

Agenda Item # R - 8

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

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER APPLICATION NO. 20-114 (SPM, AAR), AN APPLICATION BY D.R. HORTON, INC., AND ADOPTION OF RESOLUTION NO. 22-13 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING A SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL FOR A 100 UNIT TOWNHOUSE DEVELOPMENT FOR A PROPERTY LOCATED NORTHWEST OF THE OKEECHOBEE BOULEVARD AND ROYAL PALM BEACH BOULEVARD INTERSECTION; BY AGENT EDWIN MULLER OF WGI, INC.**

**Issue:**

The Applicant is seeking Site Plan Modification and Architectural Approval for a proposed 100 unit Townhouse development on a 12.28± acres of vacant and partially developed land (entrance drive) and lying within the Multifamily Residential (RM-9) Zoning District, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

This item was originally considered by the Planning and Zoning Commission at its regular meeting on May 24, 2022 and was recommended for Approval by a vote of 4-0. At the request of the Applicant, this item was postponed at the June 16, 2022 Village Council meeting in order to revise the Site Plan and Landscape Plan to include a 5-foot buffer along the west property line where the proposed plans at the time showed no buffer along the west property line.

Subsequently, the Planning and Zoning Commission at its regular meeting on May 23, 2023 recommended Approval of Application No. 20-114 (SPM, AAR) by a vote of 4-1, with Chairman Adam Miller dissenting.

Aside from the Variances and Landscape Waiver requests, the proposed Site Plan Modification meets all of the Village's requirements of the Multifamily Residential (RM-9) Zoning District.

**Recommended Action:**

Staff is recommending Approval of Application No. 20-114 (SPM, AAR) and Resolution No. 22-13. This recommendation is contingent upon the approval of the requested Variances and the Landscape Waivers.

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

# Village of Royal Palm Beach - Staff Report

## I. General Data:

Project Name: Lakeside Landing (Waterway Plaza)

Application: 20-114 (SPM, AAR) (Res. No. 22-13)

Applicant/Owner: D.R. Horton, Inc.  
6123 Lyons Road  
Coconut Creek, FL 33073

Agent: WGI, Inc.  
Edwin Muller  
2035 Vista Parkway  
West Palm Beach, FL 33411

Request: Site Plan Modification and Architectural Approval for a proposed 100 unit Townhouse development on 12.28± acres of vacant and partially developed land (entrance drive) and lying within the Multifamily Residential (RM-9) Zoning District, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

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

Recommendation: Approval

## II. Site Data:

Site Area: 12.28± acres

Property Control Numbers: 72-41-43-23-12-003-0010, 0030, 0040, 0050

Existing Land Use: Partially Vacant and Partially Developed Land (Entrance Drive)

Existing FLUM Designation: Multi-Family Low Density Residential (MFL)

Existing Zoning District: Multiple Family Residential (RM-9)

Table 1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	Existing:	FLUM:	Zoning:
North	Hidden Harbor (Verse)	Multi-Family High Density (MFH)	Residential Multi-family (RM-18)
South	Village Royale Shopping Center	Commercial (COM)	General Commercial (CG)

East	Village Royale Shopping Center & Waterway Plaza	Commercial (COM)	Office Commercial (CO)
West	Madison Green	Single Family Residential (SF)	Planned Unit Development (PUD)

Directly below is a map illustrating the location of the area which is the subject of this Application:



### **III. Intent of Petition:**

The Applicant is seeking Site Plan Modification and Architectural Approval for a proposed 100 unit Townhouse development on 12.28± acres of vacant and partially developed land (entrance drive) and lying within the Multifamily Residential (RM-9) Zoning District, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

### **IV. History:**

The Waterway Plaza Planned Commercial Development was originally approved through the approval of Applications 154-157 by the Village Council on September 28, 1988. On August 20, 2020, Village Council voted to approve a Large Scale Comprehensive Plan Amendment in 20-114 (SPM, AAR) (Res. 22-13)

order to change the Land Use Designation from Commercial (COM) to the Multi-Family Low Density Residential (MFL) Land Use Designation, for the 12.28± acres of land being removed from the Waterway Plaza with this Site Plan Modification application. Following the Comprehensive Plan Amendment, Village Council approved a Rezoning from the General Commercial (CG) to the Multifamily Residential (RM-9) Zoning District for the same 12.28± acres.

This item was originally considered by the Planning and Zoning Commission at its regular meeting on May 24, 2022 and was recommended for Approval by a vote of 4-0. At the request of the Applicant, this item was postponed at the June 16, 2022 Village Council meeting in order to revise the Site Plan and Landscape Plan to include a 5-foot buffer along the west property line where the proposed plans at the time showed no buffer along the west property line.

## **V. Analysis:**

The Applicant is seeking Site Plan Modification and Architectural Approval for a proposed 100 unit Townhouse development on a 12.28± acres of vacant and partially developed land (entrance drive) and lying within the Multifamily Residential (RM-9) Zoning District, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

The Applicant is seeking Site Plan Modification Approval in order to construct a 100 unit Townhouse development. The 100 units will be divided between 18 buildings. The site will also contain a 0.89-acre lake for onsite retention. In addition, the site plan provides 3.68 acres of common open space. Ingress and egress to the site will be from Royal Palm Beach Boulevard as well as an egress point at the southeast corner to the site leading to Okeechobee Boulevard. For an illustration of the Site Plan please refer to **Attachment C**.

Pursuant to Section 26-75.4 (g) (2) of Village Code, requirements for recreational space are 10 acres of recreation space, per every 1,000 residents. Each dwelling unit generates 2.5 residents, per Village Code. Thus, based up on the proposed 100 multifamily dwelling units, the following recreation area is required:

$100 \text{ du} \times 2.5 \text{ persons/unit} = 250 \text{ persons}$

$250 \text{ persons}/1,000 = .25 \times 10 \text{ acres} = \mathbf{2.50 \text{ acres of recreation space}}$

Section 26-75.4 (h) (2) allows for a credit for private open space, where up to 50% of the required recreation area can be provided as private open space, to the residents of the subdivision. The Applicant is proposing to provide a total of 1.31 acres of private recreation on site for a total of 52% of the project's recreation obligation. The private recreation areas proposed will include a pool, cabana, tot lot, nature trail, exercise trail with exercise equipment, picnic area, and playfields. The Applicant is also offering to pay a fee in lieu of dedication of land to the Village for 1.19 acres or 48% of the project's recreation obligation. Village Code 26-75.4 (h) (3) allows for a fee in lieu of dedication of land and the Applicant is proposing a \$435,667.75 per acre fee in lieu of payment for the 1.19 acre recreation obligation for a total of \$518,444.62.

The Applicant is also requesting architectural approval for the townhouse buildings, cabana, signage, and Landscape Plan. Please refer to **Attachment D** for illustrations of the Landscape Plans and **Attachment E** for illustrations for the Architecture for the townhouse buildings, cabana, and signage.

In reviewing this petition, Village staff considered conformity with the Village of Royal Palm Beach's Zoning Code pertaining to the Multifamily Residential (RM-9) Zoning District. Specifically, the proposed project meets the requirements for the Multifamily Residential (RM-9) Zoning District as follows:

1. Parcel size: The site is 12.28± acres in size and exceeds the minimum area required for the Multifamily Residential (RM-9) Zoning District designated property of 2.5 acres.
2. Parcel width: The property exceeds the minimum parcel width of 200 feet.
3. Setbacks: The proposed buildings meet the required setbacks for this zoning district.
4. Pervious area: The proposed site plan provides 51% of the site as pervious area which exceeds the minimum 50% required by Village Code.
5. Parking Requirements: The Applicant is requesting a parking variance which will precede the Site Plan Modification application on the agenda. The Applicant is requesting approval to allow tandem parking spaces to count toward required parking. If the variance is granted, the site will meet the Village's parking requirements for the development.
6. Landscape Areas: The Applicant is requesting a Landscape Waiver with multiple deviations to Village Code. If the Waivers are granted, the site will meet the Village's Landscape Code.
7. Maximum Building Height: The Applicant is proposing to construct 18 two (2) story, townhouse buildings with a maximum building height as measured by Village Code of 30 feet and which falls within the height limitation of 32 feet within this Zoning District.

Aside from the Variances and Landscape Waiver requests, the proposed Site Plan Modification meets all of the Village's requirements of the Multifamily Residential (RM-9) Zoning District.

#### **VI. Disposition Options:**

Approval of the application;

Denial of the application.

#### **VII. Staff Recommendation:**

Staff is recommending Approval of Application No. 20-114 (SPM, AAR) and Resolution No. 22-13. This recommendation is contingent upon the approval of the requested Variances and the Landscape Waivers.

## **VIII. Hearing History:**

### *Planning and Zoning Commission:*

This item was considered by the Planning and Zoning Commission at its regular meeting on May 23, 2023 recommended Approval of Application No. 20-114 (SPM, AAR) by a vote of 4-1, with Chairman Adam Miller dissenting.

**Attachment A  
Legal Description  
Lakeside Landing  
Application No. 20-114 (SPM, AAR)  
Resolution No. 22-13**

Directly Below is the Legal Description:

**LEGAL DESCRIPTION:**

RECORD DESCRIPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT OFFICE FILE NUMBER 149668-0183 BEARING AN EFFECTIVE DATE OF NOVEMBER 30, 2018, ISSUED BY NELSON MULLINS RILEY AND CASSEL.

**PARCEL 1:**

A PARCEL OF LAND BEING A PORTION OF TRACT "C", WATERWAY PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND A PORTION OF THAT CERTAIN WATERWAY TRACT LYING NORTHERLY OF AND CONTIGUOUS TO TRACT "C", HAWTHORN II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 26, SAID PUBLIC RECORDS; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHEAST CORNER OF TRACT "C-2", WATERWAY PLAZA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 82, SAID PUBLIC RECORDS. THENCE, NORTH 88°23'14" WEST, ALONG THE BOUNDARY OF SAID TRACT "C-2", A DISTANCE OF 21.89 FEET; THENCE, SOUTH 46°36'46" WEST, CONTINUING ALONG SAID BOUNDARY FOR THIS AND THE NEXT FIVE COURSES, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 01°36'46" WEST, A DISTANCE OF 7.48 FEET; THENCE, NORTH 88°23'14" WEST, A DISTANCE OF 204.10 FEET; THENCE, SOUTH 89°17'57" WEST, A DISTANCE OF 93.13 FEET; THENCE, NORTH 01°36'46" EAST, A DISTANCE OF 47.87 FEET; THENCE, NORTH 48°04'54" EAST, A DISTANCE OF 125.80 FEET; THENCE, NORTH 41°55'06" WEST, DEPARTING SAID BOUNDARY, A DISTANCE OF 54.81 FEET; THENCE, SOUTH 51°53'20" WEST, A DISTANCE OF 43.80 FEET; THENCE, SOUTH 53°56'46" WEST, A DISTANCE OF 82.10 FEET; THENCE, SOUTH 79°20'24" WEST, A DISTANCE OF 47.08 FEET; THENCE, NORTH 76°58'32" WEST, A DISTANCE OF 61.00 FEET; THENCE, NORTH 51°37'37" WEST, A DISTANCE OF 39.41 FEET; THENCE, NORTH 26°59'45" WEST, A DISTANCE OF 47.60 FEET; THENCE, NORTH 24°21'16" WEST, A DISTANCE OF 48.29 FEET; THENCE, NORTH 21°15'07" WEST, A DISTANCE OF 35.48 FEET; THENCE, NORTH 22°12'29" WEST, A DISTANCE OF 30.51 FEET; THENCE, NORTH 45°19'32" WEST, A DISTANCE OF 69.22 FEET TO A CORNER ON THE BOUNDARY OF SAID TRACT "C", OF WATERWAY PLAZA; THENCE, NORTH 82°40'37" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 100.50 FEET; THENCE, SOUTH 85°54'09" WEST, CONTINUING ALONG SAID BOUNDARY FOR THIS AND THE NEXT FOUR COURSES, A DISTANCE OF 100.50 FEET; THENCE, SOUTH 88°45'01" WEST, A DISTANCE OF 100.12 FEET; THENCE, SOUTH 65°02'52" WEST, A DISTANCE OF 111.80 FEET; THENCE, SOUTH 39°10'53" WEST, A DISTANCE OF 147.33 FEET; THENCE, SOUTH 01°33'56" WEST, A DISTANCE OF 170.24 FEET; THENCE, SOUTH 88°23'14" EAST, DEPARTING SAID BOUNDARY, A DISTANCE OF 201.02 FEET; THENCE, SOUTH 01°36'46" WEST, A DISTANCE OF 306.04 FEET TO A CORNER ON SAID BOUNDARY; THENCE, SOUTH 88°23'14" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 485.92 FEET; THENCE, NORTH 01°36'46" EAST, CONTINUING ALONG SAID BOUNDARY FOR THIS AND THE REMAINING THREE COURSES, A DISTANCE OF 285.00 FEET; THENCE, SOUTH 88°23'14" EAST, A DISTANCE OF 419.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 48.00 FEET; THENCE, EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°13'42", A DISTANCE OF 33.70 FEET TO THE END OF SAID CURVE; THENCE, NORTH 01°36'46" EAST, A DISTANCE OF 95.84 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PARCEL OF LAND LYING IN TRACT "C", WATERWAY PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "C", THENCE, NORTH 01°33'56" EAST, ALONG THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 223.60 FEET FOR A POINT OF BEGINNING; THENCE, CONTINUE NORTH 01°33'56" EAST, ALONG SAID WEST LINE OF TRACT "C", A DISTANCE OF 434.61 FEET; THENCE, SOUTH 88°23'14" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 200.65 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID TRACT "C", THENCE, SOUTH 01°36'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 434.61 FEET; THENCE, NORTH 88°23'14" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 200.29 FEET TO THE POINT OF BEGINNING.

**LESS THE FOLLOWING TRACT:**

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "C", THENCE, NORTH 01°33'56" EAST, ALONG THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 223.60 FEET FOR A POINT OF BEGINNING. THENCE, CONTINUE NORTH 01°33'56" EAST, ALONG SAID WEST LINE A DISTANCE OF 15.74 FEET; THENCE, NORTH 88°10'42" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 200.67 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID TRACT "C"; THENCE, SOUTH 01°36'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 27.76 FEET; THENCE, NORTH 88°23'14" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 200.29 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

A PARCEL OF LAND LYING IN TRACT "C", WATERWAY PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "C"; THENCE, NORTH 01°33'56" EAST, ALONG THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 658.21 FEET FOR A POINT OF BEGINNING; THENCE, CONTINUE NORTH 01°33'56" EAST, ALONG SAID WEST LINE, A DISTANCE OF 21.81 FEET; THENCE, SOUTH 88°23'14" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 200.67 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID TRACT "C"; THENCE, SOUTH 01°36'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 21.81 FEET; THENCE, NORTH 88°23'14" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 200.65 FEET TO THE POINT OF BEGINNING.

**PARCEL 4:**

A PARCEL OF LAND LYING IN TRACT "C", WATERWAY PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "C", THENCE, NORTH 01°33'56" EAST, ALONG THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 680.02 FEET FOR A POINT OF BEGINNING. THENCE, CONTINUE NORTH 01°33'56" EAST, ALONG SAID WEST LINE, A DISTANCE OF 434.20 FEET; THENCE, SOUTH 88°23'14" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 201.02 FEET; THENCE, SOUTH 01°36'46" WEST, A DISTANCE OF 306.04 FEET TO A BOUNDARY CORNER ON THE EASTERLY BOUNDARY OF SAID PLAT; THENCE, CONTINUE SOUTH 01°36'46" WEST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 128.16 FEET; THENCE, NORTH 88°23'14" WEST, DEPARTING SAID EASTERLY BOUNDARY, A DISTANCE OF 200.67 FEET TO THE POINT OF BEGINNING.

**Attachment B**  
**Conditions of Approval**  
**Lakeside Landing**  
**Application No. 20-114 (SPM, AAR)**  
**Resolution No. 22-13**

**1. Development Order:**

This development order constitutes approval for: Site Plan Modification Approval for a Townhouse Residential development with 100 units on a 12.28± acre site, within 18 townhouse buildings, and Architectural Approval for the landscape plan, signage, building design, and color and materials.

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. Prior to the issuance of a Building Permit, the Applicant shall be required to pay a fee of \$5,000 towards the placement of a bus shelter.
- C. Dumpster pads will be sloped to drain onto a pervious area.
- D. Revise all plans to reflect all required changes and resubmit to the Village prior to the issuance of a building permit.
- E. Prior to the issuance of the first building permit, the applicant shall be required to pay a fee in lieu of dedication of land and the Applicant shall make a payment of \$435,667 per acre fee in lieu of payment for the 1.19 acre recreation obligation for a total of \$518,444.62.
- F. Applicant shall revise all AAR sign drawings to reflect "Lakeside Landing" as the name of the development.
- G. Prior to the issuance of the first building permit, the Applicant shall be required to make a contribution to the Village's Tree Bank of \$644,981.90, which shall be utilized in accordance with Section 15-79.
- H. 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.

**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. An engineering plan review and inspection fee of three percent (3%) of the cost estimate for clearing, grading, earthwork, paving and drainage shall be paid to the Building Department. Fifty percent of the said fee shall be due at time of plan submission, and the remaining 50% will be required prior to the mandatory pre-construction meeting. Approval of site civil engineering elements will be required prior to the issuance of a building permit. Site plan approval shall not be construed as final engineering department approval.
- I. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of landscape and irrigation plans for review and approval, incorporating any changes requested by the Planning and Zoning Commission and/or Village Council. A landscape and irrigation plan review and inspection fee of three percent (3%) of the cost estimate shall be paid to the Building Department at the time permits are issued.
- J. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- K. 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.
- L. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.

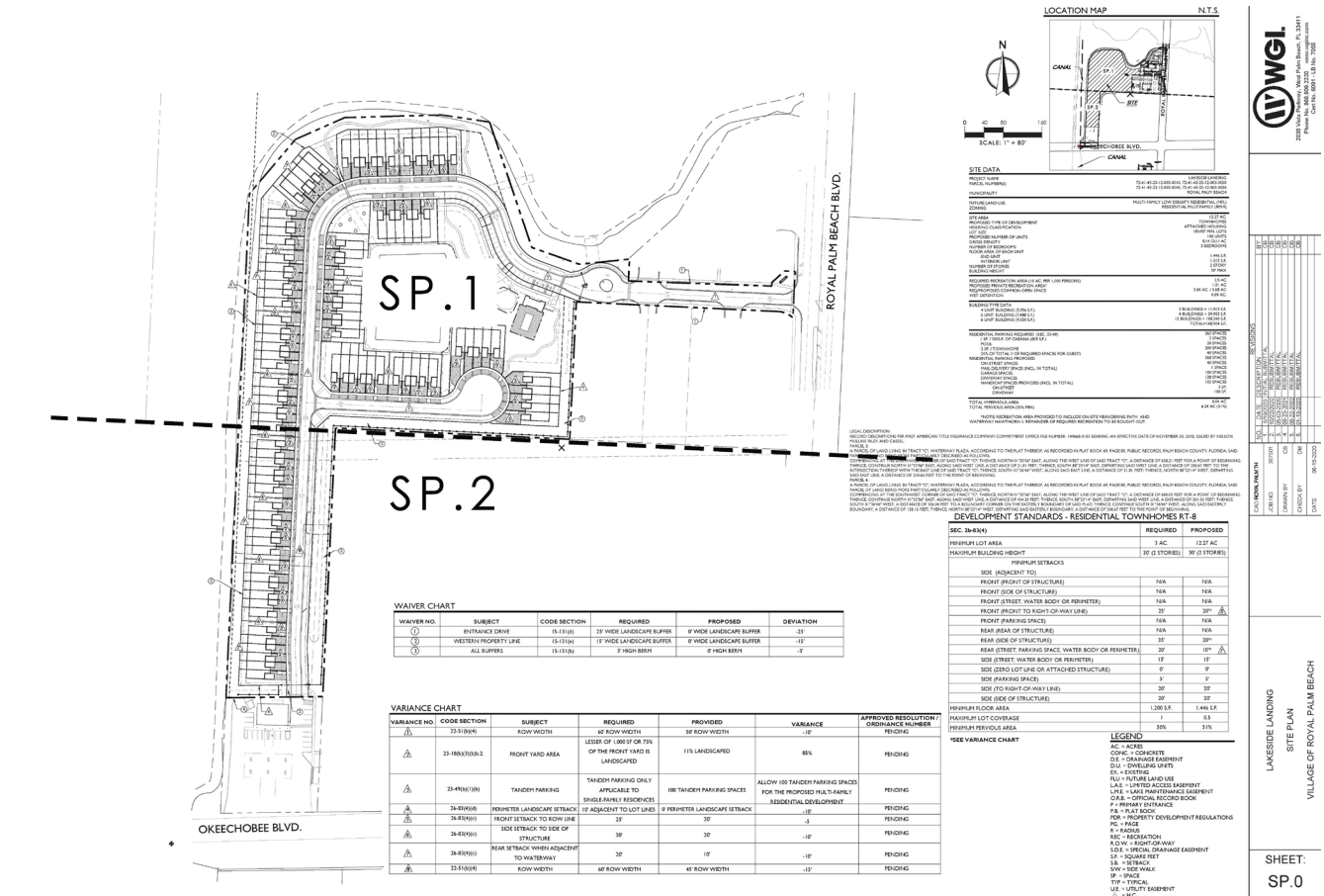
#### **4. Landscaping Conditions:**

- 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.

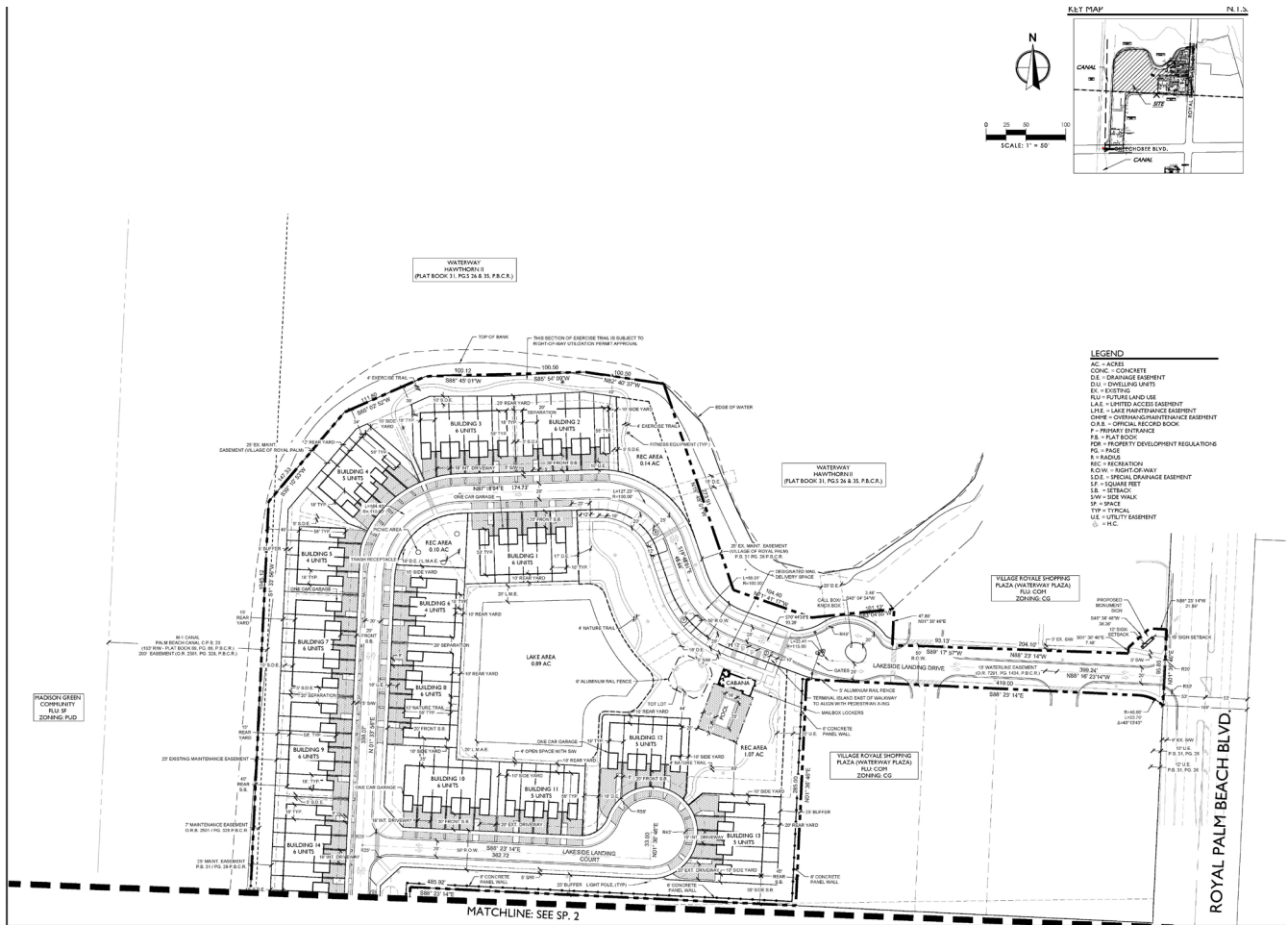
- C. The property owner/s or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- D. All perimeter landscape buffers shall be installed prior to issuance of the first certificate of occupancy.
- E. The developer 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 Village Code required shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, and 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.

# Attachment C Site Plan Lakeside Landing Application No. 20-114 (SPM, AAR) Resolution No. 22-13

Directly below is an illustration of the Site Plan.

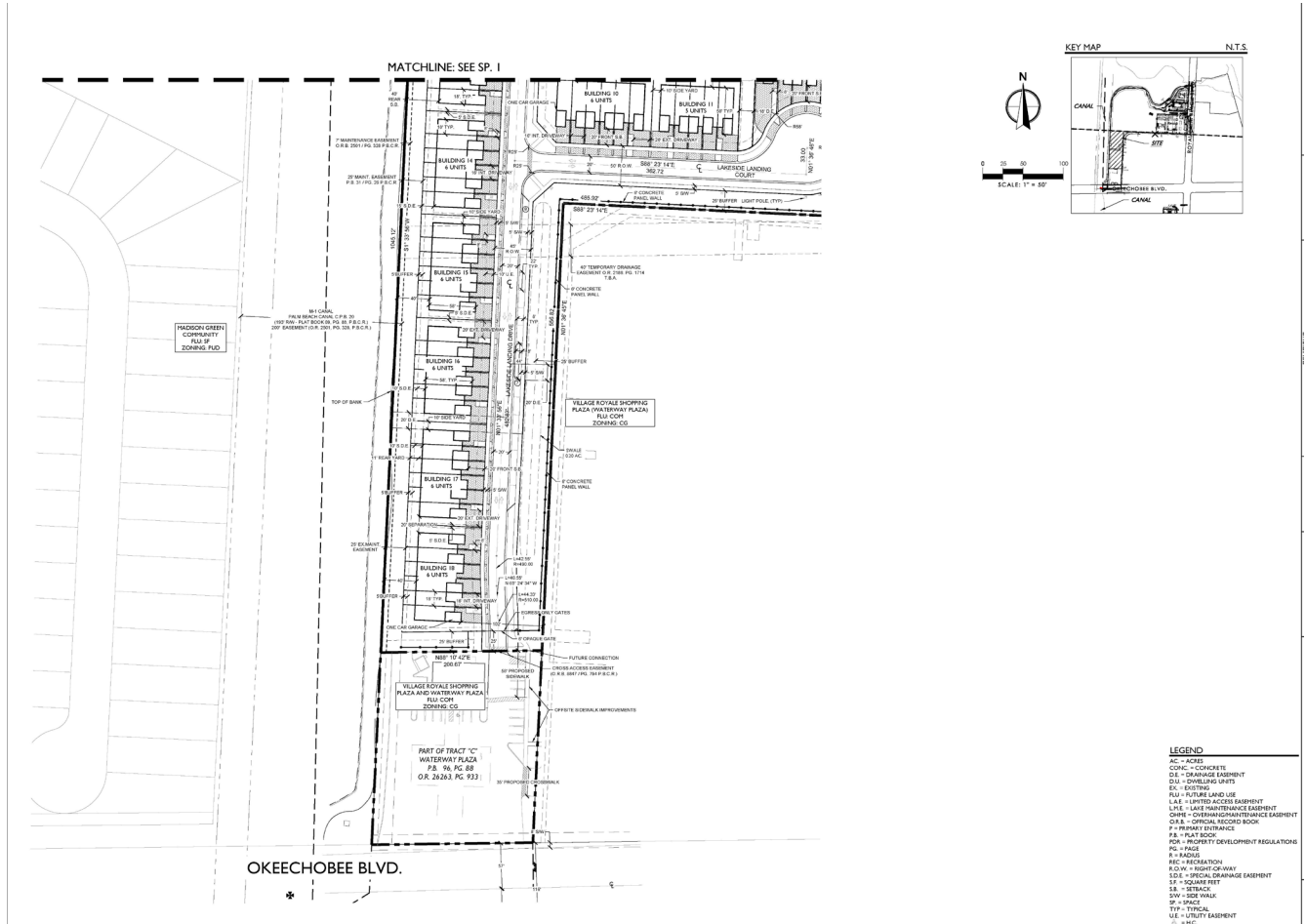


Directly below is an illustration of the Site Plan.



## Attachment C Continued

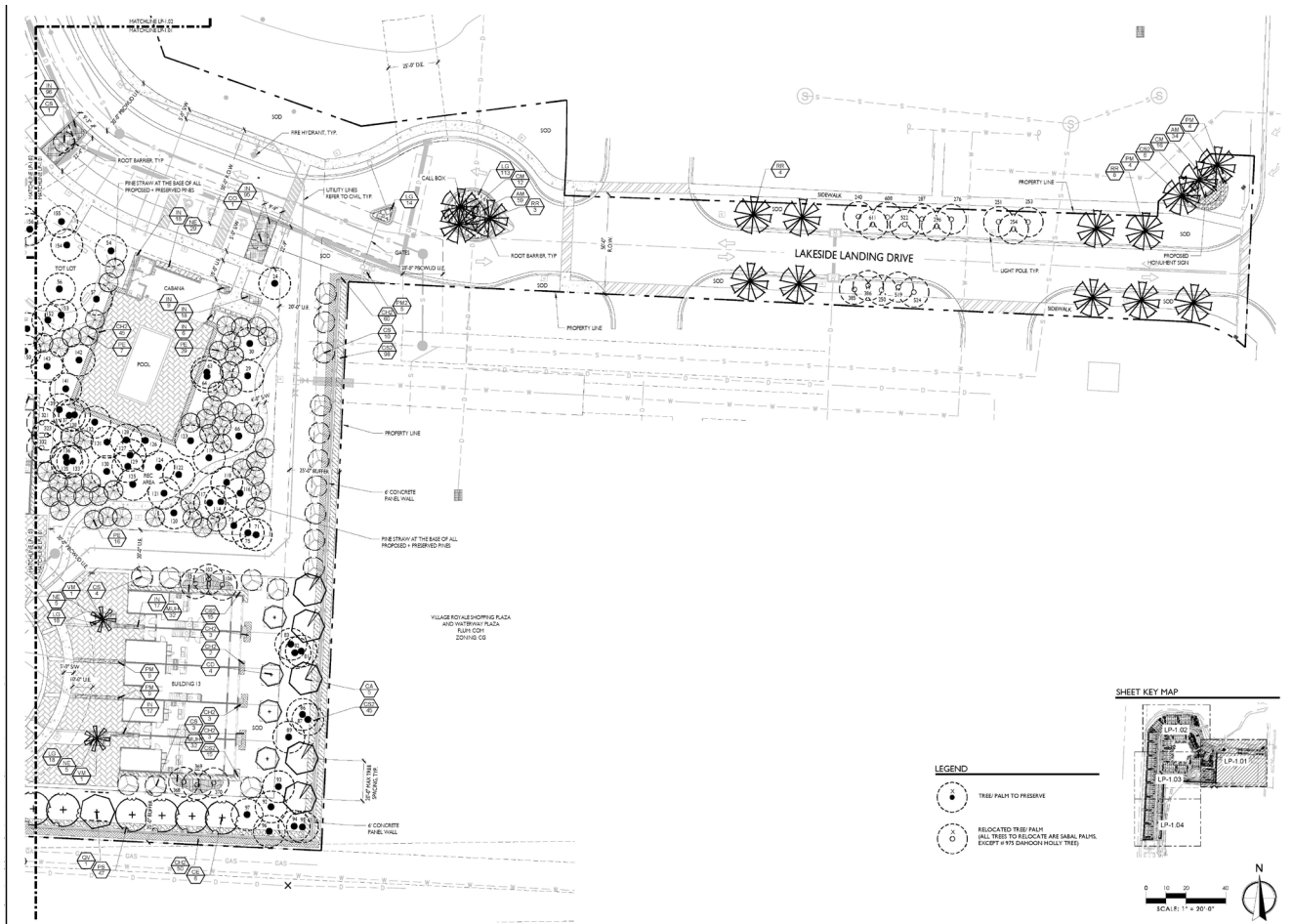
Directly below is an illustration of the Site Plan.





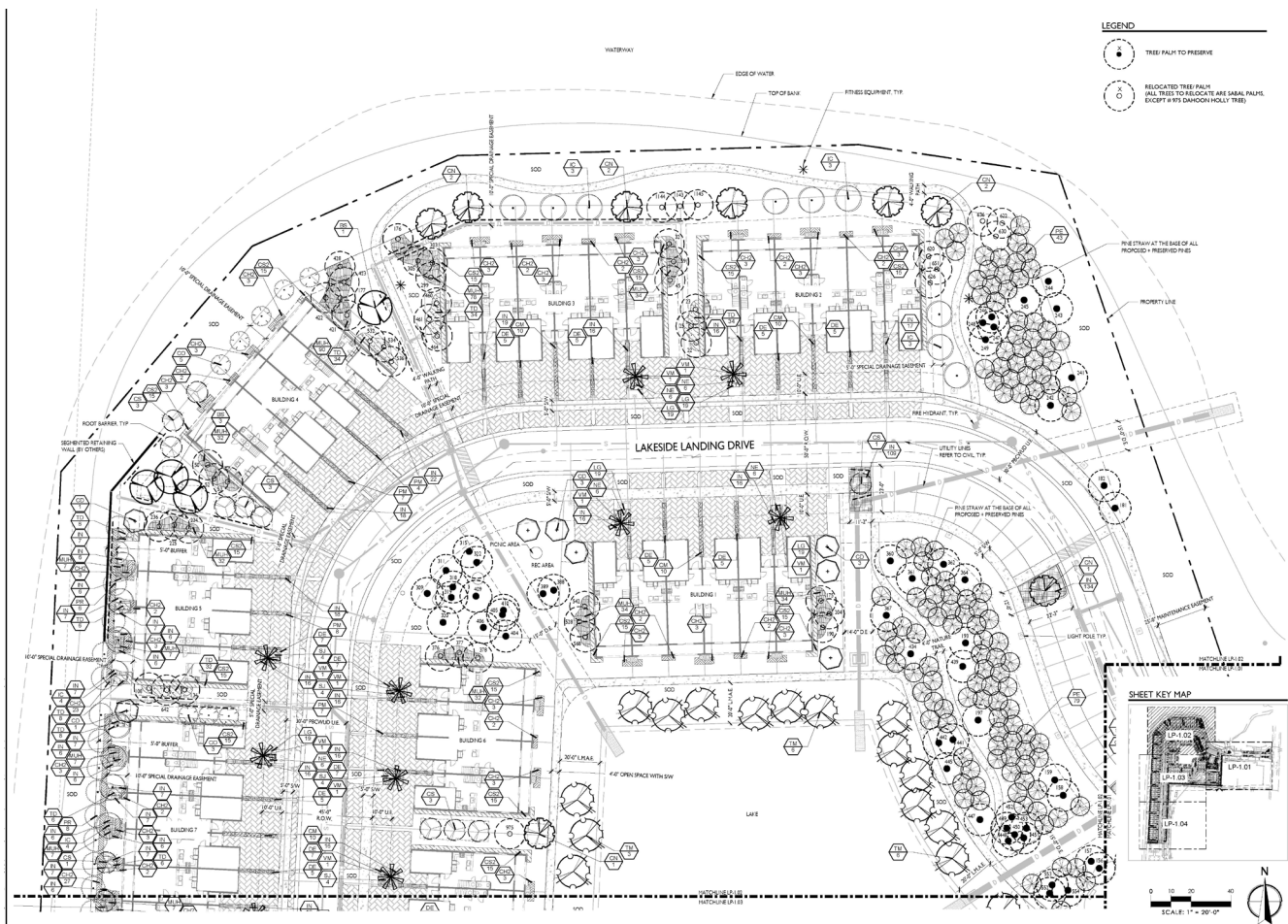
## Attachment D Continued

Directly below is an illustration of the Landscape Plan.

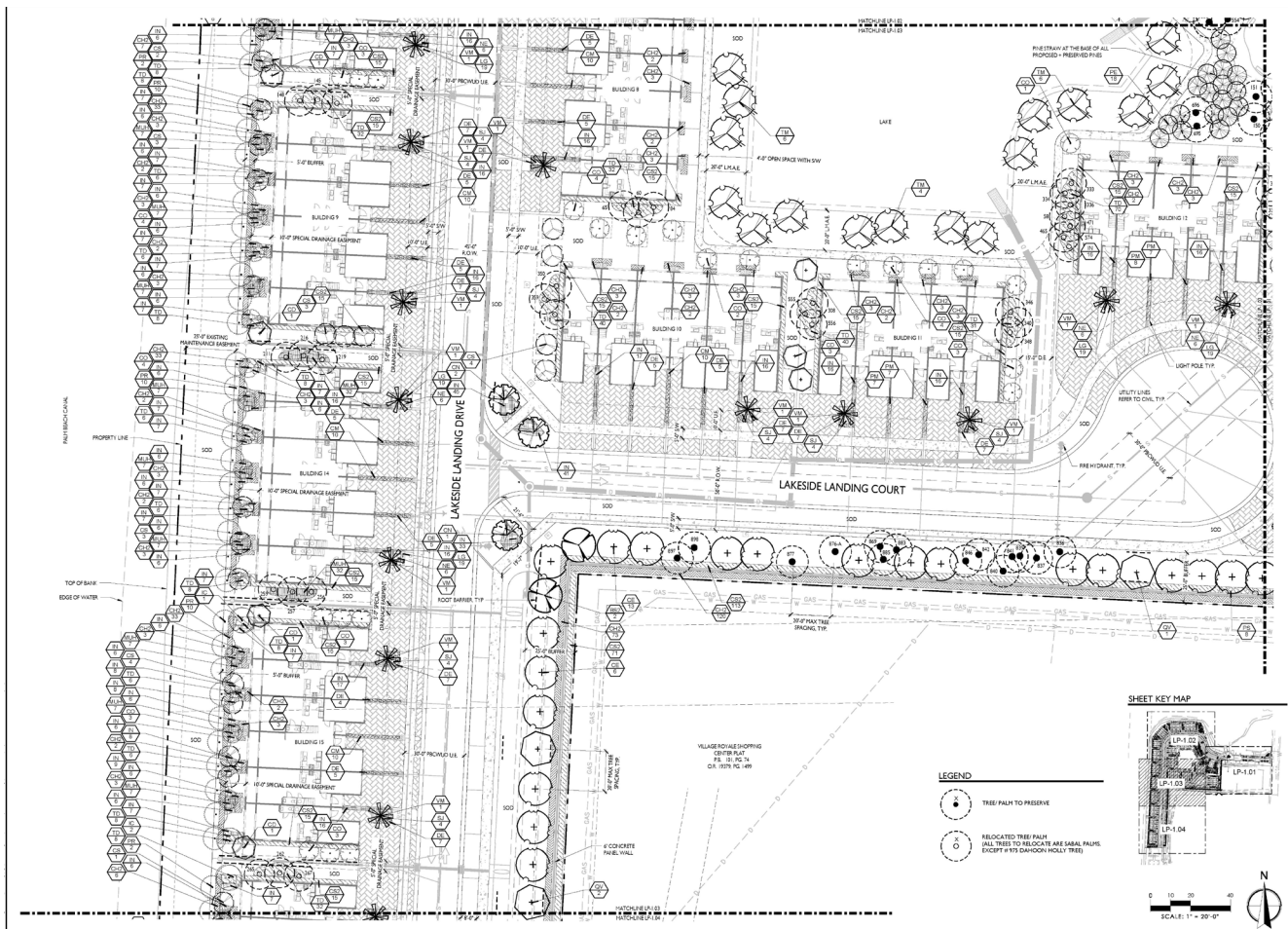


## Attachment D Continued

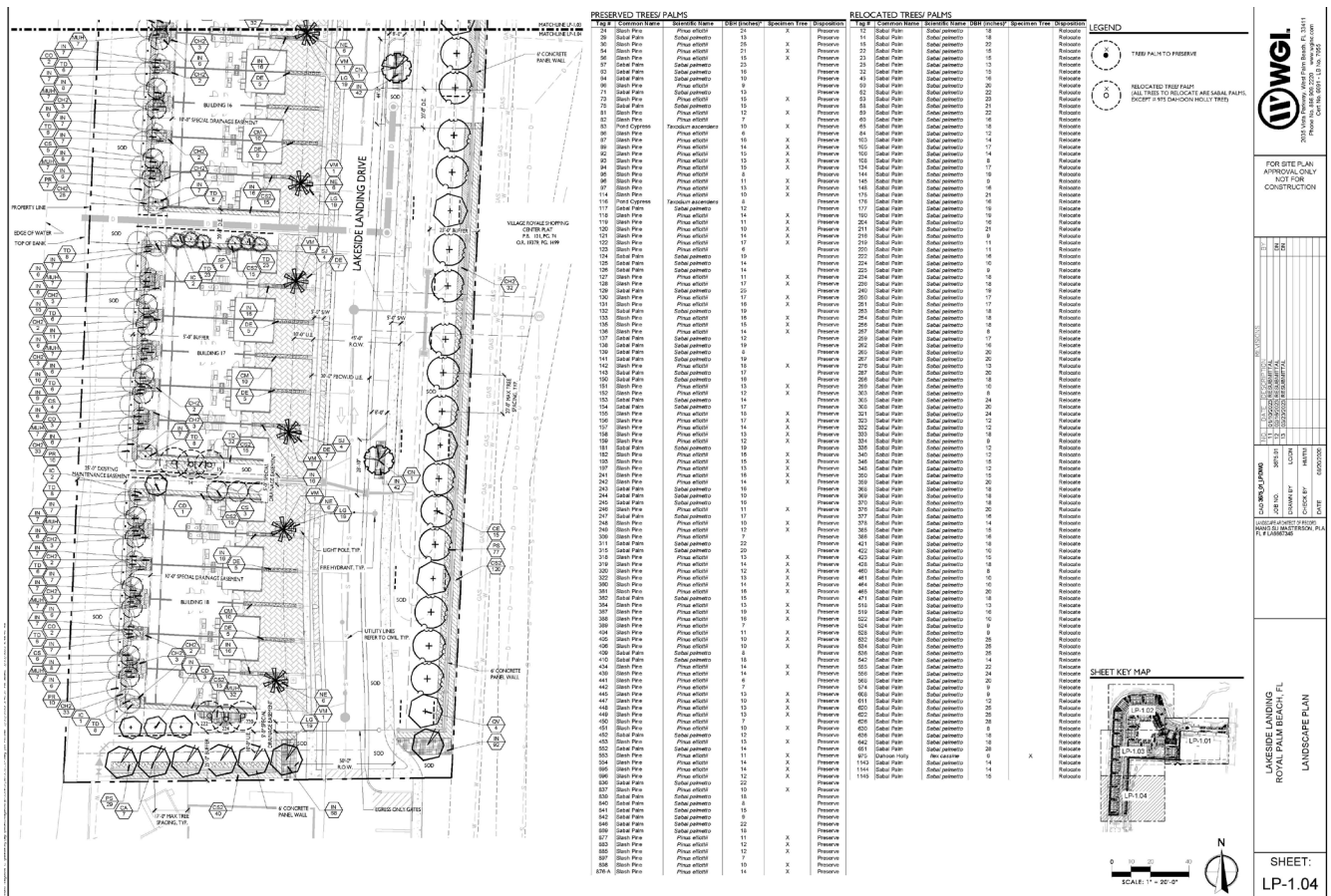
Directly below is an illustration of the Landscape Plan.



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Directly below is an illustration of the Landscape Plan.



**Attachment E  
Architecture  
Lakeside Landing  
Application No. 20-114 (SPM, AAR)  
Resolution No. 22-13**

Directly below is an illustration of the Townhouse Architecture.



## Lakeside Landing

COASTAL TH  
SCHEME

Royal Palm Beach

Scheme	BODY COLOR	STUCCO SIDING REVEAL	TRIM, FASCI, & SOFFIT	FRONT DOOR & SHUTTER	GARAGE	Brick American Natural LedgeStone	ROOF SHINGLE
COASTAL ELEVATION	SW 9166 Drift of Mist	SW 7043 Worldly Gray	SW 7004 Snowbound	SW 7659 Gris	SW 7045 Intellectual Gray	N/A	COLOR DUEL GRAY



D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CCG059394



D.R. HORTON • EXPRESS • EMERALD • FREEDOM

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## Attachment E Continued



# Lakeside Landing

COASTAL TH  
SCHEME

Royal Palm Beach

Scheme	BODY COLOR	STUCCO SIDING REVEAL	TRIM, FASCI, & SOFFIT	FRONT DOOR & SHUTTER	GARAGE	Brick American Natural LedgeStone	ROOF SHINGLE
COASTAL ELEVATION	SW 9166 Drift of Mist	SW 7043 Worldly Gray	SW 7004 Snowbound	SW 7659 Gris	SW 7045 Intellectual Gray	N/A	COLOR DUEL GRAY



D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All home-site sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Florida Certified General Contractor #CGC059394

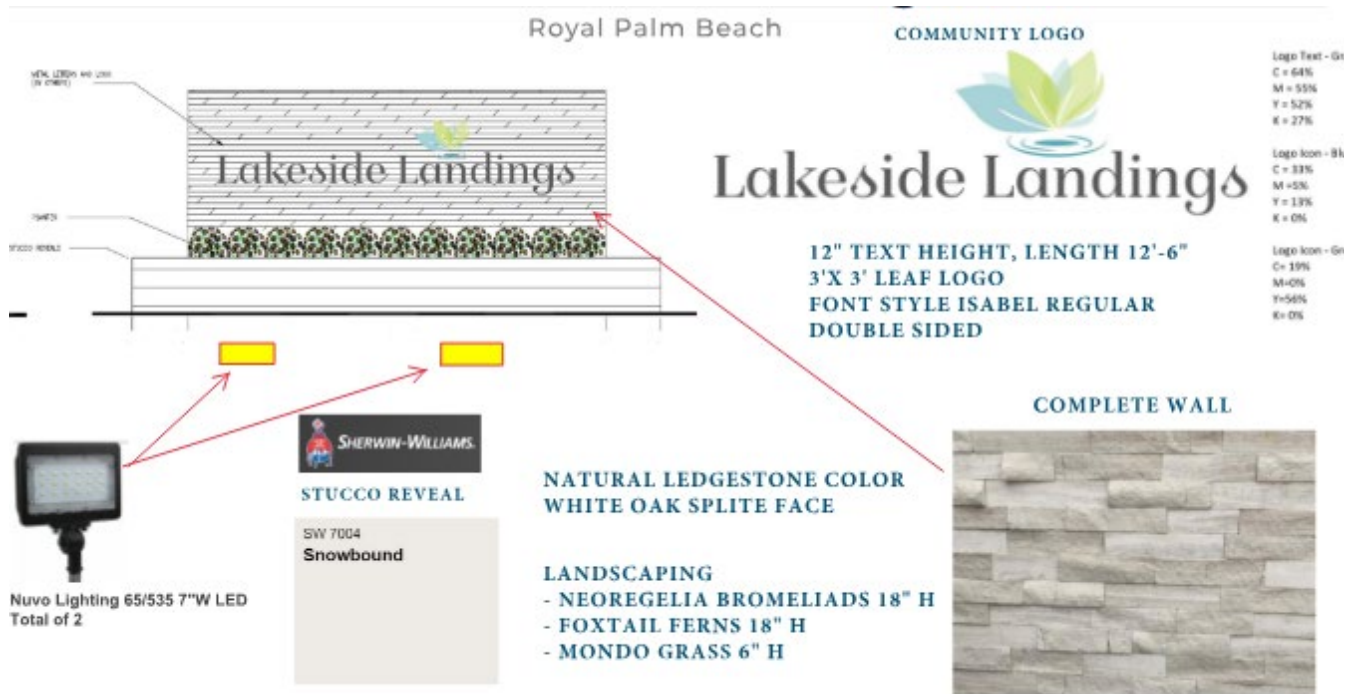


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## Attachment E Continued

Directly below is an illustration of the Sign Architecture.



## Attachment E Continued

Directly below is an illustration of the Cabana Architecture.



# Lakeside Landing

Royal Palm Beach

CABANA PROPOSE  
11/20/2021

- Gate/Fence - Bronze color
- Window Frame - White



Shingle Cambridge  
Collection color Harvard Slate



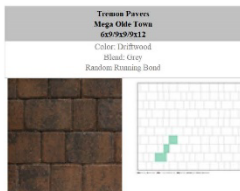
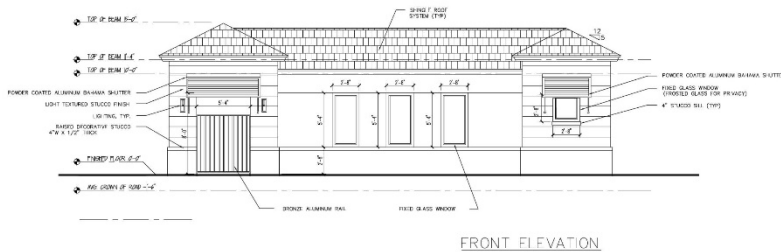
STUCCO  
REVEAL

SW 7004  
Snowbound

TRIM, FASCIA & REAR  
ELEV. COVERED AREA  
WALL

SW 7016  
Mindful Gray

SW 6220  
Interesting Aqua



Lakeside Landing · Royal Palm Beach, FL · drhorton.com

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**RESOLUTION NO. 22-13**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 20-114 (SPM, AAR) – THE APPLICATION OF WGI, INC. ON BEHALF OF D.R. HORTON, INC. - PERTAINING TO A SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL FOR A PROPOSED 100 UNIT TOWNHOUSE DEVELOPMENT ON A 12.28± ACRE SITE, FOR A PROPERTY 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. 20-114 (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. 20-114 (SPM, AAR), THE APPLICATION OF WGI, INC. ON BEHALF OF D.R. HORTON, INC., 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**  
**Lakeside Landing @ NW of Okeechobee Boulevard and Royal Palm Beach**  
**Boulevard Intersection**  
**Application No. 20-114 (SPM, AAR)**  
**Res. No. 22-13**

**Directly Below is the Legal Description:**

**LEGAL DESCRIPTION:**

RECORD DESCRIPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT OFFICE FILE NUMBER 149668-0183 BEARING AN EFFECTIVE DATE OF NOVEMBER 30, 2018, ISSUED BY NELSON MULLINS RILEY AND CASSEL.

**PARCEL 1:**

A PARCEL OF LAND BEING A PORTION OF TRACT "C", WATERWAY PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND A PORTION OF THAT CERTAIN WATERWAY TRACT LYING NORTHERLY OF AND CONTIGUOUS TO TRACT "C", HAWTHORN II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 26, SAID PUBLIC RECORDS; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "C-2", WATERWAY PLAZA PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 82, SAID PUBLIC RECORDS. THENCE, NORTH 88°23'14" WEST, ALONG THE BOUNDARY OF SAID TRACT "C-2", A DISTANCE OF 21.89 FEET; THENCE, SOUTH 46°36'46" WEST, CONTINUING ALONG SAID BOUNDARY FOR THIS AND THE NEXT FIVE COURSES, A DISTANCE OF 35.36 FEET; THENCE, SOUTH 01°36'46" WEST, A DISTANCE OF 7.48 FEET; THENCE, NORTH 88°23'14" WEST, A DISTANCE OF 204.10 FEET; THENCE, SOUTH 89°17'57" WEST, A DISTANCE OF 93.13 FEET; THENCE, NORTH 01°36'46" EAST, A DISTANCE OF 47.87 FEET; THENCE, NORTH 48°04'54" EAST, A DISTANCE OF 125.80 FEET; THENCE, NORTH 41°55'06" WEST, DEPARTING SAID BOUNDARY, A DISTANCE OF 54.81 FEET; THENCE, SOUTH 51°53'20" WEST, A DISTANCE OF 43.80 FEET; THENCE, SOUTH 53°56'46" WEST, A DISTANCE OF 82.10 FEET; THENCE, SOUTH 79°20'24" WEST, A DISTANCE OF 47.08 FEET; THENCE, NORTH 76°58'32" WEST, A DISTANCE OF 61.00 FEET; THENCE, NORTH 51°37'37" WEST, A DISTANCE OF 39.41 FEET; THENCE, NORTH 26°59'45" WEST, A DISTANCE OF 47.60 FEET; THENCE, NORTH 24°21'16" WEST, A DISTANCE OF 48.29 FEET; THENCE, NORTH 21°15'07" WEST, A DISTANCE OF 35.48 FEET; THENCE, NORTH 22°12'29" WEST, A DISTANCE OF 30.51 FEET; THENCE, NORTH 45°19'32" WEST, A DISTANCE OF 69.22 FEET TO A CORNER ON THE BOUNDARY OF SAID TRACT "C", OF WATERWAY PLAZA; THENCE, NORTH 82°40'37" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 100.50 FEET; THENCE, SOUTH 85°54'09" WEST, CONTINUING ALONG SAID BOUNDARY FOR THIS AND THE NEXT FOUR COURSES, A DISTANCE OF 100.50 FEET; THENCE, SOUTH 88°45'01" WEST, A DISTANCE OF 100.12 FEET; THENCE, SOUTH 65°02'52" WEST, A DISTANCE OF 111.80 FEET; THENCE, SOUTH 39°10'53" WEST, A DISTANCE OF 147.33 FEET; THENCE, SOUTH 01°33'56" WEST, A DISTANCE OF 170.24 FEET; THENCE, SOUTH 88°23'14" EAST, DEPARTING SAID BOUNDARY, A DISTANCE OF 201.02 FEET; THENCE, SOUTH 01°36'46" WEST, A DISTANCE OF 306.04 FEET TO A CORNER ON SAID BOUNDARY; THENCE, SOUTH 88°23'14" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 485.92 FEET; THENCE, NORTH 01°36'46" EAST, CONTINUING ALONG SAID BOUNDARY FOR THIS AND THE REMAINING THREE COURSES, A DISTANCE OF 285.00 FEET; THENCE, SOUTH 88°23'14" EAST, A DISTANCE OF 419.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 48.00 FEET; THENCE, EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°13'42", A DISTANCE OF 33.70 FEET TO THE END OF SAID CURVE; THENCE, NORTH 01°36'46" EAST, A DISTANCE OF 95.84 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PARCEL OF LAND LYING IN TRACT "C", WATERWAY PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "C", THENCE, NORTH 01°33'56" EAST, ALONG THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 223.60 FEET FOR A POINT OF BEGINNING; THENCE, CONTINUE NORTH 01°33'56" EAST, ALONG SAID WEST LINE OF TRACT "C", A DISTANCE OF 434.61 FEET; THENCE, SOUTH 88°23'14" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 200.65 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID TRACT "C", THENCE, SOUTH 01°36'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 434.61 FEET; THENCE, NORTH 88°23'14" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 200.29 FEET TO THE POINT OF BEGINNING.

**LESS THE FOLLOWING TRACT:**

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "C", THENCE, NORTH 01°33'56" EAST, ALONG THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 223.60 FEET FOR A POINT OF BEGINNING. THENCE, CONTINUE NORTH 01°33'56" EAST, ALONG SAID WEST LINE A DISTANCE OF 15.74 FEET; THENCE, NORTH 88°10'42" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 200.67 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID TRACT "C"; THENCE, SOUTH 01°36'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 27.76 FEET; THENCE, NORTH 88°23'14" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 200.29 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

A PARCEL OF LAND LYING IN TRACT "C", WATERWAY PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "C", THENCE, NORTH 01°33'56" EAST, ALONG THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 658.21 FEET FOR A POINT OF BEGINNING; THENCE, CONTINUE NORTH 01°33'56" EAST, ALONG SAID WEST LINE, A DISTANCE OF 21.81 FEET; THENCE, SOUTH 88°23'14" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 200.67 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID TRACT "C"; THENCE, SOUTH 01°36'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 21.81 FEET; THENCE, NORTH 88°23'14" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 200.65 FEET TO THE POINT OF BEGINNING.

**PARCEL 4:**

A PARCEL OF LAND LYING IN TRACT "C", WATERWAY PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 88, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "C", THENCE, NORTH 01°33'56" EAST, ALONG THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 680.02 FEET FOR A POINT OF BEGINNING. THENCE, CONTINUE NORTH 01°33'56" EAST, ALONG SAID WEST LINE, A DISTANCE OF 434.20 FEET; THENCE, SOUTH 88°23'14" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 201.02 FEET; THENCE, SOUTH 01°36'46" WEST, A DISTANCE OF 306.04 FEET TO A BOUNDARY CORNER ON THE EASTERLY BOUNDARY OF SAID PLAT; THENCE, CONTINUE SOUTH 01°36'46" WEST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 128.16 FEET; THENCE, NORTH 88°23'14" WEST, DEPARTING SAID EASTERLY BOUNDARY, A DISTANCE OF 200.67 FEET TO THE POINT OF BEGINNING.

**Exhibit B**  
**Conditions of Approval**  
**Lakeside Landing @ NW of Okeechobee Boulevard and Royal Palm Beach**  
**Boulevard Intersection**  
**Application No. 20-114 (SPM, AAR)**  
**Res. No. 22-13**

**1. Development Order:**

This development order constitutes approval for: Site Plan Modification Approval for a Townhouse Residential development with 100 units on a 12.28± acre site, within 18 townhouse buildings, and Architectural Approval for the landscape plan, signage, building design, and color and materials.

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. Prior to the issuance of a Building Permit, the Applicant shall be required to pay a fee of \$5,000 towards the placement of a bus shelter.
- C. Dumpster pads will be sloped to drain onto a pervious area.
- D. Revise all plans to reflect all required changes and resubmit to the Village prior to the issuance of a building permit.
- E. Prior to the issuance of the first building permit, the applicant shall be required to pay a fee in lieu of dedication of land and the Applicant shall make a payment of \$435,667.75 per acre fee in lieu of payment for the 1.19 acre recreation obligation for a total of \$518,444.62.
- F. Applicant shall revise all AAR sign drawings to reflect "Lakeside Landing" as the name of the development.
- G. Prior to the issuance of the first building permit, the Applicant shall be required to make a contribution to the Village's Tree Bank of \$644,981.90, which shall be utilized in accordance with Section 15-79.

**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. An engineering plan review and inspection fee of three percent (3%) of the cost estimate for clearing, grading, earthwork, paving and drainage shall be paid to the Building Department. Fifty percent of the said fee shall be due at time of plan submission, and the remaining 50% will be required prior to the mandatory pre-construction meeting. Approval of site civil engineering elements will be required prior to the issuance of a building permit. Site plan approval shall not be construed as final engineering department approval.
- I. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of landscape and irrigation plans for review and approval, incorporating any changes requested by the Planning and Zoning Commission and/or Village Council. A landscape and irrigation plan review and inspection fee of three percent (3%) of the cost estimate shall be paid to the Building Department at the time permits are issued.
- J. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- K. 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.

- L. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.

**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 Village Code required shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, and 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.

**Exhibit C**  
**Site Plan**  
**Lakeside Landing @ NW of Okeechobee Boulevard and Royal Palm Beach Boulevard Intersection**  
**Application No. 20-114 (SPM, AAR)**  
**Res. No. 22-13**

Directly below are illustrations of the Site Plan:

