

Agenda Item # ÜEG

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 19-124 (FP) AN APPLICATION BY WANTMAN GROUP, INC. AND ADOPTION OF RESOLUTION NO. 20-16 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING FINAL PLAT APPROVAL FOR THE PLAT OF “CRESTWOOD NORTH REPLAT TWO”, IN ORDER TO ALLOW FOR CERTAIN PORTIONS OF THE “CRESTWOOD NORTH REPLAT” TO BE SUBDIVIDED INTO SINGLE-FAMILY LOTS TO BE CONSISTENT WITH THE APPROVED SITE PLAN, FOR A DEVELOPMENT LOCATED AT THE NORTHWEST QUADRANT OF CRESTWOOD BOULEVARD AND THE M-1 CANAL. BY: THE WANTMAN GROUP, INC.

Issue:

This is an application for Final Plat approval to subdivide the northwest portions of the “Crestwood North Replat” into single-family lots to be consistent with the approved Site Plan. The land being platted lies within the Single-Family Residential (RS-3) Zoning District. The Final Plat will revert from acreage back to single-family lots those lots 30 through 78 and 283 through 337. These lots were converted from single-family lots to acreage on April 19, 2018 through the adoption of Resolution 18-05. The plat conforms to the platting requirements of Village Code, more specifically:

- Sec. 22-24 Final plat requirements.: the plat contains all information as required;
- Sec. 26-94 (4) Site development standards.: The platted property meets all dimensional requirements for the Single-Family Residential (RS-3) Zoning District.

Given that the Final Plat contains all information as required by Village Code Section 22-24 Final plat requirements and Village Code Section 26-86 (4) Site development standards, Staff is recommending approval of Application 19-124 (FP) and Resolution 20-16.

Recommended Action:

Staff recommends approval of Application 19-124 (FP) and Resolution 20-16.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	08-20-2020	Action

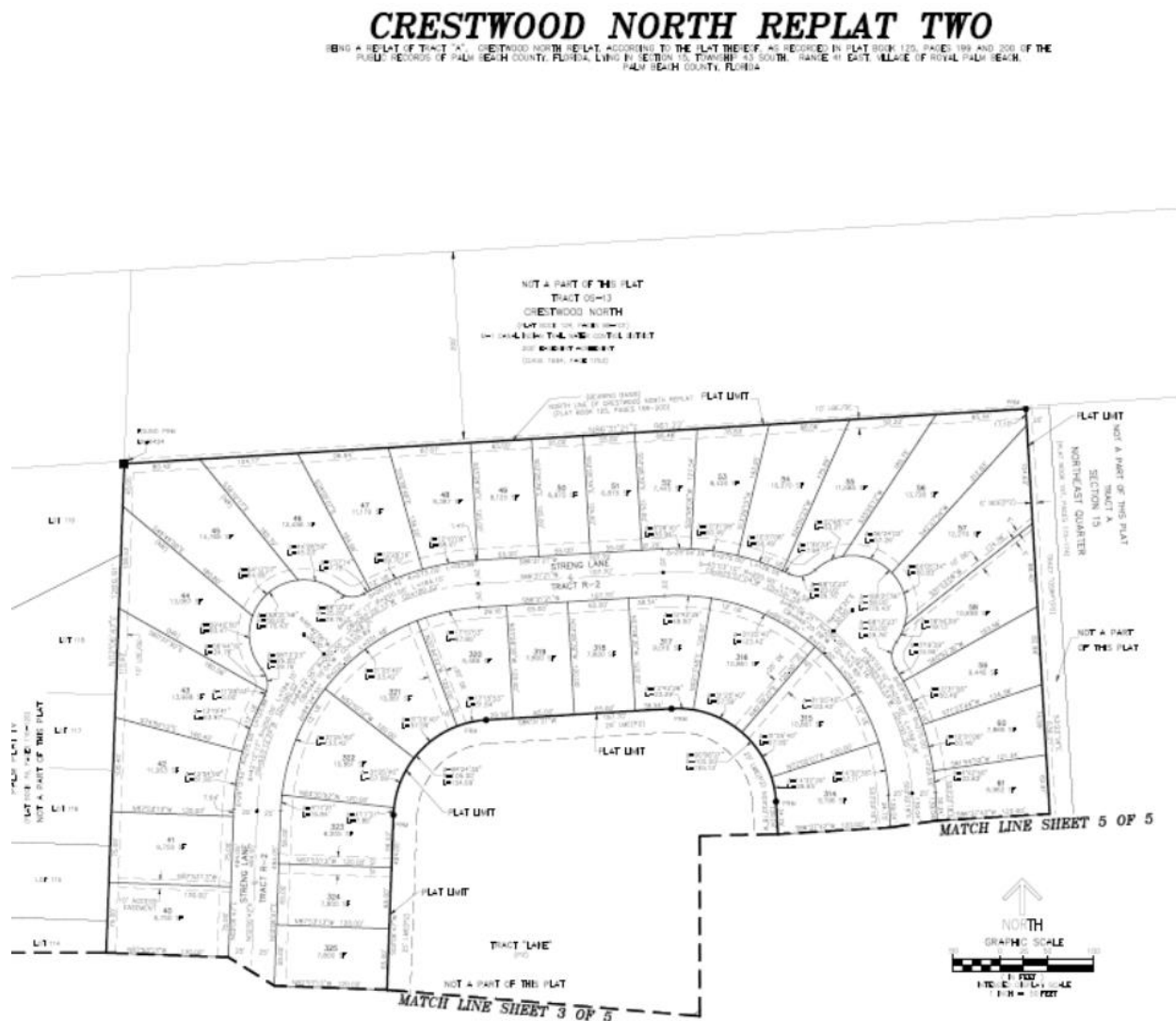
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Attachment A
Final Plat
Crestwood Redevelopment
19-124 (FP)
Resolution No. 20-16

Directly below is an Illustration showing the affected area of the “Crestwood North Replat Two Plat”.



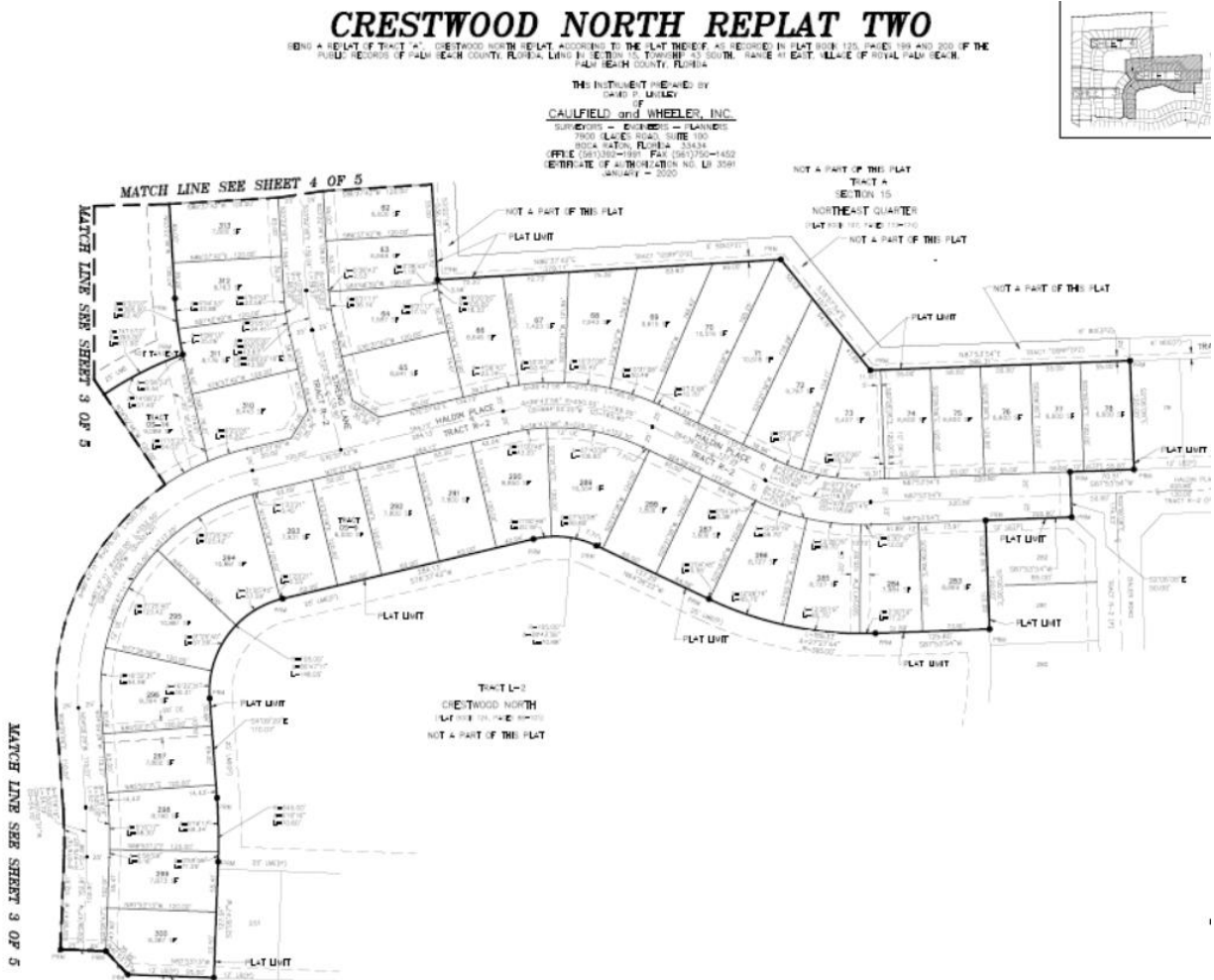
Initiator: Village Manager Agenda Date Village Council

Director of P & Z Approval 08-20-2020 Action

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RESOLUTION NO. 20-16

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 19-124 (FP) – THE APPLICATION OF WANTMAN GROUP, INC. - PERTAINING TO FINAL PLAT APPROVAL FOR THE CRESTWOOD NORTH REPLAT TWO TO REPLAT THE NORTHWEST QUADRANT 26.54 ACRES OF THE DEVELOPMENT LOCATED AT 980 CRESTWOOD 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. 19-124 (FP) 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 Village 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. 19-124 (FP), THE APPLICATION OF WANTMAN GROUP, INC., PERTAINING TO LAND MORE PARTICULARLY DESCRIBED ON EXHIBIT “A”, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WAS APPROVED.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 20th day of August, 2020.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Crestwood Redevelopment
19-124 (FP)
Res. 20-16

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

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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,