

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 19-137 (AAR), AN APPLICATION BY LENNAR HOMES, LLC. THE APPLICANT IS SEEKING ARCHITECTURAL APPROVAL FOR 10 ADDITIONAL HOUSING MODELS FOR THE CRESTWOOD NORTH RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD), LOCATED AT THE NORTHWEST QUADRANT OF CRESTWOOD BOULEVARD AND THE M-1 CANAL; BY AGENT: JENNIFER VAIL, WANTMAN GROUP INC.

Issue:

The Applicant is seeking Architectural approval for ten (10) new model home designs, with the introduction of a shingle roof option. The ten (10) new model homes are proposed to be designed in the Spanish/Mediterranean architectural style and are in addition to the previously approved models. The new models will increase the number of model choices.

The Applicant has also provided the proposed elevations and floor plans along with the currently approved elevations and floor plans for the Commission's review.

Village Staff is recommending Approval in part and Denial in part for this application. Village Staff is recommending Approval of the proposed architectural changes for the additional ten (10) home models; however, Village Staff is recommending Denial of the inclusion of the shingle roof option. Staff believes that the shingle roof option is not consistent with the currently approved architecture and runs contrary to the original architectural style that was approved by the Planning and Zoning Commission and Village Council.

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 in part and Denial in part for Application 19-137 (AAR). Specifically, Village Staff is recommending Approval on the architectural changes without inclusion of the shingle roof option, and recommending Denial on the inclusion of the shingle roof option.

Initiator: Director of P&Z	Village Manager Approval In Part Denial in Part	Agenda Date 7-16-2020	Village Council Action
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Attachment A Architectural Materials 19-0137 (AAR)

Directly below is an illustration of the proposed material including the inclusion of the propose shingle roof option.

Approved Colors, Stone, and Paver on 03-16-2017						
Crestwood/Bella Sera Exterior Color Schemes - Spanish Elevation A and C						
Color Scheme	Scheme 1	Scheme 1 Stone	Scheme 2	Scheme 2 Stone	Scheme 3	Scheme 3 Stone
Body	 Eider White SW 7014	 Eider White - SW 7014	 Bagei SW 6114	 Bagei SW 6114	 Wool Skin - SW 6148	 Wool Skin - SW 6148
Fascia / Outlookers	 Black Fox SW 7020	 Black Fox SW 7020	 Rookwood Medium Brown SW 2807	 Rookwood Medium Brown SW 2807	 Less Brown SW 6040	 Less Brown SW 6040
Bands/ Accents	 Urbane Bronze SW 7048	 Urbane Bronze SW 7048	 Reliable White SW 6091	 Reliable White SW 6091	 Dover White SW 6385	 Dover White SW 6385
Main & Garage Doors	 Argos SW 7065	 Argos SW 7065	 Colony Buff SW 7723	 Colony Buff SW 7723	 Sundew SW 7688	 Sundew SW 7688
Shutters	 Cyberspace SW 7076	 Cyberspace SW 7076	 Aurora Brown SW 2837	 Aurora Brown SW 2837	 Fiery Brown - SW 6055	 Fiery Brown - SW 6055
Proposed Roof Dimensional Shingles	 Timberline HD - Slate	 Timberline HD - Slate	 Timberline HD - Weathered Wood	 Timberline HD - Weathered Wood	 Timberline HD - Weathered Wood	 Timberline HD - Weathered Wood
Stone	N/A	 El Dorado - Rustic Ledge	N/A	 El Dorado - Rustic Ledge Sawtooth	N/A	 El Dorado - Mountain Ledge Durango
Pavers	 Tremron Old Towne Heritage	 Tremron Old Towne Heritage	 Tremron Old Towne Heritage	 Tremron Old Towne Heritage	 Tremron Old Towne Heritage	 Tremron Old Towne Heritage
Exterior Light	Black	Black	Black	Black	Black	Black
Window Mullions & Frames	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze

Initiator:
Director of P&Z














































Village Manager
Approval In Part
Denial in Part

Agenda Date
7-16-2020

Village Council
Action

Attachment A Architectural Materials 19-0137 (AAR)

Directly below is an illustration of the proposed material including the previously approved roof tile.

Approved Colors, Stone, and Pavers on 03-16-2017						
Crestwood/Bella Sera Exterior Color Schemes						
Color Scheme	Scheme 1	Scheme 1 Stone	Scheme 2	Scheme 2 Stone	Scheme 3	Scheme 3 Stone
Body	 Elder White - SW 7014	 Elder White - SW 7014	 Ragel SW 6114	 Ragel SW 6114	 Wool Sash - SW 6148	 Wool Sash - SW 6148
Fascia / Outlookers	 Black Fox SW 7020	 Black Fox SW 7020	 Bookwood Medium Brown SW 2807	 Bookwood Medium Brown SW 2807	 Lark Brown SW 6047	 Lark Brown SW 6040
Bands/ Accents	 Urbane Bronze SW 7045	 Urbane Bronze SW 7048	 Bellini White SW 6091	 Bellini White SW 6091	 Dover White SW 6385	 Dixie, accent use only
Main & Garage Doors	 Aqua SW 7009	 Aqua SW 7010	 Tobacco Bluff SW 7731	 Tobacco Bluff SW 7733	 Rustic SW 7088	 Rustic SW 7088
Shutters	 Cypressace SW 7076	 Cypressace SW 7076	 Aurora Bronze SW 7037	 Aurora Bronze SW 7037	 Flare Brown - SW 6055	 Flare Brown - SW 6055
Roof Tile	 Rural Barrocas SW - New Address Blend	 Rural Barrocas SW - New Address Blend	 Rural Barrocas SW - Florida Blend	 Rural Barrocas SW - Florida Blend	 Rural Barrocas SW - Florida Blend	 Rural Barrocas SW - Florida Blend
Stone	N/A	 El Dorado - Austin Ledge Durango	N/A	 El Dorado - Austin Ledge Sanatosh	N/A	 El Dorado - Mountain Ledge Durango
Pavers	 Tennessee Red Tazewell Chertwell	 Tennessee Red Tazewell Chertwell	 Tennessee Red Tazewell Chertwell	 Tennessee Red Tazewell Chertwell	 Tennessee Red Tazewell Chertwell	 Tennessee Red Tazewell Chertwell
Exterior Light	Black	Black	Black	Black	Black	Black
Window Mullions & Frames	Bronze	Bronze	Bronze	Bronze	Bronze	Bronze

Initiator:
Director of P&Z






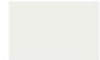














































Village Manager
Approval In Part
Denial in Part

Agenda Date
7-16-2020

Village Council
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Attachment A Architectural Materials 19-0137 (AAR)

Directly below is an illustration of the proposed material including the previously approved roof tile.

Color Scheme	Scheme 1	Scheme 1 Stone	Scheme 2	Scheme 2 Stone	Scheme 3	Scheme 3 Stone	Scheme 4	Scheme 4 Stone
Body	 PURE WHITE SW7005 (255-C1)	 PURE WHITE SW7005 (255-C1)	 DIVINE WHITE SW6105 (266-C4)	 DIVINE WHITE SW6105 (266-C4)	 PURE WHITE SW7005 (255-C1)	 PURE WHITE SW7005 (255-C1)	 JOGGING PATH SW7638	 JOGGING PATH SW7638
Fascia / Outlookers	 HOMESTEAD BROWN SW7515 (277-C5)	 HOMESTEAD BROWN SW7515 (277-C5)	 HOMESTEAD BROWN SW7515 (277-C5)	 HOMESTEAD BROWN SW7515 (277-C5)	 GAUNTLET GRAY SW7019 (244-C6)	 GAUNTLET GRAY SW7019 (244-C6)	 WELL BRED BROWN SW7027 (241-C7)	 WELL BRED BROWN SW7027 (241-C7)
Bands / Accents	 KESTREL WHITE SW7516 (266-C5)	 KESTREL WHITE SW7516 (266-C5)	 STEAMED MILK SW7554 (266-C1)	 STEAMED MILK SW7554 (266-C1)	 SILVER POINTE SW7653 (239-C1)	 SILVER POINTE SW7653 (239-C1)	 GRECIAN IVORY SW7541 (247-C1)	 GRECIAN IVORY SW7541 (247-C1)
Main & Garage Doors	 KESTREL WHITE SW7516 (266-C5)	 KESTREL WHITE SW7516 (266-C5)	 UNIVERSAL KHAKI SW6150 (FN151)	 UNIVERSAL KHAKI SW6150 (FN151)	 ARGOS SW7065 (236-C2)	 ARGOS SW7065 (236-C2)	 WESTHIGHLAND WHITE SW7566	 WESTHIGHLAND WHITE SW7566
Roof Tile	 ARCADIA CANYON BROWN 4502	 ARCADIA CANYON BROWN 4502	 BROWN GRAY RANGE 4687	 BROWN GRAY RANGE 4687	 SIERRA MADRE 4503	 SIERRA MADRE 4503	 ARCADIA CANYON BROWN 4502	 ARCADIA CANYON BROWN 4502
Stone	N/A	 BORAL CULTURED STONE WINTER HAVEN PRO-FIT	N/A	 BORAL CULTURED STONE INTAGLIO PRO-FIT	N/A	 BORAL CULTURED STONE CARBON PRO-FIT	N/A	 BORAL CULTURED STONE WINTER HAVEN PRO-FIT
Pavers	 COFFEE	 COFFEE	 DRIFTWOOD	 DRIFTWOOD	 GRANITE	 GRANITE	 COFFEE	 COFFEE

Initiator:
Director of P&Z

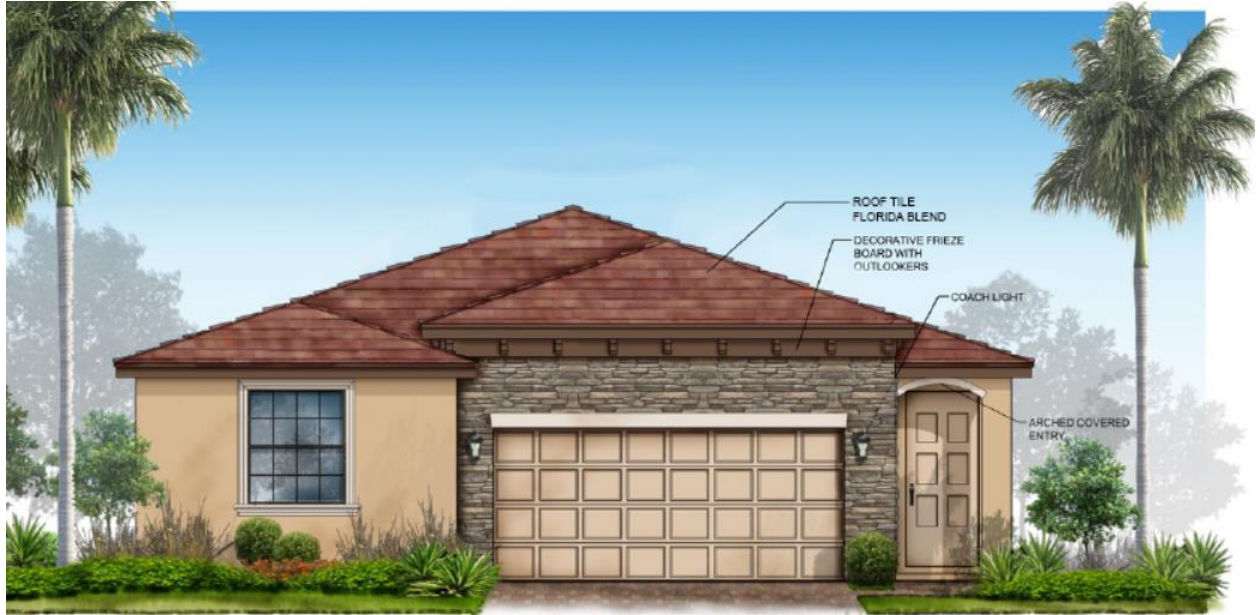
Village Manager
Approval In Part
Denial in Part

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Village Council
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**Attachment A
Architectural Elevations
19-0137 (AAR)**

Directly below is an illustration of the proposed architecture.



Initiator:
Director of P&Z

Village Manager
Approval In Part
Denial in Part

Agenda Date
7-16-2020

Village Council
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**Attachment A
Architectural Elevations
19-0137 (AAR)**

Directly below is an illustration of the proposed architecture.



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Director of P&Z

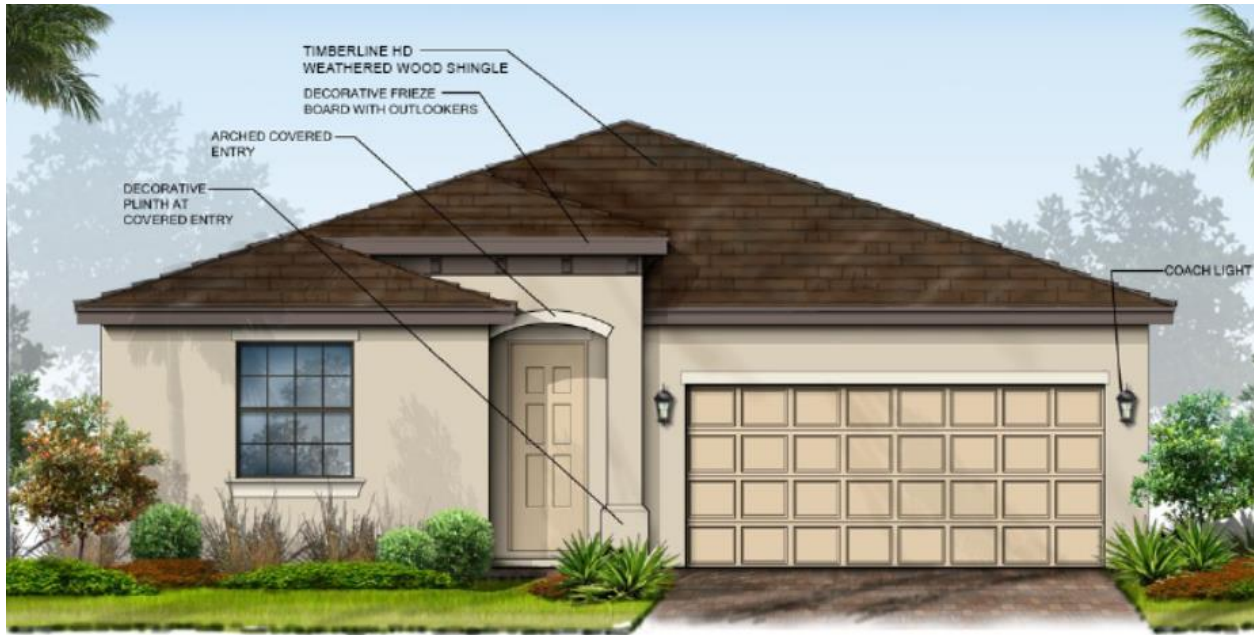
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Approval In Part
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Village Council
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**Attachment A
Architectural Elevations
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Director of P&Z

Village Manager
Approval In Part
Denial in Part

Agenda Date
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**Attachment A
Architectural Elevations
19-0137 (AAR)**

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Initiator:
Director of P&Z

Village Manager
Approval In Part
Denial in Part

Agenda Date
7-16-2020

Village Council
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**ORDER OF THE VILLAGE COUNCIL
VILLAGE OF ROYAL PALM BEACH
ARCHITECTURAL APPROVAL
New Home Models**

IN RE: Application No. 19-137(AAR)

APPLICANT: Crestwood North Residential Planned Unit Development (PUD)

Legal Description:

Attached as Exhibit "A"

ORDER APPROVING APPLICATION

This cause came to be heard upon the above application and the Royal Palm Beach Village Council having considered the evidence presented by the applicant and other interested persons at a hearing called and properly noticed and being otherwise advised.

THEREUPON, the Village Council of the Village of Royal Palm Beach, Florida, finds as follows:

1. The property which is the subject of said application is classified and zoned within RS-3 Single Family Residential District (PUD) by the Zoning Code of the Village of Royal Palm Beach and the zoning map made a part thereof by reference.
2. The applicant seeks Architectural Approval under Royal Palm Beach Code of Ordinances Section 2-75.27(a)(1) to add ten (10) additional single-family home models within the Crestwood North Residential Planned Unit Development (PUD).
3. Under the provisions of 2-75.24(7) and 2-75.27(a)(1) of the Village Code of Ordinances, the Village Council has the right, power and authority to act upon the application herein made.
4. In the judgment of the Village Council, the public welfare will best be served by **APPROVING** the application.
5. This **APPROVAL** of the application for the project known as the Crestwood North Residential Planned Unit Development (PUD) shall attach to and become part of the Village development orders for this project.

6. **IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED**

by the Village Council of Royal Palm Beach as follows:

the application to add ten (10) additional single-family home models within the Crestwood North Residential Planned Unit Development (PUD) in the Village of Royal Palm Beach, Florida, is hereby **Approved** in accordance with the Village Code of Ordinances subject to the following conditions:

1. Approval of the proposed architectural changes on the additional ten (10) home models (not including inclusion of the shingle roof option)
2. Denial of the inclusion of the shingle roof option on any of the proposed additional ten (10) home models

since the applicant meets the review criteria set forth in Section 2-75.28(d) of the Village Code of Ordinances.

* The term “applicant” shall include all successors and assigns

Done and ordered this 16th day of July, 2020.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

EXHIBIT A
Legal Description
Application No. 19-137(AAR)
Crestwood New Home Models

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. SAID PARCEL ALSO BEING A PORTION OF TRACT B, PLAT OF SECTION 15, NORTHEAST QUARTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 173 AND 174, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL OF TRACTS C & D, PLAT OF SARATOGA AT ROYAL PALM PLAT I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 66 THROUGH 74, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SAID PLAT OF SECTION 15, NORTHEAST QUARTER: THENCE S86°37'42"W A DISTANCE OF 1.33 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE PALM BEACH CANAL (C.P.B. 20) HAWTHORN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 104 THROUGH 114, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S1°50'26"W ALONG SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SECTION 15, ACCORDING TO SAID PLAT A DISTANCE OF 1373.39 FEET TO A PERMANENT REFERENCE MONUMENT STAMPED P.L.S. 2125; THENCE CONTINUE S1°50'26"W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1373.65 FEET TO THE EAST QUARTER CORNER OF SECTION 15, ACCORDING TO SAID PLAT OF HAWTHORN SUBDIVISION; THENCE S86°44'30"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, ACCORDING TO THE SAID PLAT OF HAWTHORN SUBDIVISION, A DISTANCE OF 1.25 FEET; THENCE S1°49'08"W ALONG THE EAST LINE OF SAID TRACT C, SARATOGA AT ROYAL PALM PLAT I, A DISTANCE OF 125.17 FEET; THENCE N87°57'54"W ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 151.20 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE N89°27'35"W, A DISTANCE OF 634.16 FEET TO A POINT OF CURVATURE, CONCAVE TO THE SOUTH WITH A RADIUS OF 1435.23 FEET AND A CENTRAL

EXHIBIT A
Legal Description
Application No. 19-137(AAR)
Crestwood New Home Models

ANGLE OF 33°51'01"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF TRACT C AND TRACT D OF SAID SARATOGA AT ROYAL PALM PLAT I, A DISTANCE OF 847.93 FEET; THENCE DEPARTING SAID CURVE N3°16'48"W ALONG THE WEST LINE OF SAID TRACT D, A DISTANCE OF 261.31 FEET; THENCE S86°43'12"W ALONG THE NORTH LINE OF LOTS 10, 11, 12, 14, 15, 16, 24, 25 AND 26, SAID PLAT OF SARATOGA AT ROYAL PALM PLAT I, A DISTANCE OF 1039.92 FEET; THENCE N2°00'11"E ALONG THE EAST LINE OF SAID SARATOGA AT ROYAL PALM BEACH PLAT I, A DISTANCE OF 735.88 FEET; THENCE N2°06'47"E ALONG THE EAST LINE OF TRACT "P2" SARATOGA AT ROYAL PALM PLAT NO II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 147 THROUGH 151, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 245.61 FEET; THENCE CONTINUE N2°06'47"E ALONG THE EAST LINE OF SARATOGA AT ROYAL PALM PLAT IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 116 THROUGH 120, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1758.94 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT OF SECTION 15 NORTHEAST QUARTER; THENCE N86°37'42"E ALONG SAID NORTH LINE A DISTANCE OF 2638.50 FEET TO A POINT OF BEGINNING;

LESS AND EXCEPT THEREFROM ALL OF TRACT A, PLAT OF SECTION 15, NORTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 173 AND 174, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

AND, ALSO LESS AND EXCEPT THE CELL TOWER SITE; A PORTION OF TRACT B, SECTION 15,