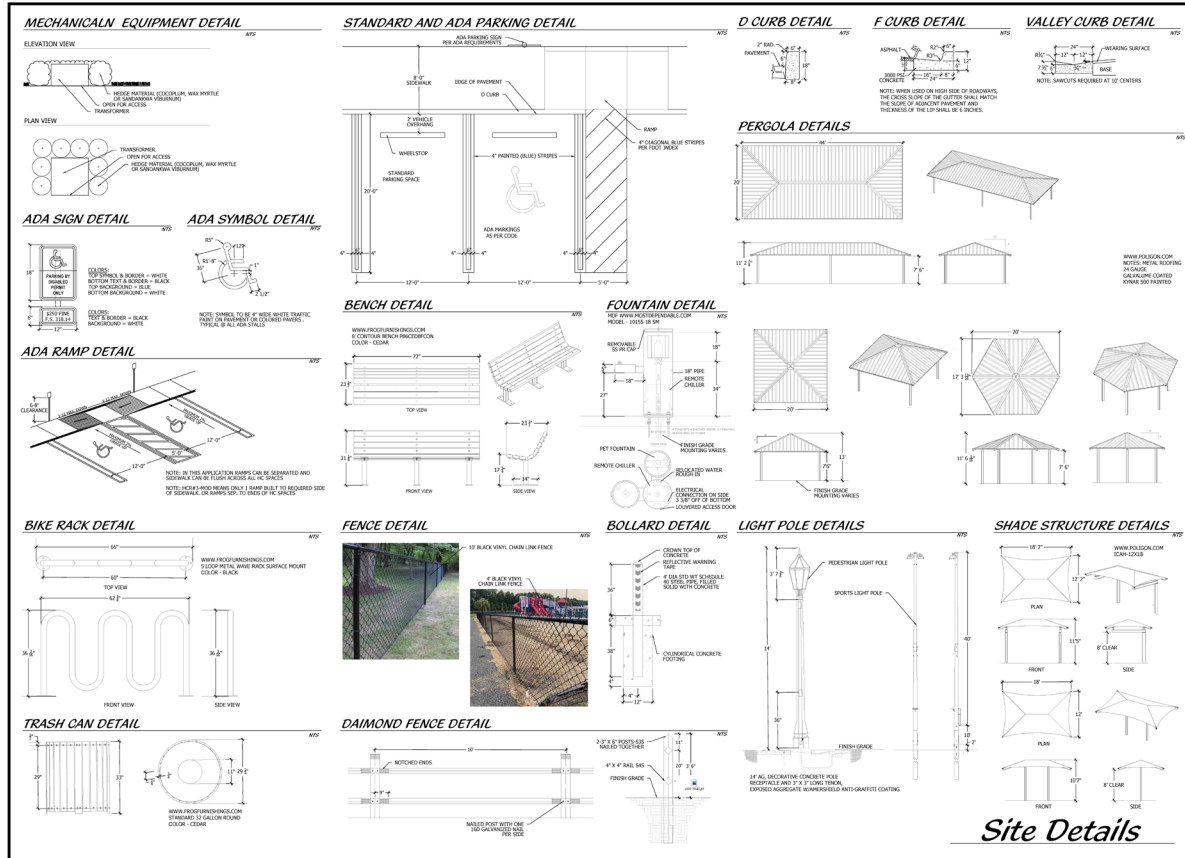
Attachment C Site Plan VRPB Crestwood Park Application No. 22-100 (SPM, AAR) Resolution No. 22-28

Directly below is an illustration of the Site Plan.



Attachment C Continued Site Plan VRPB Crestwood Park Application No. 22-100 (SPM, AAR) Resolution No. 22-28

Directly below is an illustration of the Site Plan.



Cotleur & Hearing
Landscape Architects
Land Planning
Environmental Consultants
2524 Commercial Lane
Suite 100
Tampa, Florida 33605
813.741.6339 Fax 813.741.1277
www.cotleurhearing.com
LIC# LC-20000030

Crestwood Park
Royal Palm Beach, Florida

DESIGNED BY: COTLEUR & HEARING
DRAWN BY: COTLEUR & HEARING
APPROVED BY: COTLEUR & HEARING
DATE: 08-25-22
REVISION: 08-25-22

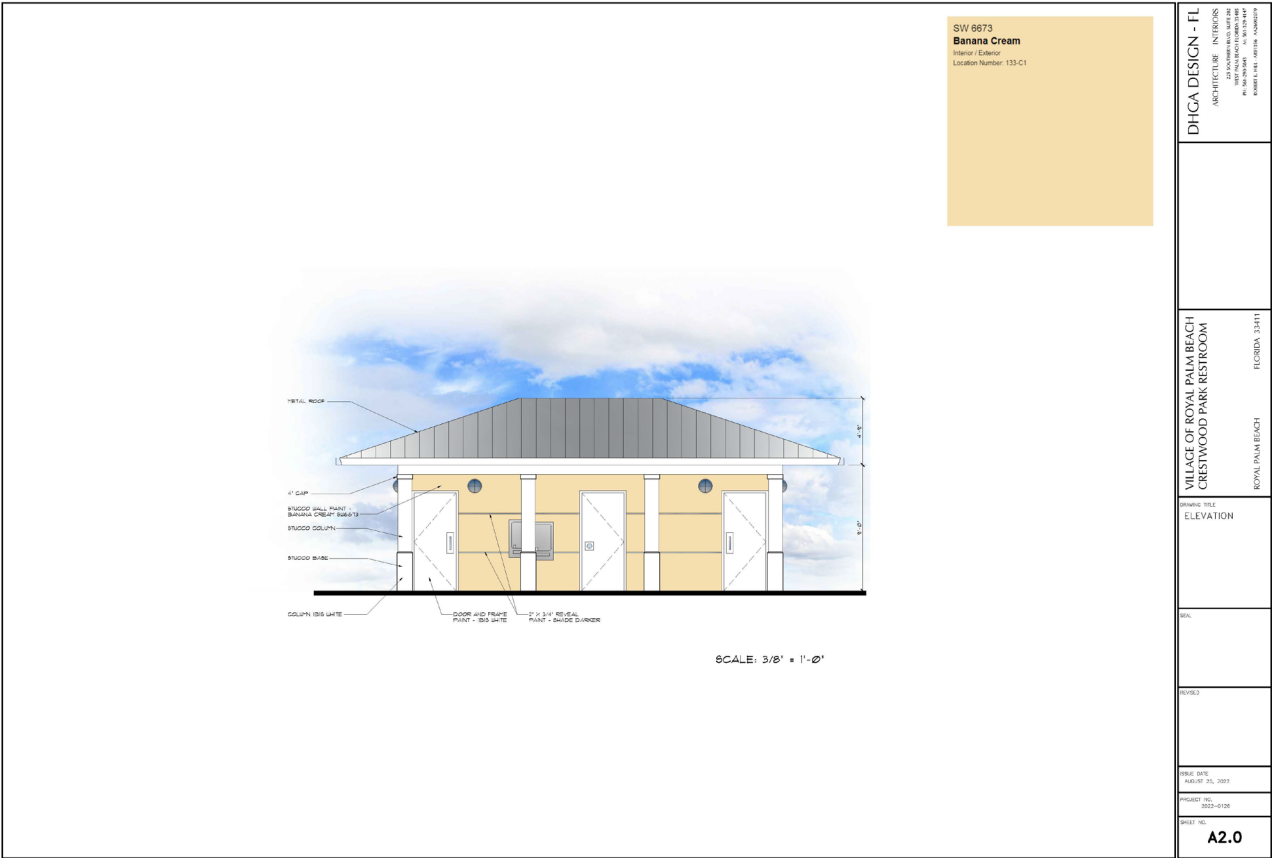
Scale: 1" = 30'
Sheet 2 of 2

Directly below is an illustration of the Landscape Plan.

| | | | | | | | | | | | | | |
|--|----------|----------|------|-------|----|---------|------|------------|---------|------|----------|-----------|----------|
|  Cottleur & Hearing Landscape Architects Environmental Consultants 10324 Commercial Lane Jupiter, Florida 33458 561-743-8288 Fax: 561-573-1373 www.cottleurhearing.com Lic# FL-260000395 | | | | | | | | | | | | | |
| <h1 style="text-align: center;">Crestwood Park</h1> <h2 style="text-align: center;">Royal Palm Beach, Florida</h2> | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">DESIGNED</td> <td style="width: 50%; text-align: right;">DATE</td> </tr> <tr> <td>DRAWN</td> <td style="text-align: right;">BY</td> </tr> <tr> <td>CHECKED</td> <td style="text-align: right;">DATE</td> </tr> <tr> <td>JOB NUMBER</td> <td style="text-align: right;">75-1213</td> </tr> <tr> <td>DATE</td> <td style="text-align: right;">08-29-02</td> </tr> <tr> <td>REVISIONS</td> <td style="text-align: right;">08-29-02</td> </tr> </table> | | DESIGNED | DATE | DRAWN | BY | CHECKED | DATE | JOB NUMBER | 75-1213 | DATE | 08-29-02 | REVISIONS | 08-29-02 |
| DESIGNED | DATE | | | | | | | | | | | | |
| DRAWN | BY | | | | | | | | | | | | |
| CHECKED | DATE | | | | | | | | | | | | |
| JOB NUMBER | 75-1213 | | | | | | | | | | | | |
| DATE | 08-29-02 | | | | | | | | | | | | |
| REVISIONS | 08-29-02 | | | | | | | | | | | | |
|  <p>Scale: 1" = 30'</p> | | | | | | | | | | | | | |
| <p>Project: 75-1213, 1-10-02 10:00 AM Drawing: 75-1213-02 Printed: 08-29-02 10:00 AM</p> | | | | | | | | | | | | | |
| <p>SHEET 2 OF 2</p> <p>©2002 COTTLEUR & HEARING, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM COTTLEUR & HEARING, INC.</p> | | | | | | | | | | | | | |

Attachment E
Architectural Plans
VRPB Crestwood Park
Application No. 22-100 (SPM, AAR)
Resolution No. 22-28

Directly below is an illustration of the Architecture of the bathrooms.



RESOLUTION NO. 22-28

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 22-100 (SPM, AAR) – THE APPLICATION OF THE VILLAGE OF ROYAL PALM BEACH, BY AGENT COTLEUR & HEARING - PERTAINING TO A SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL FOR A 5.77± ACRE RECREATION PUBLIC PARK WITH MULTI-DISCIPLINARY ATHLETIC COURTS, OPEN SPACE, FOUR (4) OUTDOOR PAVILIONS, A RESTROOM FACILITY, AND A PLAYGROUND LOCATED AT 900 CRESTWOOD BOULEVARD, 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. 22-100 (SPM, AAR) was presented to the Village Council at its public hearing conducted on October 20, 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. 22-100 (SPM, AAR), THE APPLICATION OF THE VILLAGE OF ROYAL PALM BEACH, BY AGENT COTLEUR & HEARING, ON A 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 20th day of October, 2022.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
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Application No. 22-100 (SPM, AAR)
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Application No. 22-100 (SPM, AAR)
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- B. The site shall be maintained free of all trash at all times.
- C. Revise all plans to reflect all required changes and resubmit to the Village prior to the issuance of a building permit.

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4. Landscaping Conditions:

- A. Prior to the issuance of a Certificate of Occupancy the developer's Registered Landscape Architect shall provide a signed and sealed statement of completion.
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- I. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

6. Planning Commission Imposed Conditions: