

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

Agenda Item:

PUBLIC HEARING FOR SECOND READING AND ADOPTION OF ORDINANCE NO. 1015 AND APPROVAL OF APPLICATION NO. 20-112 (RZ), AN APPLICATION BY JESS R. SANTAMARIA, NAGALA FAMILY LTD PARTNERSHIP LLLP, RUP K NAGALA AND ROY N. KISHORE. THE APPLICANT IS SEEKING THE REZONING OF FOUR (4) PARCELS OF LAND TOTALING APPROXIMATELY 12.28 ACRES OF LAND FROM THE VILLAGE'S GENERAL COMMERCIAL (CG) ZONING DESIGNATION TO THE VILLAGE'S RM-9 MULTIFAMILY RESIDENTIAL ZONING DESIGNATION, LOCATED APPROXIMATELY 850 FEET NORTH OF OKEECHOBEE BOULEVARD AND APPROXIMATELY 500 FEET WEST OF ROYAL PALM BEACH BOULEVARD; BY AGENT: EDWIN MULLER OF WGI, INC.

Issue:

The Applicant is seeking the rezoning of four (4) parcels of land totaling approximately 12.28 acres of land from the Village's General Commercial (CG) Zoning Designation to the Village's RM-9 Multifamily Residential Zoning Designation. This site is currently vacant land. The Applicant has indicated in their justification statement that the ultimate goal is to develop the property for 100 townhouse dwelling units (a proposed density of 8.14 units per acre).

Village Staff generally agrees with the Applicant's assertions regarding compliance with the Village's Comprehensive Plan, Village Code, and State Statutes. Overall, the proposed rezoning is generally consistent with the Village's Comprehensive Plan, compatible with adjacent land uses, and meets all relevant concurrency level of service standards and therefore Staff is recommending Approval of the application.

The Local Planning Agency considered the application on May 25, 2021, and recommended Approval by a vote of 5-0.

The Village Council considered Ordinance No. 1015 on first reading on June 17, 2021, and recommended Approval by a vote of 5-0.

Recommended Action:

Staff is recommending Approval of Application No. 20-112 (RZ) and Ordinance No. 1015 on Second Reading.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	7-15-2021	Action

ORDINANCE NO. 1015

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY WITHIN THE CORPORATE LIMITS OF THE VILLAGE; WHICH PROPERTY CONSISTS OF FOUR (4) PARCELS OF LAND COMPRISING A TOTAL OF 12.28± ACRES, MORE OR LESS, LOCATED APPROXIMATELY 850 FEET NORTH OF OKEECHOBEE BOULEVARD AND APPROXIMATELY 500 FEET WEST OF ROYAL PALM BEACH BOULEVARD, INFORMALLY KNOWN AS “LAKESIDE LANDING”; PROVIDING THAT THIS PARCEL OF REAL PROPERTY WHICH IS MORE SPECIFICALLY DESCRIBED HEREIN SHALL BE ASSIGNED THE VILLAGE ZONING DESIGNATION OF “RM-9 MULTIFAMILY RESIDENTIAL DISTRICT”; PROVIDING THAT THE ZONING MAP OF THE VILLAGE OF ROYAL PALM BEACH BE AMENDED TO REFLECT THE PROPER DESIGNATION FOR THIS PARCEL OF REAL PROPERTY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, after duly noticed public hearings, held pursuant to Florida Statutes, the Village Council does hereby find, determine and declare that the public health, safety and general welfare of the citizens of the Village of Royal Palm Beach are best served by assigning those four (4) parcels of real property described hereinbelow, located within the Village, the zoning designation of “RM-9 Multifamily Residential District.”

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT:

Section 1: That certain parcel of real property located within the corporate limits of the Village of Royal Palm Beach consisting of a total of 12.28± acres located approximately 850 feet north of Okeechobee Boulevard and approximately 500 feet west of Royal Palm Beach Boulevard, informally known as “Lakeside Landing,” is hereby zoned Village Zoning Designation “RM-9 Multifamily Residential District,” a change from its previous Village Zoning Designation of “(CG) General Commercial District,” and is legally described as follows:

(See Exhibit A attached hereto for legal description)

Section 2: The Village Zoning Map is hereby amended to conform to this Ordinance, and the appropriate officials of the Village are instructed to make the necessary changes to the official Village Zoning Map.

Section 3: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

Section 4: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 5: This Ordinance shall take effect immediately upon passage.

FIRST READING this 17th day of June, 2021.

SECOND AND FINAL READING this 15th day of July, 2021.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

(SEAL)

ATTEST:

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Application 20-112(RZ) – Lakeside Landing
Ordinance No. 1015

LEGAL DESCRIPTION:

Below is Parcel 1's Legal Description

PARCEL 1:

A parcel of land being a portion of Tract "C", Waterway Plaza, according to the plat thereof, as recorded in Plat Book 69, Page 88, Public Records, Palm Beach County, Florida; said parcel of land being more particularly described as follows:

Begin at the Southeast corner of Tract "C-2", Waterway Plaza Plat No. 2, according to the plat thereof, as recorded in Plat Book 71, Page 82, said Public Records. Thence, North 88°23'14" West, along the boundary of said Tract "C-2", a distance of 21.89 feet; thence, South 46°36'46" West, continuing along said boundary for this and the next five courses, a distance of 35.36 feet; 2) South 01°36'46" West, a distance of 7.48 feet; 3) North 88°23'14" West, a distance of 204.10 feet; 4) South 89°17'57" West, a distance of 93.13 feet; 5) North 01°36'46" East, a distance of 47.87 feet to a point on the boundary of said Tract "C", of Waterway Plaza; thence along said boundary for the next ten (10) courses, 1) South 48°04'54" West, a distance of 4.44 feet; 2) South 83°04'55" West, a distance of 101.12 feet; 3) North 71°41'17" West, a distance of 104.40 feet; 4) North 19°48'01" West, a distance of 273.90 feet; 5) North 82°40'37" West, a distance of 100.50 feet; 6) South 85°54'09" West, a distance of 100.50 feet; 7) South 88°45'01" West, a distance of 100.12 feet; 8) South 65°02'52" West, a distance of 111.80 feet; 9) South 39°10'53" West, a distance of 147.33 feet; 10) South 01°33'56" West, a distance of 170.24 feet; thence, South 88°23'14" East, departing said boundary, a distance of 201.02 feet; thence, South 01°36'46" West, a distance of 306.04 feet to a corner on said boundary; thence, South 88°23'14" East, along said boundary, a distance of 485.92 feet; thence, North 01°36'46" East, continuing along said boundary for this and the remaining three courses, a distance of 285.00 feet; thence, South 88°23'14" East, a distance of 419.00 feet to the point of curvature of a curve concave South, having a radius of 48.00 feet; thence, Easterly, along said curve, through a central angle of 40°13'42", a distance of 33.70 feet to the end of said curve; thence, North 01°36'46" East, a distance of 95.84 feet to the point of beginning.

Below is Parcel 2's Legal Description

PARCEL 2:

A parcel of land lying in Tract "C", Waterway Plaza, according to the plat thereof, as recorded in Plat Book 69, Page 88, Public Records, Palm Beach County, Florida; said parcel of land being more particularly described as follows:

Commencing at the Southwest corner of said Tract "C", thence, North 01°33'56" East, along the West line of said Tract "C", a distance of 223.60 feet for a point of beginning; Thence, continue North 01°33'56" East, along said West line of Tract "C", a distance of 434.61 feet; thence South 88°23'14" East, departing said West line, a distance of 200.65 feet to the intersection thereof with the East line of said Tract "C", thence, South 01°36'46" West, along said East line, a distance of 434.61 feet; thence, North 88°23'14" West, departing said East line, a distance of 200.29 feet to the point of beginning.

Less the following Tract:

Commencing at the Southwest corner of said Tract "C", thence, North 01°33'56" East, along the West line of said Tract "C", a distance of 223.60 feet for a point of beginning. Thence, continue North 01°33'56" East, along said West line a distance of 15.74 feet; thence, North 88°10'42" East, departing said West line, a distance of 200.67 feet to the intersection thereof with the East line of said Tract "C"; thence, South 01°36'46" West, along said East line, a distance of 27.76 feet; thence, North 88°23'14" West, departing said East line, a distance of 200.29 feet to the point of beginning.

Below is Parcel 3's Legal Description

PARCEL 3:

A parcel of land lying in Tract "C", Waterway Plaza, according to the plat thereof, as recorded in Plat Book 69, Page 88, Public Records, Palm Beach County, Florida; said parcel of land being more particularly described as follows:

Commencing at the Southwest corner of said Tract "C"; thence, North 01°33'56" East, along the West line of said Tract "C", a distance of 658.21 feet for a point of beginning; Thence, continue North 01°33'56" East, along said West line, a distance of 21.81 feet; thence, South 88°23'14" East, departing said West line, a distance of 200.67 feet to the intersection thereof with the East line of said Tract "C"; thence, South 01°36'46" West, along said East line, a distance of 21.81 feet; thence, North 88°23'14" West, departing said East line, a distance of 200.65 feet to the point of beginning.

Below is Parcel 4's Legal Description

PARCEL 4:

A parcel of land lying in Tract "C", Waterway Plaza, according to the plat thereof, as recorded in Plat Book 69, Page 88, Public Records, Palm Beach County, Florida; said parcel of land being more particularly described as follows:

Commencing at the Southwest corner of said Tract "C", thence, North 01°33'56" East, along the West line of said Tract "C", a distance of 680.02 feet for a point of beginning. Thence, continue North 01°33'56" East, along said West line, a distance of 434.20 feet; thence, South 88°23'14" East, departing said West line, a distance of 201.02 feet; thence, South 01°36'46" West, a distance of 306.04 feet to a boundary corner on the Easterly boundary of said plat; thence, continue South 01°36'46" West, along said Easterly boundary, a distance of 128.16 feet; thence, North 88°23'14" West, departing said Easterly boundary, a distance of 200.67 feet to the point of beginning.