

Agenda Item # R - 7

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION 21-129 (SP, SE, AAR), AN APPLICATION BY JMORTON PLANNING AND LANDSCAPING ARCHITECTURE, AND ADOPTION OF RESOLUTION 22-19 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING SITE PLAN MODIFICATION, SPECIAL EXCEPTION, AND ARCHITECTURAL APPROVAL TO ALLOW A “RESTAURANT WITH DRIVE THROUGH”, ADD A COMBINED 1,249 SQUARE FEET TO BUILDINGS B1 AND B2, AND VARIOUS RECONFIGURATIONS, FOR A PROPERTY LOCATED AT 11925 & 11931 SOUTHERN BOULEVARD AND SITUATED WITHIN THE CYPRESS KEY TOWN CENTRE MXD.BY BY JENNIFER MORTON.

Issue:

The applicant is requesting Site Plan Modification, Special Exception, and Architectural Approval to allow a “Restaurant with drive through” without a menu board or speaker box, add a combined 1,249 square feet to buildings B1 and B2, and various reconfigurations, for a property located at 11925 & 11931 Southern Boulevard situated within the Cypress Key Town Centre Development. The site is located within the Mixed-Use Development (MXD) Zoning District

Overall, the proposed Site Plan, Special Exception and Architecture meet all of the Village’s requirements for this type of use in the Mixed Use Development (MXD) Zoning District and the design standards for a “Restaurant with drive through” of Village Code subject to the approval of Landscape Waiver Application No. 22-12 (LW) and Landscape Waiver LW-22-03.

The Planning and Zoning Commission considered the application on May 24, 2022, and recommended approval by a vote of 4-0.

Recommended Action:

Staff is recommending Approval of Application No. 21-129 (SPM, SE, AAR) and Resolution 22-19, subject to the approval of Landscape Waiver Application No. 22-12 (LW) and Landscape Waiver LW-22-03.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	6-16-2022	Action

Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: Cypress Key Town Centre, West Commercial Parcel

Application: 21-129 (SPM, SE, AAR)

Applicant/Owner: Boulevard Shoppes, LLC
 170 NW Spanish River Boulevard
 Boca Raton, FL 33431

Agent: JMorton Planning & Landscaping Architecture
 3910 RCA Boulevard, Suite 1015
 Palm Beach Gardens, FL 33410

Request: Site Plan Modification, Special Exception, and Architectural Approval to allow a “Restaurant with drive through”, add a combined 1,249 square feet to buildings B1 and B2, and various reconfigurations, for a property located at 11925 & 11931 Southern Boulevard and situated within the Cypress Key Town Centre MXD.

Hearings: Planning and Zoning Commission: May 24, 2022
 Village Council: June 16, 2022

Recommendation: Approval

II. Site Data:

Site Area: 35.25± acres

Property Control Numbers: 72-41-43-34-15-002-0000
 72-41-43-34-15-001-0000

Existing Land Use: Vacant

Existing FLUM Designation: Mixed-Use Development (MXD)

Existing Zoning District: Mixed-Use Development (MXD)

Table 1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	Existing Use:	FLUM:	Zoning:
<i>North</i>	Multiple Family Residential	Mixed Use Development (MXD)	Mixed Use Development (MXD)
<i>South</i>	Single Family Residential	Low Density Residential (Wellington)	Low Density Residential (Wellington)
<i>East</i>	Cypress Head	Single Family Residential (SF)	Single-Family Residential (RS-2)
<i>West</i>	Shopping Center / Multiple Family Residential	Commercial (COM) Planned Unit Development (PUD)	General Commercial (CG) / Medium Density Residential (RM)

Directly Below is a Map Showing the Location of the Site:



III. Intent of Petition:

The applicant is requesting Site Plan Modification, Special Exception, and Architectural Approval to allow a “Restaurant with drive through”, add a combined 1,249 square feet to buildings B1 and B2, and various reconfigurations, for a property located at 11925 & 11931 Southern Boulevard situated within the Cypress Key Town Centre Development (Tracts A & B). The site is located within the Mixed-Use Development (MXD) Zoning District.

IV. History:

The subject site is located on the northwest corner of Southern Boulevard and Park Central. The property was a part of a Land Use Amendment that changed the properties land use designation from the Village’s Single Family (SF) Land Use Designation to the Mixed Use Development (MXD) Land Use Designation through the adoption of Ordinance 701, on December 16, 2004. The site was subsequently Rezoned from the Village’s Single Family Residential (RS-2) Zoning District to the Mixed Use Development (MXD) Zoning District through the adoption of Ordinance 703, on May 5, 2005. A Site Plan and Preliminary Plat were approved through the adoption of Resolution 05-23 by the Village Council on May 19, 2005. Engineering permits were issued and infrastructure was installed on the site which

vested the approval of the project. The Site Plan was later modified through a Minor Site Plan Modification, on June 12, 2006, which combined buildings G & H and repositioned building G. The construction was halted and no further work has been completed on the site for the past several years. The site received a Site Plan Modification approval through the adoption of Resolution 14-04 to reduce the approved square footage of commercial from 125,000 square feet to 120,800 square feet. The site also received a Site Plan Modification approval through the adoption of Resolution 16-46 to increase the back to 125,000 square feet and three Special Exception Approvals to allow for a “Restaurant, with drive-through” within Building B1; a “Child day care facility” within Building C; and a “Senior housing facility” within Building D on the proposed Tract D. Later, the site received a Site Plan Modification approval through the adoption of Resolution 20-18 to convert the approved 120-student and 12,500-square foot daycare facility to a 12,100 square foot Medical/Professional Office.

V. Analysis:

The applicant is requesting Site Plan Modification, Special Exception, and Architectural Approval to allow a “Restaurant with drive through”, add a combined 1,249 square feet to buildings B1 and B2, and various reconfigurations, for a property located at 11925 & 11931 Southern Boulevard situated within the Cypress Key Town Centre Development (Tracts A & B). The proposed changes include modifications to the previously approved restaurant drive-through and site access points, addition of additional parking spaces, addition of a combined 1,249 square feet to buildings B1 and B2, and modification of associated landscaping. The site is located within the Mixed-Use Development (MXD) Zoning District. For an illustration of the Site Plan, please refer to **Attachment C**, and for an illustration of the Landscape Plan please refer to **Attachment D**. While the Applicant is requesting Special Exception Approval for the reconfigured Restaurant with drive-through, the Applicant has not depicted and is not requesting approval for menu board or speaker box. Instead, the Applicant has proposed a drive through completely reliant on order by phone/app ordering and pickup only through the drive-through. Should the Applicant require a menu board or speaker box at some time in the future, an additional Special Exception application would be required.

The proposed Architectural Approval is to accommodate the addition of 1,249 square feet of commercial space and expansion in the width of the plaza. For an illustration of the building’s architecture and color scheme please refer to **Attachment E**. Note that the Applicant has revised the proposed color scheme as shown in the presentation and will provide updated elevations showing the new color scheme which is more consistent with other buildings existing in the center. This condition of approval is reflected in Attachment B below and also in Resolution 22-19.

In reviewing this petition, Village Staff considered conformity with Chapter 26 of the Village’s Code of Ordinances. Specifically, the proposed site meets the requirements for the Mixed Use Development (MXD) Zoning District as follows:

1. Parcel size: The overall site is 35.23± acres which exceeds the minimum of 30.0 acres required for developments in the MXD Zoning District.
2. Setbacks: The proposed building conforms to the setback standards for the MXD Zoning District.

3. Pervious area: The proposed Site Plan provides 44% of the site as pervious area, which exceeds the minimum 40% required for developments in the MXD Zoning District.
4. Parking Requirements: The proposed Site Plan complies with the parking standards of Village Code.
5. Landscape Areas: The proposed landscape plan meets all of the minimum planting material standards of Chapter 15 Landscaping.
6. Maximum Building Height: The proposed buildings meet the height limitations for the specific uses.
7. Stacking/Bypass: The proposal complies with the parking standards of Village Code for a restaurant with drive-through.

Overall, the proposed Site Plan, Special Exception and Architecture meet all of the Village's requirements for this type of use in the Mixed Use Development (MXD) Zoning District and the design standards for a "Restaurant with drive through" of Village Code subject to the approval of Landscape Waiver Application No. 22-12 (LW) and Landscape Waiver LW-22-03.

VI. Disposition Options:

Recommend: Approval of the application;
Denial of the application.

VII. Staff Recommendation:

Staff is recommending Approval of Application No. 21-129 (SPM, SE, AAR) and Resolution 22-19, subject to the approval of Landscape Waiver Application No. 22-12 (LW) and Landscape Waiver LW-22-03.

VIII. Hearing History:

Planning and Zoning Commission:

The Planning and Zoning Commission considered the application on May 24, 2022, and recommended Approval by a vote of 4-0.

Attachment A
Legal Description
Cypress Key Town Centre, West Commercial Parcel
Application No. 21-129 (SPM, SE, AAR)
Resolution No. 22-19

Directly below is the Legal Description of the subject site:

TRACTS A AND B "CYPRESS KEY TOWN CENTRE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126 AT PAGES 179 THROUGH 182 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 4.161 ACRES, MORE OR LESS.

Attachment B
Conditions of Approval
Cypress Key Town Centre, West Commercial Parcel
Application No. 21-129 (SPM, SE, AAR)
Resolution No. 22-19

1. Development Order:

This development order constitutes approval for:

Site Plan Modification, Special Exception, and Architectural Approval to allow a “Restaurant with drive through” without a menu board or speaker box, add a combined 1,249 square feet to buildings B1 and B2, and various reconfigurations, for a property located at 11925 & 11931 Southern Boulevard situated within the Cypress Key Town Centre Development.

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.
- B. Dumpster pads will be sloped to drain onto a pervious area.
- C. Revise all plans to reflect all required changes and resubmit to the Village prior to the issuance of a building permit.
- D. The site shall be maintained free of all trash at all times.
- E. The Art in Public Places requirements in Sec. 26-75.5 of the Village Code must be met. The public art requirement for this project is 1% of the total vertical construction costs using a certified cost estimate, equivalent to \$61,500. The art installation shall be in the location depicted on the Site Plan and installed prior to the issuance of the Certificate of Occupancy.
- F. The Applicant shall provide revised elevations showing the agreed updated color scheme proposed which is more consistent with the existing buildings in the center.

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 Sec. 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. 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.
- H. 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.
- I. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- J. 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.
- K. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.

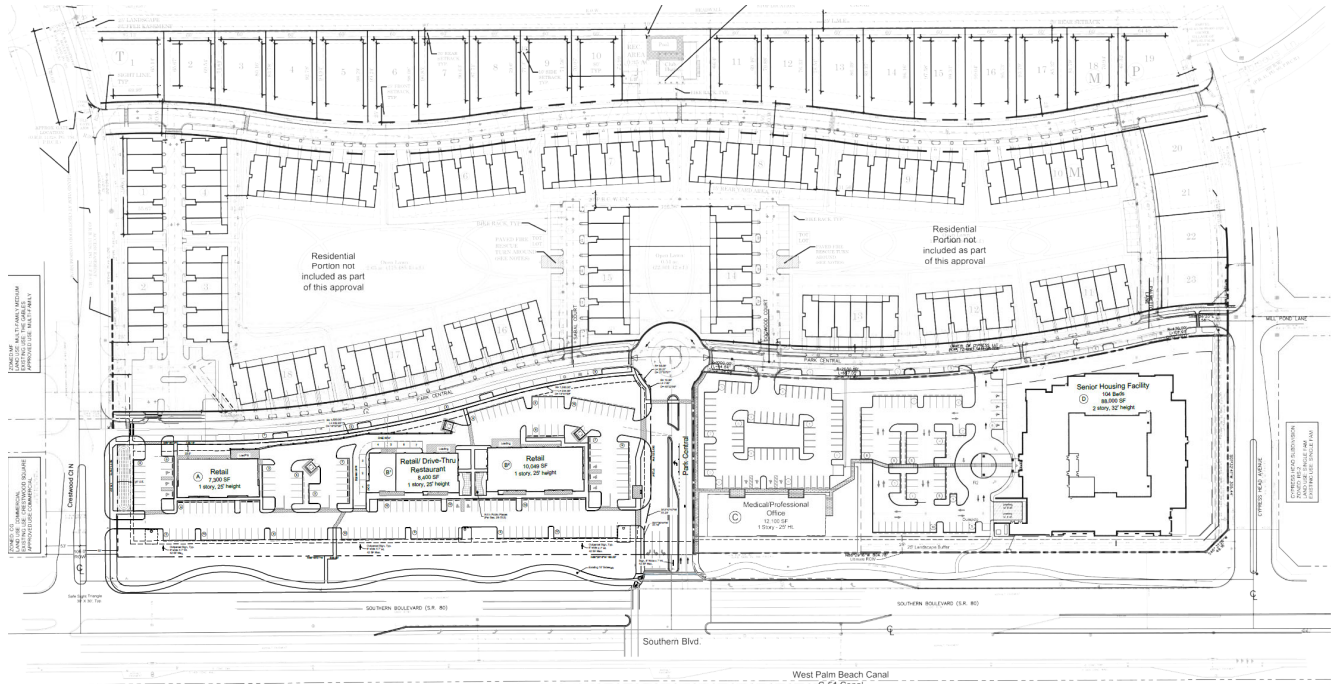
4. Landscaping Conditions:

- A. No field adjustments shall be made to the plantings and/or landscaping in the Southern Boulevard right-of-way without the written approval of the Village of Royal Palm Beach.

- B. Prior to the issuance of a Certificate of Occupancy the developer's Registered Landscape Architect shall provide a signed and sealed statement of completion.
- C. Vegetation removal shall not commence until a building permit has been applied for and vegetation removal permits have been issued.
- D. The property owner 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.
- E. All perimeter landscape buffers shall be installed prior to issuance of the first certificate of occupancy.
- F. The developer shall submit a landscape maintenance plan to the Village Landscape Inspector prior to the issuance of a Certificate of Occupancy.
- G. 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.
- H. All shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, but must be maintained at no less than thirty-six inches (36) in height.
- I. 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.
- J. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

**Attachment C
Site Plan
Cypress Key Town Centre, West Commercial Parcel
Application No. 21-129 (SPM, SE, AAR)
Resolution No. 22-19**

Directly below is an illustration of the Site Plan:



FINAL MASTER PLAN

SCALE: 1" = 80'

LOCATION MAP



Recreation Area Required:

147 UNITS X 3 PERSONS = 441 PERSONS
 441 PERSONS / 0.98 = 451 PERSONS
 0.41 PERSONS X 10 ACRES = 4.11 ACRES MIN. REQUIRED.
 PROPOSED ACREAGE IS 6.45 ACRES

Recreation Amenities

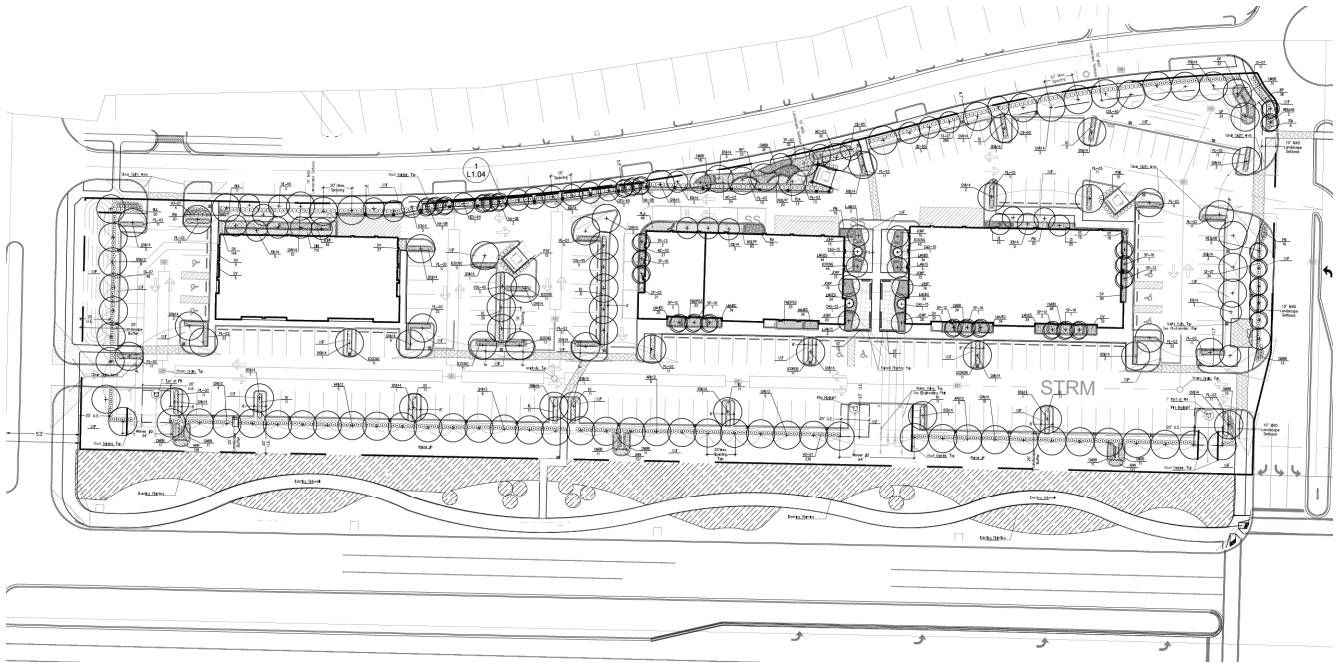
PROPERTY DEVELOPMENT REGULATIONS

MIXD	MINIMUM LOT DIMENSIONS					
	75' W/TH	100' W/TH	150' W/TH	200' W/TH	250' W/TH	300' W/TH
REQUIRED	30.0	100'	NA*	070	041	041
PROPOSED	39.23	1,710'	885'	070	065	017

*VARIANCE APPROVAL, VC 05-08
 **200' OF FRONTAGE, DEPTH AND WIDTH IS REQUIRED FOR A SENIOR HOUSING FACILITY

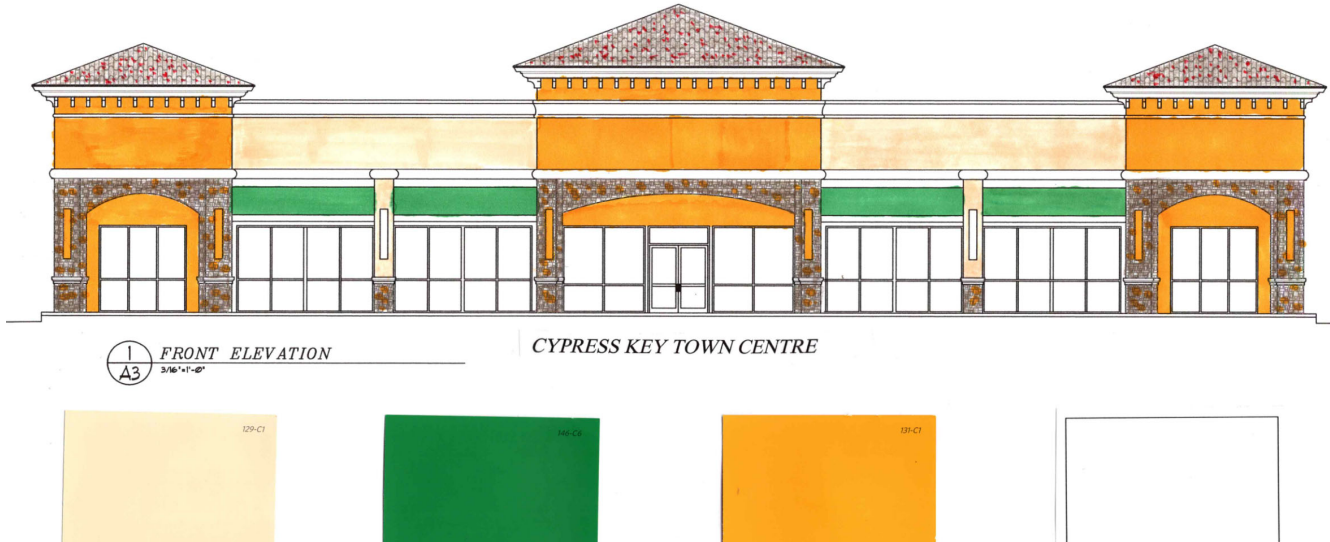
Attachment D
Landscape Plan
Cypress Key Town Centre, West Commercial Parcel
Application No. 21-129 (SPM, SE, AAR)
Resolution No. 22-19

Directly below is an illustration of the Landscape Plan:



Attachment E
Architectural Plan
Cypress Key Town Centre, West Commercial Parcel
Application No. 21-129 (SPM, SE, AAR)
Resolution No. 22-19

Directly below is an illustration of the Architectural Plan:



RESOLUTION NO. 22-19

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 21-129 (SPM, SE, AAR) – THE APPLICATION OF JMORTON PLANNING & LANDSCAPE ARCHITECTURE ON BEHALF OF BOULEVARD SHOPPES, LLC - PERTAINING TO A SITE PLAN MODIFICATION, SPECIAL EXCEPTION, AND ARCHITECTURAL APPROVAL FOR A “RESTAURANT WITH DRIVE-THROUGH” AND THE ADDITION OF A COMBINED 1,249 SQUARE FEET TO BUILDINGS B1 AND B2, AND VARIOUS RECONFIGURATIONS, FOR A PROPERTY LOCATED AT 11925 & 11931 SOUTHERN BOULEVARD WITHIN THE CYPRESS KEY TOWN CENTRE MXD, 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. 21-129 (SPM, SE, AAR) was presented to the Village Council at its public hearing conducted on June 16, 2022; 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. 21-129 (SPM, SE, AAR), THE APPLICATION OF JMORTON PLANNING & LANDSCAPE ARCHITECTURE ON BEHALF OF BOULEVARD SHOPPES, LLC, ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 16th day of June, 2022.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Cypress Key Town Centre, West Commercial Parcel @ 11925 & 11931
Southern Boulevard
Application No. 21-129 (SPM, SE, AAR)
Res. No. 21-19

LEGAL DESCRIPTION:

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SAID LANDS SITUATE IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 4.161 ACRES, MORE OR LESS.

Exhibit B
Conditions of Approval
Cypress Key Town Centre, West Commercial Parcel @ 11925 & 11931
Southern Boulevard
Application No. 21-129 (SPM, SE, AAR)
Res. No. 21-19

1. Development Order:

This development order constitutes approval for:

Site Plan Modification, Special Exception, and Architectural Approval to allow a "Restaurant with drive through" without a menu board or speaker box, add a combined 1,249 square feet to buildings B1 and B2, and various reconfigurations, for a property located at 11925 & 11931 Southern Boulevard situated within the Cypress Key Town Centre Development.

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.
- B. Dumpster pads will be sloped to drain onto a pervious area.
- C. Revise all plans to reflect all required changes and resubmit to the Village prior to the issuance of a building permit.
- D. The site shall be maintained free of all trash at all times.
- E. The Art in Public Places requirements in Sec. 26-75.5 of the Village Code must be met. The public art requirement for this project is 1% of the total vertical construction costs using a certified cost estimate, equivalent to \$61,500. The art installation shall be in the location depicted on the Site Plan and installed prior to the issuance of the Certificate of Occupancy.
- F. The Applicant shall provide revised elevations showing the agreed updated color scheme proposed which is more consistent with the existing buildings in the center.

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 Sec. 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. 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.
- H. 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.
- I. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- J. 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.

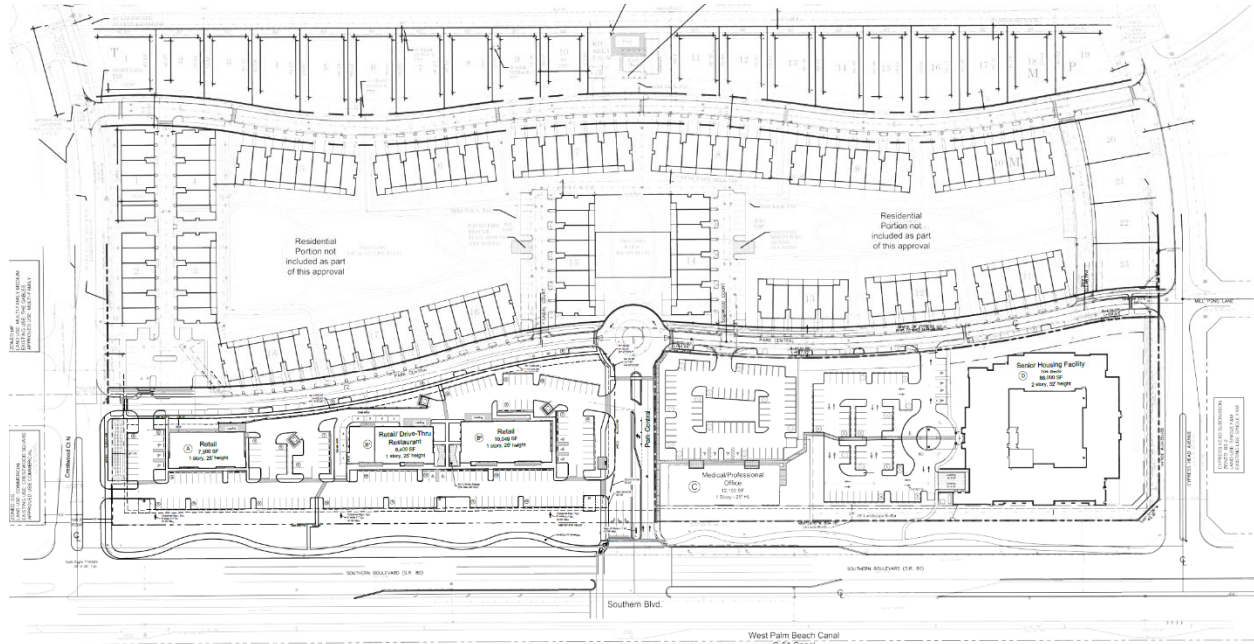
- K. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.

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 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 shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, but 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.

**Exhibit C
Site Plan
Cypress Key Town Centre, West Commercial Parcel @ 11925 & 11931
Southern Boulevard
Application No. 21-129 (SPM, SE, AAR)
Res. No. 21-19**

Directly below is an illustration of the Site Plan:



FINAL MASTER PLAN
NO. 17-00000-01
LOCATION MAP



Recreation Area Required:

147 SQUARE FEET PER PERSON - 441 PERSONS
641 SQUARE FEET PER PERSON - 1,843 PERSONS
844 SQUARE FEET PER PERSON - 2,412 PERSONS
PROPOSED WORKSPACE IS 1.48 ACRES

Recreation Amenities

PROPERTY DEVELOPMENT REGULATIONS

MAX ACRES	MINIMUM LOT DIMENSIONS						Min. Front Setback	Min. Side Setback	Min. Rear Setback	
	NET WIDTH	DEPTH	FRONT	REAR	SIDE	REAR				
REQUIRED	30.0'	150.0'	NA**	070'	041'	041'	20.0'	47%	NA	32'
PROPOSED	30.21	171.5'	686'	070'	066'	066'	20.7'	51.7'	NA	32'

**VARIANCE APPROVAL, VC 05-08
**200' OF FRONTAGE, DEPTH AND WIDTH IS REQUIRED FOR A SENIOR HOUSING FACILITY.