



Agenda Item # R-1

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 23-038 (SPM, AAR) AN APPLICATION BY SCHMIDT NICHOLS ON BEHALF OF THE VILLAGE OF ROYAL PALM BEACH. THE APPLICANT IS SEEKING SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL FOR AN APPROXIMATELY 14,000 SQUARE FOOT ADDITION TO ACCOMMODATE A NEW OFFICE, EDUCATION AND EXERCISE SPACE AND VARIOUS OTHER SITE IMPROVEMENTS TO THE EXISTING RECREATION CENTER SITUATED ON A 57.95± ACRE PARCEL OF LAND LOCATED AT 100 SWEET BAY LANE: BY AGENT MATT WOJCIECHOWSKI OF SCHMIDT NICHOLS.

Issue:

The Applicant, Schmidt Nichols, on behalf of the Village of Royal Palm Beach is seeking Site Plan Modification, and Architectural Approval for an approximately 14,000 square foot building addition and various other site improvements to the existing Royal Palm Beach Recreation Center, situated on a 57.95± acre parcel of land, located at 100 Sweet Bay Lane. The proposed improvements will accommodate a new Pre-k education office space, a gymnasium, and various other site improvements as well as building improvements. Upgraded landscaping around the building and throughout the affected area is also being proposed.

The Applicant is also seeking Architectural Approval for the proposed building addition and landscaping. The exterior of the proposed addition matches the materials and architectural features of the existing building. The Applicant has provided elevation drawings as well as color and material samples for the Commission's review. The Applicant has also provided the proposed Landscape Plan for the Commission's review.

In reviewing the proposed Site Plan Modification and Architectural Approval, Village Staff considered compatibility with adjacent land uses; consistency with the Village's Comprehensive Plan; and the Development Standards of the Public Ownership (PO) Zoning District which are as determined by Village Council with recommendations from Staff and the Planning and Zoning Commission.

Overall, the proposed Site Plan is in conformance with the Village's requirements for the Public Ownership (PO) Zoning District.

The Planning and Zoning Commission considered the application on May 23, 2023, and recommended Approval by a vote of 5-0.

Recommended Action:

Staff is recommending Approval of Application No. 23-038 (SPM, AAR) and Resolution No. 23-17.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P&Z	Approval	6-15-2023	Action

P:\Village Royal Palm Beach Projects\VRPB Recreation Center\23-038 (SPM, AAR) – Royal Palm Beach Recreation Center\Board Documents\AIS & Staff Report\Agenda Item Summary\23-038 (SPM AAR) RPB Recreation Center AIS VC.doc

Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: Royal Palm Beach Recreation Center

Application: 23-038 (SPM, AAR) and Res. No. 23-17

Applicant: Village of Royal Palm Beach
1050 Royal Palm Beach Blvd.
Royal Palm Beach, FL 33411

Agent: Matt Wojciechowski - Schmidt Nichols
1551 N. Flagler Drive Suite 102
West Palm Beach, FL 33401

Request: Site Plan Modification, and Architectural Approval for an approximately 14,000 square foot building addition and various other site improvements to the existing Royal Palm Beach Recreation Center, situated on a 57.95± acre parcel of land, located at 100 Sweet Bay Lane.

Hearings: Planning and Zoning Commission: May 23, 2023
Village Council: June 15, 2023

Recommendation: Approval

II. Site Data:

Site Area: 57.95± acres

Property Control Numbers: 72-41-43-27-00-000-1040

Existing Land Use: Recreation

Existing FLUM Designation: Open Space (OS)

Existing Zoning District: Public Ownership (PO)

Table 1: Adjacent Existing, Future Land Uses, and Zoning

Dir.	Existing:	FLUM:	Zoning:
North	Crestwood PUD	Single Family Residential (SF)	Residential Single Family (RS-2)
South	Crestwood PUD	Single Family Residential (SF)	Residential Single Family (RS-2)
East	School	School (SC)	Public Ownership (PO)
West	Crestwood PUD	Single Family Residential (SF)	Residential Single Family (RS-2)

Figure 1: Location Map



III. Intent of Petition:

The Applicant, Schmidt Nichols, on behalf of the Village of Royal Palm Beach is seeking Site Plan Modification, and Architectural Approval for an approximately 14,000 square foot building addition and various other site improvements to the existing Royal Palm Beach Recreation Center, situated on a 57.95± acre parcel of land, located at 100 Sweet Bay Lane. The proposed improvements will accommodate a new Pre-k education office space, a gymnasium, and various other site improvements as well as building improvements. Upgraded landscaping around the building and throughout the affected area is also being proposed.

IV. History:

The Village of Royal Palm Beach Recreation Center was initially constructed to cater to the needs of the Village's residents. It was established with the aim of providing recreational facilities and activities for the community. Over the years, the Recreation Center has undergone numerous improvements to enhance its offerings and diversify its services. These improvements have included the addition of new amenities such as sports fields, gymnasium and other multipurpose rooms. These enhancements have aimed to accommodate a wider range of recreational interests and provide a more comprehensive experience for the residents of the Village.

V. Analysis:

The Applicant, Schmidt Nichols, on behalf of the Village of Royal Palm Beach is seeking Site Plan Modification, and Architectural Approval for an approximately 14,000 square foot building addition and various other site improvements to the existing Royal Palm Beach Recreation Center, situated on a 57.95± acre parcel of land, located at 100 Sweet Bay Lane. The proposed improvements will accommodate a new Pre-k education office space, a gymnasium, and various other site improvements as well as building improvements. Upgraded landscaping around the building and throughout the affected area is also being proposed. For an illustration of the Master Site Plan please refer to **Attachment C**

The Applicant is also seeking Architectural Approval for the proposed building addition and landscaping. The exterior of the proposed addition matches the materials and architectural features of the existing building. The Applicant has provided elevation drawings as well as color and material samples for the Commission's review. The Applicant has also provided the proposed Landscape Plan for the Commission's review. Please refer to **Attachment D** for the Landscape Plan and **Attachment E** for the Elevation of the building.

The Village Code states that the site development standards are as determined by the Village Council upon recommendations by Staff and the Planning and Zoning Commission.

In reviewing the proposed Site Plan Modification and Architectural Approval, Village Staff considered compatibility with adjacent land uses; consistency with the Village's Comprehensive Plan; and the Development Standards of the Public Ownership (PO) Zoning District which are as determined by Village Council with recommendations from Staff and the Planning and Zoning Commission.

Overall, the proposed Site Plan is in conformance with the Village's requirements for the Public Ownership (PO) Zoning District.

VII. Staff Recommendation:

Staff is recommending Approval of Application No. 23-038 (SPM, AAR) and Resolution No. 23-17.

VIII. Hearing History:

Planning & Zoning Commission:

The Planning and Zoning Commission considered the application on May 23, 2023, and recommended Approval by a vote of 5-0.

Attachment A
Legal Description
Royal Palm Beach Recreation Center
Application No. 23-038 (SPM, AAR)
Resolution No. 23-17

Legal Description:

27-43-41, E 1/2 OF SEC LYG S OF & ADJ TO SPARROW DR & NWLY OF & ADJ TO PARK RD K/A TR 404 (LESS OR3454P1221 K/A SCHOOL SITE, OR3577P829 K/A PAR C, OR5497P222, OR5637P690, PB46P64 & PB77P171)

Attachment B
Conditions of Approval
Royal Palm Beach Recreation Center
Application No. 23-038 (SPM, AAR)
Resolution No. 23-17

1. Development Order:

This development order constitutes approval for:

Site Plan Modification and Architectural Approval for an approximately 14,000 square foot building addition and various other site improvements to the existing Royal Palm Beach Recreation Center.

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 Art in Public Places requirements in Sec. 26-75.5 of the Village Code must be met. The public art requirement for this project is 1% of the total vertical construction costs using a certified cost estimate, limited by Sec. 26-75.5(f)(1)c. of the Village code for Village capital projects to a cost not to exceed \$100,000.00 per public facility. Given the cost of construction for this project, the Village's Art in Public Places obligation for the Recreation Center is \$100,000.00, exclusive of donated or loaned art. The art installation shall be in the location depicted on the Site Plan and installed prior to the issuance of the Certificate of Occupancy.
- B. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- C. The site shall be maintained free of all trash at all times.
- D. 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
Master Site Plan
Royal Palm Beach Recreation Center
Application No. 23-038 (SPM, AAR)
Resolution No. 23-17

Directly below is an illustration of the Master Site Plan (MSP-1):



Attachment C Cont'd

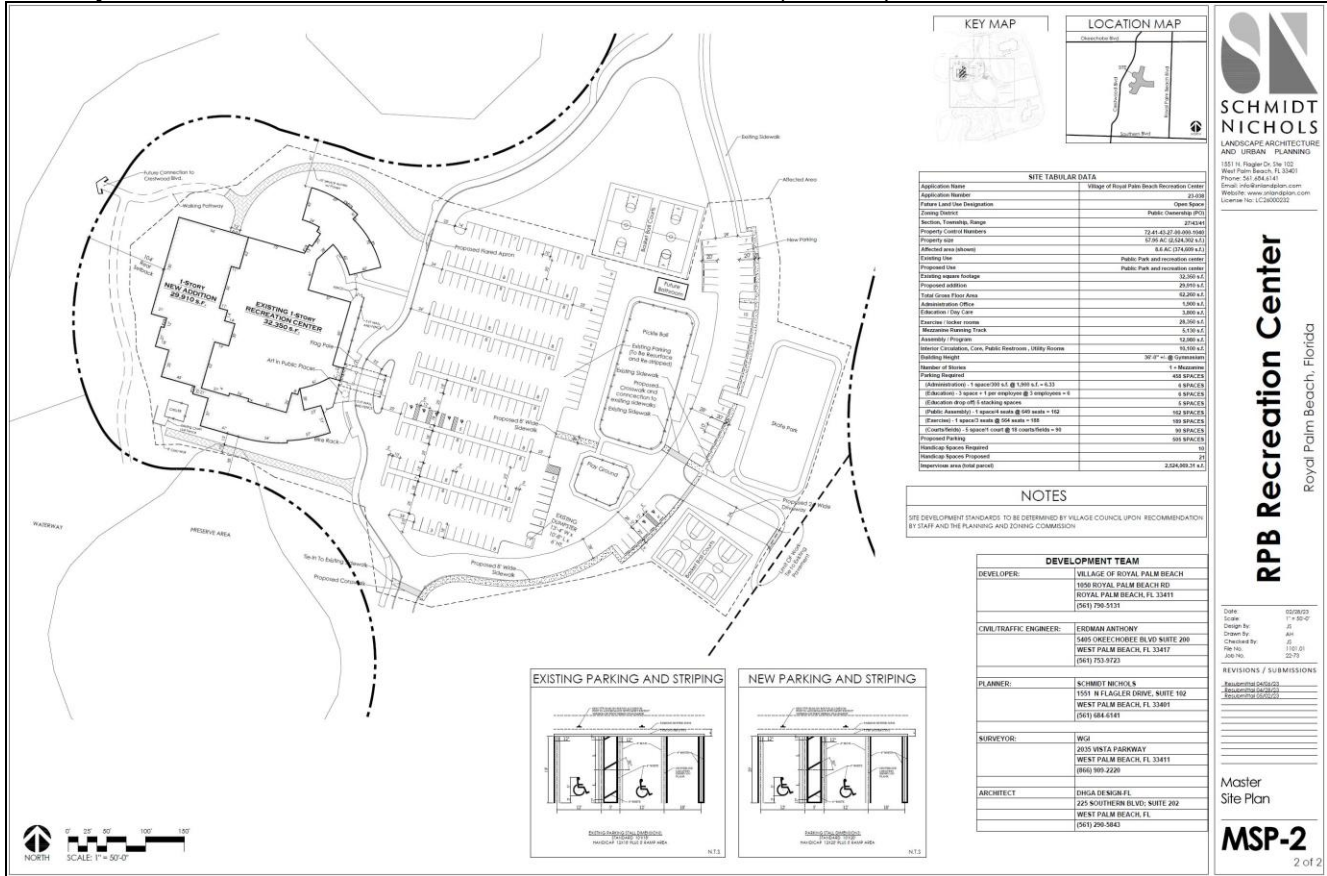
Master Site Plan

Royal Palm Beach Recreation Center

Application No. 23-038 (SPM, AAR)

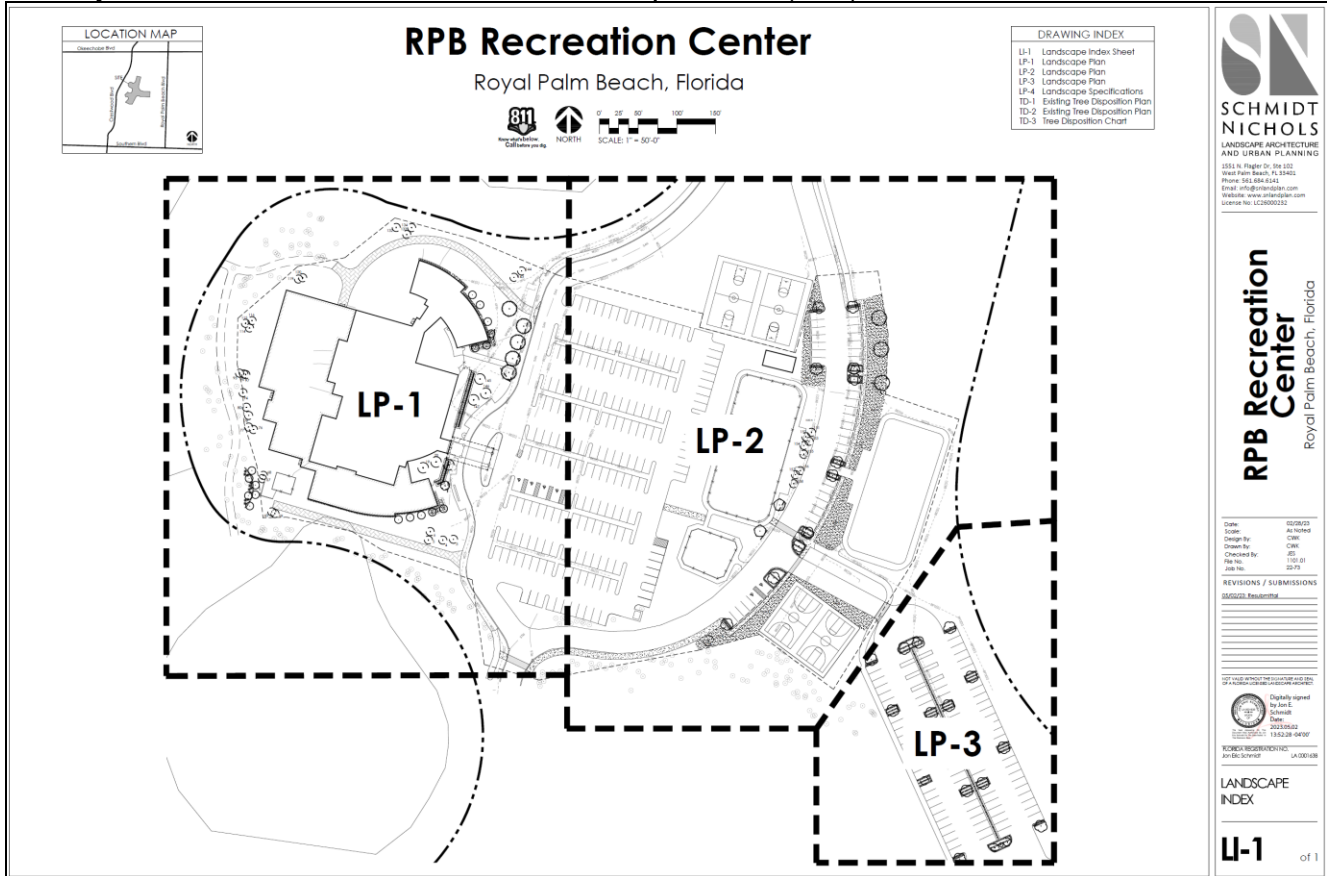
Resolution No. 23-17

Directly below is an illustration of the Master Site Plan (MSP-2):

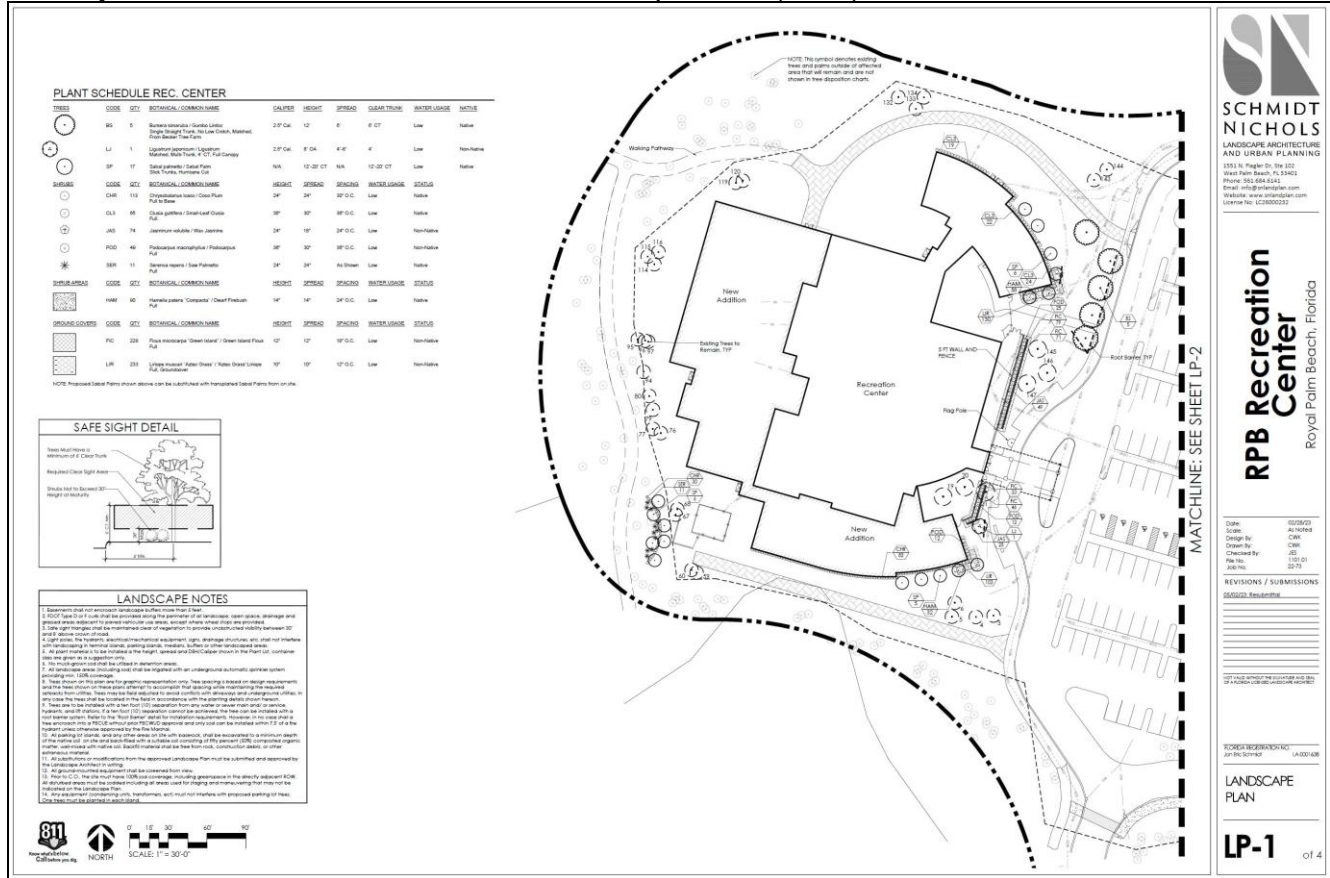


Attachment D
Landscape Plan
Royal Palm Beach Recreation Center
Application No. 23-038 (SPM, AAR)
Resolution No. 23-17

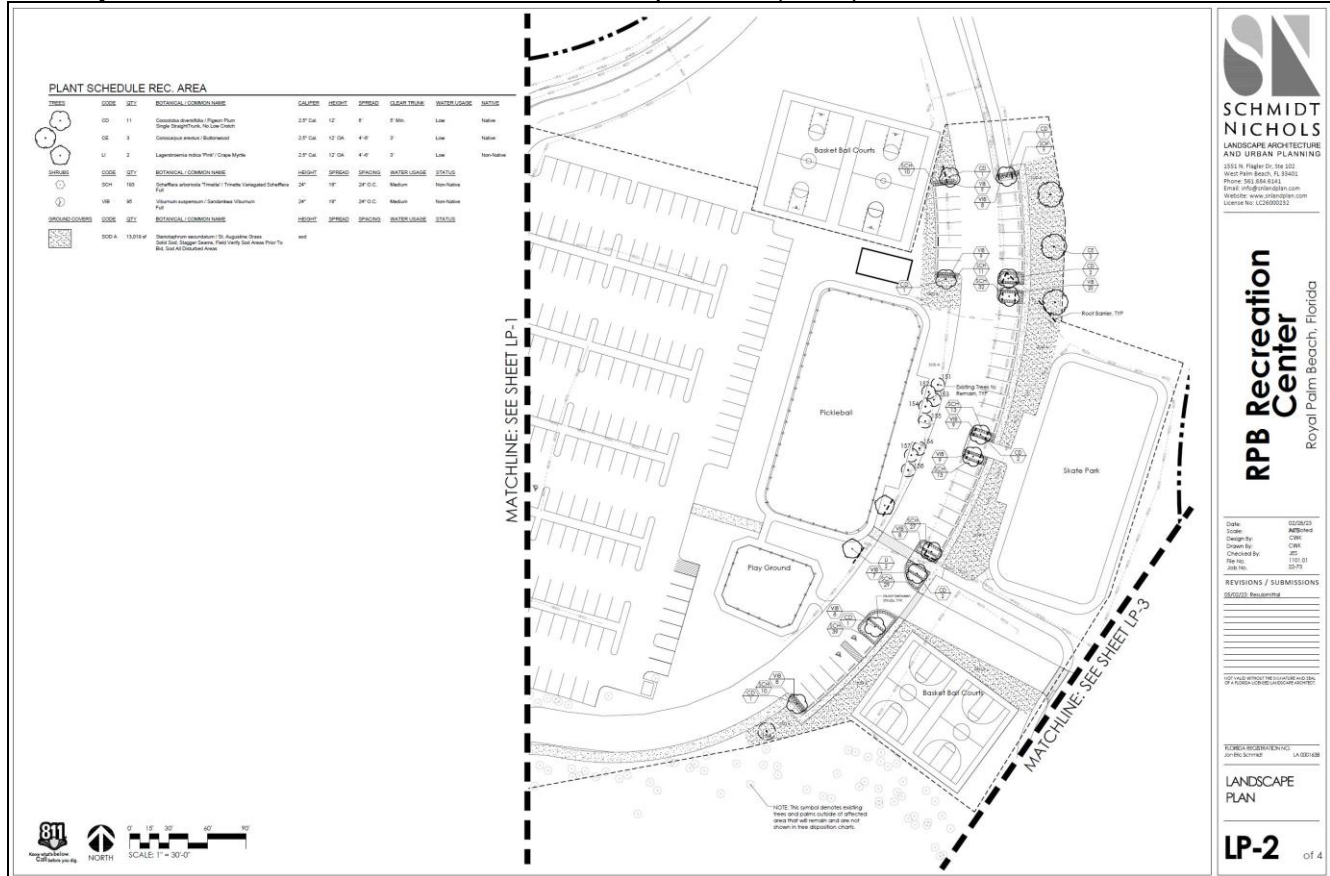
Directly below is an illustration of the Landscape Index (LI-1):



Directly below is an illustration of the Landscape Plan (LP-1):

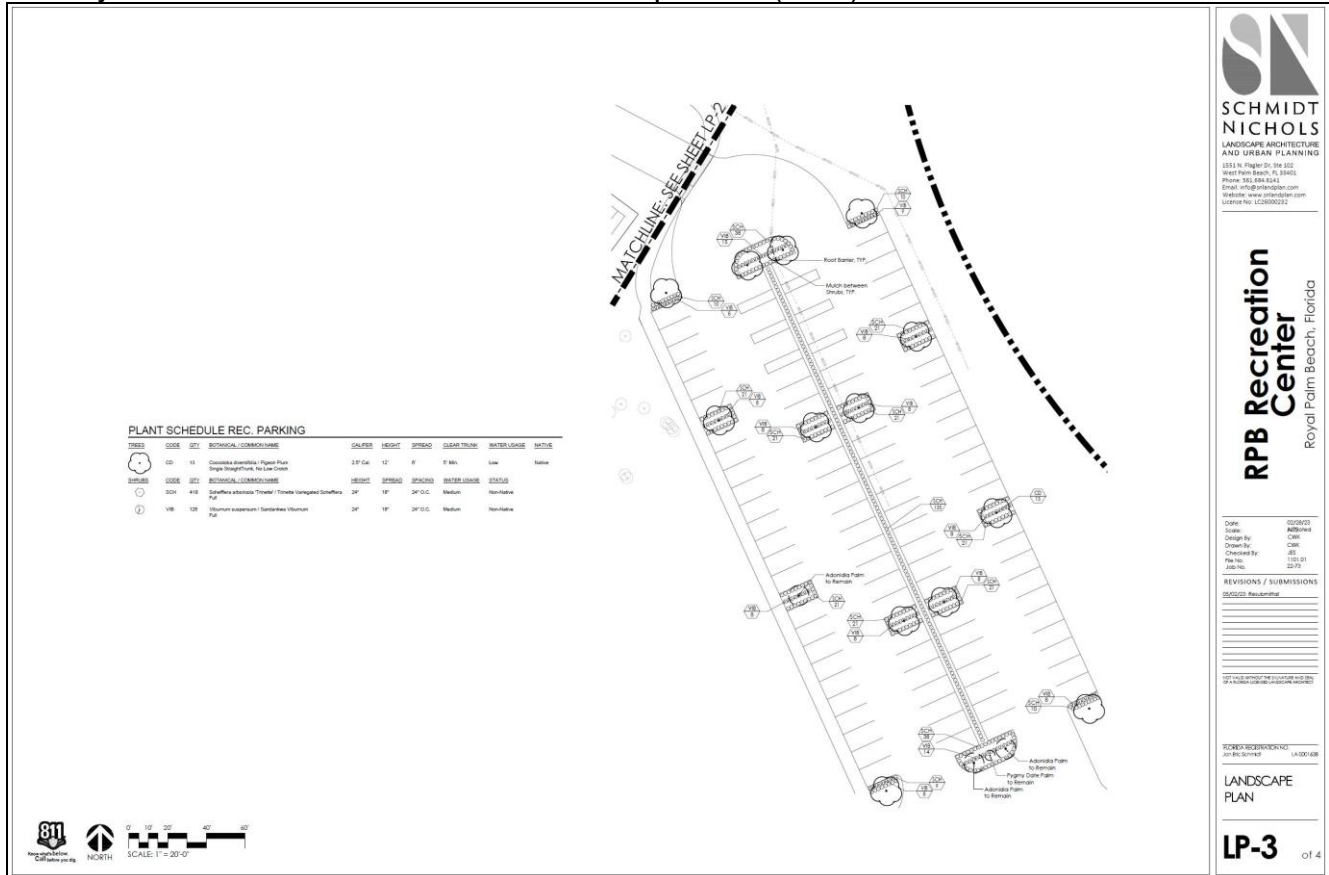


Directly below is an illustration of the Landscape Plan (LP-2):



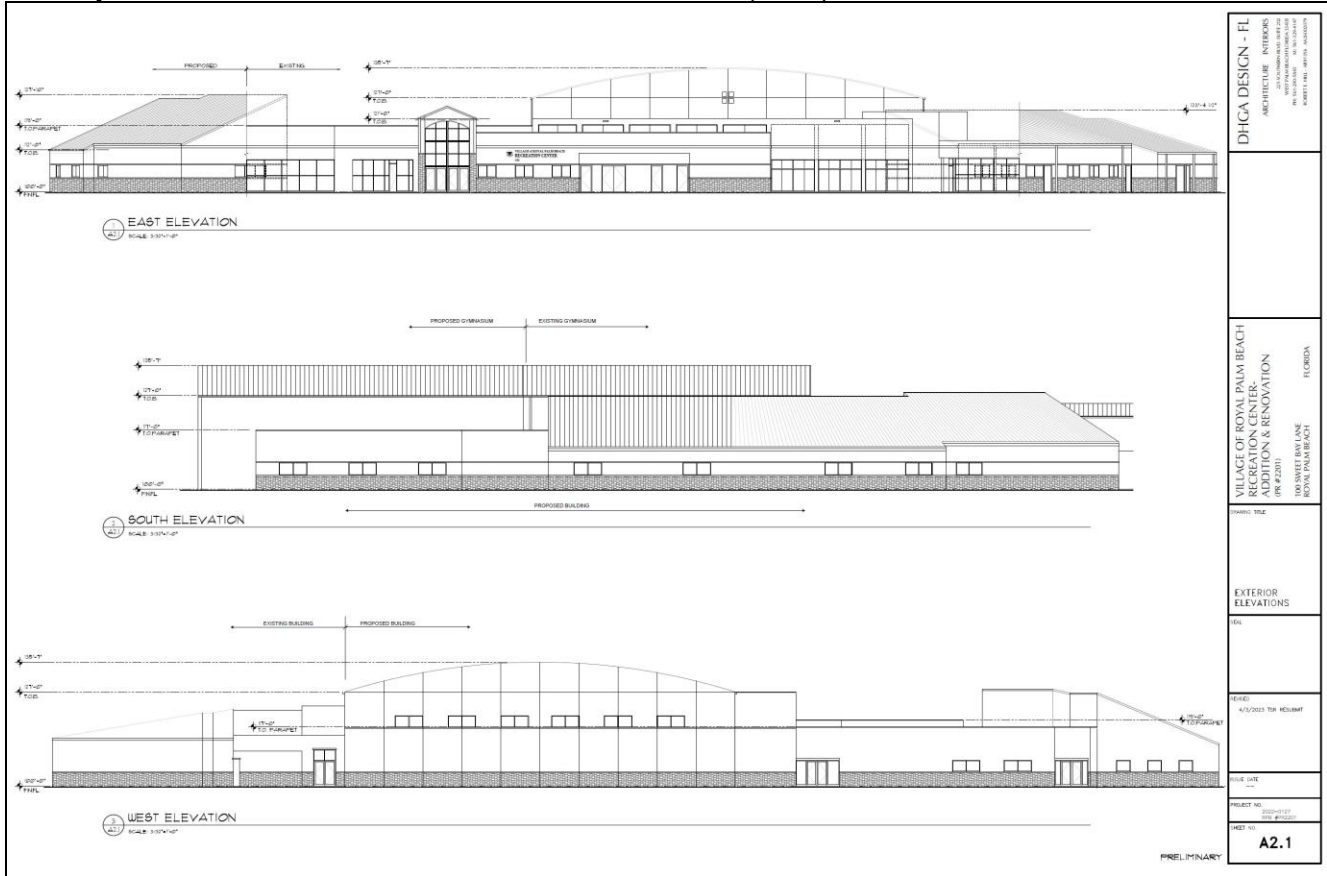
Attachment D Cont'd Landscape Plan Royal Palm Beach Recreation Center Application No. 23-038 (SPM, AAR) Resolution No. 23-17

Directly below is an illustration of the Landscape Plan (LP-3):



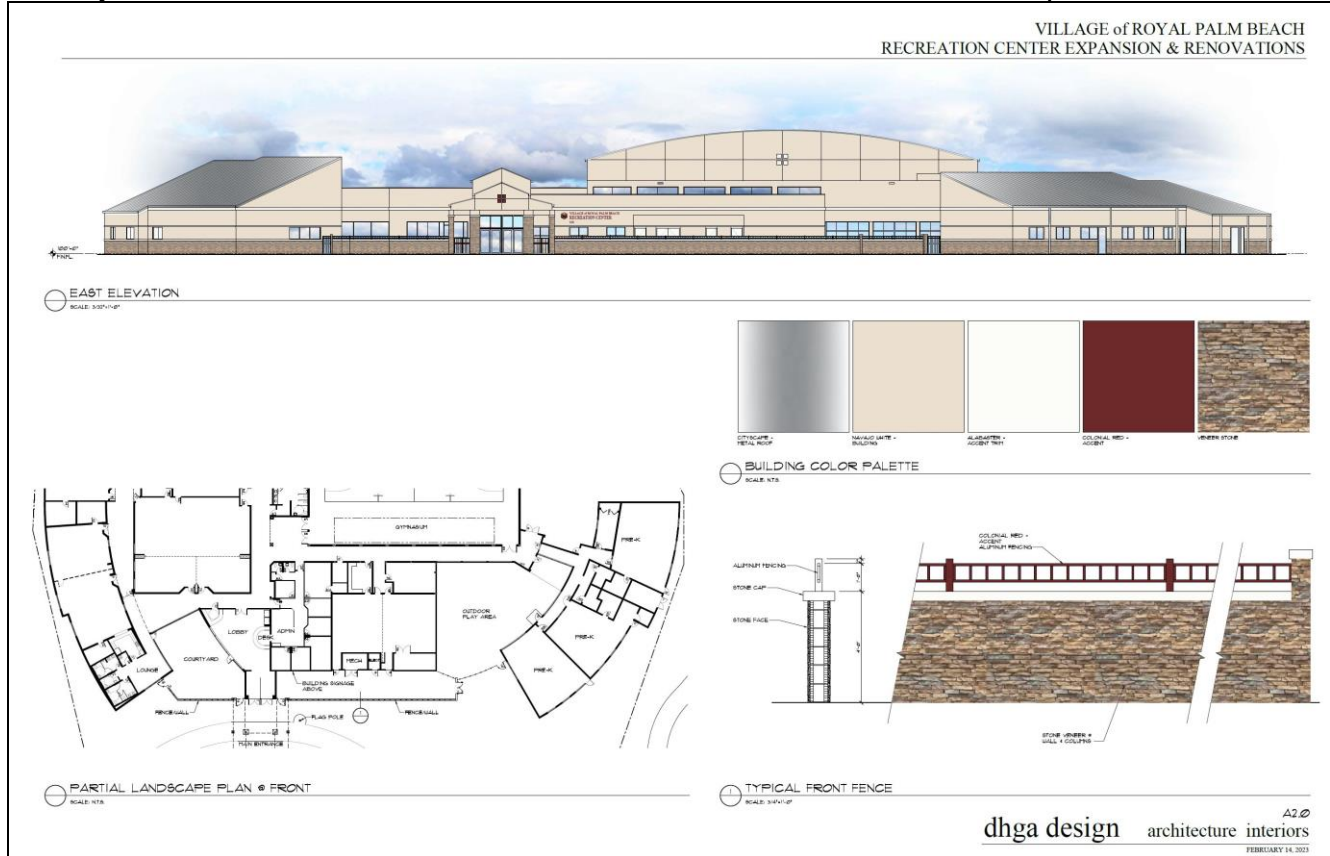
Attachment E
Elevation Plan
Royal Palm Beach Recreation Center
Application No. 23-038 (SPM, AAR)
Resolution No. 23-17

Directly below is an illustration of the Elevation Plan (A2.1):



Attachment E Cont'd
Elevation Plan
Royal Palm Beach Recreation Center
Application No. 23-038 (SPM, AAR)
Resolution No. 23-17

Directly below is an illustration of the Color Elevation Plan and Color Sample:



RESOLUTION NO. 23-17

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 23-038 (SPM, AAR) – THE APPLICATION OF SCHMIDT NICHOLS ON BEHALF OF THE VILLAGE OF ROYAL PALM BEACH - PERTAINING TO A SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL FOR AN APPROXIMATELY 14,000 SQUARE FOOT BUILDING ADDITION AND VARIOUS SITE IMPROVEMENTS ON A 57.95± ACRE PARCEL OF LAND LOCATED AT 100 SWEET BAY LANE, 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. 23-038 (SPM, AAR) was presented to the Village Council at its public hearing conducted on June 15, 2023; 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. 23-038 (SPM, AAR), THE APPLICATION OF SCHMIDT NICHOLS ON BEHALF OF THE VILLAGE OF ROYAL PALM BEACH, 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 and site plan depiction:

PLEASE SEE EXHIBIT “B” and “C” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 15th day of June, 2023.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Royal Palm Beach Recreation Center @ 100 Sweet Bay Lane
Application No. 23-038 (SPM, AAR)
Resolution No. 23-17

LEGAL DESCRIPTION:

27-43-41, E 1/2 OF SEC LYG S OF & ADJ TO SPARROW DR & NWLY OF & ADJ TO
PARK RD K/A TR 404 (LESS OR3454P1221 K/A SCHOOL SITE, OR3577P829 K/A PAR
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Royal Palm Beach Recreation Center @ 100 Sweet Bay Lane
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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.
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- 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:

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- 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.
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6. Planning Commission Imposed Conditions:

Exhibit C
Site Plan
Royal Palm Beach Recreation Center @ 100 Sweet Bay Lane
Application No. 23-038 (SPM, AAR)
Resolution No. 23-17

