

Agenda Item # ÜÄG

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 20-54 (SPM, AAR) AN APPLICATION BY COTLEUR & HEARING INC. AND ADOPTION OF RESOLUTION 20-13 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING SITE PLAN MODIFICATION APPROVAL AND ARCHITECTURAL APPROVAL FOR DEVELOPMENT OF A NEW MULTIPURPOSE BUILDING AND MODIFICATIONS TO THE VILLAGE HALL COMPLEX LOCATED ON A 16.58 ACRE PARCEL OF LAND LOCATED AT 1050 ROYAL PALM BEACH BOULEVARD. BY AGENT: DONALDSON HEARING, COTLEUR & HEARING INC.

Issue:

The Village is seeking Site Plan Modification approval for changes to the Village Hall Complex which includes a new 25,380 square foot, two (2) story Village Hall, reconfiguration of the parking areas, building architectural approval, and landscape approval on a 16.58 acre property. The site is situated within the Public Ownership (PO) Zoning District and is located at the southeast corner of Okeechobee Boulevard and Royal Palm Beach Boulevard.

Overall, the proposed site plan approval request meets all of the Village's requirements for this type of use in the Public Ownership (PO) Zoning District.

The Planning and Zoning Commission considered this application on June 23, 2020, and recommended Approval by a vote of 4-0.

Recommended Action:

Village Staff is recommending Approval of Application 20-54 (SPM, AAR) and Resolution 20-13.

Initiator:	Village Manager	Agenda Date	Village Council
P & Z Director	Approval	7-16-2020	Action

RESOLUTION NO. 20-13

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 20-54 (SPM, AAR) – THE APPLICATION OF COTLEUR & HEARING INC. – PERTAINING TO SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL TO DEVELOP A NEW MULTIPURPOSE BUILDING AND MODIFY THE VILLAGE HALL COMPLEX LOCATED ON A 16.58 ACRE PARCEL OF LAND LOCATED AT 1050 ROYAL PALM BEACH 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. 20-54 (SPM, AAR) was presented to the Village Council at its public hearing conducted on July 16, 2020; 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. 20-54 (SPM, AAR), THE APPLICATION OF COTLEUR & HEARING 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:

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

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 16th day of July, 2020.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
New Village Hall
20-54 (SPM, AAR)
Res. No. 20-13

LEGAL DESCRIPTION:

PARCEL IN NORTHWEST 1/4 LAYING NORTHWESTERLY OF THE WILLOWS IN PLAT BOOK 29, PAGE 102, AND EAST OF ROYAL PALM BEACH BOULEVARD AS IN OFFICIAL RECORDS BOOK 2495, PAGE 1829 (LESS NORTHERLY 50.18 FEET OF OKEECHOBEE ROAD R/W).

CONTAINING 16.58 ACRES

Exhibit B
Conditions of Approval
New Village Hall
20-54 (SPM, AAR)
Res. No. 20-13

1. Development Order:

This development order constitutes approval for:

Site Plan Modification approval for a new 25,380 square foot two (2) story Village Hall, building and landscape approval; located on a 16.58 acre site southeast of the intersection of Royal Palm Beach Boulevard and Okeechobee Boulevard.

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

2. Standard Conditions:

- A. 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.
- B. All utility services shall be underground.
- C. 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.
- D. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.
- E. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- F. The Art in Public Places requirements in Sec. 26-75.5 of the Village Code must be met. The public art requirement for this capital project is 1% of the total vertical construction costs using a certified cost estimate, equivalent to \$70,000. The art installation shall be in the location depicted on the Site Plan.

3. 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. All perimeter landscape buffers shall be installed prior to issuance of the first certificate of occupancy.

Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: New Village Hall

Application: 20-54 (SPM, AAR) (Res. 20-13)

Applicant: Village of Royal Palm Beach
1050 Royal Palm Beach Boulevard
Royal Palm Beach, FL 33411

Agent: Rick Gonzalez
REG Architects
300 Clematis Street
West Palm Beach, FL 33401

Request: Site Plan Modification approval and Architectural Approval for a new Multipurpose Building and associated changes to the Village Hall Complex located at the southeast corner of Royal Palm Beach Boulevard and Okeechobee Boulevard.

Recommendation: Approval

Hearings: Planning & Zoning Commission: June 23, 2020
Village Council: July 16, 2020

II. Site Data:

Site Area: 16.58 acres

Property Control Numbers: 72-41-43-26-00-000-3000, 72-41-43-26-30-000-0010, 72-41-43-26-30-000-0020, 72-41-43-26-07-013-0010

Existing Land Use: Village Hall

Existing FLUM Designation: Public Ownership (PO)

1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	FLUM:	ZONING:	Land Use:
North	COM-Commercial Right-Of-Way	CG- General Commercial Right – of-Way	Commercial Plaza Okeechobee Blvd.
South	RM-Residential Medium Density	RM-12 Multi-Family Residential	Multi-Family Residential Chabad Jewish Center of RPB, INC
East	Com-Commercial	CN-Neighborhood Commercial/RM-12 Multi-Family Residential	Commercial, LA Petite Academy
West	COM-Commercial Right-Of-Way	CO-Limited Office Commercial/ CG- General Commercial Right – Of-Way	Commercial Royal Palm Beach Blvd,

Below is a map showing the location of the site:



III. Intent of Petition:

The Village is seeking Site Plan Modification Approval for changes to the Village Hall Complex which includes a new 25,380 square foot, two (2) story Village Hall, reconfiguration of the parking areas, building Architectural and Aesthetic Approval, and landscape approval on a 16.58 acre property. The site is situated within the Public Ownership (PO) Zoning District and located at the southeast corner of Okeechobee Boulevard and Royal Palm Beach Boulevard. Architectural approval for the campus signage will be brought forth at a future date.

IV. History

The first structure on Village Hall was built approximately in 1970. Since that time, the Fire Station and Police Station have been added, as well as the ball fields and parking lot to the south. The 3,011 square foot Village Council Chambers was approved on May 16, 2002 through the adoption of Resolution 02-31.

V. Analysis:

The Village is seeking Site Plan Modification approval for changes to the Village Hall Complex which includes a new 25,380 square foot, two (2) story Village Hall, reconfiguration of the parking areas, building architectural approval, and landscape approval on a 16.58 acre property. The site is situated within the Public Ownership (PO) Zoning District and is located at the southeast corner of Okeechobee Boulevard and Royal Palm Beach Boulevard.

The architectural style for the new building is consistent with other Village-owned properties. The Sherriff's Office Building, the current Village Council Chambers, and the David B. Farber Training Center will also be reskinned to match the architecture of the new building. For an illustration of the Building's proposed architecture please refer to **Attachment E**. Much of the perimeter landscaping will remain and additional landscaping will be installed in and around the parking areas and new building. Please refer to **Attachment D**.

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

1. Parcel size: The site is 16.58 acres in size and exceeds the minimum area required for the Public Ownership Zoning District which is to be determined by Village Council.
2. Parcel width: The property is 961 feet wide and exceeds the minimum parcel width required for the Public Ownership (PO) Zoning District which is to be determined by Village Council.

3. Setbacks: The proposed buildings meet the required setbacks for this zoning district, which is to be determined by Village Council.
4. Pervious area: The proposed site plan provides 52.5% of the site as pervious area which exceeds the minimum required by Village Code, which is to be determined by Village Council.
5. Parking Requirements: The proposed Site Plan provides 253 parking spaces which, exceeds the code requirement of 213 parking spaces for the overall site.
6. Landscape Areas: The proposed site plan complies with all aspects of the Village's Landscape Code.
7. Maximum Building Height: The maximum allowable for the Public Ownership (PO) Zoning District is to be determined by Village Council.

Overall, the proposed site plan approval request meets all of the Village's requirements for this type of use in the Public Ownership (PO) Zoning District.

VI. Staff Recommendation:

Village Staff is recommending Approval of Application 20-54 (SPM, AAR) and Resolution 20-13.

VII. Hearing History:

Planning and Zoning Commission:

The Planning and Zoning Commission considered this application on June 23, 2020, and recommended Approval by a vote of 4-0.

**Attachment A
Legal Description
New Village Hall
20-54 (SPM, AAR)
Resolution No. 20-13**

LEGAL DESCRIPTION:

PARCEL IN NORTHWEST 1/4 LAYING NORTHWESTERLY OF THE WILLOWS IN PLAT BOOK 29, PAGE 102, AND EAST OF ROYAL PALM BEACH BOULEVARD AS IN OFFICIAL RECORDS BOOK 2495, PAGE 1829 (LESS NORTHERLY 50.18 FEET OF OKEECHOBEE ROAD R/W).

CONTAINING 16.58 ACRES

Attachment B
Conditions of Approval
New Village Hall
20-54 (SPM, AAR)
Resolution No. 20-13

1. Development Order:

This development order constitutes approval for:

Site Plan Modification approval for a new 25,380 square foot two (2) story Village Hall, building and landscape approval; located on a 16.58 acre site southeast of the intersection of Royal Palm Beach Boulevard and Okeechobee Boulevard.

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

2. Standard Conditions:

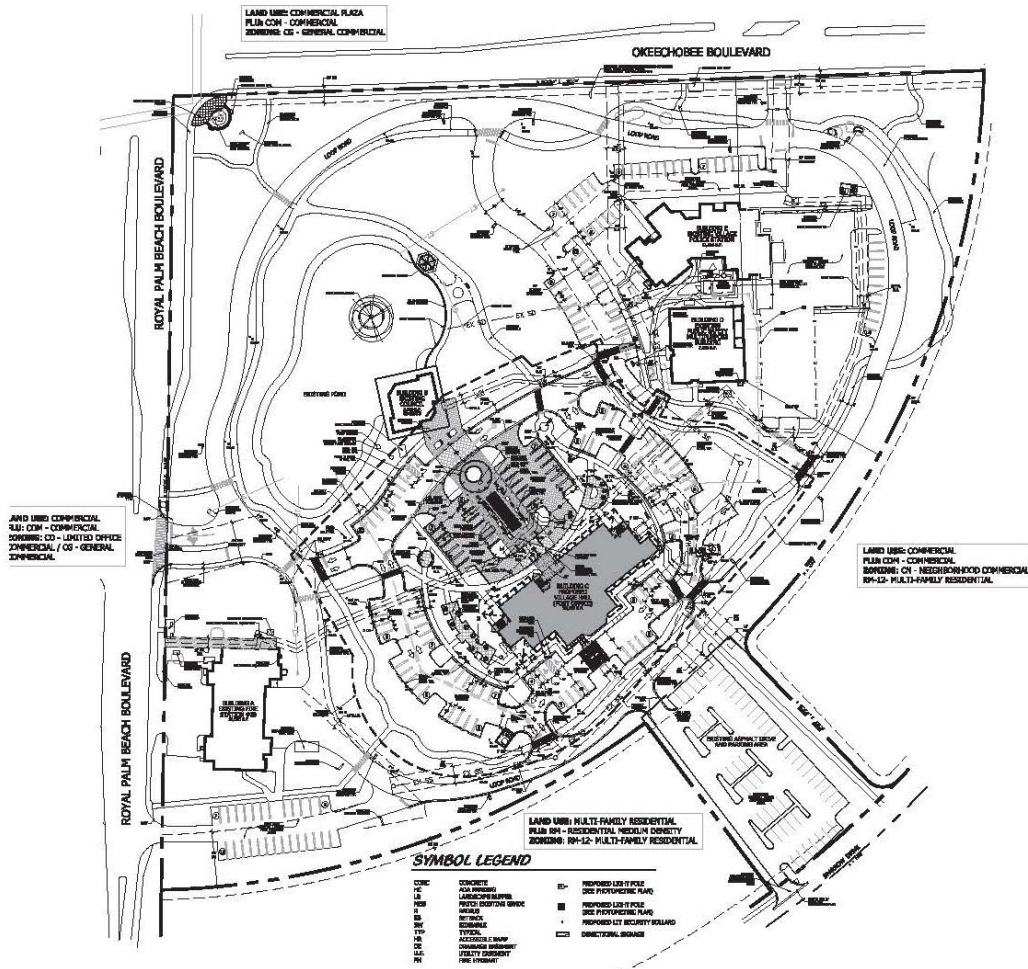
- A. Failure of the developer to comply with any of the Conditions of Approval at any time may result in the denial or revocation of building permits, issuance of a stop work order, denial of certificates of occupancy or the denial or revocation of other Village issued permits or approvals. Failure to commence development in a timely manner may also result in the revocation of development approval.
- B. All utility services shall be underground.
- C. 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.
- D. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.
- E. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- F. The Art in Public Places requirements in Sec. 26-75.5 of the Village Code must be met. The public art requirement for this capital project is 1% of the total vertical construction costs using a certified cost estimate, equivalent to \$70,000. The art installation shall be in the location depicted on the Site Plan.

3. 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. All perimeter landscape buffers shall be installed prior to issuance of the first certificate of occupancy.

Attachment C Site Plan New Village Hall 20-54 (SPM, AAR) Resolution No. 20-13

Directly below is an illustration of the Site Plan



SITE DATA

LAND USE DETERMINATION	PD - PUBLIC OFFICE/STATION
ZONING	PC - PUBLIC COMMERCIAL
PROPERTY CONTROL NUMBER	79-4-10-00-000-000
	79-4-10-00-000-001
	79-4-10-00-000-002
	79-4-10-00-000-003
	79-4-10-00-000-004

TOTAL GROUND AREA	19.32 AC	HEIGHT	
PERMANENT	17.69 AC	MAX	40 FT
		MIN	8 FT

BUILDING DATA	NO. OF STORIES	HEIGHT	PROG.
BUILDING A - FIRE STATION	10.00	101 FT	A
BUILDING B - OFFICE	3.00	30 FT	B
BUILDING C - VILLAGE HALL	10.00	101 FT	C
BUILDING D - MULTI-FAMILY RES	3.00	30 FT	D
BUILDING E - POLICE STATION	15.00	151 FT	E
TOTAL	41.00		

LAND USE	AC	%
PERMANENT AREA	17.69	91%
PERMANENT/TEMPORARY	282,000	85%
TOTAL IMPROVED AREA	197,000	62%

PERMANENT AREA	AC	%
PERMANENT	17.69	91%
TOTAL PERMANENT AREA	17.69	91%

TOTAL SITE AREA	AC	%
PERMANENT	17.69	91%
TEMPORARY	1.63	8%
TOTAL	19.32	100%

PARKING DATA	NO.	PROG.
BUILDING A - FIRE STATION (PERMANENT)	15	A
BUILDING B - OFFICE (TEMPORARY)	35	B
BUILDING C - VILLAGE HALL (PERMANENT)	35	C
BUILDING D - MULTI-FAMILY RES (PERMANENT)	15	D
BUILDING E - POLICE STATION (PERMANENT)	15	E
SOUTH SIDE OF PARKING LOT	15	
MANHOLE (TOTAL)	7	
TOTAL PARKING	100	

* PER SECTION 10-1. PERMIT DEVELOPMENT STANDARDS TO BE DETERMINED BY VILLAGE COMMISSION UPON RECOMMENDATION FROM STAFF AND THE PLANNING AND ZONING COMMISSION.

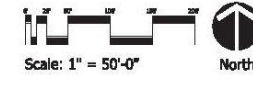
PROJECT TEAM

OWNERS/CLIENT VILLAGE OF PALM BEACH 150 N. PALM BEACH BOULEVARD PALM BEACH, FL 33480	OWNER ENGINEER RICHARDSON 311 S. CONVENT ROAD, SUITE 204 PALM BEACH, FL 33480 CONTACT: BOB GREEN
LANDSCAPE ARCHITECT/PLANNING COTRAN & HARRIS, INC. 2000 COMMERCIAL BLVD, SUITE 1 JUPITER, FL 33450 CONTACT: DON HARRIS	ARCHITECT RSC ARCHITECTS 2600 CANTON STREET WEST PALM BEACH, FL 33404 CONTACT: PHILIP RYAN
	ENGINEER STEWART & ASSOCIATES 721 NORTH DIXIE HIGHWAY, SUITE 204 WEST PALM BEACH, FL 33404 CONTACT: BOBBY BRINK

LOCATION MAP

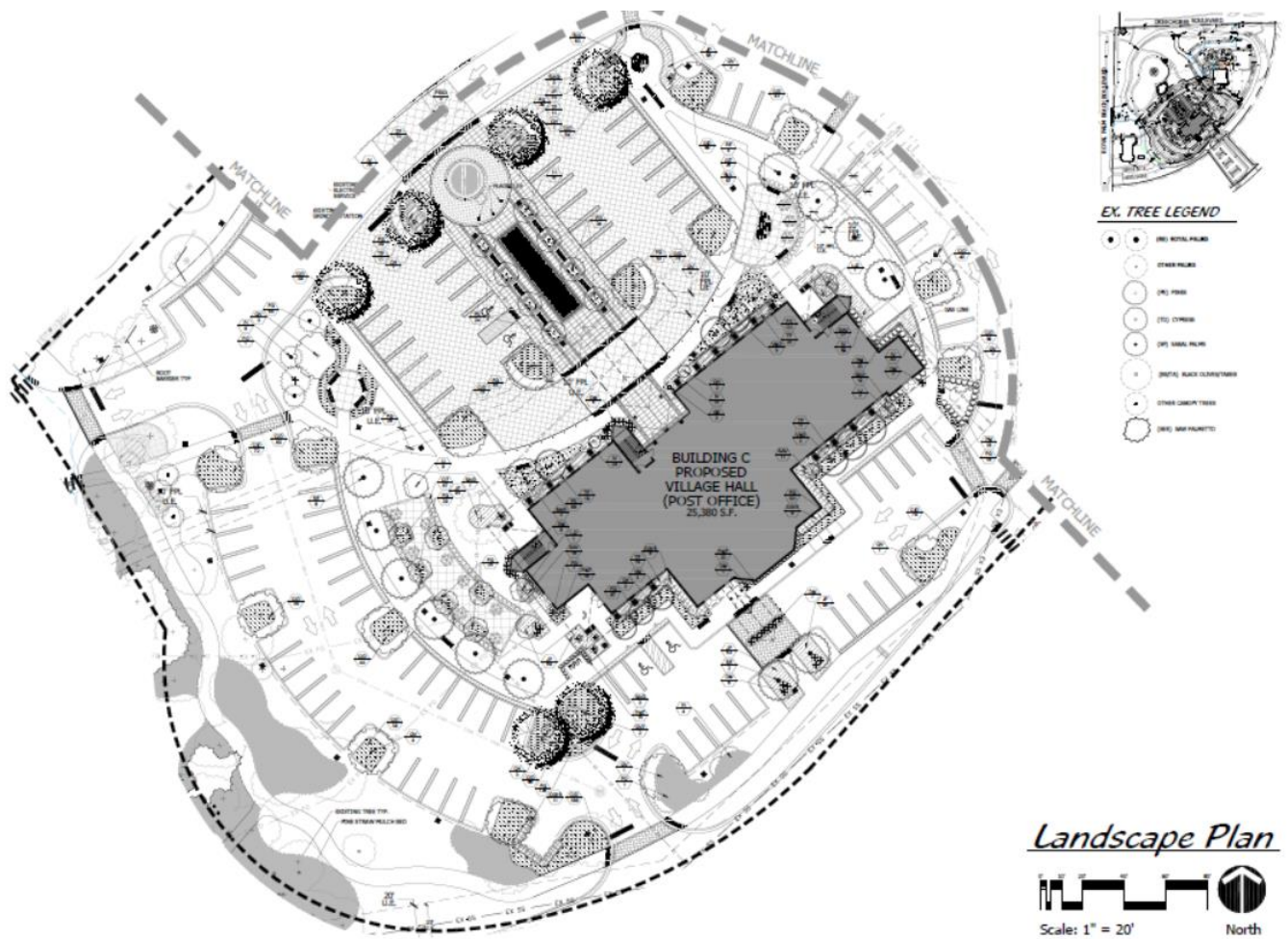


Site Plan



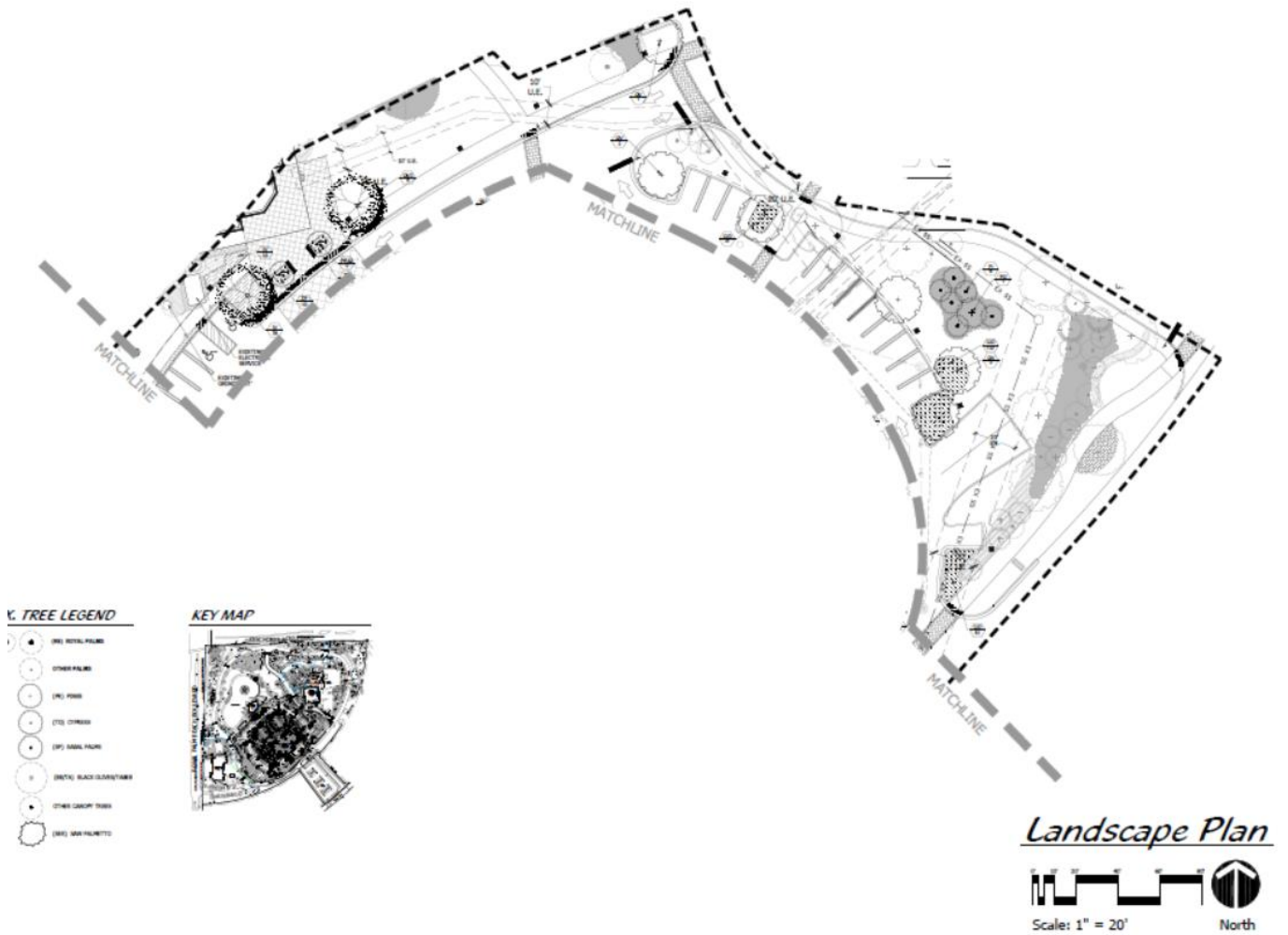
Attachment D
Landscape Plan
New Village Hall
20-54 (SPM, AAR)
Resolution No. 20-13

Directly below is an illustration of the Landscape Plan



**Attachment D
Landscape Plan
New Village Hall
20-54 (SPM, AAR)
Resolution No. 20-13**

Directly below is an illustration of the Landscape Plan



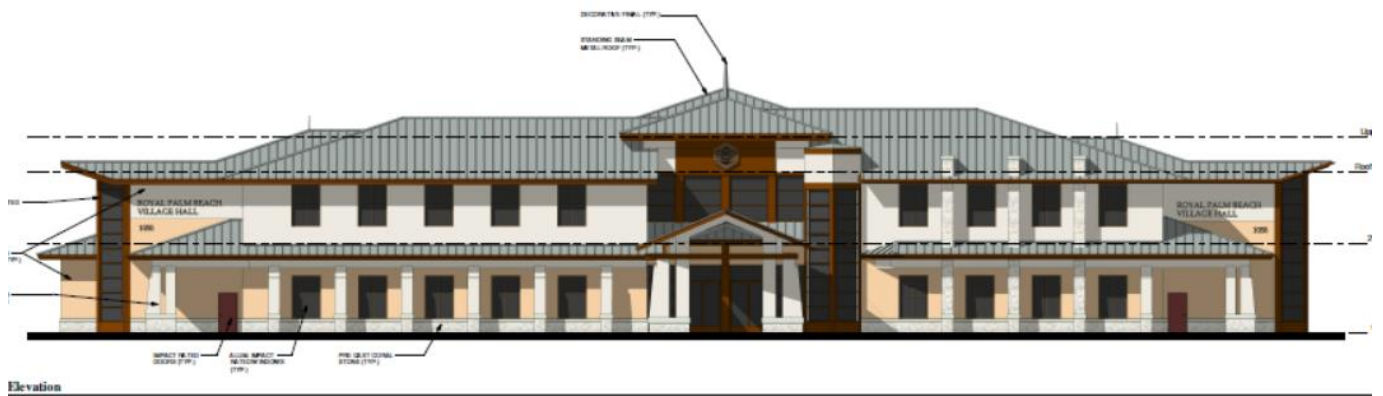
**Attachment E
Building Architecture
New Village Hall
20-54 (SPM, AAR)
Resolution No. 20-13**

Directly below is an illustration of the Building Architecture



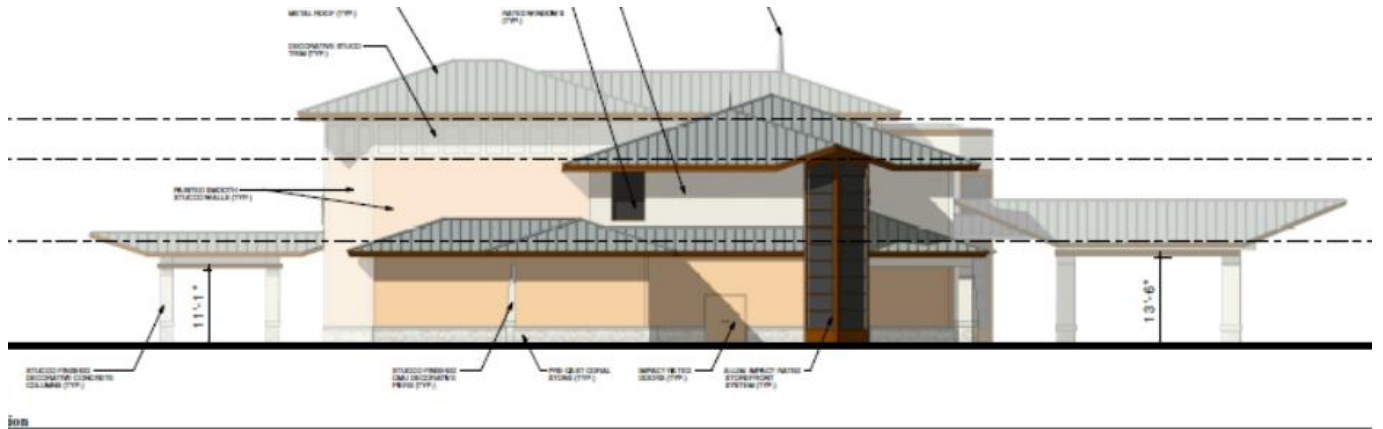
Attachment E
Building Architecture
New Village Hall Chambers
20-54 (SPM, AAR)
Resolution No. 20-13

Directly below is an illustration of the New Village Hall Building Architecture



**Attachment E
Building Architecture
New Village Hall
20-54 (SPM, AAR)
Resolution No. 20-13**

Directly below is an illustration of the New Village Hall Building Architecture

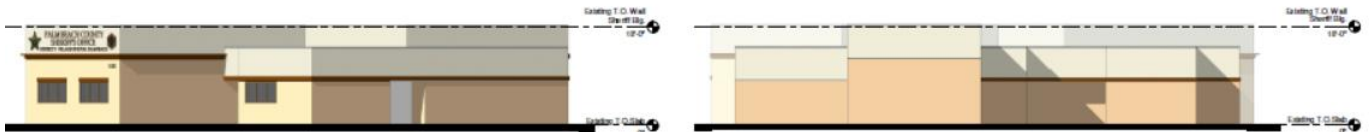


**Attachment E
Building Architecture
New Village Hall
20-54 (SPM, AAR)
Resolution No. 20-13**

Directly below is an illustration of the New architecture for the Sherriff's Office Building

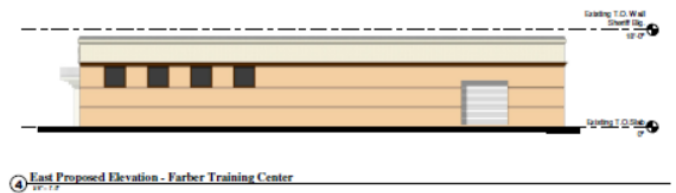
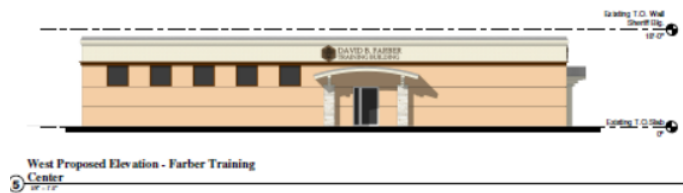
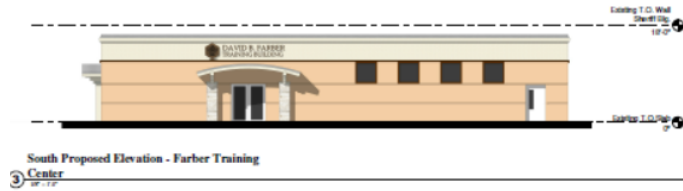


1st Proposed Elevation - Sheriff Building



**Attachment E
Building Architecture
New Village Hall
20-54 (SPM, AAR)
Resolution No. 20-13**

Directly below is an illustration of the new architecture for David B. Farber Training Center



RESOLUTION NO. 20-13

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 20-54 (SPM, AAR) – THE APPLICATION OF COTLEUR & HEARING INC. – PERTAINING TO SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL TO DEVELOP A NEW MULTIPURPOSE BUILDING AND MODIFY THE VILLAGE HALL COMPLEX LOCATED ON A 16.58 ACRE PARCEL OF LAND LOCATED AT 1050 ROYAL PALM BEACH BOULEVARD, IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

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