

## **Development Review Process**

### Planning and Zoning Commission and Village Council

You will need to apply three (3) weeks prior to the Technical Staff Review (TSR) you want to be placed on and TSR meets the second and fourth Thursday of each month at 9:00 a.m. These meetings for the foreseeable future will be done via Zoom. You will receive a TSR Agenda prior to the meeting and within that agenda will be the login instructions. After the Application has been deemed Certified, which means all the documents are correct and accurate, you will be scheduled for a Planning and Zoning Commission Meeting within 45 days. The Planning and Zoning Commission meets the fourth Tuesday of every month at 7:00 p.m. and these meetings are in person at the Village Council Chambers. After receiving a recommendation from the Planning and Zoning Commission the Application will be placed on a Village Council Meeting within 30 days. The Village Council meets the third Thursday of every month at 6:30 p.m. and these meeting are in person at the Village Council Chambers.

Should you wish to make a presentation at a meeting via Power Point, you need to send the Power Point presentation to the Village's Information Systems Department by 2:00 p.m. the day of the Planning and Zoning Commission or Village Council meeting. The email address to send the presentation to is as follows: [InformationSystems@royalpalmbeachfl.gov](mailto:InformationSystems@royalpalmbeachfl.gov).



## TEXT AMENDMENT SUBMITTAL CHECKLIST

Application Name: MADISON GREEN - GOLF LODGE

- Development Application
- Applicable Fees (application and legal review deposit)
- Justification / Statement of Use (should include a strikethrough and underlined of the proposed text)

**\* In order to optimize the software used to process the application please use Internet Explorer Browser.**

Notes / Other items \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**VILLAGE OF ROYAL PALM BEACH  
PLANNING and ZONING  
1050 Royal Palm Beach Boulevard  
Royal Palm Beach, FL 33411  
(561) 790-5131**

**DEVELOPMENT APPLICATION**

APPLICATION NO.: \_\_\_\_\_

SUBMITTAL DATE: \_\_\_\_\_

PROPERTY OWNER(S)	APPLICANT
<b>Name:</b> MADISON GREEN GOLF CLUB LLC	<b>Name:</b> Matt Wojciechowski   Schmidt Nichols
<b>Address:</b> 2001 Crestwood Blvd. N. Royal Palm Beach, FL 33411	<b>Address:</b> 1551 N. Flagler Drive, Suite 102 West Palm Beach, FL, 33401
<b>E-Mail:</b> toddesq@yahoo.com	<b>E-Mail:</b> mwojciechowski@snlandplan.com
<b>Phone:</b>	<b>Phone:</b> 561-684-6141

Proof of ownership, along with designation of agent if Application is being submitted by anyone other than the Owner(s), must be submitted with Application.

**CHECK APPLICABLE APPROVALS BEING REQUESTED:**  
(Fees per current Village Code must be submitted with application.)

LEGAL REVIEW FEE (MINIMUM HOURS).....\$200.00/HR

Check one	DESCRIPTION	FEE	Check one	DESCRIPTION	FEE
<input type="checkbox"/>	ADMINISTRATIVE APPEAL <small>Plus 1 Hr. Legal Review Fee = \$200.00</small>	\$250.00	<input type="checkbox"/>	SITE PLAN MODIFICATION (Major) <small>Plus 5 Hr. Legal Review Fee = \$1,000.00</small>	\$2,000.00
<input type="checkbox"/>	ANNEXATION/DEANNEXATION <small>Plus 5 Hr. Legal Review Fee = \$1000.00</small>	No Fee	<input type="checkbox"/>	SITE PLAN MODIFICATION (Minor)	\$500.00
<input type="checkbox"/>	MASTER PLAN REVIEW <small>Plus 5 Hr. Legal Review Fee = \$1000.00</small>	\$2,000.00	<input type="checkbox"/>	SITE PLAN REVIEW <small>Plus 5 Hr. Legal Review Fee = \$1,000.00</small>	\$2,000.00
<input type="checkbox"/>	COMP PLAN AMENDMENT (LARGE) <small>Plus 7 Hr. Legal Review Fee = \$1,400.00</small>	\$3,000.00	<input type="checkbox"/>	SITE PLAN EXTENSION	\$250.00
<input type="checkbox"/>	COMP PLAN AMENDMENT (SMALL) <small>Plus 5 Hr. Legal Review Fee = \$1,000.00</small>	\$2,000.00	<input type="checkbox"/>	MOD. TO COUNCIL REQUIREMENTS <small>Plus 2 Hr. Legal Review Fee = \$400.00</small>	\$250.00
<input checked="" type="checkbox"/>	ZONING TEXT AMENDMENT <small>Plus 3 Hr. Legal Review Fee = \$600.00</small>	\$1,000.00	<input type="checkbox"/>	LANDSCAPE WAIVER/VARIATION <small>Plus 2 Hr. Legal Review Fee = \$400.00</small>	\$100.00
<input type="checkbox"/>	PRELIMINARY PLAT <small>Plus 5 Hr. Legal Review Fee = \$1000.00</small>	\$1,000.00	<input type="checkbox"/>	ZONING CODE VARIANCE (Commercial) <small>Plus 2 Hr. Legal Review Fee = \$400.00</small>	\$500.00
<input type="checkbox"/>	FINAL PLAT (cost recovery due at resubmittals) <small>Plus 3 Hr. Legal Review Fee = \$600.00</small>	\$1,800.00	<input type="checkbox"/>	ZONING CODE VARIANCE (Single Family) <small>Plus 2 Hr. Legal Review Fee = \$400.00</small>	\$100.00
<input type="checkbox"/>	REZONING <small>Plus 5 Hr. Legal Review Fee = \$1,000.00</small>	\$2,000.00	<input type="checkbox"/>	SUBDIVISION VARIANCE <small>Plus 2 Hr. Legal Review Fee = \$400.00</small>	\$100.00
<input type="checkbox"/>	SPECIAL EXCEPTION <small>Plus 3 Hr. Legal Review Fee = \$600.00</small>	\$1,000.00	<input type="checkbox"/>	SIGN VARIANCE <small>Plus 2 Hr. Legal Review Fee = \$400.00</small>	\$500.00
<input type="checkbox"/>	ARCHITECTURAL REVIEW (AAR) <small>Plus 2 Hr. Legal Review Fee = \$400.00</small>	\$250.00	<input type="checkbox"/>	PARKING VARIANCE <small>Plus 2 Hr. Legal Review Fee = \$400.00</small>	\$500.00
<input type="checkbox"/>	AAR APPEAL <small>Plus 1 Hr. Legal Review Fee = \$200.00</small>	\$250.00	<input type="checkbox"/>	RESUBMITTAL (At 3 <sup>rd</sup> , 6 <sup>th</sup> , 9 <sup>th</sup> submittal)	50% of initial fee
<input type="checkbox"/>	ART IN PUBLIC PLACES (AIPP) <small>Plus 2 Hr. Legal Review Fee = \$400.00</small>	\$250.00			
Minimum hours collected at time of application submittal to Planning & Zoning. Additional legal fees incurred over minimum will be billed to applicant and must be paid prior to final certification					

<sup>1</sup> Legal Review Fee of \$200.00 per hour, minimum hours set per fee schedule adopted by Resolution No. 16-38 Adopted on September 21, 2023.

<sup>2</sup> Site Plan Review is subject to an additional \$300.00 per acre fee.

<sup>3</sup> Master Plan Review is subject to an additional \$100.00 per acre fee.

\* **Additional Legal Advertisement and Mailing Fees may also apply.**

\* **All fees incurred will be billed to applicant and must be paid prior to final certification.**

GENERAL DATA

Project Name: MADISON GREEN GOLF CLUB

Project Location: Parcel Control No.: 72-41-43-22-02-002-0000 & 72-41-43-15-07-007-0000

Street Address: 2001 Crestwood Blvd.

Existing Land Use: Recreation - Golf Course

Proposed Land Use: Recreation - Golf Course and with Lodge/Hotel

Existing Future Land Use Designation: GC - Golf Course

Proposed Future Land Use Designation: GC - Golf Course

Existing Zoning District: PUD

Proposed Zoning District: PUD

Total Site Area: 34,739,100 Sq. Ft.: 797.50 Acres

Is site currently served by public water? Yes  No

Is site currently served by public sewer? Yes  No

**RESIDENTIAL**

Total Number of Dwelling Units: N/A Density (Units per acre): N/A

**COMMERCIAL**

Total Square Footage: N/A Number of Buildings: N/A

Describe briefly the nature of any improvements presently located on the subject property.

N/A

Describe type of operation or business proposed; or the proposed construction.

N/A

Estimate of construction costs.

Describe in detail the phasing of the proposed development (Attach if insufficient space).

N/A

Has any previous Application been filed within the last year in connection with the subject property?  
 (Yes)  (No) . If yes, briefly describe the nature of the Application.

Has a site plan been previously approved by the Village Commission for this property? (Yes)  (No) . If yes, please note date of previous approval.

N/A - This

**EXACT LEGAL DESCRIPTION OF PROPERTY:** (Attach if insufficient space)

N/A

Give the name, address and telephone number for the following persons or firms involved in this development:

AGENT [if different from Owner(s)]:	DEVELOPER:
Name: Matt Wojciechowski	Name: Todd Schoenwetter
Company Name: Schmidt Nichols	Company Name: Madison Green Golf Club LLC
Address: 1551 N. Flagler Drive, Suite 102 West Plam Beach, FL, 33401	Address: 2001 Crestwood Blvd. N. Royal Palm Beach, FL 33411
E-Mail: mwojciechowski@snlandplan.com	E-Mail: toddesq@yahoo.com
Phone: 561-684-6141	Phone:

PLANNER:	ARCHITECT:
Name: Matt Wojciechowski	Name: N/A
Company Name: Schmidt Nichols	Company Name: N/A
Address: 1551 N. Flagler Drive, Suite 102 West Plam Beach, FL, 33401	Address: N/A
E-Mail: mwojciechowski@snlandplan.com	E-Mail: N/A
Phone: 561-684-6141	Phone: N/A
	Florida Registration No.:

ENGINEER:	LANDSCAPE ARCHITECT:
Name: N/A	Name: N/A
Company Name: N/A	Company Name: N/A
Address: N/A	Address: N/A
E-Mail: N/A	E-Mail: N/A
Phone: N/A	Phone: N/A
Florida Registration No.: N/A	Florida Registration No.: N/A

SURVEYOR:	ATTORNEY:
Name: N/A	Name: N/A
Company Name: N/A	Company Name: N/A
Address: N/A N/A	Address: N/A
E-Mail:	E-Mail: N/A
Phone: N/A	Phone: N/A

CURRENT OCCUPANT:	ALL CORRESPONDENCE WILL BE MAILED TO APPLICANT ONLY UNLESS A SUBSTITUTE ADDRESS IS SPECIFIED BELOW:
Name: N/A	
Address: N/A	Address: Todd Schoenwetter 2001 Crestwood Blvd. N. Royal Palm Beach, FL 33411
E-Mail: N/A	E-Mail: toddesq@yahoo.com
Phone: N/A	Phone:

OWNER/CONTRACT PURCHASER INFORMATION: I am the  owner [ ] contract purchaser (check one)

Todd Schoenwetter (Name - type, stamp or print clearly) *Todd Schoenwetter* (Signature)

Madison Green Golf Club LLC  
Corporation/Entity

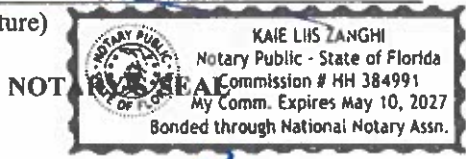
2001 Crestwood Blvd N, RPB, FL 33411  
(Address) (City, State, Zip)

STATE OF FLORIDA  
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of [ ] physical presence or  online notarizations this day of March 22, 2024 by Todd Schoenwetter (name of person acknowledging). He/she is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did did not take an oath (circle correct response).

Kaie Langhi  
(Name - type, stamp or print clearly)

*Kaie Langhi* (Signature)



AGENT INFORMATION:

Matt Wojciechowski  
(Name - type, stamp or print clearly)

Schmidt Nichols  
(Name of firm)

1551 N. Puyler Dr: Ste 102  
(Address) (City, State, Zip) West Palm Beach FL, 33401

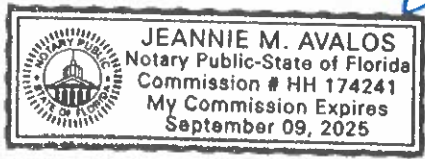
*[Signature]*  
Signature of Agent

STATE OF FLORIDA  
PALM BEACH COUNTY:

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization this day of March 22, 2024 by Matt Wojciechowski (name of person acknowledging). He/she is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did did not take an oath (circle correct response).

Jeannie M. Avalos  
(Name - type, stamp or print clearly)

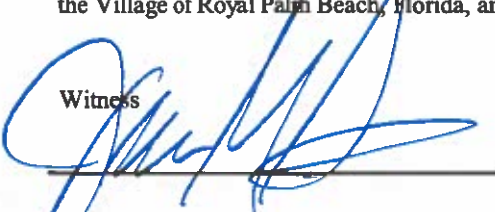
*[Signature]* (Signature)



NOTARY'S SEAL

**APPLICANT'S CERTIFICATION**

(I) (We) affirm and certify that (I) (We) understand and will comply with all provisions and regulations of the Village of Royal Palm Beach, Florida. (I) (We) understand that if this Petition is approved by the Village, the aforementioned real property described herein will be considered, in every respect, to be a part of the Village of Royal Palm Beach and will be subjected to all applicable laws, regulations, taxes and police powers of the Village including the Comprehensive and Zoning Ordinance. (I) (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this Application and attachments become part of the Official Records of the Village of Royal Palm Beach, Florida, and are not returnable.

Witness  


Witness  


Signature of Applicant  


Printed Name of Applicant  
**Matt Wojciechowski**

- Applicant is:
- Owner
  - Appointee
  - Lessee
  - Agent
  - Contract Purchaser

Address:  
**1551 N. Flagler Drive; Suite 102**

Telephone Number:  
**561-684-6141**