

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

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER APPLICATION NO. 23-180 (SPM) AN APPLICATION BY GUNSTER ON BEHALF OF EDX ROYALE PROPERTIES, LLC, AND RESOLUTION NO. 23-55 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING A SITE PLAN MODIFICATION IN ORDER TO CONVERT THE REFERENCED USE FOR POD 7 ON THE SITE PLAN FROM A PUBLIC “CHARTER SCHOOL” TO A “PUBLIC AND PRIVATE ACADEMIC INSTITUTION”, FOR A PROPERTY LOCATED ON THE SOUTH SIDE OF SOUTHERN BOULEVARD APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7 (US 441); BY AGENT: BRIAN M. SEYMOUR, ESQ., OF GUNSTER.**

**Issue:**

The Applicant is requesting Site Plan Modification Approval in order to convert the referenced use for Pod 7 from a public “Charter School” to a “Public and Private Academic Institution”. Village Code Section 26-32 (f)(5)b.8. *Intended use of all buildings and structures* requires that the intended uses for each building be labeled on the Site Plan. In this case, the two (2) buildings totaling 77,674 square feet were originally approved with the intended use of a public charter school, meant to serve the Village Royale community and were labeled public “Charter School” on the approved Master Plan and Site Plan. Now, the Applicant is requesting to change the intended use and the building labels to “Public and Private Academic Institution”. The property is located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Overall, the proposed Site Plan Modification is in conformance with the Village’s requirements for the General Commercial (CG) Zoning District.

The Planning and Zoning Commission considered the application on March 26, 2024, and recommended Approval by a vote of 5-0 having received no public comment at the public hearing and no correspondence whatsoever either in support of or in opposition to the request prior to the public hearing.

On April 4, 2024, the Village received a letter dated February 12, 2024 in opposition to changing the Master Plan signed by the owners of Pod 2 (The Villas at Tuttle Royale), Pod 3 (Southern Blvd Villas), Pod 4 (Tuttle Royale SFH LLC) and Pod 6 (Main Street at Tuttle Royale) with Tuttle Royale. In part, the letter states:

- "It [Tuttle Royale] was planned and designed from the beginning to be a truly new Innovative center where Residents of the Village could Live, Work, Play, Meet and

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Initiator	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	4-18-2024	Action

Grow as a Community. It was planned and designed as a walkable community where residents kids could as a walkable community where residents kids could walk to school with 10' sidewalks, and large open spaces, such as parks for the residents to use.”

- “Tuttle Royale was never designed and planned with a high-end Private school, where the Affluent Residents from wellington and downtown west palm could bring their kids into each day and then leave with them, it was designed for the people of Royal Palm Beach.”
- “One of the main attractions of the Tuttle Royale Master plan was the centrally located charter school, where the residents could walk to school and walk home. By making this change, all the attendees to the school will be driven there and driven home, plus this will require our resident school age student to leave the area to attend school. This change drives a stake into the heart of the live work play community for the parents who want to walk their kids to school, who want to live next to the school, and who want to stay in the are[sic] so their kids can attend the same school over multiple years.”

The entire letter is attached.

**Recommended Action:**

Since the request is not contrary to existing Village Code, Staff is recommending Approval of Application No. 23-180 (SPM) and Resolution No. 23-55. This recommendation is contingent upon the approval of the requested Master Plan Modification.

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Initiator	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	4-18-2024	Action

# Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: Basis Independent School – POD 7

Application: 23-180 (SPM) Res. No. 23-55

Applicant: Brian M. Seymour, Esq. & John Roach, AICP  
Gunster  
777 S. Flagler Dr, Suite 500 East  
West Palm Beach, FL 33401

Property Owner: EDX Royale Property, LLC  
1000 N. US Hwy One, Suite 902  
Jupiter, FL 33477

Request: Site Plan Modification in order to convert the referenced use for Pod 7 from a public “Charter School” to a “Public and Private Academic Institution”, for a property located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Hearings: Planning and Zoning Commission: March 26, 2024  
Village Council: April 18, 2024

Recommendation: Approval

II. Site Data:

Site Area: 10.174± acres

Property Control Numbers: 72 41 44 01 00 000 3040; 3050; 3060; 3070; 3080;  
72 41 43 36 12 004 0010; 72 41 43 36 00 000 7210

Existing Land Use: Vacant

Existing FLUM Designation: Commercial (COM)

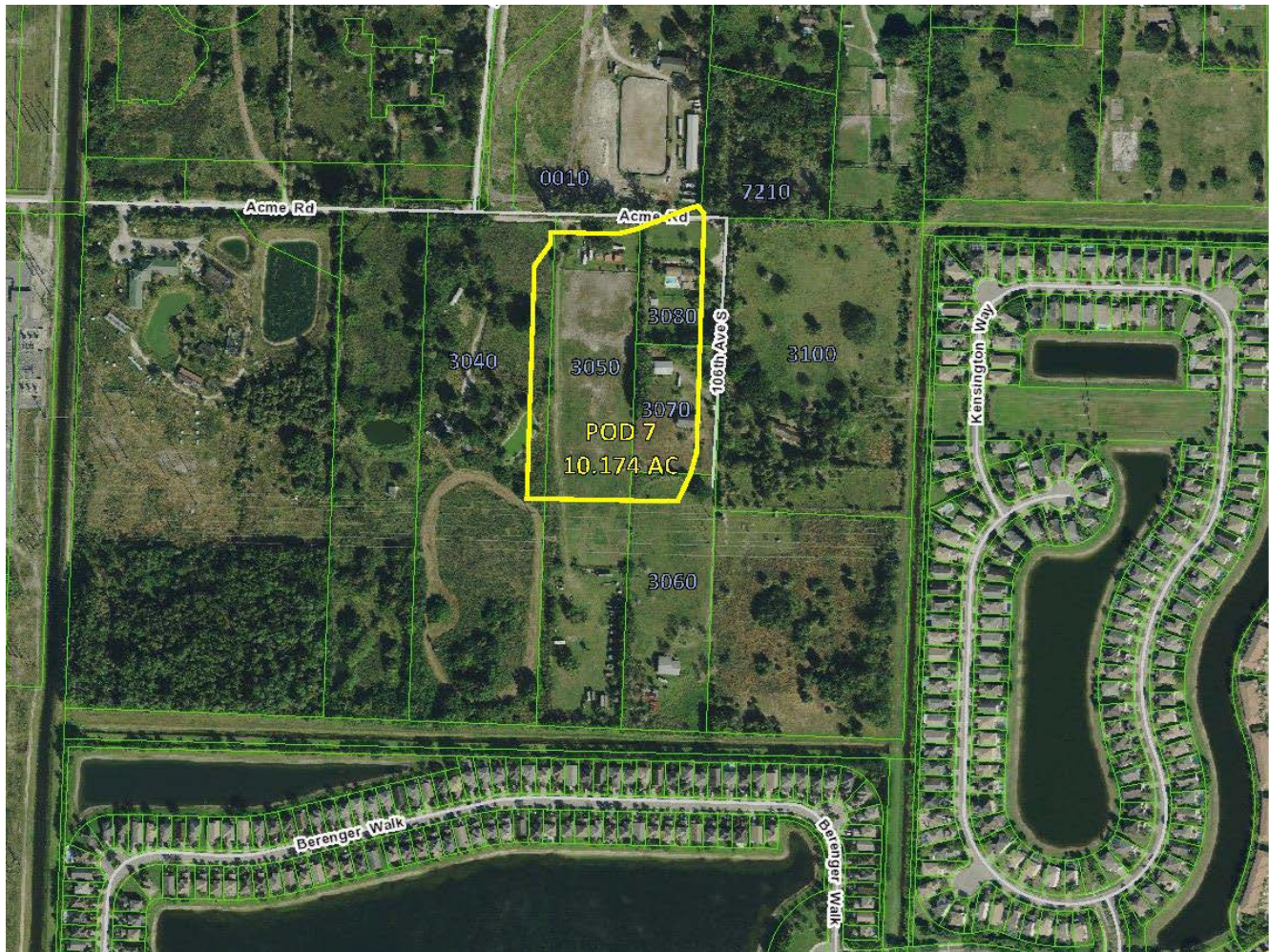
Proposed FLUM Designation: N/A

Existing Zoning District: General Commercial (CG)

Proposed Zoning: N/A

Table 1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	Existing:	FLUM:	Zoning:
North	Pod 6	Mixed Use Social Center (MXS)	Mixed Use Social Center (MXS)
South	Pod 4	Single Family (SF)	Single Family Residential (RS-3)
East	Bradford Bell	Low Residential (LR-2, PBC)	Agricultural Residential (AR, PBC)
West	Pod 2	Multi-Family High (MFH)	Multi-Family Residential (RM-14)

Figure 1: Map Showing the Location of the Site.



### III. Intent of Petition:

The Applicant is requesting Site Plan Approval in order to convert the referenced use for Pod 7 from a public “Charter School” to a “Public and Private Academic Institution”, for a property located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441). For an Illustration showing the Site Plan please refer to **Attachment C**.

### IV. History:

The subject property is located on the south side of Southern Boulevard and west of State Road 7. The properties were recently annexed into the Village Boundary by adoption of Ordinance No. 919 by the Village Council on September 3, 2015. The property was assigned a Village Land Use of Commercial (COM) through the adoption of Ordinance No. 954 on March 17, 2019 by the Village Council. Subsequently, the property was assigned a Village Zoning District of General Commercial (CG) through the adoption of Ordinance No. 989, on April 18, 2019 by the Village Council. Subsequently, Village Council approved a Site Plan to allow for a 77,674 square foot Charter School through the adoption of Resolution No. 19-12.

## V. Analysis:

The Applicant is requesting Site Plan Modification Approval in order to convert the referenced use for Pod 7 from a “Charter School” to a “Public and Private Academic Institution”. Village Code Section 26-32 (f)(5)b.8. *Intended use of all buildings and structures* requires that the intended uses for each building be label on the Site Plan. In this case, the two (2) buildings totaling 77,674 square feet were originally approved with the intended use of a public charter school, meant to serve the Village Royale community and were labeled public “Charter School” on the approved Master Plan and Site Plan. Now, the Applicant is requesting to change the intended use to “Public and Private Academic Institution”. The property is located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

There will be no change in the operations or physical development of the property and the impacts of the development as a “Public and Private Academic Institution” are no greater than that of a “Charter School”.

Overall, the proposed Site Plan Modification is in conformance with the Village’s requirements for the General Commercial (CG) Zoning District.

## VI. Staff Recommendation:

Since the request is not contrary to existing Village Code, Staff is recommending Approval of Application No. 23-180 (SPM) and Resolution 23-55. This recommendation is contingent upon the approval of the requested Master Plan Modification.

## VII. Hearing History:

### *Planning and Zoning Commission:*

The Planning and Zoning Commission considered the application on March 26, 2024, and recommended Approval by a vote of 5-0 having received no public comment at the public hearing and no correspondence in support of or in opposition to the request prior to the public hearing.

On April 4, 2024, the Village received a letter dated February 12, 2024 in opposition to changing the Master Plan signed by the owners of Pod 2 (The Villas at Tuttle Royale), Pod 3 (Southern Blvd Villas), Pod 4 (Tuttle Royale SFH LLC) and Pod 6 (Main Street at Tuttle Royale) with Tuttle Royale. In part, the letter states:

- “It [Tuttle Royale] was planned and designed from the beginning to be a truly new Innovative center where Residents of the Village could Live, Work, Play, Meet and Grow as a Community. It was planned and designed as a walkable community where residents kids could as a walkable community where residents kids could walk to school with 10’ sidewalks, and large open spaces, such as parks for the residents to use.”
- “Tuttle Royale was never designed and planned with a high-end Private school, where the Affluent Residents from wellington and downtown west palm could bring their kids into each day and then leave with them, it was designed for the people of Royal Palm Beach.”

- “One of the main attractions of the Tuttle Royale Master plan was the centrally located charter school, where the residents could walk to school and walk home. By making this change, all the attendees to the school will be driven there and driven home, plus this will require our resident school age student to leave the area to attend school. This change drives a stake into the heart of the live work play community for the parents who want to walk their kids to school, who want to live next to the school, and who want to stay in the are[sic] so their kids can attend the same school over multiple years.”

The entire letter is attached.



**Attachment A**  
**Legal Description**  
**Basis Independent School - Pod 7**  
**Application No. 23-180 (SPM)**  
**Resolution No. 23-55**

LEGAL DESCRIPTION:

PARCEL A

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 1, NORTH 88 DEGREES 59'05" WEST A DISTANCE OF 701.92 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 01 DEGREES 50'01" WEST A DISTANCE OF 1.38 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 50'01" WEST A DISTANCE OF 748.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 01'36" A DISTANCE OF 74.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 26 DEGREES 51'37" WEST A DISTANCE OF 82.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE TO 02 DEGREES 02'18" A DISTANCE OF 8.18 FEET TO THE POINT OF NON-TANGENCY AND A POINT ON THE NORTHERLY LINE OF A 160 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN O.R. BOOK 699, PAGE 534, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE, NORTH 88 DEGREES 57'45" WEST A DISTANCE OF 470.53 FEET; THENCE LEAVING SAID NORTHERLY EASEMENT LINE, NORTH 01 DEGREES 49'41" EAST A DISTANCE OF 728.95 FEET; THENCE NORTH 36 DEGREES 03'30" A DISTANCE OF 83.87 FEET; THENCE NORTH 01 DEGREES 52'12" EAST A DISTANCE OF 35.00 FEET; THENCE SOUTH 88 DEGREES 59'05" EAST A DISTANCE OF 289.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 240.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 33'39" A DISTANCE OF 98.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 67 DEGREES 27'15" EAST A DISTANCE OF 148.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 160.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 14'27" A DISTANCE OF 42.56 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 43 DEGREES 09'59" EAST A DISTANCE OF 30.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.174 ACRES MORE OR LESS.

CONSISTING OF PORTIONS OF PARCELS 1, 2, 3 AND 4, DESCRIBED BELOW:

PARCEL 1

THE SOUTH ONE HALF OF THE NORTH ONE HALF OF THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1765.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 270 FEET; THENCE SOUTHERLY, PARALLEL TO THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1616.07 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 169, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 270 FEET, MORE OR LESS, TO A POINT IN A LINE RUNNING SOUTHERLY FROM THE POINT OF BEGINNING, PARALLEL TO THE WEST LINE OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 1610.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT OVER THE EAST 18 FEET OF THE N 1/2 OF THE FOLLOWING DESCRIBED PROPERTY AS DESCRIBED IN EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2270, PAGE 74:

A TRACT OF LAND IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1765.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 270 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1616.07 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN O.R. BOOK 169, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 270 FEET, MORE OR LESS, TO A POINT IN A LINE RUNNING SOUTHERLY FROM THE POINT OF BEGINNING PARALLEL TO THE WEST LINE OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 1610.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND ROAD PURPOSES OVER THE FOLLOWING DESCRIBED LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN O.R. BOOK 980, PAGE 255:

A TRACT OF LAND IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2035.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY



ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 20 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID SECTION 36, TO A POINT IN THE SOUTH LINE OF THE ACME DRAINAGE DISTRICT RIGHT OF WAY AS RECORDED IN O.R. BOOK 790, PAGE 706; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ACME DRAINAGE DISTRICT RIGHT OF WAY, TO A POINT IN A LINE RUNNING NORTHERLY FROM THE POINT OF BEGINNING PARALLEL TO THE WEST LINE OF SAID SECTION 36; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

PARCEL 2

THE NORTH ONE QUARTER (1/4) OF THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1765.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 270 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SECTION 1, A DISTANCE OF 1616.07 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN O.R. BOOK 169, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 270 FEET, MORE OR LESS, TO A POINT IN A LINE RUNNING SOUTHERLY FROM THE POINT OF BEGINNING PARALLEL TO THE WEST LINE OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 1610.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3

A TRACT OF LAND IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1495.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 270 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1616.07 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN O.R. BOOK 169, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 270 FEET, MORE OR LESS, TO A POINT IN A LINE RUNNING SOUTHERLY FROM THE POINT OF BEGINNING PARALLEL TO THE WEST LINE OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 1610.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1765.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 270 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1616.07 FEET MORE OR LESS TO A POINT IN THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN O.R. BOOK 169, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 270 FEET, MORE OR LESS, TO A POINT IN A LINE RUNNING SOUTHERLY FROM THE POINT OF BEGINNING PARALLEL TO THE WEST LINE OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 1610.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND DESCRIBED IN EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2270, PAGE 74, AND IN QUIT CLAIM DEED RECORDED IN O.R. BOOK 980, PAGE 255, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**Attachment B**  
**Conditions of Approval**  
**Basis Independent School - Pod 7**  
**Application No. 23-180 (SPM)**  
**Resolution No. 23-55**

**1. Development Order:**

This development order constitutes approval for Site Plan Modification Approval in order to convert the referenced use for Pod 7 from a public “Charter School” to a “Public and Private Academic Institution”.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All other conditions imposed by previous approvals shall remain in full force and effect unless specifically modified herein.

# Attachment C Site Plan Basis Independent School - Pod 7 Application No. 23-180 (SPM) Resolution No. 23-55

Directly below is an illustration of the Site Plan.

### Location Map

### Village Royale Key Map

### Site Data

<b>Site Data</b>	
Project Name	Basis Independent School - Pod 7
Project Number	23-180
Site Address	15101 South Road, Royal Palm Beach, FL 33461
Current Zoning	FLU: SF (Ord. 972)
Proposed Zoning	RS-3 (Ord. 987)
Proposed Project Description	14th Floor: 15,627 s.f. 15th Floor: 15,627 s.f. 16th Floor: 15,627 s.f. 17th Floor: 15,627 s.f. 18th Floor: 15,627 s.f.
Site Area	151,914 sq. ft. (3.45 Acres)
Proposed Building Footprint	46,501 sq. ft. (0.11 Acres)
Proposed Parking	115 Spaces
Proposed Pedestrian Pathway	100 Spaces
Proposed Landscape	115 Spaces
Proposed Stormwater Management	115 Spaces
Proposed Security	115 Spaces
Proposed Other Amenities	115 Spaces

### Development Team

Role	Name / Firm
DEVELOPER	Shawmut Design & Construction, Inc.
ARCHITECT	Shawmut Design & Construction, Inc.
ENGINEER	Shawmut Design & Construction, Inc.
LANDSCAPE ARCHITECT	Shawmut Design & Construction, Inc.
PLANNING	Shawmut Design & Construction, Inc.
PERMITS	Shawmut Design & Construction, Inc.

### Notes

1. BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY SHAWMUT DESIGN & CONSTRUCTION, INC.

### Development Regulations

Code	CG PROPERTY DEVELOPMENT REQUIREMENTS			
	Height	Area	Setback	Other
CG 2	120'	10%	10'	10'
CG 3	120'	10%	10'	10'
CG 4	120'	10%	10'	10'
CG 5	120'	10%	10'	10'
CG 6	120'	10%	10'	10'
CG 7	120'	10%	10'	10'

### LEGAL DESCRIPTION

TRACT 7 (201) ON THE PLAT OF VILLAGE ROYALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 101, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**SCHMIDT NICHOLS**  
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Pineda Dr., Ste. 102  
West Palm Beach, FL 33411  
Phone: 561.488.4141  
Email: info@schmidtnichols.com  
Website: www.schmidtnichols.com  
License No. CS20032002

Basis Independent School

Royal Palm Beach, Florida

Date: 03/07/23  
Scale: 1" = 50'-0"  
Design By: J.E.  
Drawn By: A.H.  
Checked By: J.E.  
File No: 115421  
Job No: 23-180

**REVISIONS / SUBMISSIONS**

No.	Description	Date
01	Initial Submission	01/13/23
02	Revised Submission	01/20/23
03	Revised Submission	02/01/23
04	Revised Submission	02/15/23
05	Revised Submission	02/28/23
06	Revised Submission	03/07/23

Prepared and submitted by  
Schmidt Nichols  
1551 N. Pineda Drive, Suite 102  
West Palm Beach, Florida 33411  
Phone: 561.488.4141  
Email: info@schmidtnichols.com  
Website: www.schmidtnichols.com  
License No. CS20032002

DATE: 03/07/23  
BY: J.E. Schmitt

**SITE PLAN**

SP-001

of 002

February 12, 2024

To: Fred Pinto, Mayor, Village of Royal Palm Beach  
Jan Rodusky, Vice Mayor, Village of Royal Palm Beach  
Jef Hmara, Councilman, Village of Royal Palm Beach  
Selena Samios, Councilwoman, Village of Royal Palm Beach  
Richard Valuntas, Councilman, Village of Royal Palm Beach

From: Property Owners of Tuttle Royale

Subj: Tuttle Royale Master Plan

Re: Pod 7, Charter school change to Private School

Mayor, Vice Mayor, Councilwoman, and Councilmen:

The purpose of the letter is to formalize our opposition to a change on the Master plan requested by Pod 7 from "Charter School" to "School". Tuttle Royale is a mixed-use project in the Village of Royal Palm Beach with 1600 residential Units and over 750,000 sq ft of retail, commercial, hotel space. It took 10 years to assemble the project and annex into the Village. It was planned and designed from the beginning to be a truly new Innovative center where Residents of the Village could Live, Work, Play, Meet and Grow as a Community. It was planned and designed as a walkable community where residents kids could walk to school with 10' wide sidewalks, and large open spaces, such as park for the residents to use.

We understand from conversations the owners of Pod 7 have requested a Master plan change to allow a private school to be built instead of a Charter School. The cost of Attending this private school will be out of the reach of most, if not all the residents of Tuttle Royale and surrounding Communities. Tuttle Royale was never designed and planned with a high-end Private school, where the Affluent Residents from wellington and downtown west palm could bring their kids into each day and then leave with them, it was designed for the people of Royal Palm Beach.

While we support High end private schools and feel there is the need for one in the area, Tuttle Royale is not the right location. One of the main attractions of the Tuttle Royale Master plan was the centrally located charter school, where the residents could walk to school and walk home. By making this change, all the attendees to the school will be driven there and driven home, plus this will require our resident school age student to leave the area to attend school. This change drives a stake into the heart of the live work play community for the parents who want to walk their kids to school, who want to live next to the school, and who want to stay in the are so their kids can attend the same school over multiple years.

Tuttle Royale Will Impact the residents who live closest to the project. One of the main mitigating factors we, meaning the village and the owners, designed in was a walkable community with a charter school centrally located. By approving this change, it will remove that main mitigating factor and impact the adjacent neighbors, both in Wellington and in The Village of royal Palm Beach.

You will be presented arguments that the charter school model doesn't work anymore, that due to rising interest rates they are not economically feasible. Tuttle Royale was not designed for this year's high interest rates environment; it was designed for a 50-year life span. We don't feel it is appropriate to make such fundamental changes given a one-year interest rate environment. Only 392 units of the 1600 units are built and occupied, within 2 to 3 years, the rest of the units will be built and occupied and will generate numerous students to attend this school. The surrounding public schools are at capacity or near capacity, and as the area grows no one can argue that more public-school space won't be needed.

You will also be presented arguments that the surrounding charter schools don't want this school and that by building it as a charter school it will negatively impact them. We feel these arguments are selfish arguments, what business would want a competitor to be built to compete with them in their area? Charter schools were allowed and designed to compete against each other and against the public schools. America Business is the best survive and the if you are not the best you must modify yourself to be the best.

We would be willing to support the change if 25 % at minimum of the seats in the private school were reserved for the surrounding residents with one mile. This would keep some of the intent of the live work walk community for the adjacent residents and allow them to compete to get into the school. This can easily be written into the conditions of approval of the site plan.

We would also support exploring making the site a public school owned and managed by the Palm beach county school system or having the village use funds it owns to subsidize a charter school at this location.

This project is truly unique in Florida. It is the newest, best planned, best located project in Florida. It will be widely successful for the residents of Tuttle royale, the residents of the village, and the surrounding areas, we should not make a one-year interest rate decision to change the intent of the plan until all the residential units are built and other options are explored in detail

Sincerely

The Master Plan owners of Pod 2, Pod 3, Pod 4, Pod 6

Pod 2  
The Villas at Tuttle royale



---

Anthony Tiritilli

Pod 4  
Tuttle Royale SFH, llc



---

David Lynd

Pod 3  
Southern Blvd Villas

---

Juan Porro

Pod 6  
Mainstreet at Tuttle Royale

---

Brian Tuttle



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The Master Plan owners of Pod 2, Pod 3, Pod 4, Pod 6

Pod 2  
The Villas at Tuttle royale

Anthony Titilli

Pod 3  
Southern Blvd Villas

Juan Porro

Pod 4  
Tuttle Royale SFH, lie

David Lynd

Pod 6  
Mainstreet at Tuttle Royale

Brian Tuttle



**RESOLUTION NO. 23-55**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 23-180 (SPM) – THE APPLICATION OF GUNSTER ON BEHALF OF OWNER EDX ROYALE PROPERTY, LLC - PERTAINING TO A SITE PLAN MODIFICATION APPROVAL TO CONVERT THE REFERENCED USE FOR POD 7 FROM A “CHARTER SCHOOL” TO A “PUBLIC AND PRIVATE ACADEMIC INSTITUTION”, FOR A PROPERTY LOCATED ON THE SOUTH SIDE OF SOUTHERN BOULEVARD APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7 (US 441), 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. 23-180 (SPM) was presented to the Village Council at its public hearing conducted on April 18, 2024; 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, THAT APPLICATION NO. 23-180 (SPM), THE APPLICATION OF GUNSTER ON BEHALF OF OWNER EDX ROYALE PROPERTY, LLC, ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

Was approved, subject to the following conditions and site plan depiction:

PLEASE SEE EXHIBIT “B” and “C” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 18th day of April, 2024.

VILLAGE OF ROYAL PALM BEACH

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MAYOR FRED PINTO

ATTEST:

(SEAL)

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DIANE DISANTO, VILLAGE CLERK

**Exhibit A**  
**Legal Description**  
**Basis Independent School – POD 7**  
**Application No. 23-180 (SPM)**  
**Resolution No. 23-55**

LEGAL DESCRIPTION:

PARCEL A

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 1, NORTH 88 DEGREES 59'05" WEST A DISTANCE OF 701.92 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 01 DEGREES 50'01" WEST A DISTANCE OF 1.38 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 50'01" WEST A DISTANCE OF 748.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 01'36" A DISTANCE OF 74.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 26 DEGREES 51'37" WEST A DISTANCE OF 82.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE TO 02 DEGREES 02'18" A DISTANCE OF 8.18 FEET TO THE POINT OF NON-TANGENCY AND A POINT ON THE NORTHERLY LINE OF A 160 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN O.R. BOOK 699, PAGE 534, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE, NORTH 88 DEGREES 57'45" WEST A DISTANCE OF 470.53 FEET; THENCE LEAVING SAID NORTHERLY EASEMENT LINE, NORTH 01 DEGREES 49'41" EAST A DISTANCE OF 728.95 FEET; THENCE NORTH 36 DEGRESS 03'30" A DISTANCE OF 83.87 FEET; THENCE NORTH 01 DEGREES 52'12" EAST A DISTANCE OF 35.00 FEET; THENCE SOUTH 88 DEGREES 59'05" EAST A DISTANCE OF 289.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 240.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 33'39" A DISTANCE OF 98.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 67 DEGREES 27'15" EAST A DISTANCE OF 148.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 160.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 14'27" A DISTANCE OF 42.56 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 43 DEGREES 09'59" EAST A DISTANCE OF 30.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.174 ACRES MORE OR LESS.

CONSISTING OF PORTIONS OF PARCELS 1, 2, 3 AND 4, DESCRIBED BELOW:

PARCEL 1

THE SOUTH ONE HALF OF THE NORTH ONE HALF OF THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1765.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 270 FEET; THENCE SOUTHERLY, PARALLEL TO THE WEST LINE

OF SAID SECTION 1, A DISTANCE OF 1616.07 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 169, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 270 FEET, MORE OR LESS, TO A POINT IN A LINE RUNNING SOUTHERLY FROM THE POINT OF BEGINNING, PARALLEL TO THE WEST LINE OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 1610.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT OVER THE EAST 18 FEET OF THE N 1/2 OF THE FOLLOWING DESCRIBED PROPERTY AS DESCRIBED IN EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2270, PAGE 74:

A TRACT OF LAND IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1765.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 270 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1616.07 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN O.R. BOOK 169, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 270 FEET, MORE OR LESS, TO A POINT IN A LINE RUNNING SOUTHERLY FROM THE POINT OF BEGINNING PARALLEL TO THE WEST LINE OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 1610.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND ROAD PURPOSES OVER THE FOLLOWING DESCRIBED LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN O.R. BOOK 980, PAGE 255:

A TRACT OF LAND IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 2035.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 20 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID SECTION 36, TO A POINT IN THE SOUTH LINE OF THE ACME DRAINAGE DISTRICT RIGHT OF WAY AS RECORDED IN O.R. BOOK 790, PAGE 706; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ACME DRAINAGE DISTRICT RIGHT OF WAY, TO A POINT IN A LINE RUNNING NORTHERLY FROM THE POINT OF BEGINNING PARALLEL TO THE WEST LINE OF SAID SECTION 36; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

#### PARCEL 2

THE NORTH ONE QUARTER (1/4) OF THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1765.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 270 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SECTION 1, A DISTANCE OF 1616.07 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN O.R.

BOOK 169, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 270 FEET, MORE OR LESS, TO A POINT IN A LINE RUNNING SOUTHERLY FROM THE POINT OF BEGINNING PARALLEL TO THE WEST LINE OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 1610.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3

A TRACT OF LAND IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1495.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 270 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1616.07 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN O.R. BOOK 169, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 270 FEET, MORE OR LESS, TO A POINT IN A LINE RUNNING SOUTHERLY FROM THE POINT OF BEGINNING PARALLEL TO THE WEST LINE OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 1610.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4

THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1765.21 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 270 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1616.07 FEET MORE OR LESS TO A POINT IN THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN O.R. BOOK 169, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 270 FEET, MORE OR LESS, TO A POINT IN A LINE RUNNING SOUTHERLY FROM THE POINT OF BEGINNING PARALLEL TO THE WEST LINE OF SAID SECTION 1; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 1610.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND DESCRIBED IN EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2270, PAGE 74, AND IN QUIT CLAIM DEED RECORDED IN O.R. BOOK 980, PAGE 255, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**Exhibit B**  
**Conditions of Approval**  
**Basis Independent School – POD 7**  
**Application No. 23-180 (SPM)**  
**Resolution No. 23-55**

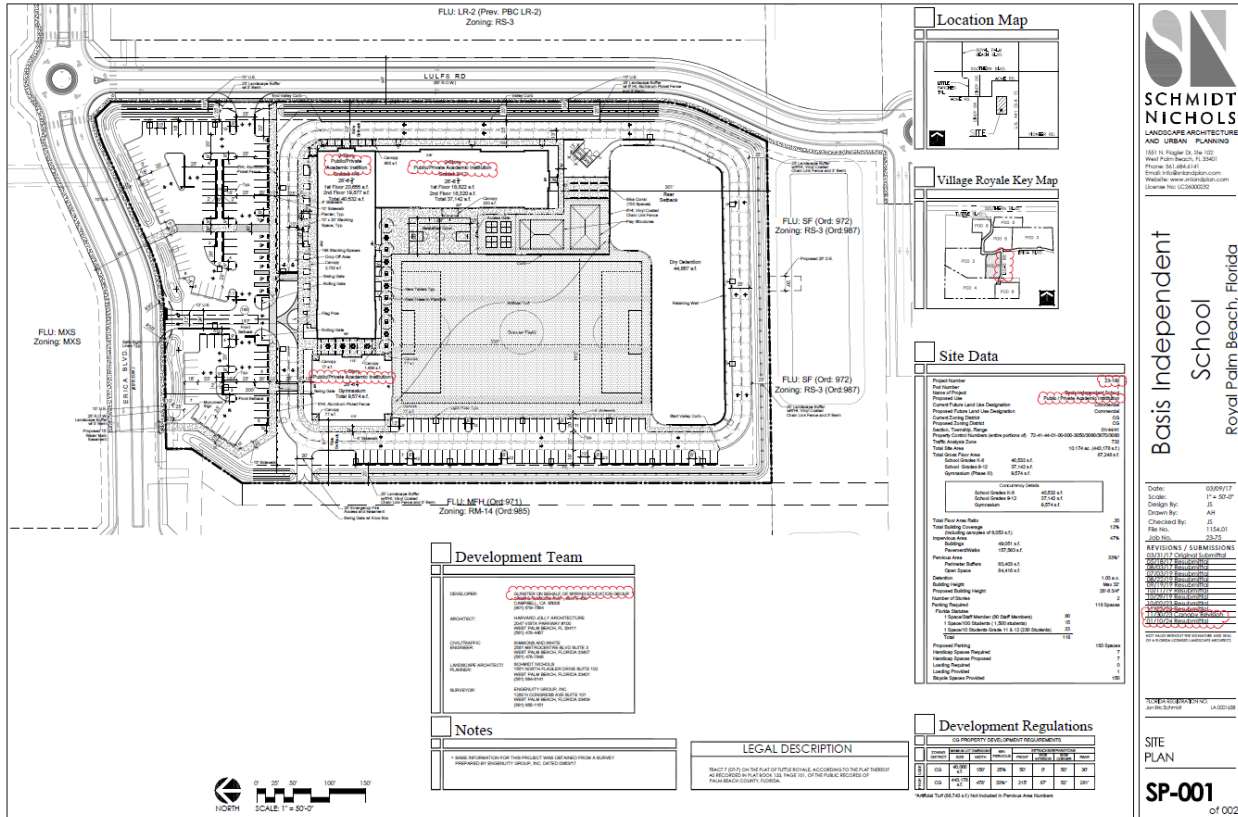
**1. Development Order:**

This development order constitutes approval for Site Plan Modification Approval in order to convert the referenced use for Pod 7 from a “Charter School” to a “Public and Private Academic Institution”.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All other conditions imposed by previous approvals shall remain in full force and effect unless specifically modified herein.

**Exhibit C  
Site Plan  
Basis Independent School – POD 7  
Application No. 23-180 (SPM)  
Resolution No. 23-55**

Directly below is an illustration of the Site Plan.



**SCHMIDT NICHOLS**  
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1001 N. Hugler Dr. Ste. 102  
West Palm Beach, FL 33411  
Phone: 561.838.4141  
Email: info@schmidtnichols.com  
Website: www.schmidtnichols.com  
License No. LC20000352

**Basis Independent School**  
Royal Palm Beach, Florida

Date: 03/09/17  
Scale: 1" = 50'-0"  
Design By: JS  
Drawn By: AM  
Checked By: JS  
Print No.: 114.01  
JOB NO.: 23-75

**SITE PLAN**

**SP-001**  
of 002