

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

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER APPLICATION NO. 25-059 (MPM) AN APPLICATION BY SCHMIDT NICHOLS ON BEHALF OF EDX ROYALE PROPERTY, LLC, AND RESOLUTION NO. 25-20 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING A MASTER PLAN MODIFICATION IN ORDER TO CONVERT THE REFERENCED USE FOR POD 7 ON THE MASTER PLAN 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); BY AGENT: JON SCHMIDT OF SCHMIDT NICHOLS.**

**Issue:**

The Applicant is requesting Master Plan Modification Approval to modify the Village Royale (f/k/a Tuttle Royale) Master Plan in order to convert the referenced use for Pod 7 on the Master Plan 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 labeled on the Site Plan. In this case, the two (2) buildings totaling 77,674 square feet buildings intended use is “Charter School” and was labeled as such on the approved Site Plan. Now, the Applicant is requesting to change the intended use to a “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).

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. 25-059 (MPM) and Resolution No. 25-20.

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

\\royalpalmbeach\files\P&Z\Project Files 12-11-02\Southern Blvd Properties (Tuttle Royale)\\_POD 7 School\25-059 (MP) Pod 7 Academic Institution\Board Documents\AIS & Staff Report\Agenda Item Summary\25-059 (MP) Pod 7 Academic Institution AIS VC.doc

# Village of Royal Palm Beach - Staff Report

## I. General Data:

Project Name: Academic Institution – POD 7 (within Village Royale f/k/a Tuttle Royale Master Plan)

Application: 25-059 (MPM) and Res. 25-20

Agent: Jon Schmidt – Schmidt Nichols  
1551 N Flagler Drive, Suite 102  
West Palm Beach, FL 33401

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

Request: Master Plan Modification in order to convert the referenced use for Pod 7 on the Master Plan 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).

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

Recommendation: Approval

## II. Site Data:

Site Area: 165.371± acres

Existing Land Use: Vacant

Existing FLUM Designation: Multi-family High (MFH), Single-Family (SF)  
Commercial (COM), Open Space (OS)

Existing Zoning Districts: Multi-family residential (RM-14), Single-family residential (RS-3), General commercial (CG), Public Ownership (PO), Mixed Use Social (MXS)

**Table 1: Adjacent Existing, Future Land Uses, and Zoning**

Dir.	Existing:	FLUM:	Zoning:
North	Various	Commercial (COM), Open Space (OS), Industrial (IND)	General Commercial (CG), Private Recreation (PR), Industrial Limited (IL)
South	Anthony Groves Residential	Residential Mixed Use (RMU)	Residential Mixed Use (RMU)
East	Lowes, Anthony Groves Residential	Commercial (COM), Residential Mixed Use (RMU)	General Commercial (CG), Residential Mixed Use (RMU)
West	Wellington, Pod 1	Multi-Family High Res. (MFH)	Multi-Family Residential (RM-18)

Directly below is an illustration of the affected area.



### **III. Intent of Petition:**

The Applicant is requesting Master Plan Modification Approval to modify the Village Royale (f/k/a Tuttle Royale) Master Plan in order to convert the referenced use for Pod 7 on the Master Plan 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). For an Illustration showing the Master Plan please refer to **Attachment C**.

### **IV. History:**

The subject property is a 165.371± acre portion of a larger 208.39-acre tract of land which was annexed into the Village Boundary in three (3) separate phases. The first phase included an 88.40-acre tract of land which was the subject of a voluntary annexation request. The property was annexed into the Village boundaries through the adoption of Ordinance 894 by the Village Council on October 16, 2014. A second phase of annexation included 22.045 acres, which was also annexed voluntarily. The Village Council annexed this tract through the adoption of Ordinance 918, by Village Council on September 17, 2015. The remaining 97.94 acres was the subject of an involuntary annexation, which was completed through the adoption of Ordinance 919, by Village Council on September 3, 2015. All of the land that is part of the Master Plan was assigned Village Land Use and Zoning Designations over the subsequent years. The Master Plan was approved through the adoption of Resolution No. 19-13 which contains six (6) pods on October 22, 2019. The Master Plan was subsequently modified by the adoption of Resolution No. 22-31 in order to add 9.29± acres to the Master Plan on November 17, 2022. On April 18, 2024, Application No. 23-179 (MPM) was 25-059 (MPM) (Res. 25-20)

presented to Village Council requesting a Master Plan Modification Approval to modify the Village Royale (f/k/a Tuttle Royale) Master Plan in order to convert the referenced use for Pod 7 on the Master Plan from a “Charter School” to a “Public and Private Academic Institution”. That application was denied by Village Council via Resolution No. 23-54 which stated that the Applicant failed to satisfy by competent substantial evidence criteria of #7 in Sec. 26-32 (f)(4) regarding the proposed Special Exception being compatible with the character and living conditions of the existing neighborhood in which is it to be located.

## **V. Analysis:**

The Applicant is requesting Master Plan Modification Approval to modify the Village Royale (f/k/a Tuttle Royale) Master Plan in order to convert the referenced use for Pod 7 on the Master Plan 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 buildings intended use is “Charter School” and was labeled as such on the approved Site Plan. Now, the Applicant is requesting to change the intended use to a “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 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 Master Plan Modification is in conformance with the Village’s requirements for the Village assigned Zoning District.

## **VI. Staff Recommendation:**

Staff is recommending Approval of Application No. 25-059 (MPM) and Resolution No. 25-20.

## **VII. Hearing History:**

### *Planning and Zoning Commission:*

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**  
**Academic Institution – POD 7 (within Village Royale (f/k/a Tuttle Royale)) Master Plan**  
**Application No. 25-059 (MPM)**  
**Resolution No. 25-20**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A REPLAT OF TUTTLE ROYALE AS RECORDED IN PLAT BOOK 133, PAGE 101, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF THE PLAT OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE MUNICIPAL LIMITS OF THE VILLAGE OF ROYAL PALM BEACH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, N89°00'03"W, A DISTANCE OF 234.75 FEET; THENCE LEAVING SAID SOUTHERLY SECTION LINE, S01°37'59"W A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT S-4E CANAL (114' WIDE RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORD BOOK 2659, PAGE 109 AND OFFICIAL RECORD BOOK 937, PAGE 375, WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.7 (U.S. HIGHWAY NO. 441) AS RECORDED IN OFFICIAL RECORD BOOK 5308, PAGE 199, OFFICIAL RECORD BOOK 5345, PAGE 591, AND OFFICIAL RECORD BOOK 10084, PAGE 365, AND BEING THE POINT OF BEGINNING; SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PLAT OF GROVES AT ROYAL PALM, AS RECORDED IN PLAT BOOK 100, PAGES 158-160 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE NORTHERLY LINE OF SAID PLAT, ALSO BEING THE SOUTHERLY LINE OF SAID LWDD CANAL S-4E, N89°00'03"W A DISTANCE OF 1262.03 FEET; THENCE LEAVING SAID LINE, N01°05'13"W A DISTANCE OF 114.08 FEET TO A POINT ON THE NORTHERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT S-4E CANAL (80' WIDE RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGES 375, AND 382 AND AUXILIARY POINT A; THENCE ALONG SAID NORTHERLY LINE, S89°03'00"E A DISTANCE OF 1264.80 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.7; THENCE ALONG SAID RIGHT-OF-WAY LINE S00°18'24"W A DISTANCE OF 114.01 FEET TO THE POINT OF BEGINNING.

THENCE FROM AUXILIARY POINT A, N89°00'03"W A DISTANCE OF 14.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 14°27'49"; THENCE ALONG AND WITH SAID CURVE FOR A DISTANCE OF 40.39 FEET TO THE POINT OF TANGENCY; THENCE N74°32'19"W A DISTANCE OF 26.92 FEET; THENCE S01°05'13"E A DISTANCE OF 45.81 FEET; THENCE N89°00'03"W A DISTANCE OF 1096.91 FEET; THENCE S01°50'51"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 36, TOWNSHIP

43 SOUTH, RANGE 41 EAST; THENCE ALONG SAID SOUTH LINE N88°59'05"W A DISTANCE OF 572.85 FEET; THENCE LEAVING SAID SOUTH LINE S01°50'01"W A DISTANCE OF 914.38 FEET; THENCE S88°59'20"E A DISTANCE OF 572.63 FEET TO A POINT ON THE WEST LINE OF A 80 FOOT WIDE LAKE WORTH DRAINAGE DISTRICT CANAL EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGES 378, 379 AND 382, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID WEST LINE S01°50'51"W A DISTANCE OF 710.35 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 60 FOOT S-4W CANAL FOR LAKE WORTH DRAINAGE DISTRICT AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 374, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N88°59'05"W A DISTANCE OF 2607.66 FEET TO A POINT ON THE WESTERLY SECTION LINE OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE ALONG SAID WESTERLY SECTION LINE N01°50'01"E A DISTANCE OF 1624.68 FEET TO THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 36, N01°30'19"E, A DISTANCE OF 142.27 FEET; THENCE LEAVING SAID WESTERLY SECTION LINE, S88°59'05"E A DISTANCE OF 1252.51 FEET; THENCE N04°44'26"E A DISTANCE OF 550.90 FEET; THENCE N88°59'05"W A DISTANCE OF 348.57 FEET; THENCE N01°30'19"E A DISTANCE OF 471.00 FEET; THENCE S87°52'10"E A DISTANCE OF 656.66 FEET; THENCE N04°06'31"E A DISTANCE OF 85.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL (C-51) SAID LINE BASED ON A LETTER FROM BLAIR LITTLEJOHN (COUNSEL TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT), TO JERALD CANTON ESQ. DATED NOVEMBER 29, 2000 (VERIFIED BY MEETING WITH SFWMD MARCH 2007); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°52'10"E A DISTANCE OF 1103.60 FEET; THENCE CONTINUE S87°52'04"E A DISTANCE OF 36.50 FEET; THENCE S88°13'01"E A DISTANCE OF 957.09 FEET TO THE CENTERLINE OF THE LAKE WORTH DRAINAGE DISTRICT S-4 CANAL EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 382 OF SAID PUBLIC RECORDS, THENCE S88°18'13"E A DISTANCE OF 210.43 FEET TO THE NORTHWEST CORNER OF LOWE'S HOME CENTER, AS RECORDED IN PLAT BOOK 87, PAGES 193-195 OF SAID PUBLIC RECORDS; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID PLAT S01°41'47"W A DISTANCE OF 320.01 FEET; THENCE CONTINUE ALONG SAID PLAT LINES N88°18'13"W A DISTANCE OF 154.82 FEET; THENCE S01°05'13"E A DISTANCE OF 805.67 FEET TO AUXILIARY POINT A.

CONTAINING 165.371 ACRES MORE OR LESS.

**Attachment B**  
**Conditions of Approval**  
**Academic Institution – POD 7 (within Village Royale (f/k/a Tuttle Royale)) Master Plan**  
**Application No. 25-059 (MPM)**  
**Resolution No. 25-20**

**1. Development Order:**

This development order constitutes approval for Master Plan Modification Approval in order to convert the referenced use for Pod 7 on the Master Plan 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)

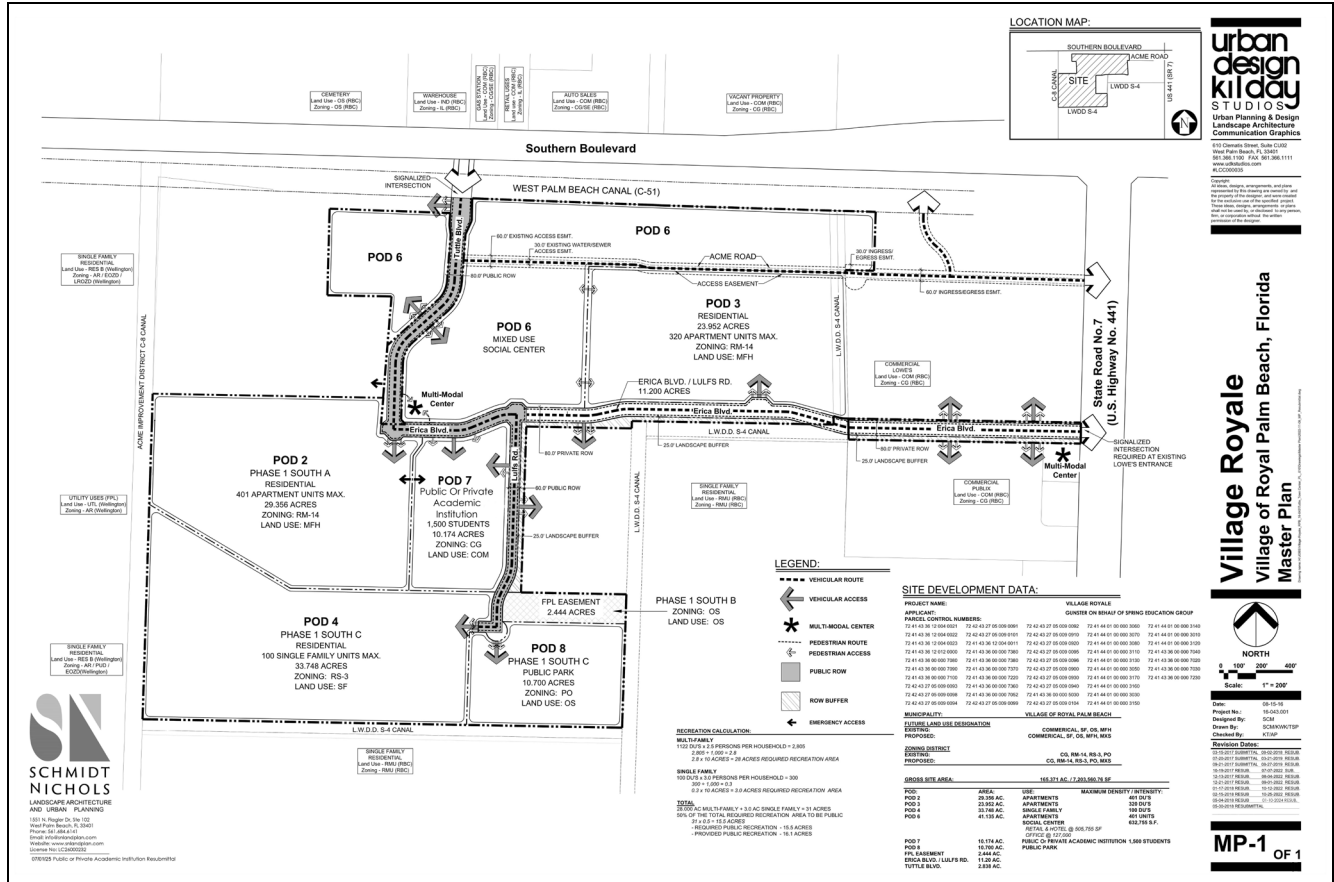
Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All previous conditions of approval associated with this site remain in full force and effect.

**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.

**Attachment C**  
**Academic Institution – POD 7 (within Village Royale (f/k/a Tuttle Royale)) Master Plan**  
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Directly below is an illustration showing the proposed Master Plan.





**RESOLUTION NO. 25-20**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 25-059 (MPM) – THE APPLICATION OF SCHMIDT NICHOLS – PERTAINING TO MASTER PLAN MODIFICATION APPROVAL FOR A 165.371± ACRE SITE LOCATED ON THE SOUTH SIDE OF SOUTHERN BOULEVARD APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7 (U.S. 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. 25-059 (MPM) 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.

**NOW THEREFORE**, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT APPLICATION NO. 25-059 (MPM), THE APPLICATION OF SCHMIDT NICHOLS, 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**  
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**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.