

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION 22-98 (MP, SE) AN APPLICATION BY URBAN DESIGN STUDIOS, AND RESOLUTION 22-31 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING MASTER PLAN APPROVAL TO MODIFY THE VILLAGE ROYALE (TUTTLE ROYALE) MASTER PLAN TO ADD 9.289± ACRES AND SPECIAL EXCEPTION APPROVAL TO ADD THE ADDITIONAL 9.289± ACRES TO THE PLANNED COMMERCIAL/RESIDENTIAL DEVELOPMENT (PCD), FOR A PROPERTY LOCATED ON THE SOUTH SIDE OF SOUTHERN BOULEVARD APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7 (U.S. 441); BY AGENT: LENTZY JEAN-LOUIS, OF URBAN DESIGN STUDIOS.

Issue:

The Applicant is requesting Master Plan Approval to modify the Village Royale (Tuttle Royale) Master Plan to add 9.289± acres and Special Exception Approval to add the additional 9.289± acres to the Planned Commercial/Residential Development (PCD), for a property located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (U.S. 441). The additional acreage will bring the total acreage for the Master Plan from 156.258± to 165.371± acres. The Master Plan contains six (6) Pods, two (2) of which are proposed to be developed as multi-family residential; two (2) of which are proposed to be developed as Mixed Use Social Center to include residential and nonresidential uses; one (1) of which is proposed to be developed as single-family residential; and one (1) of which will be deeded to the Village for use as a public park. The development also includes a tract that will be developed as an internal roadway.

The Planning and Zoning Commission considered the application on October 25, 2022, and recommended Approval by a vote of 5-0.

Recommended Action:

Staff recommending Approval of Application No. 22-98 (MP, SE) and Resolution No. 22-31.

| | | | |
|----------------|-----------------|-------------|-----------------|
| Initiator | Village Manager | Agenda Date | Village Council |
| P & Z Director | Approval | 11-17-2022 | Action |

Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: Village Royale (Tuttle Royale)

Application: 22-98 (MP, SE) and Res. 22-31

Agent: Lentzy Jean-Louis
Urban Design Studios
610 Clematis Street, Suite CU-02
West Palm Beach, FL 33401

Property Owner: Maine Street at Tuttle Royale, LLC
1301 W. Royal Palm Rd.
Boca Raton, FL 33486

Request: Master Plan Approval to modify the Village Royale (Tuttle Royale) Master Plan to add 9.289± acres and Special Exception Approval to add the additional 9.289± acres to the Planned Commercial/Residential Development (PCD), for a property located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (U.S. 441).

Hearings: Planning and Zoning Commission: October 25, 2022
Village Council: November 17, 2022

Recommendation: Approval

II. Site Data:

Site Area: 165.371± acres

Existing Land Use: Single Family Homes

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

Existing Zoning District: Multi-family residential (RM-14), Single-family residential (RS-3), General commercial (CG), Public Ownership (PO)

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

Directly below is an illustration of the affected area.



III. Intent of Petition:

The Applicant is requesting Master Plan Approval to modify the Village Royale (Tuttle Royale) Master Plan to add 9.289± acres and Special Exception Approval to add the additional 9.289± acres to the Planned Commercial/Residential Development (PCD), for a property located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (U.S. 441). The additional acreage will bring the total acreage for the Master Plan from 156.258± acres to 165.371± acres. The Master Plan contains six (6) Pods, two (2) of which are proposed to be developed as multi-family residential; two (2) of which are proposed to be developed as Mixed Use Social Center to include residential and nonresidential uses; one (1) of which is proposed to be developed as single-family residential; and one (1) of which will be deeded to the Village for use as a public park. The development also includes a tract that will be developed as an internal roadway. For an Illustration showing the Master Plan please refer to **Attachment C**.

IV. History:

The subject property is a 165.371± acre portion, of a larger 208.39-acre tract of land which was annexed into the Village Boundary in three (3) separate phases. The first phase included an 88.40-acre tract of land which was the subject of a voluntary annexation request. The property was annexed into the Village boundaries through the adoption of Ordinance 894 by the Village Council on October 16, 2014. A second phase of annexation included 22.045 acres, which was also annexed voluntarily. The Village Council annexed this tract through the adoption of Ordinance 918, by Village Council on September 17, 2015. The remaining

97.94 acres was the subject of an involuntary annexation, which was completed through the adoption of Ordinance 919, by Village Council on September 3, 2015. All of the land that is part of the Master Plan was assigned Village Land Use and Zoning Designations over the subsequent years.

V. Analysis:

The Applicant is requesting Master Plan Approval to modify the Village Royale (Tuttle Royale) Master Plan to add 9.289± acres and Special Exception Approval to add the additional 9.289± acres to the Planned Commercial/Residential Development (PCD), for a property located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (U.S. 441). The additional acreage will bring the total acreage for the Master Plan from 156.258± acres to 165.371± acres. The Master Plan contains six (6) Pods, two (2) of which are proposed to be developed as multi-family residential; two (2) of which are proposed to be developed as Mixed Use Social Center to include residential and nonresidential uses; one (1) of which is proposed to be developed as single-family residential; and one (1) of which will be deeded to the Village for use as a public park. The development also includes a tract that will be developed as an internal roadway.

The following is a summation of the Master Plan, which includes the proposed Pods and the uses contained within them, as indicated throughout the individual Pod applications and the Traffic Performance Standard Ordinance (TPSO) letter:

- Pod 2 - Maximum 401 Apartment Units on 29.36 acres;
- Pod 3 – Maximum 318 Apartment Units on 23.95 acres;
- Pod 4 – Maximum 100 Single Family Units on 33.75 acres;
- Pod 6 – is currently approved for a maximum 341,000 square feet of Commercial Uses on 31.85 acres, according to the traffic study that this Pod relies upon, the use/square footage breakdown is: 22,000 ft² of grocery, 13,000 ft² of Pharmacy with drive-through, 5,636 of Convenience Store with eight (8) pump gas islands, 76,500 ft² of Restaurant, 55,000 ft² of General Commercial, 150 room Hotel, 915 Seat Movie Theatre, 33,000 ft² Health Club, 12,000 ft² Daycare Facility, five (5) lane Car Wash, and a Multi-Modal Center;
- Pod 7 – 1,500 Student Charter School on 10.17 acres;
- Pod 8 - 10.7 acre Public Park; and
- Erica Boulevard (aka Phase 4 Lowes Rd) – 11.2 acres of Roadway.

To put the commercial space proposed for this Master Plan into perspective, Staff has provided the acreage and commercial square footages for comparable Master Planned areas of similar nature and they are as follows:

- Delray Marketplace – 32 acres, 320,000 square feet of retail;
- Downtown At The Gardens – 35 acres, 316,2317 square feet of retail; and
- City Place WPB – 23.19 acres, 617,648 square feet of retail.

Overall, the proposed Master Plan, and Special Exception Use for a Planned Commercial/Residential Development (PCD) is in conformance with the Village's requirements for the Village assigned Zoning Districts.

VI. Staff Recommendation:

Staff is recommending Approval of Application No. 22-98 (MP, SE) and Resolution No. 22-31.

VII. Hearing History:

Planning and Zoning Commission:

The Planning and Zoning Commission considered the application on October 25, 2022, and recommended Approval by a vote of 5-0.

Attachment A
Legal Description
Village Royale (Tuttle Royale) Master Plan
Application No. 22-98 (MP, SE)
Resolution No. 22-31

LEGAL DESCRIPTION:

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

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

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

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

DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE ALONG SAID SOUTH LINE N88°59'05"W A DISTANCE OF 572.85 FEET; THENCE LEAVING SAID SOUTH LINE S01°50'01"W A DISTANCE OF 914.38 FEET; THENCE S88°59'20"E A DISTANCE OF 572.63 FEET TO A POINT ON THE WEST LINE OF A 80 FOOT WIDE LAKE WORTH DRAINAGE DISTRICT CANAL EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGES 378, 379 AND 382, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID WEST LINE S01°50'51"W A DISTANCE OF 710.35 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE 60 FOOT S-4W CANAL FOR LAKE WORTH DRAINAGE DISTRICT AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 374, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N88°59'05"W A DISTANCE OF 2607.66 FEET TO A POINT ON THE WESTERLY SECTION LINE OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE ALONG SAID WESTERLY SECTION LINE N01°50'01"E A DISTANCE OF 1624.68 FEET TO THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 36, N01°30'19"E, A DISTANCE OF 142.27 FEET; THENCE LEAVING SAID WESTERLY SECTION LINE, S88°59'05"E A DISTANCE OF 1252.51 FEET; THENCE N04°44'26"E A DISTANCE OF 550.90 FEET; THENCE N88°59'05"W A DISTANCE OF 348.57 FEET; THENCE N01°30'19"E A DISTANCE OF 471.00 FEET; THENCE S87°52'10"E A DISTANCE OF 656.66 FEET; THENCE N04°06'31"E A DISTANCE OF 85.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL (C-51) SAID LINE BASED ON A LETTER FROM BLAIR LITTLEJOHN (COUNSEL TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT), TO JERALD CANTON ESQ. DATED NOVEMBER 29, 2000 (VERIFIED BY MEETING WITH SFWMD MARCH 2007); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°52'10"E A DISTANCE OF 1103.60 FEET; THENCE CONTINUE S87°52'04"E A DISTANCE OF 36.50 FEET; THENCE S88°13'01"E A DISTANCE OF 957.09 FEET TO THE CENTERLINE OF THE LAKE WORTH DRAINAGE DISTRICT S-4 CANAL EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 382 OF SAID PUBLIC RECORDS, THENCE S88°18'13"E A DISTANCE OF 210.43 FEET TO THE NORTHWEST CORNER OF LOWE'S HOME CENTER, AS RECORDED IN PLAT BOOK 87, PAGES 193-195 OF SAID PUBLIC RECORDS; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID PLAT S01°41'47"W A DISTANCE OF 320.01 FEET; THENCE CONTINUE ALONG SAID PLAT LINES N88°18'13"W A DISTANCE OF 154.82 FEET; THENCE S01°05'13"E A DISTANCE OF 805.67 FEET TO AUXILIARY POINT A.

CONTAINING 165.371 ACRES MORE OR LESS.

Attachment B
Conditions of Approval
Village Royale (Tuttle Royale) Master Plan
Application No. 22-98 (MP, SE)
Resolution No. 22-31

1. Development Order:

This development order constitutes approval for Master Plan Approval to modify the Village Royale (Tuttle Royale) Master Plan to add 9.289± acres and Special Exception Approval to add the additional 9.289± acres to the Planned Commercial/Residential Development (PCD)

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

2. Site Specific Conditions:

- A. The Master Property Owner's Association governing documents (i.e., Declaration of Covenants and Restrictions) shall be amended and recorded prior to Final Master Plat approval for updated Planned Commercial/Residential Development (PCD). The governing documents shall be in a form acceptable to the Village Attorney.

RESOLUTION NO. 22-31

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 22-98 (MP, SE) – THE APPLICATION OF URBAN DESIGN STUDIOS – PERTAINING TO MASTER PLAN APPROVAL FOR A 165.371± ACRE SITE AND SPECIAL EXCEPTION APPROVAL FOR A PLANNED COMMERCIAL/RESIDENTIAL DEVELOPMENT LOCATED ON THE SOUTH SIDE OF SOUTHERN BOULEVARD APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7 (U.S. 441), IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Village Council of the Village of Royal Palm Beach, Florida (“Village”), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166 Florida Statutes, is authorized and empowered to consider applications relating to zoning and land development; and

WHEREAS, the notice and hearing requirements provided for in the Village Code have been satisfied where applicable; and

WHEREAS, Application No. 22-98 (MP, SE) was presented to the Village Council at its public hearing conducted on November 17, 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. 22-98 (MP, SE), THE APPLICATION OF URBAN DESIGN STUDIOS, 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 17th day of November, 2022.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

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Conditions of Approval
Village Royale (Tuttle Royale)
Application No. 22-98 (MP, SE)
Res. No. 22-31

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

2. Site Specific Conditions:

- A. The Master Property Owner's Association governing documents (i.e., Declaration of Covenants and Restrictions) shall be amended and recorded prior to Final Master Plat approval for updated Planned Commercial/Residential Development (PCD). The governing documents shall be in a form acceptable to the Village Attorney.