

Agenda Item # ÜÄÄ

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 19-0071 (SPM, AAR) AN APPLICATION BY COTLEUR & HEARING INC. THE APPLICANT IS SEEKING SITE PLAN MODIFICATION APPROVAL AND ARCHITECTURAL APPROVAL FOR A NEW WORSHIP HALL, ACCESSORY BUILDINGS AND TO EXPAND THE EXISTING 8.67 ACRE CHURCH SITE TO INCLUDE AN ADDITIONAL 5.55 ACRES FOR A TOTAL LAND AREA OF 14.22± ACRES ON THE PROPOSED SITE PLAN, FOR A PROPERTY LOCATED AT 10701 OKEECHOBEE BOULEVARD; BY AGENT: DONALDSON HEARING OF COTLEUR & HEARING INC.

Issue:

The Applicant is seeking a Site Plan Amendment and Architectural Approval for a new worship hall, accessory buildings, and to expand the existing 8.67 acre church site to include an additional 5.55 acres for a total land area of 14.22± acres. The Architectural Approval requested is for all future buildings and structures. The site is situated within the General Commercial (CG) Zoning District and is located at 10701 Okeechobee Boulevard.

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

The Planning and Zoning Commission considered the application on June 23, 2020, and recommended Approval by a vote of 3-1.

Recommended Action:

Village Staff is recommending Approval of Application 19-0071 (SPM, AAR) and adoption of Resolution 20-15. This recommendation is contingent upon the approval of the requested landscape waivers.

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

RESOLUTION NO. 20-15

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 19-0071 (SPM, AAR) - THE APPLICATION OF COTLEUR & HEARING INC. - PERTAINING TO SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL TO FOR A NEW WORSHIP HALL, ACCESSORY BUILDINGS AND TO EXPAND THE EXISTING 8.67 ARE CHURCH SITE TO INCLUDE 5.55 ACRES FOR A TOTAL LAND AREA OF 14.22± ACRES ON THE PROPOSED SITE PLAN, FOR A PROPERTY 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. 19-0071 (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. 19-0071 (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
First Baptist Church of Royal Palm Beach (Connect Church)
19-0071 (SPM, AAR)
Resolution No. 20-15

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 of Royal Palm Beach (Connect Church)
19-0071 (SPM, AAR)
Resolution No. 20-15

1. Development Order:

This development order constitutes approval for: Site Plan Modification and Architectural Approval for a new worship hall, accessory buildings, add 5.55 acres to the site, and architectural approval for the landscape plan, 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. 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. Site Plan Modification approval is contingent on the approval of the requested landscape waivers.

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 one (1) electronic copy of the final plans in .TIF format.
- H. At any time before the issuance of a building permit but after Council approval, submit an electronic copy in .TIF format of sealed site construction engineering plans 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.

Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: First Baptist Church of Royal Palm Beach

Application: 19-0071 (SPM, AAR) (Res. No. 20-15)

Applicant: First Baptist Church of Royal Palm Beach
10701 Okeechobee Boulevard
Royal Palm Beach, FL 33411

Request: Site Plan Modification and Architectural Approval for a new worship hall, accessory buildings, and to add 5.55 acres to the site, for a property located on 10701 Okeechobee Boulevard.

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

Recommendation: Approval

II. Site Data:

Site Area: 14.22± acres

Property Control Numbers: 72 41 43 14 01 018 0020, 72 41 43 24 03 000 0010

Existing Land Use: Place of Worship

Existing FLUM Designation: Commercial (COM)

Proposed FLUM Designation: N/A

Existing Zoning District: General Commercial (CG)

Proposed Zoning: N/A

| Table 1: Adjacent Existing, Future Land Uses, and Zoning | | | |
|---|--|--------------------------------|--|
| Dir. | Existing: | FLUM: | Zoning: |
| <i>North</i> | La Mancha Residential Subdivision | Residential Low Density (LR-1) | Single Family Residential, 5 units per acre (RS-2) |
| <i>Southeast</i> | Vacant Land (Future ALF) | Residential Mixed Use (RMU) | Residential Mixed Use (RMU) |
| <i>Southwest</i> | Public Ownership (Village of Royal Palm Beach) | Open Space (OS) | Townhouse Residential District (RT-8) |
| <i>Northeast</i> | PortoSol Residential PUD | Residential Mixed Use (RMU) | Residential Mixed Use (RMU) |
| <i>Northwest</i> | La Mancha Residential Subdivision | Residential Low Density (LR-1) | Single Family Residential, 5 units per acre (RS-2) |

Below directly below is an illustration of the location of the site:



III. Intent of Petition:

The applicant is seeking a Site Plan Amendment and Architectural Approval for a new worship hall, accessory buildings and to expand the existing 8.67 acre church site to include an additional 5.55 acres of land for a total land area of 14.22± acres. The Architectural Approval requested is for all future buildings and structures along with the Landscape Plan. The site is situated within the Commercial (COM) Future Land Use District and General Commercial (CG) Zoning District.

IV. History:

The subject property is located on the north side of Okeechobee Boulevard and west of Wildcat Way. The First Baptist Church of Royal Palm Beach, Inc. initially purchased the existing church site from the Village of Royal Palm Beach in 1995. The site plan and a special exception approval for 90,720 SF of building area was granted approval pursuant to Resolution No. 96-07 on February 15, 1996. A variance was also approved on February 15, 1996 from the front street setback and

maximum building height pursuant to application VC 96-07. A height variance was also included to accommodate the Church's steeple.

On February 19, 1998, the Village Council approved a site plan modification to add 4,800 SF of office/Youth Center pursuant to Resolution No. 01-56.

On September 13, 2001, the Village approved a major site plan modification to revise the phasing schedule pursuant to Resolution 01-56.

On August 20, 2009, the Village Council approved a site plan modification, condition modification and AAR request which allowed color changes to the buildings, revised phasing for a maximum of 98,986 SF of building area pursuant to Resolution No. 09-12 .

On April 24, 2013 Architectural approval was granted pursuant to Application 95-11E to replace canvas awnings with aluminum awnings to provide weather protection.

On September 19, 2013, the Village Council approved a change in zoning from RT-8 to General Commercial, and a Future Land Use from Open Space to Commercial for a 1.53 acre site located immediately north of the church site (Ordinance No. 887). The First Baptist Church of Royal Palm Beach, Inc. purchased the property from the Village of Royal Palm Beach on August 23, 2012.

The Village restricted the purchase to limit the use on the site to a non-profit use related to the existing church. Additionally, the Church agreed to a drainage easement, additional drainage improvements and the installation of a 6 foot fence to join the fences across the existing vacant lots located at 121 and 125 Bilbao Street to reduce pedestrian traffic between the properties.

Various approvals of Minor site plan modifications have been approved over the years to amend the landscape plan, add pedestrian connections between buildings and add weather protection. The 5.55 acre parcel of undeveloped land was bought from the Village of Royal Palm Beach by Hunt Midwest and subsequently gifted to the church for the expansion of the existing site.

On June 20, 2019 Ordinance No. 887 was approved by the Village Council allowing the small-scale Future Land Use Amendment for the 5.55 acre parcel located to the east of the existing church property. Ordinance No. 902 was approved on July 18, 2019, allowing the Rezoning of the same parcel.

V. Analysis:

The applicant is seeking a Site Plan Amendment and Architectural Approval for a new worship hall, accessory buildings and to expand the existing 8.67 acre church site to include an additional 5.55 acres for a total land area of 14.22± acres. The Architectural Approval requested is for all future buildings and structures along with the Landscape Plan. The site is situated within the General Commercial (CG) Zoning District. The Applicant has indicated in their justification statement that the ultimate goal is to expand the church building areas and use the additional parcel of land to ensure adequate parking for the existing and proposed Place of Worship use areas.

The applicant is proposing to develop the site in a number of sequences starting with the parking areas. The new parking areas will support the church during the construction activities for the new buildings being proposed. Please refer to **Attachment D** for an Illustration of the sequencing plan. Per the submitted sequencing plan, Phase 1A consists of the paved parking area directly

to the north of the existing church property. Sequence 1B consist of the large parking field to the east on the new undeveloped portion of the church property. Sequence 2A consists of the paved parking field on the far west side of the existing church property. Sequence 2B consists of all of the building improvements.

The Applicant is also requesting architectural approval for all future buildings and structures on the phasing plan and landscape plan. Please refer to **Attachment E** for an illustration of the building architecture. For an illustration of the Landscape Plan please refer to **Attachment F**. Per Sec. 15-78 (b), a maximum of six (6) specimen trees per acre are required to be preserved. The specimen trees on this property primarily consist of large Cypress trees. Due to their location, these trees are being relocated to less disturbed portions of the property.

The applicant is also requesting a Landscape Waiver from Sections 15-133 (b) Perpendicular divider strips; 15-131 (b) Buffering of nonresidential uses adjacent to residential and/or public ownership property; 15-143 Palm trees and mitigation trees; and 15-133 (c) Parallel divider strips. The Landscape Waiver request was made part of the prior agenda item.

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

1. Parcel size: The site is 14.22± acres in size and exceeds the minimum area required for the General Commercial (CG) Zoning District designated property of 40,000 square feet.
2. Parcel width: The property is approximately 1,404.01 feet wide and exceeds the minimum parcel width of 150 feet.
3. Setbacks: The proposed buildings meet the required setbacks for this zoning district.
4. Pervious area: The proposed site plan provides 43.16% of the site as pervious area which exceeds the minimum 25% required by Village Code.
5. Parking Requirements: The proposed site plan provides 488 parking spaces which exceeds the minimum 405 parking spaces required by Village Code.
6. Landscape Areas: The proposed site plan complies with all aspects of the Village's Landscape Code aside from the landscape waiver request.
7. Maximum Building Height: The Applicant is proposing to construct an additional sanctuary and classroom building, maintenance building, and an expansion of the existing administrative office with a maximum building height as measured by Village Code of 32 feet and which falls within the height limitation of 32 feet within this Zoning District.

Overall, and except for the landscape waivers, the proposed Site Plan is in conformance with the Village's requirements for the General Commercial (CG) Zoning District.

VI. Staff Recommendation:

Staff is recommending Approval of Application 19-0071 (SPM, AAR) and Resolution 20-15. This recommendation is contingent upon the approval of the requested landscape waivers.

VII. Hearing History:

Planning and Zoning Commission:

The Planning and Zoning Commission considered the application on June 23, 2020, and recommended approval by a vote of 3-1.

Attachment A
Legal Description
First Baptist Church of Royal Palm Beach (Connect Church)
19-0071 (SPM, AAR)
Resolution No. 20-15

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:

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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

Attachment B
Conditions of Approval
First Baptist Church of Royal Palm Beach (Connect Church)
19-0071 (SPM, AAR)

1. Development Order:

This development order constitutes approval for: Site Plan Modification and Architectural Approval for a new worship hall, accessory buildings, add 5.55 acres to the site, and architectural approval for the landscape plan, 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. 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. Site Plan Modification approval is contingent on the approval of the requested landscape waivers.

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.
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- 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 one (1) electronic copy of the final plans in .TIF format.
- H. At any time before the issuance of a building permit but after Council approval, submit an electronic copy in .TIF format of sealed site construction engineering plans 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.

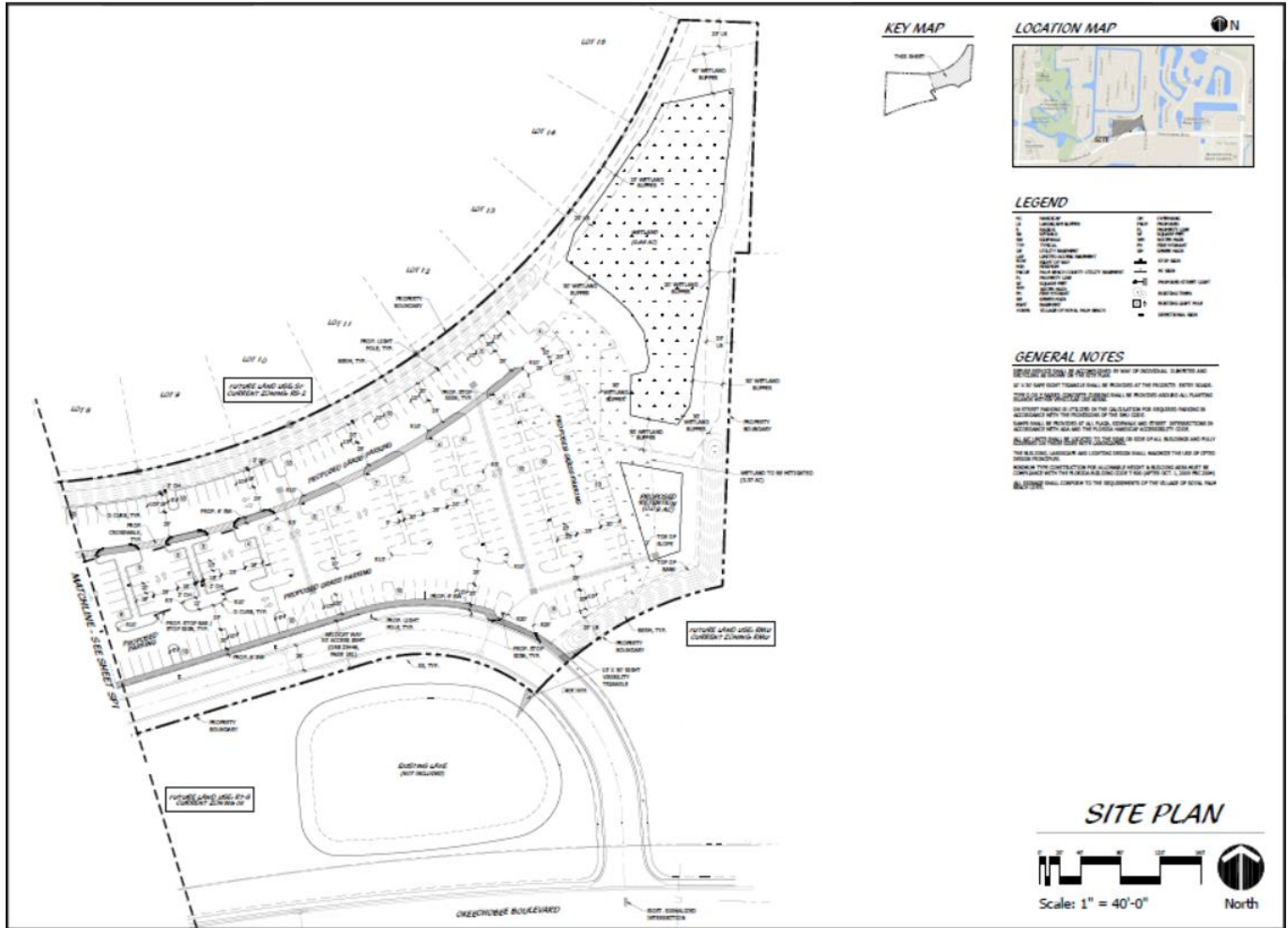
4. Landscaping Conditions:

- 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.

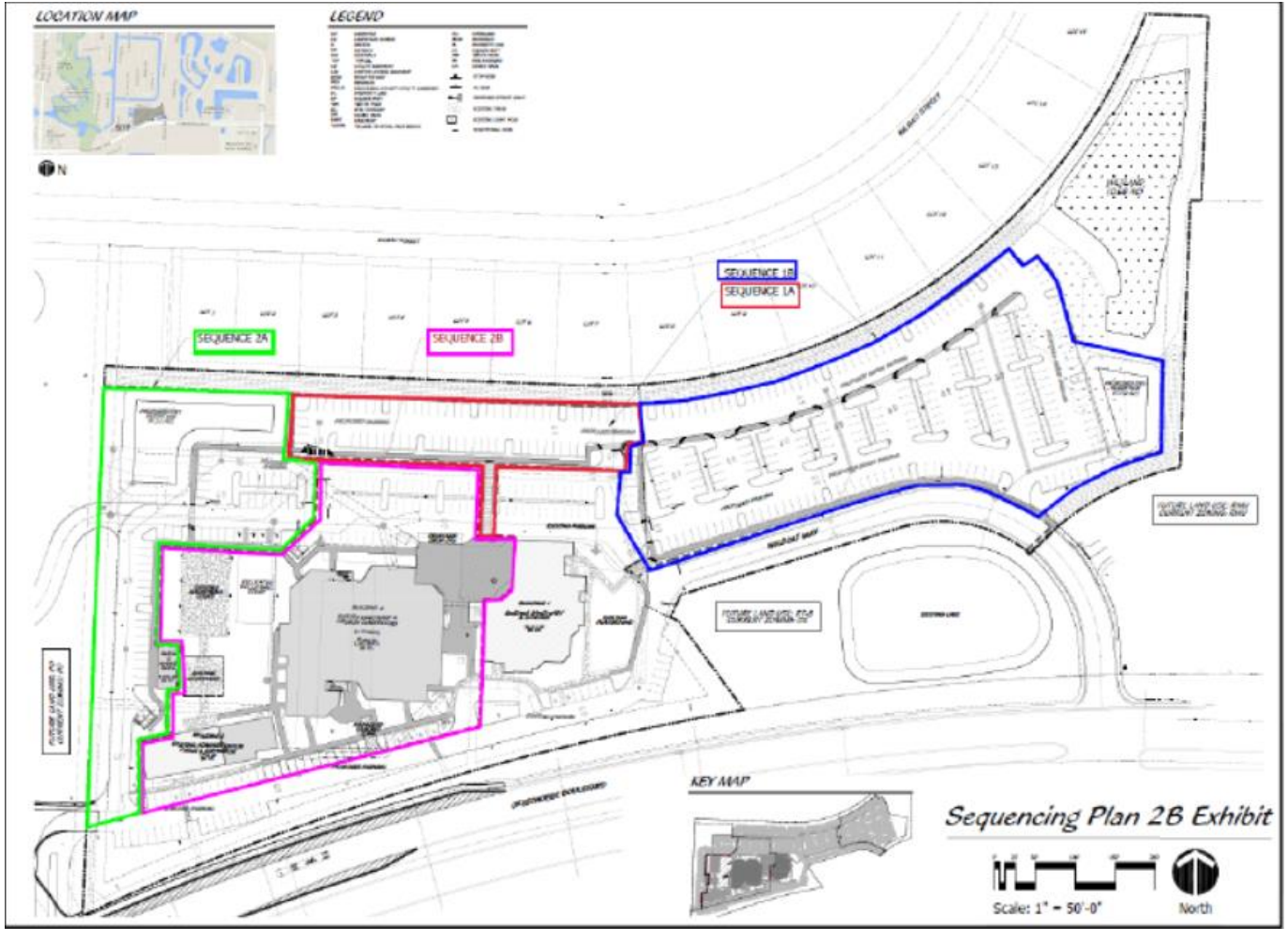
Attachment C
Site Plan
First Baptist Church of Royal Palm Beach (Connect Church)
19-0071 (SPM, AAR)
Resolution No. 20-15

Directly below is an illustration of the second page of the Site Plan



Attachment D
Sequencing Plan
First Baptist Church of Royal Palm Beach (Connect Church)
19-0071 (SPM, AAR)
Resolution No. 20-15

Directly below is an illustration of the Sequencing Plan



Attachment E
Building Architecture
First Baptist Church of Royal Palm Beach (Connect Church)
19-0071 (SPM, AAR)
Resolution No. 20-15

Directly below is an illustration of the proposed architecture



PERSPECTIVE ELEVATION



PERSPECTIVE ELEVATION



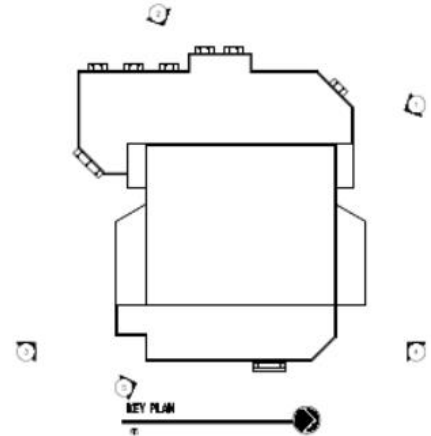
PERSPECTIVE ELEVATION



PERSPECTIVE ELEVATION



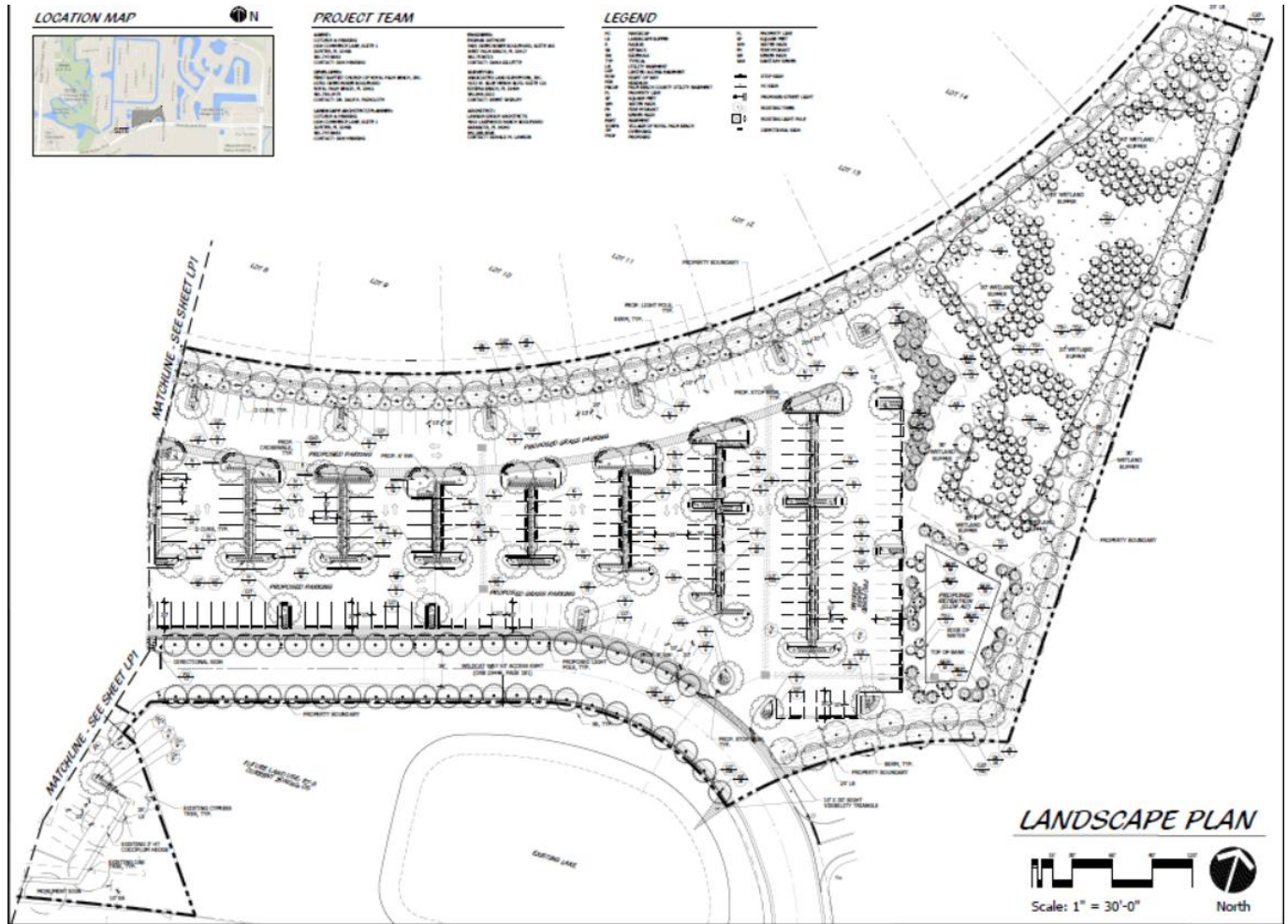
PERSPECTIVE ELEVATION



KEY PLAN

Attachment F
Landscape Plan
First Baptist Church of Royal Palm Beach (Connect Church)
19-0071 (SPM, AAR)
Resolution No. 20-15

Directly below is an illustration of the Landscape Plan



**Attachment F
Landscape Plan
First Baptist Church of Royal Palm Beach (Connect Church)
19-0071 (SPM, AAR)
Resolution No. 20-15**

Directly below is an illustration of the Landscape Plan

