

Agenda Item #     R - 5    

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

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER APPLICATION 20-07 (PP) AN APPLICATION BY COTLEUR & HEARING AND ADOPTION OF RESOLUTION 20-14 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING PRELIMINARY PLAT APPROVAL FOR ONE PARCEL OF LAND TOTALING 14.22 ± ACRES, FOR A PROPERTY LOCATED AT 10701 OKEECHOBEE BOULEVARD. REPRESENTED BY: DONALDSON HEARING, COTLEUR & HEARING.**

**Issue:**

This is an application for Preliminary Plat approval for one (1) parcel of land totaling 14.22± acre located at 10701 Okeechobee Boulevard. Refer to **Attachment A**. The site has a Land Use Designation of Commercial (COM) and a Zoning Designation of General Commercial (CG). The proposed Preliminary Plat is consistent with the proposed Site Plan.

Furthermore, the plat conforms to the platting requirements of Village Code, more specifically:

- *Sec. 22-22 Preliminary Plat – Requirements Generally.:* the plat contains all of the information required;
- The platted property meets all dimensional requirements of the zoning districts that are within the platted area.

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

**Recommended Action:**

Village Staff is recommending Approval of Application 20-07 (PP) and adoption of Resolution 20-14.

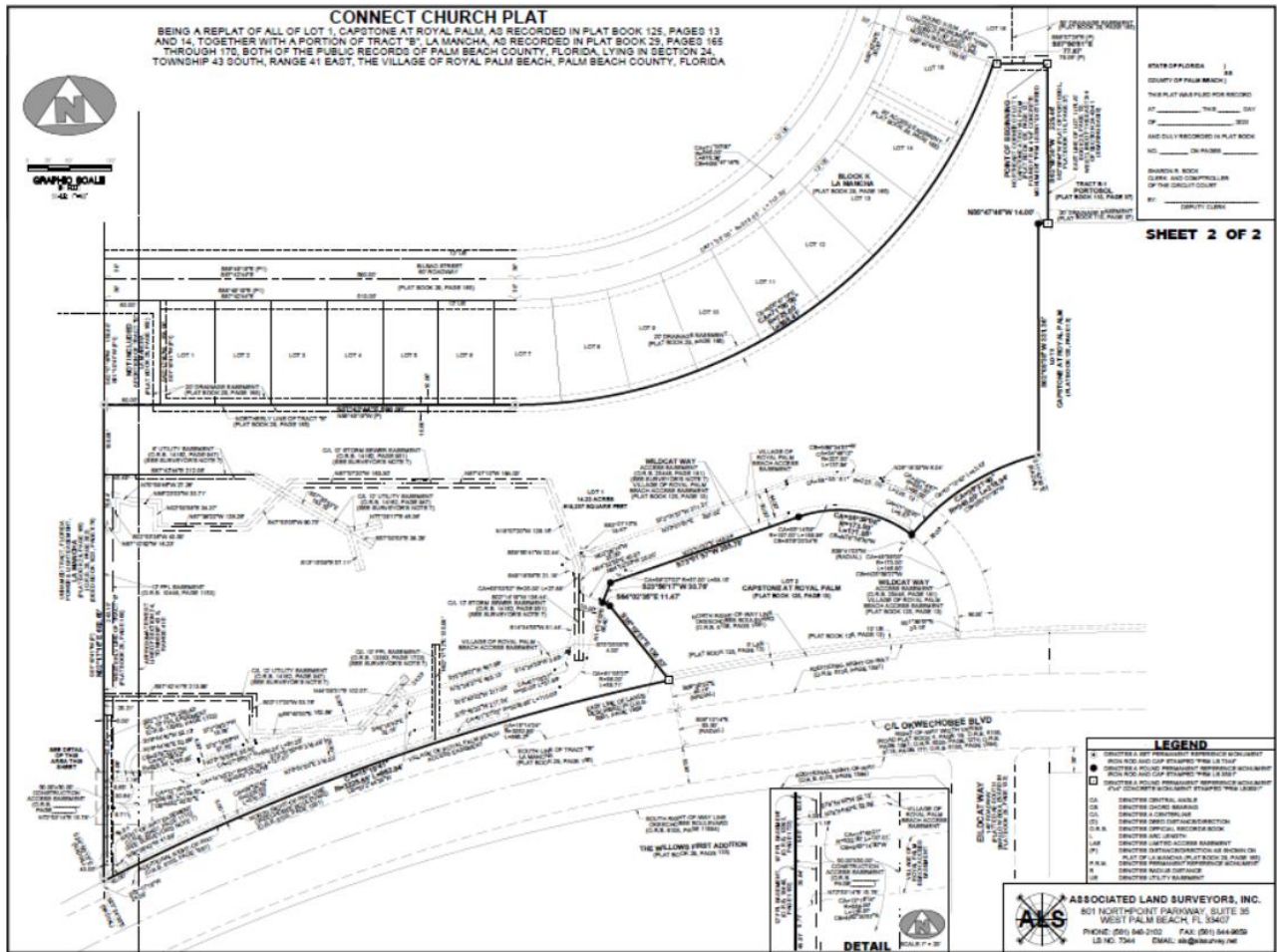
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Initiator:	Village Manager	Agenda Date	Village Council
P & Z Director	Approval	7-16-2020	Action

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**Attachment A  
Preliminary Plat  
20-07 (PP)  
Res. 20-14**

Directly below is an illustration of the Preliminary Plat



**RESOLUTION NO. 20-14**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 20-07 (PP) – THE APPLICATION OF COTLEUR & HEARING – PERTAINING TO PRELIMINARY PLAT APPROVAL FOR ONE PARCEL OF LAND TOTALING 14.22± ACRES LOCATED AT 10701 OKEECHOBEE 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. 20-07 (PP) 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. 20-07 (PP), THE APPLICATION OF COTLEUR & HEARING, 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

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MAYOR FRED PINTO

ATTEST:

(SEAL)

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DIANE DISANTO, VILLAGE CLERK

**Exhibit A**  
**Legal Description**  
**First Baptist Church**  
**20-07 (PP)**  
**Res. No. 20-14**

**LEGAL DESCRIPTION:**

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "B" OF SAID PLAT OF LA MANCHA; THENCE, SOUTH 02°17'35" WEST, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, THENCE, CONTINUE, SOUTH 02°17'35" WEST, A DISTANCE OF 582.98 FEET, TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND ACQUIRED BY PALM BEACH COUNTY FROM THE VILLAGE OF ROYAL PALM BEACH FOR ADDITIONAL RIGHT-OF-WAY FOR OKEECHOBEE ROAD AND BEING A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,225.65 FEET, A CENTRAL ANGLE OF 15°19'41" AND A RADIAL BEARING AT THIS POINT OF SOUTH 24°54'56" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 862.94 FEET TO THE TERMINUS OF SAID CURVE; THENCE NORTH 36°19'34" WEST, ALONG A NON-TANGENT, NON-RADIAL LINE A DISTANCE OF 136.53 FEET; THENCE NORTH 64°02'18" WEST, A DISTANCE OF 46.47 FEET; THENCE NORTH 04°53'12" EAST, A DISTANCE OF 40.81 FEET; THENCE NORTH 03°08'57" WEST, A DISTANCE OF 56.51 FEET; THENCE NORTH 02°54'35" WEST, A DISTANCE OF 77.25 FEET, TO A POINT ON A CURVE LYING 100.00 FEET SOUTHERLY OF AND PARALLEL WITH THE REAR LINE OF BLOCK K, ACCORDING TO SAID PLAT OF LA MANCHA, BEING A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 05°44'20", AND A RADIAL BEARING AT THIS POINT OF NORTH 03°26'45" WEST; THENCE WESTERLY, ALONG SAID PARALLEL LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 82.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°42'25" WEST, A DISTANCE OF 590.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A STRIP OF LAND 100 FEET IN WIDTH LYING IN TRACT "B", LA MANCHA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 165, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "B"; THENCE, SOUTH 02°17'35" WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 02°17'35" WEST, ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET; THENCE, SOUTH 87°42'25" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 590.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 825.00 FEET; THENCE, EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°44'20", A DISTANCE OF 82.63 FEET TO THE END OF SAID CURVE; THENCE, NORTH 02°54'35" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B"; SAID POINT ALSO BEING ON A CURVE CONCAVE NORTH, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°31'11" WEST; THENCE, WESTERLY, ALONG SAID CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 05°48'46", A DISTANCE OF 73.55 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 87°42'25" WEST, CONTINUING ALONG SAID NORTH LINE AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 590.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 1, CAPSTONE AT ROYAL PALM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 13, PUBLIC RECORDS, PALM BEACH COUNTY,

FLORIDA.

TOTAL CONTAINING: 14.22 ACRES, OR 619,237 SQUARE FEET, MORE OR LESS

**Exhibit B**  
**Conditions of Approval**  
**First Baptist Church**  
**20-07 (PP)**  
**Res. No. 20-14**

**1. Site Specific Conditions of Approval:**

- A. Section 30.2 of the March 1, 2012 Agreement for Purchase and Sale between The First Baptist Church of Royal Palm Beach, Florida, and The Village of Royal Palm Beach, provided the “Church shall at the time of development install a drainage outfall pipe independent of the Church’s storm control structure through the Real Property to allow for a drainage connection from the parent property to the east of the Church to the retention ponds under the FPL power lines through the Village drainage system. The drainage connection contemplated by the purchase agreement is no longer required. The connection was only necessary if LOT 1\* was independent of the Church Site. Since the Church now owns LOT 1\*, the drainage can be routed through the Church’s existing stormwater system. Therefore, the requirement to install the drainage outfall pipe is hereby satisfied and released. This approval is contingent on all conditions of the Purchase Agreement having been satisfied by the property owner.

\*LOT 1 of Capstone at Royal Palm, as recorded in plat book 125, pages 13-14