

Village of Royal Palm Beach
Village Council
Agenda Item Summary

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 25-060 (SPM, AAR) AN APPLICATION BY SCHMIDT NICHOLS ON BEHALF OF EDX ROYALE PROPERTY, LLC, AND RESOLUTION NO. 25-21 CONFIRMING COUNCIL ACTION. THE APPLICANT IS REQUESTING SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL IN ORDER TO CONVERT THE REFERENCED USE FOR POD 7 FROM A “CHARTER SCHOOL” TO A “PUBLIC AND PRIVATE ACADEMIC INSTITUTION”, ALONG WITH OTHER VARIOUS MODIFICATIONS TO THE SITE, FOR A PROPERTY LOCATED AT 161 106TH AVENUE SOUTH; BY AGENT: JON SCHMIDT, OF SCHMIDT NICHOLS.

Issue:

The Applicant is requesting Site Plan Modification and Architectural Approval in order to convert the referenced use for Pod 7 from a “Charter School” to a “Public and Private Academic Institution”, revise the phasing of the project from the previously approved three phases to one phase of construction; and other site modifications including the installation of canopies, shifting of bike corrals, conversion of one basketball court to a general activity area, installation of additional landscaping and outdoor tables/chairs, increase in floor-to-ceiling heights, adjustment of window configurations, addition of an exterior staircase adjacent to the basketball court, accurately reflect rooftop equipment and downspouts, and update signage. 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 at 161 106th Avenue South.

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. 25-060 (SPM, AAR) and Resolution No. 25-21.

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 7 School\25-060 (SPM, AAR) Pod 7 Academic Institution\Board Documents\AIS & Staff Report\Agenda Item Summary\25-060 (SPM AAR) 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)

Application: 25-060 (SPM, AAR) Res. No. 25-21

Applicant: 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: 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”, revise the phasing of the project from the previously approved three phases to one phase of construction; and other site modifications including the installation of canopies, shifting of bike corrals, conversion of one basketball court to a general activity area, installation of additional landscaping and outdoor tables/chairs, increase in floor-to-ceiling heights, adjustment of window configurations, addition of an exterior staircase adjacent to the basketball court, accurately reflect rooftop equipment and downspouts, and update signage, for a property located at 161 106th Avenue South.

Hearings: Planning and Zoning Commission: August 26, 2025
Village Council: September 18, 2024

Recommendation: Approval

II. Site Data:

Site Area: 10.174± acres

Property Control Numbers: 72-41-43-36-13-007-0000

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 Modification Approval in order to convert the referenced use for Pod 7 from a “Charter School” to a “Public and Private Academic Institution”, revise the phasing of the project from the previously approved three phases to one phase of construction; and other site modifications including the installation of canopies, shifting of bike corrals, conversion of one basketball court to a general activity area, installation of additional landscaping and outdoor tables/chairs, increase in floor-to-ceiling heights, adjustment of window configurations, addition of an exterior staircase adjacent to the basketball court, accurately reflect rooftop equipment and downspouts, and update signage, for a property located at 161 106th Avenue South. 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 Special Exception Use and Site Plan to allow for a 77,674 square foot Charter School through the adoption of Resolution No. 19-12. On April 18, 2024, Application No. 23-180 (SPM) was placed on the Village Council's agenda. The Applicant was requesting a Site Plan Modification Approval in order to modify the Site Plan in order to convert the referenced use for Pod 7 on the Site Plan from a "Charter School" to a "Public and Private Academic Institution". At that hearing, it was agreed upon by the Village Attorney and the Applicant that the application was moot due to denial of the prior application on Village Council agenda related to the Master Plan Amendment and no further discussion or action was taken on the application.

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", revise the phasing of the project from the previously approved three phases to one phase of construction; and other site modifications including the installation of canopies, shifting of bike corrals, conversion of one basketball court to a general activity area, installation of additional landscaping and outdoor tables/chairs, increase in floor-to-ceiling heights, adjustment of window configurations, addition of an exterior staircase adjacent to the basketball court, accurately reflect rooftop equipment and downspouts, and update signage. 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 at 161 106th Avenue South.

The project is now proposed to be developed in one (1) phase, whereas the prior Village Council was for three (3) phases. There will be no change in the operations or physical development of the property other than the modifications listed above, and the impacts of the development as a "Public and Private Academic Institution" are no greater than that of a "Charter School".

The principal access to the school is proposed to be located off of Erica Boulevard and will allow right-in and right-out only access. The proposed access will be near the center of the north property line. A secondary access is proposed from Lulfs Road to provide full access to enter or leave the site from either direction.

The Applicant is also seeking Architectural Approval for the building architecture; color and materials; landscaping; and proposed signage. The Applicant has provided elevation drawings, color and material samples and sign drawings for the Commission's review.

In reviewing the proposed Site Plan, Staff considered compatibility with adjacent land uses, consistency with the Village's Comprehensive Plan and conformance with the General Commercial (CG) development standards in Section 26-89.

Specifically, the proposed site meets the requirements for General Commercial (CG) Zoning District as follows:

1. Parcel size: The site is 10.174± acres and exceeds the minimum area required for General Commercial (CG) designated property of 40,000 square feet.
2. Parcel width: The site exceeds the minimum parcel width of 150 feet of frontage.
3. Setbacks: The proposed development is consistent with the setback requirements for the General Commercial (CG) Zoning District
4. Pervious area: The proposed Site Plan provides 33% of the site as pervious area which exceeds the Village Code requirement of 25%.
5. Parking Requirements: The proposed Site Plan provides adequate parking and stacking spaces on site for the proposed school use.
6. Landscape Areas: The proposed site plan complies with all aspects of the Village's Landscape Code.
7. Maximum Building Height: The Applicant is proposing to construct a two (2) story building with a height of 28'-6 3/4" as defined by Village Code, which falls within the height limitation of 32 feet within this Zoning District.

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

VI. Staff Recommendation:

Staff is recommending Approval of Application No. 25-060 (SPM, AAR) and Resolution No. 25-21.

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))
Application No. 25-060 (SPM, AAR)
Resolution No. 25-21

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
Academic Institution – POD 7 (within Village Royale (f/k/a Tuttle Royale))
Application No. 25-060 (SPM, AAR)
Resolution No. 25-21

1. Development Order:

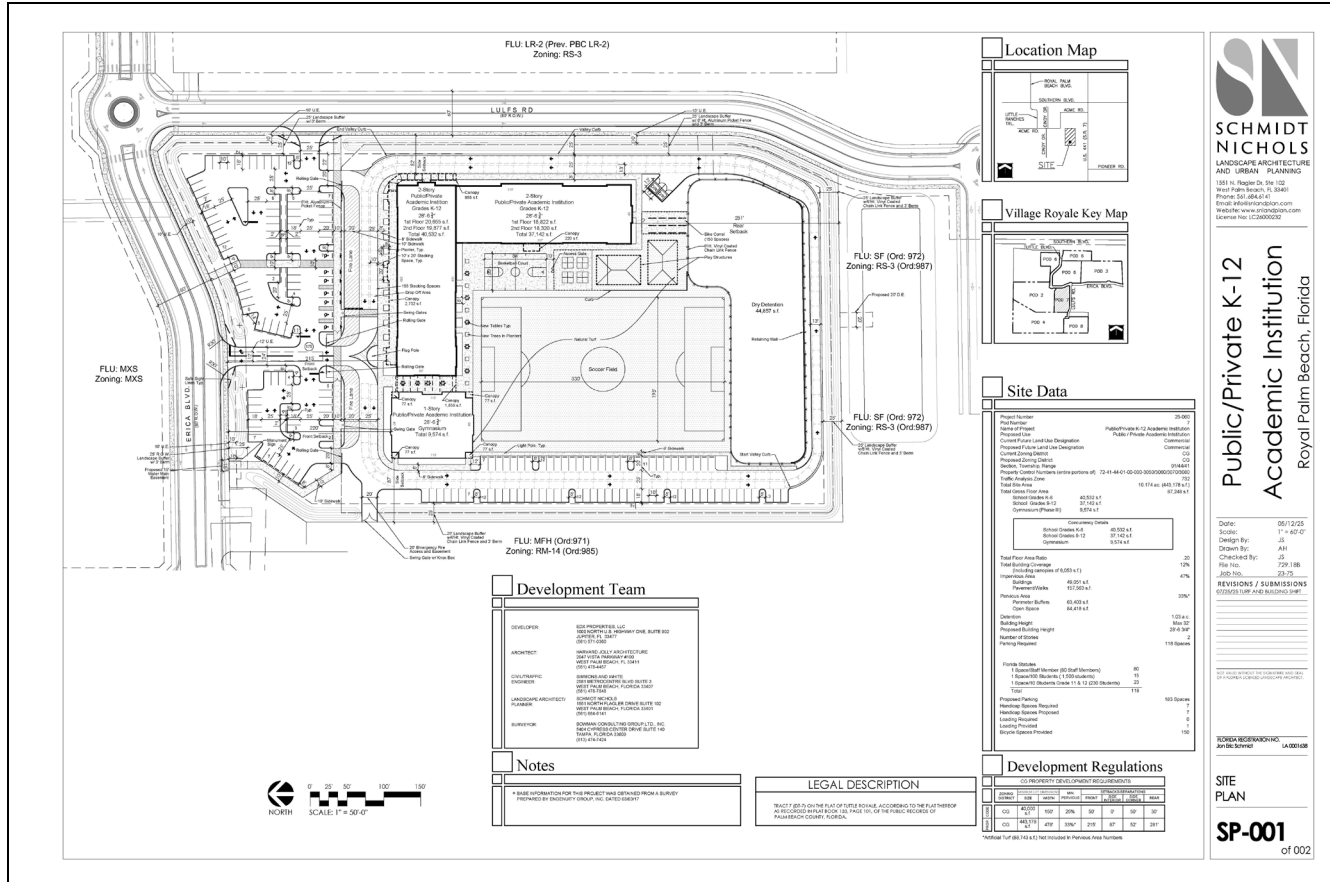
This development order constitutes approval for Site Plan Modification Approval in order to convert the referenced use for Pod 7 from a “Charter School” to a “Public and Private Academic Institution”, revise the phasing of the project from the previously approved three phases to one phase of construction; and other site modifications including the installation of canopies, shifting of bike corrals, conversion of one basketball court to a general activity area, installation of additional landscaping and outdoor tables/chairs, increase in floor-to-ceiling heights, adjustment of window configurations, addition of an exterior staircase adjacent to the basketball court, accurately reflect rooftop equipment and downspouts, and update signage.

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.

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.

Directly below is an illustration of the proposed Site Plan.



RESOLUTION NO. 25-21

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 25-060 (SPM, AAR) – THE APPLICATION OF SCHMIDT NICHOLS – PERTAINING TO SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL TO CONVERT THE REFERENCED USE FOR POD 7 FROM A “CHARTER SCHOOL” TO A “PUBLIC AND PRIVATE ACADEMIC INSTITUTION” AND MAKE OTHER MODIFICATIONS TO THE SITE FOR A PROPERTY LOCATED AT 161 106th AVENUE SOUTH, 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. 25-060 (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. 25-060 (SPM, AAR), 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
Academic Institution – POD 7 (within Village Royale f/k/a Ruttle Royale)
Application No. 25-060 (SPM, AAR)
Resolution No. 25-21

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.

Exhibit B
Conditions of Approval
Academic Institution – POD 7 (within Village Royale f/k/a Ruttle Royale)
Application No. 25-060 (SPM, AAR)
Resolution No. 25-21

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”, revise the phasing of the project from the previously approved three phases to one phase of construction; and other site modifications including the installation of canopies, shifting of bike corrals, conversion of one basketball court to a general activity area, installation of additional landscaping and outdoor tables/chairs, increase in floor-to-ceiling heights, adjustment of window configurations, addition of an exterior staircase adjacent to the basketball court, accurately reflect rooftop equipment and downspouts, and update signage.

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.

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.