

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 24-121 (SPM, AAR) AN APPLICATION BY URBAN DESIGN STUDIO AND RESOLUTION NO. 24-40 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING MAJOR SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL TO REMOVE THE ENTRY GUARDHOUSE STRUCTURE, REDESIGN THE CABANA, MULTI-USE COURT AND POOL AREAS ALONG WITH OTHER MODIFICATIONS TO THE SITE, FOR A PROPERTY LOCATED 0.27 MILES WEST OF STATE ROAD 7 (U.S. 441). BY AGENT: LENTZY JEAN-LOUIS OF URBAN DESIGN STUDIO.

Issue:

The Applicant is seeking a Major Site Plan Modification and Architectural Approval to remove the entry guardhouse structure, redesign the cabana, multi-use court and pool areas along with other modifications to the site, for a property located 0.27 miles west of State Road 7 (U.S. 441).

Pod 4 was annexed into the Village Boundary by Adoption of Ordinance No. 919 by Village Council on September 3, 2015. Site Plan Approval and Architectural Approval for a Multifamily Residential development with 318 units within 13, apartment buildings, Architectural approval for the landscape plan, building design, and color and materials was approved by Village Council on May 16, 2019 through Resolution No. 19-16, as subsequently extended through Resolution No. 22-42. Architectural Approval for five (5) single-family residential models with three elevation styles and five color schemes, typical landscape design and a temporary sales center were approved by Village Council through Application No. 24-144 on March 20, 2025.

The Planning and Zoning Commission considered the application on August 26, 2025, and recommended Approval by a vote of 5-0.

Recommended Action:

Staff is recommending Approval of Application No. 25-121 (SPM, AAR) and Resolution No. 24-40.

Initiator	Village Manager	Agenda Date	Village Council
<u>Director of P&Z</u>	<u>Approval</u>	<u>9-18-2025</u>	<u>Action</u>

P:\Southern Blvd Properties (Tuttle Royale)_POD 4 (aka Phase 1 South C)\24-121 (SPM,AAR) Tuttle Royale Pod 4 Site Plan\Board Documents\AIS & Staff Report\Agenda Item Summary\24-121 (SPMAAR) Tuttle Royale Pod 4 Site Plan AIS VC.doc

Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: Tuttle Royale Pod 4 Site Plan

Application: 24-121 (SPM, AAR) (Res. No. 24-40)

Applicant: Urban Design Studio
Lentzy Jean-Louis
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401

Request: Major Site Plan Modification and Architectural Approval to remove the entry guardhouse structure, redesign the cabana, multi-use court and pool areas along with other modifications to the site, for a property located 0.27 miles west of State Road 7 (U.S. 441).

Hearings: Planning and Zoning Commission: August 26, 2025
Village Council: September 18, 2025

Recommendation: Approval

II. Site Data:

Site Area: 33.75± acres

Property Control Numbers: 72-41-43-36-13-004-0000

Existing Land Use: Residential

Existing FLUM Designation: Single Family Residential

Existing Zoning District: Single Family Residential (RS-3)

Table 1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	Existing:	FLUM:	Zoning:
North	Tuttle Royale POD 2 & 7	Multiple Family High Density Res. (MFH) & Commercial (COM)	Multiple Family Residential (RM-14) & General Commercial (CG)
South	Victoria Groves PUD	Residential Mixed Use (RMU)	Residential Mixed Use (RMU)
East	FPL easements / Tuttle Royale POD 8	Open Space (OS)	Open Space (OS) & Public Ownership (PO)
West	Village of Wellington (Utility & Residential)	N/A	N/A

Directly below is a map showing the location of the site:



III. Intent of Petition:

The Applicant is seeking a Major Site Plan Modification and Architectural Approval to remove the entry guardhouse structure, redesign the cabana, multi-use court and pool areas and other modifications to the site, for a property located 0.27 miles west of State Road 7 (U.S. 441).

IV. History:

The subject property is located on the south side of Southern Boulevard and west of State Road 7. The parcels were annexed into the Village Boundary by Adoption of Ordinance No. 919 by Village Council on September 3, 2015. Site Plan Approval and Architectural Approval for a Multifamily Residential development with 318 units within 13, apartment buildings, Architectural approval for the landscape plan, building design, and color and materials was approved by Village Council on May 16, 2019 through Resolution No. 19-16, as subsequently extended through Resolution No. 22-42. Architectural Approval for five (5) single-family residential models with three elevation styles and five color schemes, typical landscape design and a temporary sales center were approved by Village Council through Application No. 24-144 on March 20, 2025.

V. Analysis:

The Applicant is seeking Major Site Plan Modification and Architectural Approval to remove the entry guardhouse structure, redesign the cabana, multi-use court and pool areas and other modifications to the site, for a property located 0.27 miles west of State Road 7 (U.S. 441). According to the Applicant's justification statement, the request includes various site plan modifications, including:

- Reorient Monument Sign at site's entry to east-west orientation, and match provided signage drawings provided in AAR request for Site Plan consistency.
- Remove entry guardhouse structure.
- Proposed flagpole near existing location of entry guardhouse structure.
- Propose entry gates & decorative post near existing location of entry guardhouse structure.
- Realign gates at vehicular entry of site to be in line with the center of the proposed entry decorative gates feature.
- Revise Amenity area layout.
- Redesign multi-use court.
- Add 12' chain-link fence surrounding multi-use court.
- Redesign Cabana from existing 1,400 SF Cabana to match provided 1,409 SF Cabana drawings provided in AAR request for Site Plan consistency.
- Redesign pool layout and add dimensions and paver label.
- Dimension mail kiosk at 12' x 20'.
- Add 6' black vinyl coated chain link fence along the northern subdivision perimeter, south of the FPL easement, west of the emergency access gate.
- Add decorative aluminum fence east of emergency access gate along northern site perimeter.
- Add ADA parking detail on Sheet SP-2.
- Add 6' concrete panel wall along rear of Lots 1-8.
- Add 20' emergency access path and gate with knox box.
- Revise 5' sidewalk detail north of lots 49 and 67 on Sheet SP-2 to depict 5' pervious sidewalk within 25' landscape buffer.
- Add 6' Opaque Vinyl fence on rear of lots 89-100.
- Revise location of 20' drainage easement to be correctly placed in between Lot 20 and Lot 21. Approved Plan depicted 20' Drainage Easement going directly through Lot 20, instead of in the area designated for the easement in between Lot 20 and Lot 21. The relocation of the drainage easement matched engineering and utility plans for the site as depicted in the proposed replat of Pod 4 of the Tuttle Royale Plat.
- Resize and revise location of 10' utility easement along the site's west perimeter to be correctly placed along the northern edge of Lot 41. Approved Plan depicted 12' utility easement going directly through the center of Lot 41. The relocation of the drainage easement matched engineering and utility plans for the site as depicted in the proposed replat of Pod 4 of the Tuttle Royale Plat.
- Revise location and size of Dry Detention within FPL Easement to reflect civil plans.
- Add flagpole detail on Sheet SP-3.
- Update Site Data for consistency.
- Add Cabana, Mail Kiosk, Entry Signage, Decorative Posts and Entry Gate details on SP sheets 3-5.
- Add LW-19-02 Landscape Waiver Chart to Site Plan.

- Reflect 20' Sewer Easement consistent with the approved configuration recorded in Plat Book 133, Page 101.
- Restrict lots 20, 21, 80, and 81 to be 2-story models only.

According to the Applicant's justification statement, the request includes various landscape plan modifications, including:

- Minor shifts in street Tree locations and provision of additional root barriers to street trees to meet all utility setback and root barrier requirements.
- Add 6' Black Vinyl coated Chain Link Fence along northern landscape buffer.
- Remove Date Palm in roundabout island in between lots 48 and 50 to avoid conflicts with storm drain which is routed through the island.
- Remove pervious label from 5' sidewalk proximate to lots 49,50,65,66, and 67.
- Reduce Green Island Ficus Quantity and remove Coontie shrub on east side of roundabout island proximate to Lot 69 in order to avoid conflicts with storm drain routing.
- Add 6' concrete panel wall along rear of Lots 1-8.
- Add 20' emergency access path.
- Add decorative aluminum fence east of emergency access gate along northern site perimeter.
- Add 6' Opaque Vinyl fence on rear of lots 89-100.
- Revise Root Barrier Detail.
- Revise entry landscape island per removal of approved guardhouse and reorientation of entry monument signage.
- Enhance landscape screening material in rears of lots 89-100 adjacent to recreational area.
- Update Plant Schedule specifications to depict 2.5" DBH minimum.
- Reflect 20' Sewer Easement consistent with the approved configuration recorded in Plat Book 133, Page 101.

For an Illustration of the Site Plan, please refer to **Attachment C**. The Applicant is also requesting architectural approval for the landscape plan. For illustrations of the Landscape Plan please refer to **Attachment D**.

In reviewing this petition, Village staff considered conformity with the Village of Royal Palm Beach's Zoning Code pertaining to the Single Family Residential (RS-3) Zoning District. Specifically, the proposed project meets the requirements for the Single Family Residential (RS-3) Zoning District as follows:

1. Parcel size: The site is part of a larger 33.75± acre development that was granted a Variance (VC Order 19-04) allowing some lots to have a minimum lot area of 4,500 square feet instead of the required 5,000 square feet.
2. Parcel width: The property is part of a larger development that was granted a Variance (VC Order 19-03) allowing some parcels to have a minimum width of 45 feet instead of the required 55 feet.

- Overall, the proposed Site Plan is in conformance with the Village's requirements for the Single Family Residential (RS-3) Zoning District.

Staff is recommending Approval of Application No. 24-121 (SPM, AAR) and Resolution No. 24-40.

The Planning and Zoning Commission considered the application on August 26, 2025, and recommended Approval by a vote of 5-0.

**Attachment A
Legal Description
Tuttle Royale Pod 4 Site Plan
Application No. 24-121 (SPM, AAR)
Resolution No. 24-40**

LEGAL DESCRIPTION:

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

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 1, S01°50'01"W A DISTANCE OF 459.60 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY SECTION LINE, S59°20'02"E A DISTANCE OF 890.38 FEET TO THE NORTH LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 534, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE S88°57'45"E A DISTANCE OF 1115.72 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIAL BEARING OF S65°15'00"E AND A RADIUS OF 230.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'32" A DISTANCE OF 95.51 FEET TO THE POINT OF TANGENCY; THENCE S01°01'47"W A DISTANCE OF 67.43 FEET TO THE SOUTH LINE OF SAID 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE ALONG SAID SOUTH LINE N88°57'45"W A DISTANCE OF 69.24 FEET; THENCE LEAVING SAID SOUTH LINE, S01°50'01"W A DISTANCE OF 60.01 FEET; THENCE N88°57'45"W A DISTANCE OF 47.20 FEET; THENCE S01°50'01"W A DISTANCE OF 503.92 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT S-4W CANAL (60 FOOT WIDE RIGHT OF WAY) AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 374, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N88°59'05"W A DISTANCE OF 1762.07 FEET TO A POINT ON SAID WESTERLY SECTION LINE; THENCE ALONG SAID WESTERLY SECTION LINE, N01°50'01"E A DISTANCE OF 1165.07 FEET TO THE POINT OF BEGINNING.

Also known as Development Tract 4 DT-4, TUTTLE ROYALE, according to the map or plat thereof as recorded in Plat Book 133, Page 101, of the Public Records of Palm Beach County, Florida.

Attachment B
Conditions of Approval
Tuttle Royale Pod 4 Site Plan
Application No. 24-121 (SPM, AAR)
Resolution No. 24-40

1. Development Order:

This development order constitutes approval for Major Site Plan Modification and Architectural Approval to remove the entry guardhouse structure, redesign the cabana, multi-use court and pool areas and other modifications to the site, for a property located 0.27 miles west of State Road 7 (U.S. 441).

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied.

2. Site Specific Conditions:

- A. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.

3. Standard Conditions:

- A. This site plan approval shall expire one (1) year from the date of council approval, unless appropriate applications for site plan extension are submitted pursuant to Sec. 26-66 of the Village Code of Ordinances. In no case shall the approval be extended beyond code-established time frames.
- B. Failure of the developer to comply with any of the Conditions of Approval at any time may result in the denial or revocation of building permits, issuance of a stop work order, denial of certificates of occupancy or the denial or revocation of other Village issued permits or approvals. Failure to commence development in a timely manner may also result in the revocation of development approval.
- C. While the site plan approval process requires the submission of certain preliminary drawings, plans and specifications, such items are subject to change to some degree during the detailed design and construction-permitting phase of the final approvals. Thus except where specifically noted herein, the specific Village Code provisions governing design standards will apply.
- D. All utility services shall be underground.
- E. Lighting shall be required on all roadways and parking facilities and shall be installed on all streets on which any building construction has commenced. No certificates of occupancy shall be issued until street lighting is installed and operating in accordance with the provisions of Section 22-50 (a)(10). Light spill over onto adjacent properties or roadways shall be less than 0.1-foot candles.
- F. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.
- G. Following Council approval, the Applicant shall submit three (3) sets of final plans and one (1) electronic copy in .TIF format.
- H. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of site construction engineering plans and an electronic copy in .TIF format to the Engineering Department for review and approval. Site construction plans shall include a final signed off version of the site plan. Allow 30 days for review and comment. A certified cost estimate for the total site development shall be included in the engineering submittal. An engineering plan

review and inspection fee of three percent (3%) of the cost estimate for clearing, grading, earthwork, paving and drainage shall be paid to the Building Department. Fifty percent of the said fee shall be due at time of plan submission, and the remaining 50% will be required prior to the mandatory pre-construction meeting. Approval of site civil engineering elements will be required prior to the issuance of a building permit. Site plan approval shall not be construed as final engineering department approval.

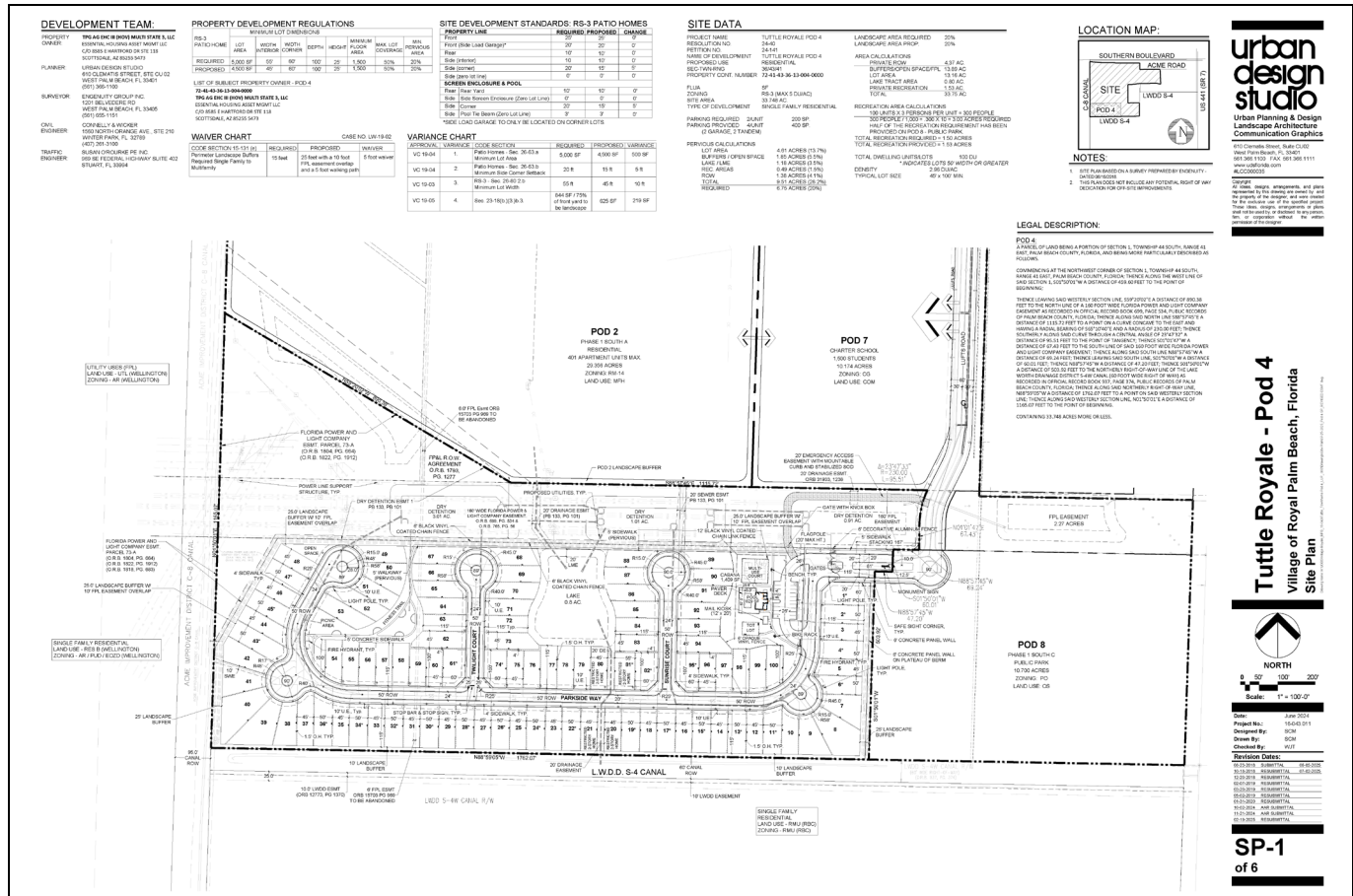
- I. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of landscape and irrigation plans for review and approval, incorporating any changes requested by the Planning and Zoning Commission and/or Village Council. A landscape and irrigation plan review and inspection fee of three percent (3%) of the cost estimate shall be paid to the Building Department at the time permits are issued.
- J. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- K. Prior to the issuance of any building permit or conditional building permit the following must be completed:
 - 1. No building permits shall be issued until the construction drawings have been approved.
 - 2. The site plan, plat and engineering drawings must be submitted in AutoCAD electronic format.
- L. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.

4. Landscaping Conditions:

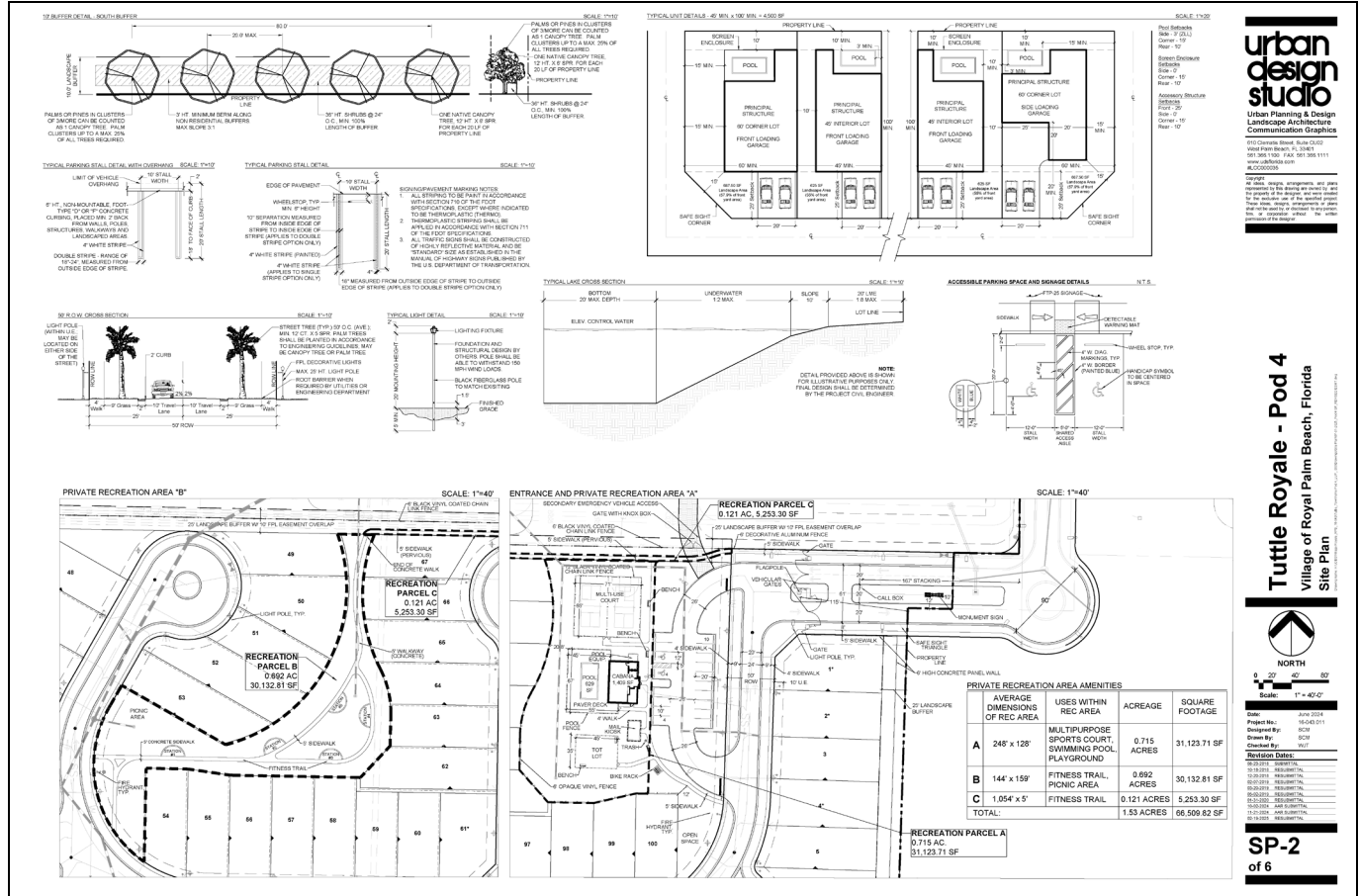
- A. Prior to the issuance of a Certificate of Occupancy the developer's Registered Landscape Architect shall provide a signed and sealed statement of completion.
- B. Vegetation removal shall not commence until a building permit has been applied for and vegetation removal permits have been issued.
- C. The property owner/s or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- D. All perimeter landscape buffers shall be installed prior to issuance of the first certificate of occupancy.
- E. The developer shall submit a landscape maintenance plan to the Village Landscape Inspector prior to the issuance of a Certificate of Occupancy.
- F. The landscape plan shall be revised and resubmitted to the Village to ensure that all landscaping is located outside of all easements prior to the issuance of a building permit.
- G. All Village Code required shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, and must be maintained at no less than thirty-six inches (36) in height.
- H. The practice of "hat racking" defined as the severe cutting back of branches, making internodal cuts to lateral limbs, leaves branch stubs larger than 1 inch in diameter within the tree's crown, is strictly prohibited for all trees listed in the approved landscape plan for installation. Trees shall be allowed to grow in a shape natural to their species, and shall only be pruned to remove limbs or foliage which presents a hazard to power lines or structures, or to remove dead, damaged or diseased limbs. In no case shall pruning result in trees which are smaller than the minimum requirements for spread or height, or are unnaturally shaped.

- I. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

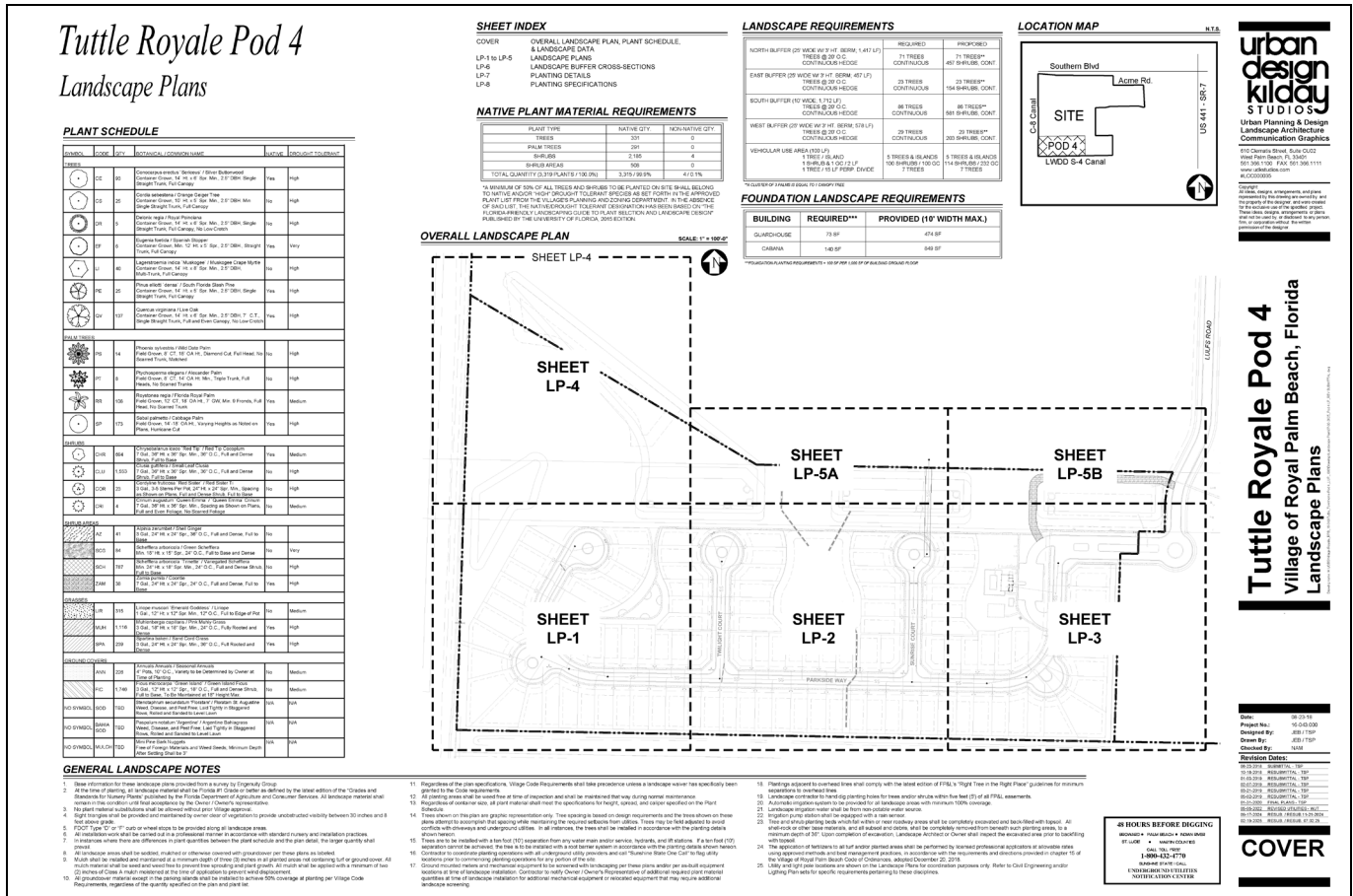
Directly below is an illustration of the proposed overall site data:



Directly below is an illustration of the proposed site plan details:

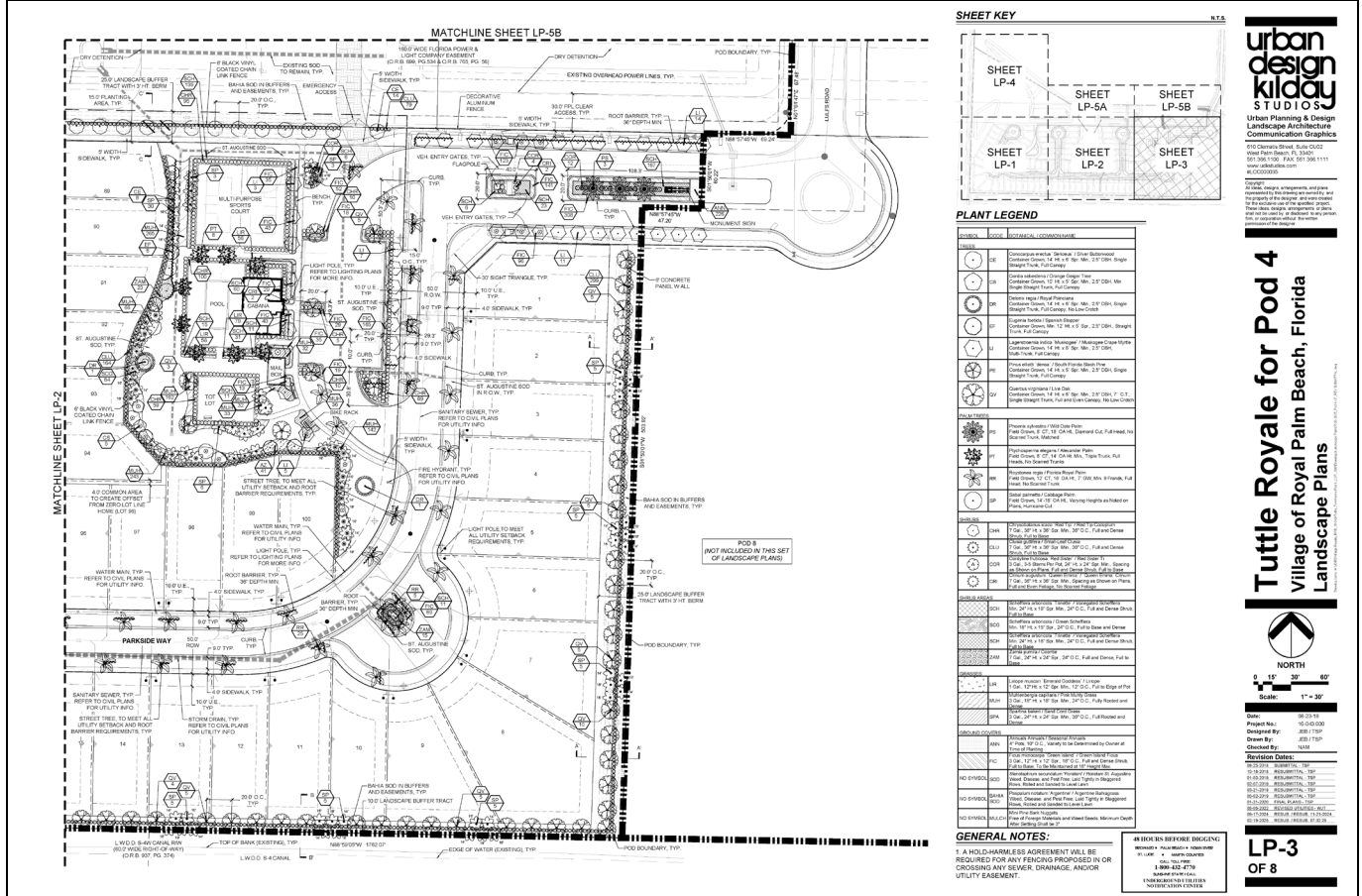


Directly below is an illustration of the proposed overall Landscape Plan:



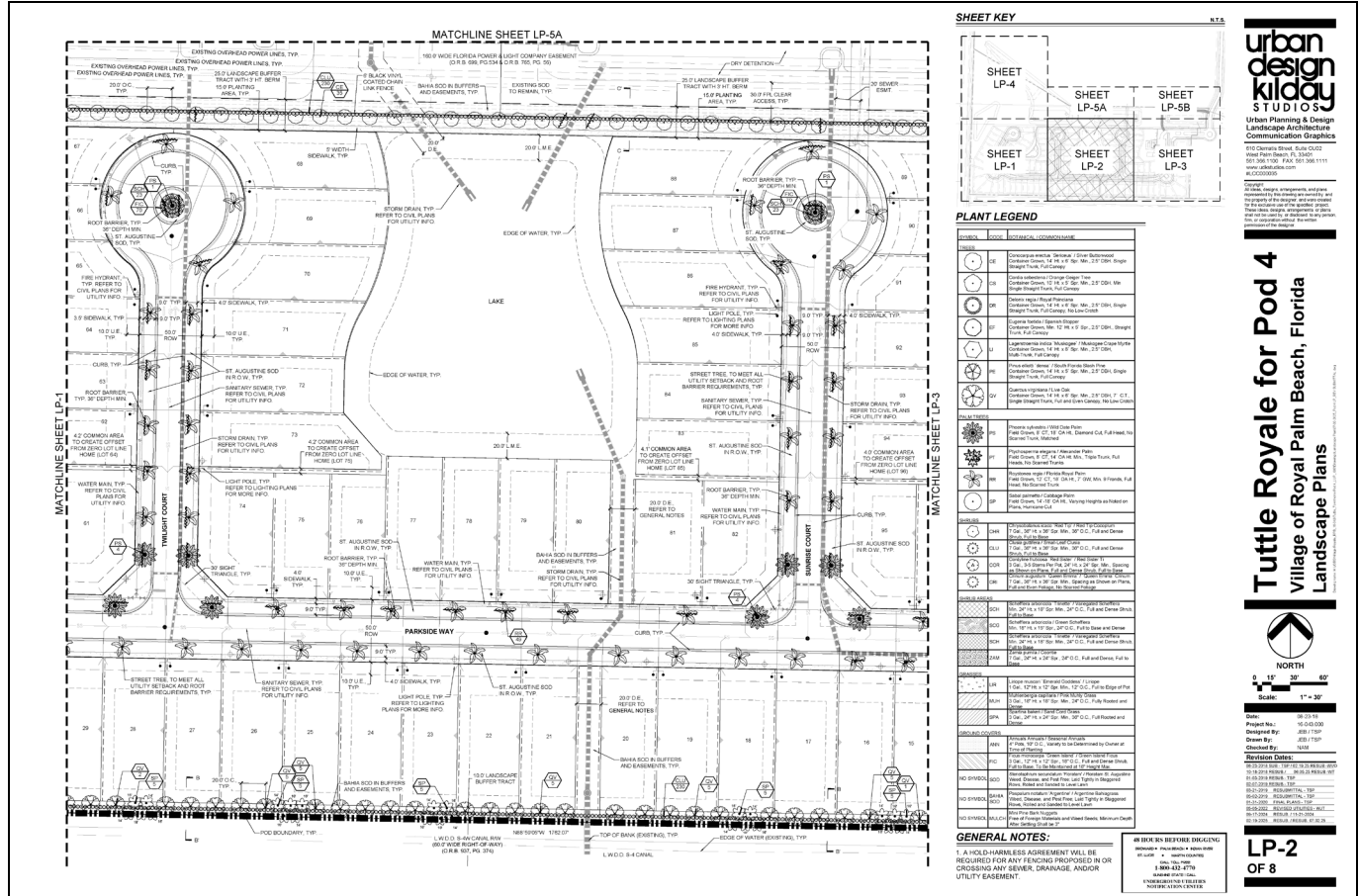
Attachment D Cont'd Landscape Plan Tuttle Royale Pod 4 Site Plan Application No. 24-121 (SPM, AAR) Resolution No. 24-40

Directly below is an illustration of the proposed Landscape Plan (Sheet LP-3):



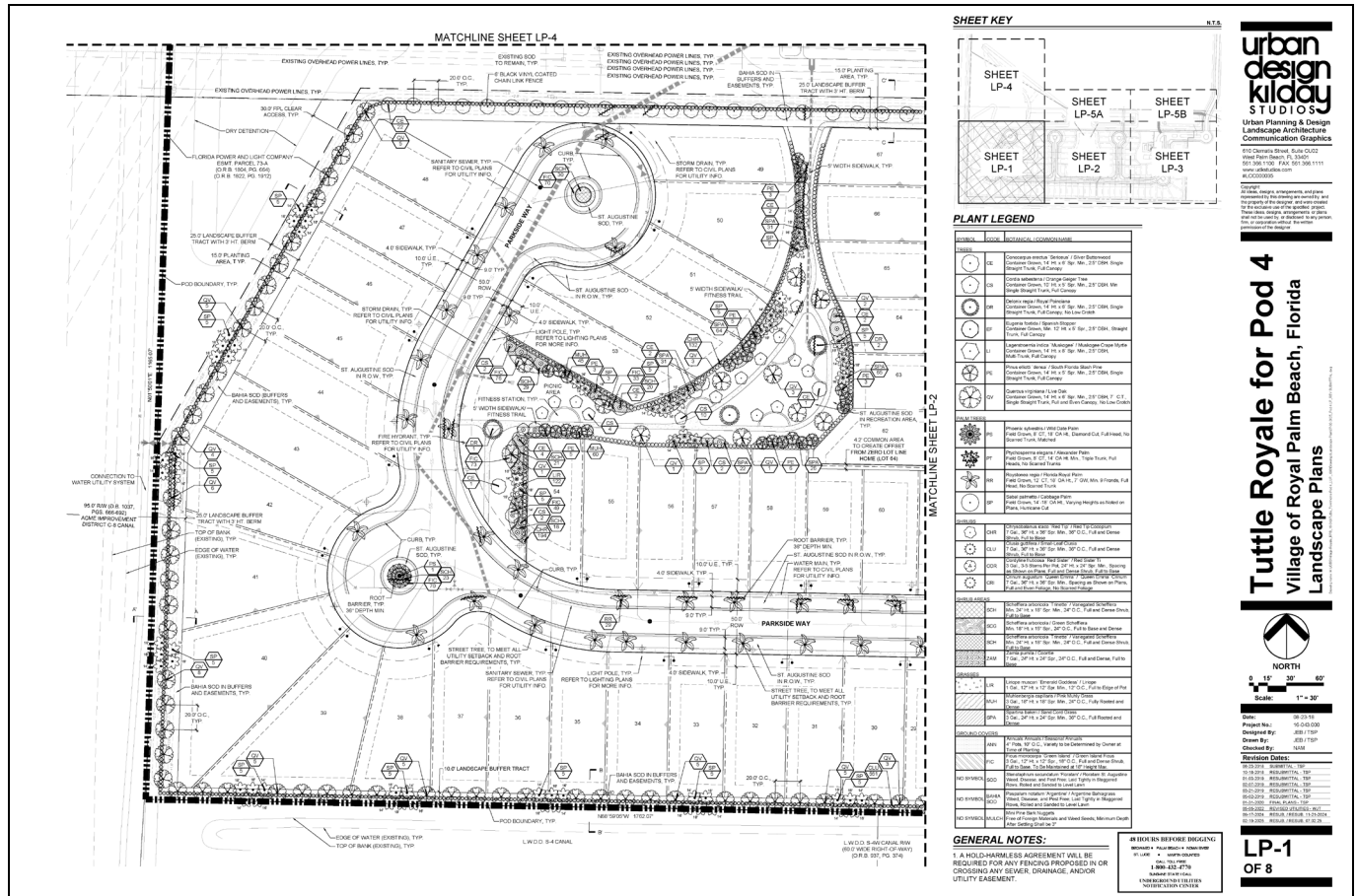
Attachment D Cont'd Landscape Plan Tuttle Royale Pod 4 Site Plan Application No. 24-121 (SPM, AAR) Resolution No. 24-40

Directly below is an illustration of the proposed Landscape Plan (Sheet LP-2):



Attachment D Cont'd Landscape Plan Tuttle Royale Pod 4 Site Plan Application No. 24-121 (SPM, AAR) Resolution No. 24-40

Directly below is an illustration of the proposed Landscape Plan (Sheet LP-1):



RESOLUTION NO. 24-40

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 24-121 (SPM, AAR) – THE APPLICATION OF URBAN DESIGN STUDIO – PERTAINING TO SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL TO REMOVE THE ENTRY GUARDHOUSE STRUCTURE, REDESIGN THE CABANA, MULTI-USE COURT AND POOL AREAS AND OTHER MODIFICATIONS TO THE SITE 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. 24-121 (SPM, AAR) was presented to the Village Council at its public hearing conducted on September 18, 2025; 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. 24-121 (SPM, AAR), THE APPLICATION OF URBAN DESIGN STUDIO, 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:

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

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 18th day of September, 2025.

VILLAGE OF ROYAL PALM BEACH

MAYOR JEFF HMARA

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

**Exhibit A
Legal Description
Tuttle Royale Pod 4 Site Plan
Application No. 24-121 (SPM, AAR)
Resolution No. 24-40**

LEGAL DESCRIPTION:

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

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 1, S01°50'01"W A DISTANCE OF 459.60 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY SECTION LINE, S59°20'02"E A DISTANCE OF 890.38 FEET TO THE NORTH LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 534, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE S88°57'45"E A DISTANCE OF 1115.72 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIAL BEARING OF S65°15'00"E AND A RADIUS OF 230.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'32" A DISTANCE OF 95.51 FEET TO THE POINT OF TANGENCY; THENCE S01°01'47"W A DISTANCE OF 67.43 FEET TO THE SOUTH LINE OF SAID 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE ALONG SAID SOUTH LINE N88°57'45"W A DISTANCE OF 69.24 FEET; THENCE LEAVING SAID SOUTH LINE, S01°50'01"W A DISTANCE OF 60.01 FEET; THENCE N88°57'45"W A DISTANCE OF 47.20 FEET; THENCE S01°50'01"W A DISTANCE OF 503.92 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT S-4W CANAL (60 FOOT WIDE RIGHT OF WAY) AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 374, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N88°59'05"W A DISTANCE OF 1762.07 FEET TO A POINT ON SAID WESTERLY SECTION LINE; THENCE ALONG SAID WESTERLY SECTION LINE, N01°50'01"E A DISTANCE OF 1165.07 FEET TO THE POINT OF BEGINNING.

Also known as Development Tract 4 DT-4, TUTTLE ROYALE, according to the map or plat thereof as recorded in Plat Book 133, Page 101, of the Public Records of Palm Beach County, Florida.

Exhibit B
Conditions of Approval
Tuttle Royale Pod 4 Site Plan
Application No. 24-121 (SPM, AAR)
Resolution No. 24-40

1. Development Order:

This development order constitutes approval for Major Site Plan Modification and Architectural Approval to remove the entry guardhouse structure, redesign the cabana, multi-use court and pool areas and other modifications to the site, for a property located 0.27 miles west of State Road 7 (U.S. 441).

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied.

2. Site Specific Conditions:

- A. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.

3. Standard Conditions:

- A. This site plan approval shall expire one (1) year from the date of council approval, unless appropriate applications for site plan extension are submitted pursuant to Sec. 26-66 of the Village Code of Ordinances. In no case shall the approval be extended beyond code-established time frames.
- B. Failure of the developer to comply with any of the Conditions of Approval at any time may result in the denial or revocation of building permits, issuance of a stop work order, denial of certificates of occupancy or the denial or revocation of other Village issued permits or approvals. Failure to commence development in a timely manner may also result in the revocation of development approval.
- C. While the site plan approval process requires the submission of certain preliminary drawings, plans and specifications, such items are subject to change to some degree during the detailed design and construction-permitting phase of the final approvals. Thus except where specifically noted herein, the specific Village Code provisions governing design standards will apply.
- D. All utility services shall be underground.
- E. Lighting shall be required on all roadways and parking facilities and shall be installed on all streets on which any building construction has commenced. No certificates of occupancy shall be issued until street lighting is installed and operating in accordance with the provisions of Section 22-50 (a)(10). Light spill over onto adjacent properties or roadways shall be less than 0.1-foot candles.
- F. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.
- G. Following Council approval, the Applicant shall submit three (3) sets of final plans and one (1) electronic copy in .TIF format.
- H. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of site construction engineering plans and an

electronic copy in .TIF format to the Engineering Department for review and approval. Site construction plans shall include a final signed off version of the site plan. Allow 30 days for review and comment. A certified cost estimate for the total site development shall be included in the engineering submittal. An engineering plan review and inspection fee of three percent (3%) of the cost estimate for clearing, grading, earthwork, paving and drainage shall be paid to the Building Department. Fifty percent of the said fee shall be due at time of plan submission, and the remaining 50% will be required prior to the mandatory pre-construction meeting. Approval of site civil engineering elements will be required prior to the issuance of a building permit. Site plan approval shall not be construed as final engineering department approval.

- I. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of landscape and irrigation plans for review and approval, incorporating any changes requested by the Planning and Zoning Commission and/or Village Council. A landscape and irrigation plan review and inspection fee of three percent (3%) of the cost estimate shall be paid to the Building Department at the time permits are issued.
- J. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- K. Prior to the issuance of any building permit or conditional building permit the following must be completed:
 - 1. No building permits shall be issued until the construction drawings have been approved.
 - 2. The site plan, plat and engineering drawings must be submitted in AutoCAD electronic format.
- L. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.

4. Landscaping Conditions:

- A. Prior to the issuance of a Certificate of Occupancy the developer's Registered Landscape Architect shall provide a signed and sealed statement of completion.
- B. Vegetation removal shall not commence until a building permit has been applied for and vegetation removal permits have been issued.
- C. The property owner/s or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- D. All perimeter landscape buffers shall be installed prior to issuance of the first certificate of occupancy.
- E. The developer shall submit a landscape maintenance plan to the Village Landscape Inspector prior to the issuance of a Certificate of Occupancy.
- F. The landscape plan shall be revised and resubmitted to the Village to ensure that all landscaping is located outside of all easements prior to the issuance of a building permit.
- G. All Village Code required shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, and must be maintained at no less than thirty-six inches (36) in height.
- H. The practice of "hat racking" defined as the severe cutting back of branches, making internodal cuts to lateral limbs, leaves branch stubs

larger than 1 inch in diameter within the tree's crown, is strictly prohibited for all trees listed in the approved landscape plan for installation. Trees shall be allowed to grow in a shape natural to their species, and shall only be pruned to remove limbs or foliage which presents a hazard to power lines or structures, or to remove dead, damaged or diseased limbs. In no case shall pruning result in trees which are smaller than the minimum requirements for spread or height, or are unnaturally shaped.

- I. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.