

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

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER APPLICATION 25-012 (SPM), AN APPLICATION BY URBAN DESIGN STUDIO AND RESOLUTION NO. 25-04 CONFIRMING COUNCIL ACTION. THE APPLICANT IS REQUESTING A MAJOR SITE PLAN MODIFICATION IN ORDER TO MODIFY THE PREVIOUSLY APPROVED SITE AND LANDSCAPE PLANS TO INCREASE THE SIDEWALK WIDTHS TO 10 FEET; INCLUDE SIDEWALK CUTOUTS ALONG LULFS ROAD; MODIFY THE PLANTING HEIGHT OF THE ROYAL PALMS AND VARIOUS OTHER MODIFICATIONS TO THE LANDSCAPE PLAN; AND UPDATE THE PLANS TO REFLECT UTILITIES, FOR A PROPERTY LOCATED ON SOUTHERN BOULEVARD APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7 (US 441). BY AGENT: LENTZY JEAN-LOUIS OF URBAN DESIGN STUDIOS.**

**Issue:**

The Applicant is seeking a Major Site Plan Modification in order to modify the previously approved site and landscape plans to increase the sidewalk widths to 10 feet, include sidewalk cutouts along Lulfs Road to accommodate the approved trees, revise the Landscape Plan to modify the planting height of the Royal Palms along Erica Boulevard and Lulfs Road along with various other modifications to the Landscape Plan, for a property located on Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

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

The Planning and Zoning Commission considered the application on September 23, 2025, and recommended Approval by a vote of 4-0.

**Recommended Action:**

Staff is recommending Approval of Application No. 25-012 (SPM) and Resolution No. 25-04.

Initiator	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	10-16-2025	Action

P:\Southern Blvd Properties (Tuttle Royale)\25-012 (SPM) Lulfs Rd Site Plan Modification\Board Documents\AIS & Staff Report\Agenda Item Summary\25-012 (SPM) Lulfs Rd Site Plan Modification Agenda Item VC.doc

# Village of Royal Palm Beach - Staff Report

## I. General Data:

Project Name: Lulfs Rd Site Plan Modification

Application: 25-012 (SPM) (Res. No. 25-04)

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

Request: Major Site Plan Modification in order to modify the previously approved site and landscape plans to increase the sidewalk widths to 10 feet, include sidewalk cutouts along Lulfs Road to accommodate the approved trees, revise the Royal Palm specification to depict minimum 5' grey wood and update the plans to reflect utilities, for a property located on Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Hearings: Planning and Zoning Commission: September 23, 2025  
Village Council: October 16, 2025

Recommendation: Approval

## II. Site Data:

Site Area: 11.20 ± acres (Erica Boulevard / Lulfs Road)

Property Control Numbers: 72-41-43-36-018-0020; 72-41-43-36-13-018-0030

Existing Land Use: Right-Of-Way (ROW)

Existing FLUM Designation: Commercial (COM)

Existing Zoning District: General Commercial (CG)

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

Dir.	Existing:	FLUM:	Zoning:
North	Al Packer Ford West	Commercial (COM)	General Commercial (CG)
South	Victoria Groves PUD	Residential Mixed Use (RMU)	Residential Mixed Use (RMU)
East	Lowe's	Commercial (COM)	General Commercial (CG)
West	Single Family Residences	Open Space (OS)	Agricultural Residential (AR, PBC)

Directly below is a map showing the location of the site and affected area highlighted in blue:



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

The Applicant is seeking a Major Site Plan Modification in order to modify the previously approved site and landscape plans to increase the sidewalk widths to 10 feet, include sidewalk cutouts along Lulfs Road to accommodate the approved trees, revise the Landscape Plan to modify the planting height of the Royal Palms along Erica Boulevard and Lulfs Road along with various other modifications to the Landscape Plan, for a property located on Southern Boulevard approximately 0.27 miles west of State Road 7 (US 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. A site plan was initially approved under Application No. 18-113 and later amended under Application No. 22-177.

## **V. Analysis:**

The Applicant is seeking a Major Site Plan Modification in order to modify the previously approved site and landscape plans to increase the sidewalk widths to 10 feet, include sidewalk cutouts along Lulfs Road to accommodate the approved trees, revise the Landscape Plan to modify the planting height of the Royal palms along Erica and Lulfs Road along with various other modifications to the Landscape Plan, for a property located on Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

According to the Applicant's Justification Statement, the request includes various site plan, and landscape plan modifications, including:

### **Site Plan:**

- Update Property Control Numbers;
- Update Master Plan boundary per most recent Master Plan approvals;
- Update Site Plan base to depict 10' sidewalks along Erica & Lulfs Rd & add label to refer to Lulfs Road landscape plan sheet LP-5 for detail of tree cut-outs.

### **Lulfs Road Landscape Plan:**

- Add 15 Green Buttonwood trees specified at 12' Ht. x 6" Spr. Min., 2.5" Cal. Total @ 4'-6" DBH in Plant Schedule and Plans;
- Revise the Plant Schedule for the Landscape Plan to show the planting height of the Royal Palm trees along Erica Boulevard and Lulfs Road at five (5) feet of grey wood upon planting were currently the Plant Schedule shows the trees at ten (10) feet upon planting. The height of these Royal Palm trees meet the Village's height requirement of 14 feet of overall height upon planting;
- Add Flexible Porous Paver System detail;
- Add Cross Sections consistent with Engineering Plans;
- Increase sidewalks to 10' & Provide Royal Palms within Landscape Buffer on east side of Lulfs Rd.;
- Inclusion of 2.5' x 4' cutouts along the west side of Lulfs Rd at the locations of existing approved vegetation along Lulfs Road, and the four (4) Muskogee Crape Myrtle trees located west of the roundabout of the Lulfs Rd and Pod 4 driveway intersection – the cutouts will be a Flexible Porous Paver System.

### **Erica Boulevard Landscape Plan:**

- Add 2 triple trunk Sylvester Palms in Plant Legend;
- Revise the Plant Schedule for the Landscape Plan to show the planting height of the Royal Palm trees along Erica Boulevard and Lulfs Road at five (5) feet of grey wood upon planting were currently the Plant Schedule shows the trees at ten (10) upon planting. The height of these Royal Palm trees meet the Village's height requirement of 14 feet of overall height upon planting;
- Increase sidewalks to 10';
- Add Cross Sections at median points of Erica Blvd;



- Dimension Median;
- Revise roundabout at Pod 3 entrance and Erica Blvd and Lulfs Rd intersection to propose 1 triple trunk Sylvester palm and 52 Muhly Grass;
- Depict 80' R/W in plan view and cross section;
- Depict dashed 10' U.E. line.

Given the above requested revisions, Lowe's consent was requested and obtained by the Applicant confirming Lowe's agreement to the proposed modifications.

For Illustrations of the proposed Site Plan, please refer to **Attachment C**. For Illustrations of the proposed 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 General Commercial (CG) Zoning District. Specifically, the proposed project meets the requirements for the General Commercial (CG) Zoning District as follows:

1. Parcel size: The subject property/ROW is part of the larger Tuttle Royale development, which meets the minimum requirements for parcel size.
2. Parcel width: The subject property/ROW is part of the larger Tuttle Royale development, which meets the minimum requirements for parcel width.
3. Setbacks: The subject property/ROW is part of the larger Tuttle Royale development, which meets the minimum requirements for setbacks.
4. Pervious area: The subject property/ROW is part of the larger Tuttle Royale development, which meets the minimum requirements for pervious area.
5. Parking Requirements: The subject property/ROW is part of the larger Tuttle Royale development, which meets the minimum requirements for parking.
6. Landscape Areas: The proposed site plan complies with all aspects of the Village's Landscape Code.
7. Maximum Building Height: The subject property/ROW is part of the larger Tuttle Royale development, which meets the maximum building height requirements of the zoning district.

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

## **VI. Staff Recommendation:**

Staff recommends Approval of Application No. 25-012 (SPM) and Resolution No. 25-04.

## **VII. Hearing History:**

### *Planning and Zoning Commission:*

The Planning and Zoning Commission considered the application on September 23, 2025, and recommended Approval by a vote of 4-0.

**Attachment A  
Legal Description  
Lulfs Rd Site Plan Modification  
Application No. 25-012 (SPM)  
Resolution No. 25-04**

**LEGAL DESCRIPTION:**

TUTTLE ROYALE TRS R-3 & R-4 K/A ROADWAY; AND TUTTLE ROYALE TR R-2 K/A PUBLIC R/W

**Attachment B**  
**Conditions of Approval**  
**Lulfs Rd Site Plan Modification**  
**Application No. 25-012 (SPM)**  
**Resolution No. 25-04**

**1. Development Order:**

The Applicant is seeking a Major Site Plan Modification in order to modify the previously approved site and landscape plans to increase the sidewalk widths to 10 feet, include sidewalk cutouts along Lulfs Road to accommodate the approved trees, revise the Royal Palm specification to depict minimum 5' grey wood and update the plans to reflect utilities, for a property located on 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.

**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:**

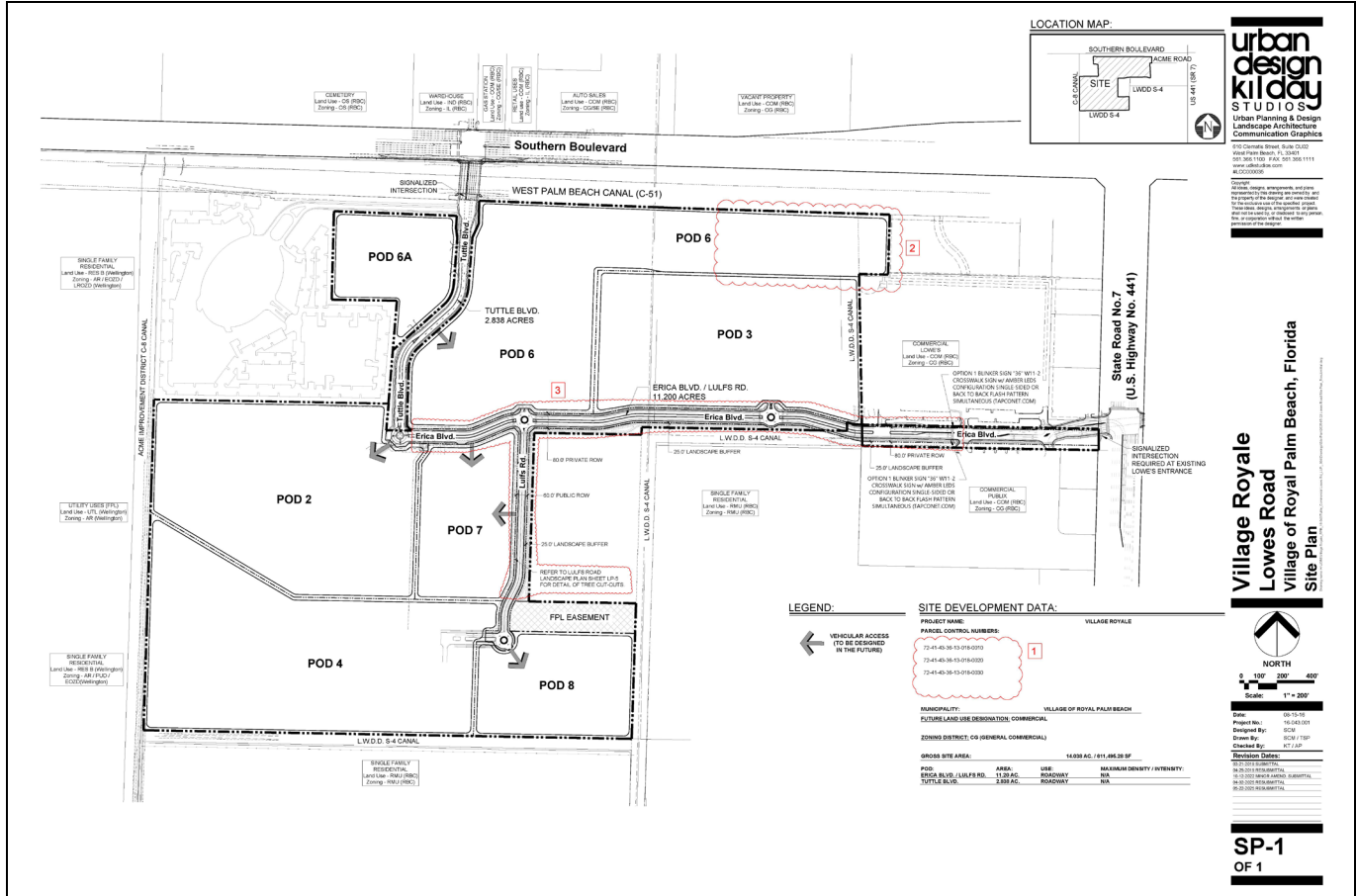
- A. Prior to the issuance of a Certificate of Occupancy the developer's Registered Landscape Architect shall provide a signed and sealed statement of completion.
- B. Vegetation removal shall not commence until a building permit has been applied for and vegetation removal permits have been issued.
- 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.

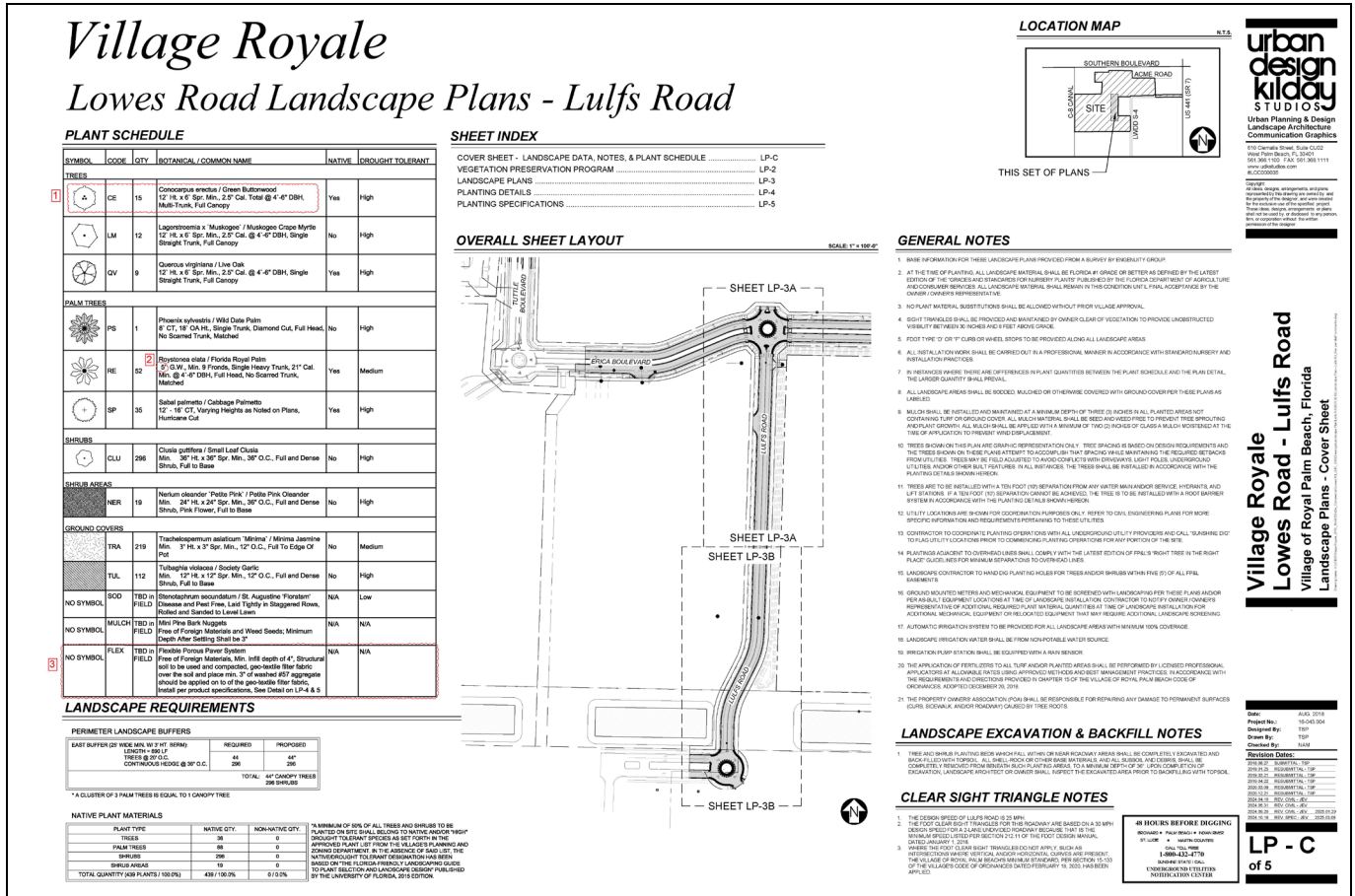
# Attachment C Site Plan Lulfs Rd Site Plan Modification Application No. 25-012 (SPM) Resolution No. 25-04

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



Attachment D  
Lulfs Road Landscape Plan  
Lulfs Rd Site Plan Modification  
Application No. 25-012 (SPM)  
Resolution No. 25-04

Directly below is an illustration of the proposed Lulfs Road landscape plan:





# Attachment D Cont'd

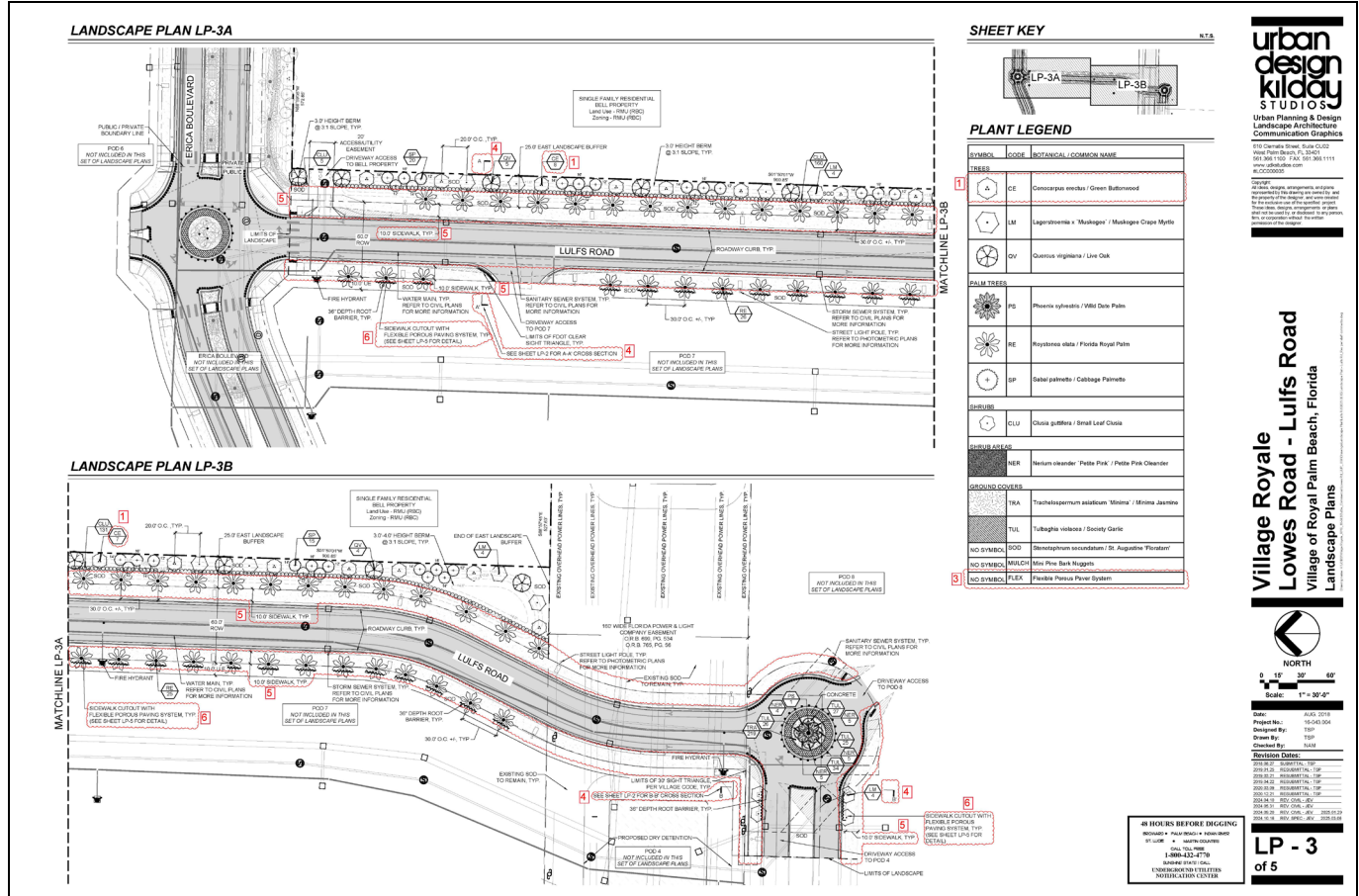
## Lulfs Road Landscape Plan

### Lulfs Rd Site Plan Modification

#### Application No. 25-012 (SPM)

#### Resolution No. 25-04

Directly below is an illustration of the proposed Lulfs Road landscape plan:



**Attachment D Cont'd**  
**Erica Boulevard Landscape Plan**  
**Lulfs Rd Site Plan Modification**  
**Application No. 25-012 (SPM)**  
**Resolution No. 25-04**

Directly below is an illustration of the proposed Erica Boulevard landscape plan:

# Village Royale

## Lowes Road Landscape Plans - Erica Boulevard

### SHEET INDEX

COVER SHEET - LANDSCAPE DATA, NOTES, & PLANT SCHEDULE	LP-0
VEGETATION PLANTING PROGRAM	LP-2
LANDSCAPE PLANS	LP-2 TO LP-5
PLANTING DETAILS	LP-6
PLANTING SPECIFICATIONS	LP-7

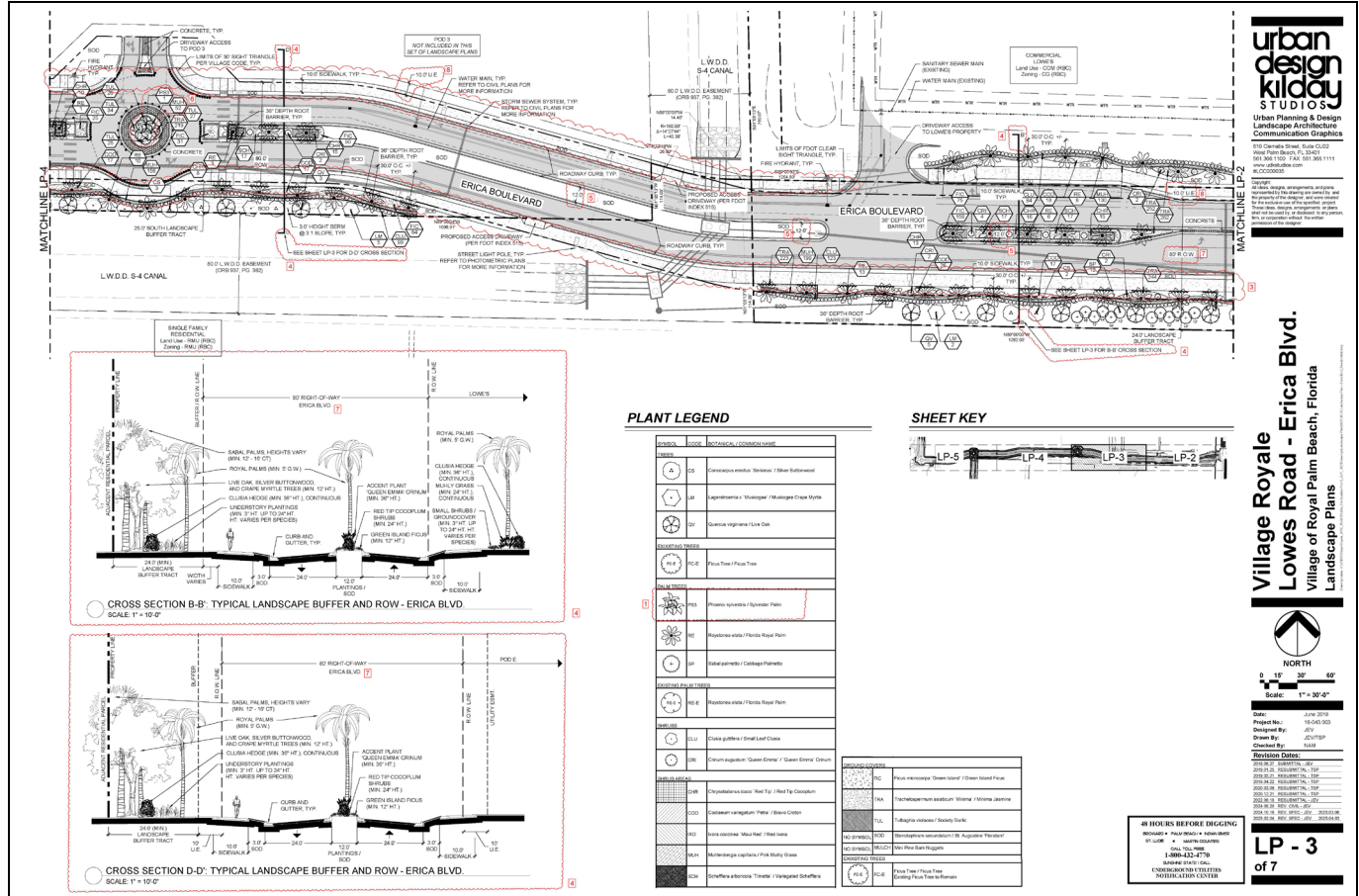
### PLANT SCHEDULE

SYMBOL	COUNT	QTY	TECHNICAL COMMODITY NAME	NATIVE	HEIGHT	COLEMAN
(A)	08	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(B)	01	20	Leptocarpus 'Woolly' (Woolly Cane) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	No	High	
(C)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(D)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(E)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(F)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(G)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(H)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(I)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(J)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(K)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(L)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(M)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(N)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(O)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(P)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(Q)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(R)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(S)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(T)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(U)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(V)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(W)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(X)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(Y)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(Z)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(AA)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(AB)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(AC)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(AD)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(AE)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(AF)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(AG)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(AH)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(AI)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive	Yes	High	
(AJ)	01	20	Commersonia indica 'Tropica' (Climax Bolander) 12 ft. x 4 ft. Sp. 20" OC, 2" OC, Full and Derive, Full and Derive			



# Attachment D Cont'd Erica Boulevard Landscape Plan Lulfs Rd Site Plan Modification Application No. 25-012 (SPM) Resolution No. 25-04

Directly below is an illustration of the proposed Erica Boulevard landscape plan:









**RESOLUTION NO. 25-04**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 25-012 (SPM) – THE APPLICATION OF URBAN DESIGN STUDIO - PERTAINING TO A SITE PLAN MODIFICATION TO REVISE THE SITE AND LANDSCAPE PLANS FOR ERICA BOULEVARD AND LULFS ROAD WITHIN TUTTLE ROYALE LOCATED ON SOUTHERN BOULEVARD APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7, 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. 25-012 (SPM) was presented to the Village Council at its public hearing conducted on October 16, 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. 25-012 (SPM), THE APPLICATION 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 16th day of October, 2025.

VILLAGE OF ROYAL PALM BEACH

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MAYOR JEFF HMARA

ATTEST:

(SEAL)

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DIANE DISANTO, VILLAGE CLERK



**Exhibit A**  
**Legal Description**  
**Lulfs Rd Site Plan Modification @ Tuttle Royale**  
**Application No. 25-012(SPM)**  
**Resolution No. 25-04**

LEGAL DESCRIPTION:

TUTTLE ROYALE TRS R-3 & R-4 K/A ROADWAY; AND TUTTLE ROYALE TR R-2 K/A PUBLIC R/W

**Exhibit B**  
**Conditions of Approval**  
**Lulfs Rd Site Plan Modification @ Tuttle Royale**  
**Application No. 25-012(SPM)**  
**Resolution No. 25-04**

**1. Development Order:**

The Applicant is seeking a Major Site Plan Modification in order to modify the previously approved site and landscape plans to increase the sidewalk widths to 10 feet, include sidewalk cutouts along Lulfs Road to accommodate the approved trees, revise the Royal Palm specification to depict minimum 5' grey wood and update the plans to reflect utilities, for a property located on 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.

**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.
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- 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.