



Agenda Item # R - 2

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

Agenda Item:

PUBLIC HEARING FOR APPROVAL OF APPLICATION NO. 06-06 (O) (PP) AN APPLICATION BY CORPORATE CENTER WEST LLC. AND ADOPTION OF RESOLUTION NO. 09-27 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING PRELIMINARY PLAT APPROVAL FOR A PLAT ENTITLED “UNIVERSITY CENTRE”, A PLANNED OFFICE PARK A/K/A “CORPORATE CENTER WEST PCD”, ON A PARCEL OF LAND TOTALING 9.86 ACRES MORE OR LESS, LOCATED ON THE NORTHEAST CORNER OF STATE ROAD 7 AND BELVEDERE ROAD. BY AGENT: DON HEARING OF COTLEUR & HEARING.

Issue:

The applicant is requesting approval of a Preliminary Plat in order to plat a 9.86 acre parcel of land into three (3) separate parcels located within Office Commercial (CO) Zoning District. This site was annexed into the Village on November 16, 2006 through the adoption of Ordinance 757. The site was approved as a PCD with three (3) buildings totaling 100,000 square feet of Commercial Office Uses, through the adoption of Resolution 07-04 on March 15, 2007.

The preliminary plat meets the standards of Sec. 22-22 *Preliminary plat- Requirements generally.* of the subdivision code and is consistent with the Site Plan approvals for the Planned Commercial Development (PCD) granted under Council Resolutions 07-04 and 08-07.

The Planning & Zoning Commission considered this application on November 24, 2009 and recommended approval by a vote of 4-0.

Recommended Action:

Approval of Application No. 06-06 (O) (PP) through the adoption of Resolution No. 09-27.

Initiator:	Village Manager Approval	Agenda Date	Village Council Action
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Village Engineer 12-3-2009

RESOLUTION NO. 09-27

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 06-06(O)(PP) - THE APPLICATION BY COTLEUR & HEARING ON BEHALF OF THE OWNER, CORPORATE CENTER WEST LLC – PERTAINING TO PRELIMINARY PLAT APPROVAL OF THE PLAT OF CORPORATE CENTER WEST PCD TO BE ENTITLED “UNIVERSITY CENTRE” AND ENCOMPASSING A 9.84 ACRE PARCEL OF LAND LOCATED AT THE NORTHEAST CORNER OF STATE ROAD 7 AND BELVEDERE ROAD, 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. 06-06(O) (PP) was presented to the Village Council at its public hearing conducted on December 3, 2009; 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, APPLICATION NO. 06-06(O)(PP), THE APPLICATION OF COTLEUR & HEARING ON BEHALF OF OWNER, CORPORATE CENTER WEST, LLC, FOR PRELIMINARY PLAT APPROVAL REGARDING A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLEASE SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Was approved, with no additional conditions.

moved for approval of the application. The motion was seconded by and upon being put to a vote, the vote was as follows:

Mayor David A. Lodwick
Vice Mayor Matty Mattioli
Councilman David Swift
Councilman Fred Pinto
Councilwoman Martha Webster.....

The foregoing Resolution was declared duly passed and adopted this 3rd day of December, 2009 confirming the action of Village Council of December 3, 2009.

Approved as to form and
legal sufficiency by:

VILLAGE ATTORNEY

MAYOR DAVID A. LODWICK

The Village of Royal Palm Beach,
Palm Beach County, Florida,
By its Village Council

APPLICATION NO. 06-06(O) (PP)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Corporate Center West
06-06 (O) (PP)
Resolution No. 09-27

A parcel of land in Tract 13, Block 1, Palm Beach Farms Company Plat No. 3 as recorded in Plat Book 2, pages 45 to 54, inclusive, Palm Beach County, Florida, more particularly described as follows:

(For the purposes of this description, the North line of said Tract 13 is assumed to bear S 89°57'43" E and all other bearings herein are relative thereto.)

Commencing at the Northwest corner of said Tract 13, thence run easterly along the North boundary of said Tract 13 along a bearing of S 89°57'43" E for a distance of 68.66 feet to a point on the East right of way line of Lake Worth Drainage District Equalizing Canal No. 1 and the Northwest corner of that parcel conveyed to the State Road Department of Florida by the deed recorded in Official Records Book 551, page 242, Public Records of Palm Beach County, Florida; thence continue along the North line of said Tract 13, S 89°57'43" E a distance of 323.00 feet to the Northeast corner of said parcel conveyed to State Road Department of Florida and the Point of Beginning; thence continue along the North line of said Tract 13, S 89°57'43" E a distance of 567.85 feet to a point on the West line of the East 223.1 feet of said Tract 13; thence S 00°02'21" W, parallel with the East line of said Tract 13, a distance of 585.76 feet to a point on the North right of way line of Lake Worth Drainage District Lateral Canal No. 3 as recorded in Official Records Book 5207, page 353, Public Records of Palm Beach County, Florida, said right of way line being the North line of the South 75 feet of said Tract 13; thence N 89°57'57" W, parallel with the South line of said Tract 13, a distance of 875.66 feet to a point on a Reservation line to the Lake Worth Drainage District in Official Records Book 1994, page 1615, Public Records of Palm Beach County, Florida, said Reservation line being the East line of the West 110 feet of said Tract 13; thence N 02°36'21" E, parallel with the West line of said Tract 13, a distance of 316.43 feet; thence S 89°57'43" E, parallel with the North line of said Tract 13, a distance of 281.09 feet; thence N 02°42'12" E, parallel with the East right of way line of State Road No.7 as recorded in Deed Book 992, page 123, Public Records of Palm Beach County, Florida, a distance of 270.00 feet to the Point of Beginning.

CONTAINING 429,391 SQUARE FEET OR 9.86 ACRES, MORE OR LESS.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

SUBJECT TO ALL PERTINENT MATTERS OF RECORD.