



## City Commission Agenda Cover Memorandum

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<b>Originating Department:</b>	<b>Meeting Type:</b>	<b>Advertised:</b>	<b>ACM#:</b>
Planning & Zoning (PZ)	Regular	Required?: <input checked="" type="radio"/> Yes <input type="radio"/> No	<b>20929</b>
	<b>Agenda Date:</b>	Date: 06/25/2016	
	07/05/2016	Paper: PB Post	

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### **Subject:**

Public Hearing of Resolution No. 204-16 approving the replat of the "Broadstone City Center", located at 207 South Dixie Highway, 410 Datura Street, 424 Datura Street, and 427 Evernia Street, submitted by David P. Lindley P.S.M of Caulfield and Wheeler, Inc. on behalf of Broadstone City Center Alliance, LLC.

### **Ordinance/Resolution:**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING THE RE-PLAT OF A PORTION OF BLOCK 18, MAP OF THE TOWN OF WEST PALM BEACH, TO CREATE THE PLAT ENTITLED "BROADSTONE CITY CENTER" CONSISTING OF APPROXIMATELY 2.70 ACRES, GENERALLY LOCATED BETWEEN QUADRILLE BOULEVARD AND DIXIE HIGHWAY, AND BETWEEN DATURA STREET AND EVERNIA STREET; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

### **Staff Recommended Motion:**

APPROVE Resolution No. 204-16.

### **Background:**

The subject property is located between Quadrille Boulevard and Dixie Highway, Datura Street and Evernia Street. and is composed of four separate parcels and the east-west alley. The alley was abandoned through Resolution No. 284-15, approved by the City Commission on October 13, 2015.

The subject property is the site of the project known as Broadstone City Center, a 316 unit apartment complex approved on January 20, 2016, and currently going through the building permit process.

Resolution No. 204-16 was advertised in the newspaper on Saturday, June 25, 2016.

### **Fiscal Note**

Current Year:	Annualized:	Budgeted:	Unbudgeted:	Funding Source:
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**Comment:**

**Electronic Attachments:** [Click here for assistance with naming convention.](#)

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Is this ACM related to a **Grant**? ☐ Yes ☒ No

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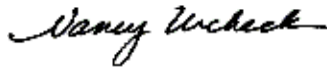
Is this ACM related to **Housing**? ☐ Yes ☒ No

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Originating Department - Approved by: Richard Greene on 06/20/2016



06/21/2016 City Attorney's Department



06/21/2016 Asst. City Administrator



06/21/2016 City Administrator



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**RESOLUTION NO. 204-16**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING THE REPLAT OF A PORTION OF BLOCK 18, MAP OF THE TOWN OF WEST PALM BEACH, TO CREATE THE PLAT ENTITLED “BROADSTONE CITY CENTER” CONSISTING OF APPROXIMATELY 2.70 ACRES, GENERALLY LOCATED BETWEEN QUADRILLE BOULEVARD AND DIXIE HIGHWAY, AND BETWEEN DATURA STREET AND EVERNIA STREET; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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WHEREAS, the subject property, consisting of approximately 2.70 acres, is generally located between Quadrille Boulevard and Dixie Highway, and between Datura Street and Evernia Street, having the street addresses of 207 South Dixie Highway, 410 Datura Street, 424 Datura Street, and 427 Evernia Street (the “Property”); and

WHEREAS, in connection with the development of the Broadstone City Center, a multifamily housing complex to be developed on the subject parcel, a request to re-plat the subject property has been submitted by David P. Lindley P.S.M of Caulfield and Wheeler, Inc., on behalf of Broadstone City Center Alliance, LLC. (the “Developer”); and

WHEREAS, the plan for the Broadstone City Center development includes an east-west alley abandoned by the Resolution No. 284-15 approved by the City Commission on October 13, 2015 ; and

WHEREAS, the Planning Division determined that the request complies with all of the subdivision general design standards located in Section 94-342 in the Zoning and Land Development Regulations; and

WHEREAS, the replat has been reviewed and approved by the City’s professional surveyor for technical compliance in accordance with Sec. 177.041, Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, that:**

**SECTION 1:** The City Commission hereby makes the following findings with respect to the re-plat entitled “Broadstone City Center” Plat prepared by Caulfield and Wheeler, Inc.:

1. Said Plat is consistent with the Comprehensive Plan.
2. Said Plat complies with the subdivision design standards set forth in Section 94-342 of the Code of Ordinances of the City of West Palm Beach, including the following:

**RESOLUTION NO. 204-16**

- a. Compliance with the standards for the length of blocks;
- b. Compliance with all applicable subdivision standards.

**SECTION 2:** The City Commission hereby approves the Plat, attached as **EXHIBIT A.**

**SECTION 3:** The Mayor is authorized to indicate the City Commission's approval of the Plat.

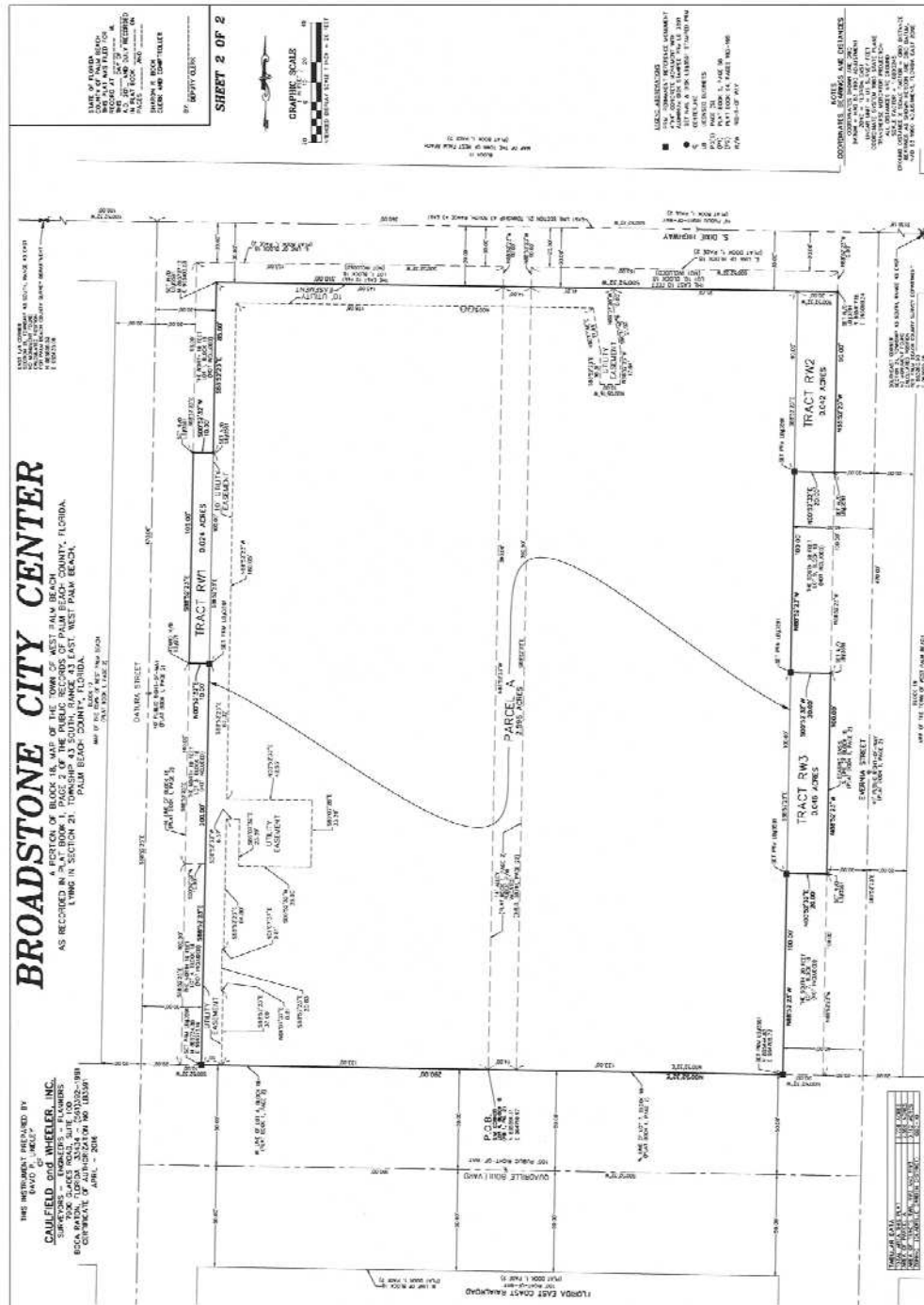
**SECTION 4:** The description of the property affected by this Resolution is attached hereto as **EXHIBIT B.**

**SECTION 5:** This Resolution shall take effect in accordance with law.

## EXHIBIT A

Plat – Broadstone City Center – page 1/2

[illegible]



**EXHIBIT B**  
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 95 FEET OF LOT 1, LESS THE NORTH 10 FEET AND THE EAST 10 FEET THEREOF FOR PUBLIC ROAD, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 2, IN AND FOR PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

THE WEST 5 FEET OF LOT 1, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 2, IN AND FOR PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

LOT 2, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 2, IN AND FOR PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

LOT 3, BLOCK 18, LESS AND EXCEPT THE NORTH 10 FEET THEREOF FOR PUBLIC ROAD, THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 2, IN AND FOR PALM BEACH COUNTY, FLORIDA.

PARCEL 5:

LOT 4, BLOCK 18, LESS AND EXCEPT THE NORTH 10 FEET THEREOF FOR PUBLIC ROAD, THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 2, IN AND FOR PALM BEACH COUNTY, FLORIDA.

PARCEL 6:

LOT 7, EXCEPTING THE SOUTH 20 FEET THEREOF FOR PUBLIC ROAD, ALL OF LOT 8, ALL OF LOT 9, LESS THE SOUTH 20 FEET THEREOF FOR PUBLIC ROAD, ALL OF LOT 10, LESS THE EAST 10 FEET THEREOF FOR PUBLIC ROAD, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 2, IN AND FOR PALM BEACH COUNTY, FLORIDA.

PARCEL 7

A PORTION OF THE 14' ALLEY, LOCATED IN BLOCK 18, MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ALL THAT PORTION OF THE 14' ALLEY, LOCATED BLOCK 18, LYING SOUTHERLY AND CONTIGUOUS TO THE SOUTH LINE OF LOTS 1, 2, 3 AND 4, BLOCK 18; AND LYING NORTHERLY AND CONTIGUOUS TO THE NORTH LINE OF LOTS 7, 8, 9 AND 10, BLOCK 18; BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 4, BLOCK 18; AND BOUNDED ON THE EAST BY THE A LINE 10.00 FEET WEST OF THE EAST LINE OF SAID BLOCK 18, AS ABANDONED BY THE CITY OF WEST PALM BEACH, FLORIDA BY RESOLUTION NO. 284-15, PASSED AND ADOPTED OCTOBER 13, 2015, AS AFFECTED BY RESOLUTION 112-16, PASSED AND ADOPTED APRIL 11, 2016, AND DISCLAIMER RECORDED MAY 11, 2016 IN OFFICIAL RECORD BOOK 28291 AT PAGE 22.

THE AFOREMENTIONED PARCELS 1, 2, 3, 4, 5, 6 AND 7 ARE ALSO DESCRIBED AS FOLLOWS:

SAID LANDS ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA; THENCE, ALONG THE WEST LINE OF SAID LOT 4, NORTH 00°52'32" EAST, A DISTANCE OF 143.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOTS 3 AND 4, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA; THENCE, ALONG SAID SOUTH LINE, SOUTH 88°52'23" EAST, A DISTANCE OF 200.00 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00°52'32" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOTS 1 AND 2, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA; THENCE, ALONG SAID NORTH LINE, SOUTH 88°52'23" EAST, A DISTANCE OF 105.00 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°52'32" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOTS 1 AND 2, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA; THENCE, ALONG SAID NORTH LINE, SOUTH 88°52'23" EAST, A DISTANCE OF 85.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 10 FEET OF SAID LOT 1; THENCE, ALONG SAID WEST LINE AND THE SOUTHERLY PROJECTION THEREOF AND THE WEST LINE OF THE EAST 10 FEET OF SAID LOT 10, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA, SOUTH 00°52'32" WEST, A DISTANCE OF 310.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE, ALONG SAID SOUTH LINE, NORTH 88°52'23" WEST, A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE. ALONG THE WEST LINE OF SAID LOT 10, NORTH 00°52'32" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH LINE OF SOUTH 20 FEET OF SAID LOT 9, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA; THENCE, ALONG SAID NORTH LINE, NORTH 88°52'23" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA; THENCE, ALONG SAID EAST LINE, SOUTH 00°52'32" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE, ALONG SAID SOUTH LINE, NORTH 88°52'23" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE. ALONG THE WEST



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LINE OF SAID LOT 8, NORTH 00°52'32" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH LINE OF SOUTH 20 FEET OF SAID LOT 7, BLOCK 18, THE TOWN OF WEST PALM BEACH, FLORIDA; THENCE, ALONG SAID NORTH LINE, NORTH 88°52'23" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7; THENCE, ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF, NORTH 00°52'32" EAST, A DISTANCE OF 147.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.  
CONTAINING 117,949 SQUARE FEET / 2.7077 ACRES, MORE OR LESS.