VILLAGE OF ROYAL PALM BEACH PLANNING and ENGINEERING 1050 Royal Palm Beach Boulevard Royal Palm Beach, FL 33411 (561) 790-5131

	(561) 7	90-5	5131			
DE	VELOPMEN	T A	PPLICATION			
APPLICATION NO.: 01			SUBMITTAL DATE: _	3/4/10		
PROPERTY OWNER(S)	_		APPLICANT			
Name: SS Development		Na	Name: BACH Sign Group, Inc.			
Address: 1830 South Ocean Drive Suite 3501 Hallandale, FI 33009			Address: 2655 North Ocean Drive Suite 400 Singer Island, FI 33404 E-Mail:			
Phone: 561 870 7824		Ph	one: 561 848 3440			
	s, plats and formula to the sequent Boar PLANS, PLA BLE APPF	ms m rd m rS A ets o orma	nust be submitted with the application. (Additi- cetings). For Minor Site Plan Modifications, s ND APPLICATION FORMS MUST BE SUI f plans shall be submitted for stamped sign of	onal copies of submit one (1) BMITTED IN		
		- Tust (
ADMINISTRATIVE APPEAL ANNEXATION	\$250.00	片	SITE PLAN MODIFICATION (Major)	\$2,000.00 \$250.00		
MASTER PLAN REIVEW	No Fee \$2,000.00	井	SITE PLAN MODIFICATION (Minor) SITE PLAN REVIEW	\$2,000.00		
COMP PLAN AMEND. (LARGE)	\$3,000.00	+	VARIANCE	\$100.00		
COMP PLAN AMEND. (SMALL)	\$2,000.00	H	MOD. TO COUNCIL REQUIREMENTS	\$250.00		
REZONING	\$2,000.00	Ħ	SPECIAL EXCEPTION	\$1,000.00		
☐ PRELIMINARY PLAT	\$1,000.00		FINAL PLAT (see page 13)	\$1,000.00		
ARCHITECTURAL REVIEW (AAR)	\$250.00		AAR APPEAL	\$250.00		
SITE PLAN EXTENSION	\$250.00		LANDSCAPE WAIVER	\$100.00		
ZONING TEXT AMENDMENT	\$1,000.00		SIGN VARIANCE	\$100.00		
Site Plan Review includes an additional \$300.00 per acre fee may also apply. DO NOT WRITE BELOW THIS LINE ACCEPTED FOR REVIEW BY Received by: Sufficiency Approval Date	. IVSSECT FAMILIES	Di	FOR DEPARTMENTAL ate: 3/4/0 Fee Paid:\$ 2.50	USE ONLY		
Received from applicant: 10 Applications	了10 sets of P	lans	Fees CD of submittal Color Samp	les		

GENERAL DATA
Project Name: Fox Property DRI Parcel 4C
Project Location: (Address and property control no.) South side of Fox trail Road South 00-41-43-24-01-000-0041
Existing Zoning:Palm Beach County MUPD
Proposed Zoning: Same until changed by Village of Royal Palm Beach to CG
Existing Comprehensive Plan Designation: <u>CH-Commercial High</u>
Proposed Comprehensive Plan Designation: <u>Same until changed by Village of Royal Palm Beach to CG</u>
Existing Land Use: Vacant
Proposed Land Use: <u>Self-Service Storage Facility, Watchman's Quarters, Vehicle Rental, Retail./Office</u>
Total Site Area: <u>_269,592.84</u> _ Sq. Ft. <u>6.189</u> Acres
Flood Zone Category:
ls site currently served by public water? Yes NoX
ls site currently served by public sewer? Yes No _X
RESIDENTIAL
Total Number of Dwelling Units: Density (Units per acre):
COMMERCIAL
Total Square Footage:153,388 SF Number of Buildings:5
Describe briefly the nature of any improvements presently located on the subject property.
Property is a vacant portion of Parcel 4 of the Fox Property Development of Regional Impact. Property has frontage on Fo
Trail Road South and is stubbed out for water and sewer. Storm drainage provisions have been provided. Additional access to
the ease via a private access easement across Parcel 4B. Development is proposed to be phased.
Describe type of operation or business proposed; or the proposed construction.
Self-service storage, both multi-access and limited access with a small amount of retail and/or office in the front building facing
Fox Trail Road South. A watchman's Quarters is proposed as is permitted by code as well as Vehicle Rental. All uses a
permitted by the specific use of listed uses in the Fox Property Settlement Agreement and referenced on all master plans.
Estimate of construction costs: First Phase Approx. \$3.7M; Other Phases Approx. \$3 M
Describe in detail the phasing of the proposed development (Attach if insufficient space).
First Phase - Buildings "A", "B" and "C"; Buildings "D": and "E" either together or separately.

State the reasons or basis for the Approval request, and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Village's Comprehensive Development Plan, and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Village. Additionally, all standards set forth in the Village Code of Ordinances for Special Exceptions, Variances, Sign Variances, Administrative Appeals, etc. must be addressed on the additional sheet provided with this application.

This application is being made for site plan approval only on the remaining portion of Parcel 4 of the Fox Property DRI which has been previously approved by Palm Beach County and recently annexed into the Village of Royal Palm Beach voluntarily by the applicant. All proposed uses and development rights have previously been established by the approvals granted by the State of Florida and Palm Beach County

Has any previo	ous Applica	ation been filed	l within th	ne last yea	r in connection	n with the	e subject pro	perty?		
(Yes) (No). If	yes, briefl	y describe the	nature of	the Applie	cation.					
Property	was	annexed	by	the	Village	of	Royal	Palm	Beach	in
2007/										
Has a site plan previous appro	-	ously approved	d by the V	illage Co	mmission for t	this prope	erty? (Yes) (1	No). If yes,	please note d	ate of
	NO									

EXACT LEGAL DESCRIPTION OF PROPERTY:

(Attach if insufficient space)

Give the name, address and telephone number for the following persons or firms involved in this development:

AGENT [if different from Owner(s)]:	DEVELOPER:
Name: RUSSELL C. SCOTT	Name: TOM RICHERSON
Company Name: URBAN DESIGN STUDIO	Company Name: SS DEVELOPMENT LLC
Address: 477 SOUTH ROSEMARY AVE. #225 WEST PALM BEACH, FL 33401	Address: 1830 S. OCEAN DR # 3501 HALLANDALE, FL 33009
Phone: (561) 366-1100	Phone: (561) 870-7424

PLANNER:	ARCHITECT:
Name: SAME AS AGENT	Name: PATRICK M. PILLOT
Company Name:	Company Name: PATRICK M. PILLOT ARCHITECT, INC.
Address:	Address: 1267 Second Street Sarasota, FL 34236
Phone:	Phone: (941) 955-7375
	Florida Registration No.: FLORIDA #AR0011554

ENGINEER:	LANDSCAPE ARCHITECT:
Name: Patricia F. Ramudo, P.E.	Name: Russell C. Scott, RLA
Company Name: ICON DESIGN GROUP, INC.	Company Name: Urban Design Studio
Address: 901 NW 4th Court Boca Raton, FL 33432	Address: 477 South Rosemary Ave. #225 West Palm Beach, FL 33401
Phone: 561-393-5818	Phone: (561) 366-1100
Florida Registration No.: 35798	Florida Registration No.: FL0000552

SURVEYOR:	ATTORNEY:
Name: Robert Pl Blaszyk	Name:
Company Name: RPB Consulting, Inc.	Company Name:
Address: 7741 N. Military Trail, Suite 1 Palm Beach Gardens, FL 33410	Address:
FL Lic. # 4133	
Phone: 841-7466	Phone:

CURRENT OCCUPANT:	ALL CORRESPONDENCE WILL BE MAILED TO APPLICANT ONLY UNLESS A SUBSTITUTE ADDRESS IS SPECIFIED BELOW:
Name: NA	
Address:	Address:
Phone:	Phone:

APPLICANT'S CERTIFICATION

(I) (We) affirm and certify that (I) (We) understand and will comply	
Palm Beach, Florida. (I) (We) understand that if this Petition is a	
described herein will be considered, in every respect, to be a part of	
applicable laws, regulations, taxes and police powers of the Village	e including the Comprehensive and Zoning Ordinance. (I)
(We) further certify that all statements and diagrams submitted	herewith are true and accurate to the best of (my) (our)
knowledge and belief. Further, (I) (We) understand that this Applic	ation and attachments become part of the Official Records of
the Village of Royal Palm Beach, Florida, and are not returnable.	A
5.50	Dussell ()
Witness	Signature of Applicant
Sundial . 101/	Russell C. Scott, Agent
Witness	Printed Name of Applicant
()	••
Applicant is:	Address:
Owner	Urban Design Studio
Optionee	477 S Rosemary Ave #225
Lessee	West Palm Beach, FL 33401
Agent	Telephone Number: <u>(561) 366-1100</u>
Contract Purchaser	Fax Number:(561) 366-1111

FOX PROPERTIES PARCEL 4-C

DESCRIPTION:

A PORTION OF PARCEL "4" OF FOX PROPERTIES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 65 THROUGH 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "4"; THENCE NORTH 88°45'25" WEST, ALONG THE NORTH LINE OF SAID PARCEL "4", BEING THE BASIS OF BEARING, A DISTANCE OF 275.26 FEET TO A POINT 300.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID PARCEL "4"; THENCE CONTINUING NORTH 88°45'25" WEST, A DISTANCE OF 242.00 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 00°42'47" WEST, A DISTANCE OF 555.00 FEET; THENCE SOUTH 88°45'25" EAST, A DISTANCE OF 242.29 FEET TO A POINT ON A LINE 300.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID PARCEL "4"; THENCE SOUTH 00°40'58" WEST, ALONG SAID LINE, A DISTANCE OF 277.90 FEET TO THE SOUTH LINE OF SAID PARCEL "4"; THENCE NORTH 88°48'13" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 485.14 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "4"; THENCE NORTH 00°42'47" EAST, ALONG THE WEST LINE OF SAID PARCEL "4", A DISTANCE OF 833.29 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "4"; THENCE SOUTH 88°45'25" EAST, ALONG THE NORTH LINE OF SAID PARCEL "4", A DISTANCE OF 242.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

SUBJECT TO ALL PERTINENT MATTERS OF RECORD. CONTAINING 6.189 ACRES, MORE OR LESS.



STATEMENT OF USE/JUSTIFICATION PARCEL 4C SITE PLAN APPROVAL FOX PROPERTY DRI AUGUST 2007

Urban Design Urban Planning Land Planning Landscape Architecture

The subject site is the remaining portion of Parcel 4 of the plat of the Fox Property Development of Regional Impact. The Fox Property was approved by Palm Beach County in 1974 and spent much of the next two decades in litigation with the State of Florida. Ultimately a Settlement Agreement was agreed upon and the property was permitted to utilize the specific provisions of that agreement and succeeding modifications.

One of the highlights of that agreement was that, notwithstanding subsequent changes to the various versions of the Palm Beach County Zoning Code and Development Regulations, uses to be allowed in the Fox Property DRI were established as part of the final Master Plan referenced in Exhibit "C" of the Settlement Agreement and referenced as the October 1994 Master Plan.

Those permitted uses, which require no further approval than review and certification of a site plan, include the following uses proposed to be locate on the subject site:

- Self Service Storage
- Vehicle Rentals (No Sales)
- · Retail Sales, General
- · Office, Business or Professional

The current owner of the property voluntarily annexed the site into the Village of Royal Palm Beach in June, 2007. Prior to that decision, the Village Attorney had confirmed that annexation into the Village did not alter in any way the permitted uses documented in the Settlement Agreement.

Subsequent to annexation, it was determined by the Planning Division that, since the Village has not yet initiated Land Use Plan Designation assignment or Zoning District, that the development regulations for the subject uses would be governed by the Palm Beach County Unified Land Development Code.

The site has been designed to be constructed in phases and to accommodate both multi

access (garage doors) and limited access (enclosed) with an attendant Watchman's Quarters and a small amount of retail/office.

West Palm Beach, FL 33401
561.366.1100 561.366.1111 fax

www.105041100 com/20NING

G:\Uobs\Fox Parcel 4C\Uustification.wpd LCC35

Fox Property Parcel 4C August 2007 Page 2

The site has been designed to provide utilize the rear wall of a multi-access building as part of the buffer to the residential property to the west. This wall will be given an architectural treatment to minimize impacts. The original buffer, as shown on the master plans and the plat was the be shared with ten feet on either side of the common property line. This has been increased to twenty feet on the subject site.

The two story portion of limited access building to be built in Phase 1 has been kept to the norther portion of the site to reduce impacts to the residential use to the west and the future two-three story building in a later phase has been located further to the east.

The original approval for Parcel 4 was for a 400 Bed Nursing/Convalescent Facility and commercial uses to be transferred from the portion of the Fox Property on the North of Okeechobee Blvd. In 2005, as the transferrable floor area was being used on other sites, a modification to the Zoning Resolution was approved which allowed the remainder of Parcel 4 to be utilized for any f the permitted uses provided that the traffic generated by such use did not exceed that which would have come from the original nursing home use. A traffic report has been submitted documenting that the proposed use does not exceed the previously vested use. A copy of the resolution is attached to the traffic report.

Water and sewer utility lines are available to the site as is legal positive outfall into the master drainage system for the Fox Property.

Attachment:

 Palm Beach County Unified Land Development Code; Article 4 Use Regulations; Chapter B Supplementary Regulations; Section 1 Uses: A. 120-Self-Service Storage

Additional Attachments:

- Fox Property October 1994 Master Plan (Settlement Agreement Exhibit "C") including Settlement Agreement Summary
- Fox Property February 2005 Master Plan (Current)
- Fox Property South MUPD Master Plan Exhibit No. 54 (Current)
- Fox Properties Plat (PB 83, Pgs 65-67)



Paint Samples

FIRED BRICK SW #6335



RAMIE SW #6156



PORTOBELLO SW #6102



DOVER WHITE SW#6385



transmittal

TO:

Kevin Erwin

FROM:

Russell Scott

DATE:

6 December 2007

RE:

Fox Parcel 4C Color Chips



Urban Design Urban Planning Land Planning Landscape Architecture

In advance of TRC on 11 December, please find attached the Sherwin Williams color chip samples for the proposed Fox Parcel 4C Self Service storage as shown on the enclosed rendering.

We have acquired larger samples for the AAR application and will have a chip sample available for distribution to the P & Z as well as a materials board for the meeting.

FIRED BRICK SW #6335



RAMIE SW #6156



PORTOBELLO SW #6102



DOVER WHITE SW #6385

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SW 6385 Dover White 477 S. Rosemary Avenue Suite 225 - The Lofts at City Place West Palm Beach, FL 33401 561.366.1100 561.366.1111 fax www.UDSonline.com LCC35



