

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 22-125 (SP, AAR) AN APPLICATION BY URBAN DESIGN STUDIOS, AND ADOPTION OF RESOLUTION NO. 23-12 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING SITE PLAN AND ARCHITECTURAL APPROVAL FOR A MIXED USE SOCIAL CENTER CONSISTING OF TWELVE (12) MAIN BUILDINGS AND THREE (3) OUTPARCEL BUILDINGS WHICH INCLUDE 460,485 SQ. FT. OF RESIDENTIAL SPACE (401 UNITS), 516,764 SQ. FT. OF RETAIL AND HOTEL SPACE, 82,875 SQ. FT. OF OFFICE SPACE, 1,154,356 SQ. FT. OF PARKING STRUCTURES, AND ASSOCIATED OPEN SPACE AND LANDSCAPING, FOR A PROPERTY LOCATED SOUTH OF SOUTHERN BOULEVARD APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7 (US 441). BY AGENT: LENTZY JEAN-LOUIS.

Issue:

The Applicant is seeking Site Plan and Architectural Approval for a Mixed Use Social Center consisting of twelve (12) main buildings and three (3) outparcel buildings which include 460,485 sq. ft. of residential space (401 units), 516,764 sq. ft. of retail and hotel space, 82,875 sq. ft. of office space, 1,154,356 sq. ft. of parking structures, and associated open space and landscaping, for a property located south of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441). The site is situated within the Mixed Use Social Center (MXS) Zoning District.

Overall, and except for the Landscape Waiver request, the proposed Site Plan is in conformance with the Village's requirements for the MXS Zoning District.

The Planning and Zoning Commission will consider this Application at their April 17, 2023 meeting.

Recommended Action:

Staff is recommending Approval of Application No. 22-125 (SP, AAR) and Resolution No. 23-12. This recommendation is contingent upon the approval of Landscape Waiver Application No. 23-019(LW).

Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	4-20-2023	Action

Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: Tuttle Royale Pod 6

Application: 22-125 (SP, AAR) Main Street at Tuttle Royal (Res. No. 23-12)

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

Request: Site Plan and Architectural Approval for a Mixed Use Social Center consisting of twelve (12) main buildings and three (3) outparcel buildings which include 460,485 sq. ft. of residential space (401 units), 516,764 sq. ft. of retail and hotel space, 82,875 sq. ft. of office space, 1,154,356 sq. ft. of parking structures, and associated open space and landscaping, for a property located south of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Hearings: Planning and Zoning Commission: April 17, 2023
Village Council: April 20, 2023

Recommendation: Approval

II. Site Data:

Site Area: 41.135± acres

Property Control Numbers: 72 41 43 36 00 000 7080, 7090, 7100;
72-41-43-36-12-004-0010, 0021, 0022; 0023;
72-41-43-36-12-012-0000; 72-42-43-27-05-009-0093,
0098, 0094, 0091, 0101; 72-41-43-36-12-004-0011; 72-
41-43-36-00-000-7370, 7380

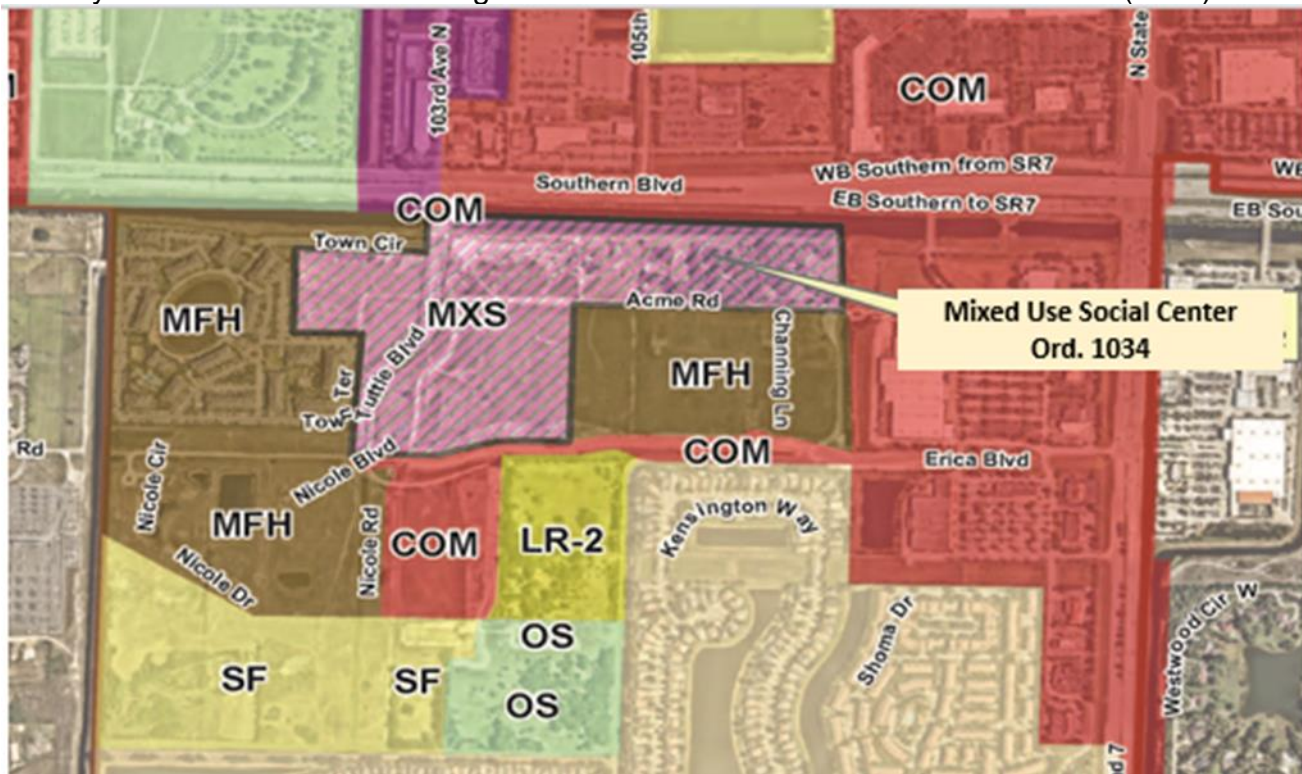
Existing Land Use: Single Family Residential

Existing FLUM Designation: Mixed Use Social Center (MXS)

Existing Zoning District: Mixed Use Social Center (MXS)

Table 1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	Existing:	FLUM:	Zoning:
North	Al Packer, Autozone	Commercial (COM)	General Commercial (CG)
South	Pod 7 & Bell Property	Commercial (COM) & Low Residential (LR-2, PBC)	General Commercial (CG) & Agricultural Residential (AR, PBC)
East	Pod 3 & Lowe's	Multi-Family High Density Residential, Commercial (COM)	Multi-Family Residential (RM-14) & General Commercial (CG)
West	Phase 1 North	Multi-Family High Density Residential (MFH)	Multi-Family Residential (RM-18)

Directly below is an aerial showing the location of the Mixed Use Social Center (MXS).



III. Intent of Petition:

The Applicant is seeking Site Plan and Architectural Approval for a Mixed Use Social Center consisting of twelve (12) main buildings and three (3) outparcel buildings which include 460,485 sq. ft. of residential space (401 units), 516,764 sq. ft. of retail and hotel space, 82,875 sq. ft. of office space, 1,154,356 sq. ft. of parking structures, and associated open space and landscaping, for a property located south of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441). The site is situated within the Mixed Use Social Center (MXS) Zoning District.

IV. History:

The subject property is located on the south side of Southern Boulevard and west of State Road 7. The parcels are contiguous to the Village boundary on the north and south sides and adjacent to Wellington's boundary on the west side. The properties were annexed into the Village Boundary by adoption of Ordinances 918 and 919 by the Village Council on September 17, 2015 and September 3, 2015, respectively. These properties were given a Commercial (COM) Land Use Designation and General Commercial (CG) Zoning Designation in 2019. The Village Council on September 18, 2022 adopted Ordinance No. 1028 in order to amend the Village's Comprehensive Plan's Future Land Use Element to add an entirely new *Mixed Use Social Center (MXS)* Land Use Designation. The intent of the amendment was to create a Future Land Use Designation that allows for "innovative, and urban mixed use developments that provide integrated, vibrant, compatible, and complimentary uses within a single development." The Village Council on December 15, 2022 approved Ordinance No. 1027 which amend the Village's Zoning Code to add an entirely new *Mixed Use Social Center (MXS)* Zoning District. Village Council on December 15, 2022 approved a Land Use Map Amendment to designate these parcels Mixed Use Social Center. Subsequently Village Council on January 19,

2023 Village Council approved Ordinance 1034 assigning the Mixed Use Social Center (MXS) Zoning District designation to these parcels.

V. Analysis:

The Applicant is seeking Site Plan and Architectural Approval for a Mixed Use Social Center consisting of twelve (12) main buildings and three (3) outparcel buildings which include 460,485 sq. ft. of residential space (401 units), 516,764 sq. ft. of retail and hotel space, 82,875 sq. ft. of office space, 1,154,356 sq. ft. of parking structures, and associated open space and landscaping, for a property located south of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441). The site is situated within the Mixed Use Social Center (MXS) Zoning District.

The Site Plan has been designed to achieve an innovative Mixed Use Development that provides compatible, balanced, and integrated land uses within a single project. The Site Plan includes residential, commercial and public open space to allow for living, working and entertainment in a pedestrian-oriented community. The Site Plan is regulated by the Mixed Use Social Center (MXS) Zoning District which consists of elements of Form-Based Code (a land development regulation that fosters predictable built results and a high-quality public realm by using physical form rather than setbacks and separation of uses as the organizing principle for the code). For an illustration of the Site Plan please refer to **Attachment C**.

The Site Plan consists of a total of 15 multi-purpose buildings that consist of three (3) Building Frontage Styles. Each of these building meet the design guidelines for the Building Frontage Styles as it pertains to Building Frontage Percentage within Build-To-Zone, Percentage of Ground Floor Pedestrian Coverings, Minimum Building Separation, Ground Floor Tenant Width, Building Length, Floor to Ceiling Height, Ground Floor Transparency, Above First Floor Transparency, Minimum Sidewalk Width from Frontage, and Percent of Arcade. Please refer to **Attachment E** for an illustration of the proposed buildings and their Architectural Style. A description of these three (3) styles are as follows:

Storefront Style – In the Storefront Style building, the main façade of the building is near the frontage line with an at-grade entrance along the public way. This building style is intended for retail/office use on the ground floor and residential or office uses above. It has substantial glazing at the sidewalk level and may include an awning, arcade, canopy, or balcony that may overlap the sidewalk. It may be used in conjunction with other frontage styles. These standards are applicable for front and side building facades.

Arcade Style – The Arcade Style building contains a pedestrian covering along the face of the building supported by columns on the opposite side. This building style is intended for retail, dining, recreation, and entertainment uses. Architectural treatments include but not limited to recessions, projections, cornices, and other ornamental and structural architectural details shall be applied along the front and side facades of the Arcade Style building.

General Style - The General Style building adheres to Sec. 26-73 *Lange scale commercial/industrial projects twenty thousand square feet or larger in size*. The purpose of this section of the code is to provide additional design standards and guidelines for larger buildings to discourage large blank walls through projections and recessions along with repeating façade treatments within the building façade.

Pursuant to Sec. 26-75 (g) (2) of Village Code, requirements for recreational space are 10 acres of recreation space, per every 1,000 residents. Each dwelling unit generates 2.5 residents, per Village Code. Thus, based up on the proposed 401 multifamily dwelling units, the following recreation area is required:

401 du x 2.5 persons/unit = 1002.5 persons

1002.5 persons/1,000 = 1.0025 x 10 acres = **10.0 acres of recreation space**

Sec. 26-75 (h) (2) allows for a credit for private open space, where up to 50% of the required recreation area can be provided as private open space, to the residents of the subdivision. The Applicant is proposing to provide a total of five (5) acres of private recreation onsite for a total of 50% of the project's recreation obligation. The required private recreation activities throughout the site include the "square" open space, which will be open lawn for event programming, and potential uses such as yoga, frisbee, soccer, or picnicking, and will be used as a versatile and flexible space over the 1.3 acres. Also included in the recreational facilities are a dog park at the corner of Tuttle Boulevard & Erica Boulevard; Giant Chess north of Building 5; an amenity deck on the Building 3 rooftop consisting of clubhouse area, a pool, pickle ball court, and tennis court; lounge/lobby areas and fitness area for Buildings 1,2,5,6, and 10; a Pavilion area and a fire pit north of Building 4; an outdoor playground south of Building 8; and a recreation lawn east of Building 12.

Also included in the proposed recreation space area is a continuous 10' shared-use pedestrian path which meanders within the 25' landscape buffers along a portion of the northern, eastern and southern perimeter of the site, as well as the western edge near Building 9. This is included in the overall pedestrian network for the site which also provides sidewalk connectivity to Pod 3 to the east, and the residential apartment development for The Point at Southern Blvd to the west.

The Applicant is also offering to pay a fee in lieu of dedication of land to the Village for acres or 50% of the project's recreation obligation. Village Code Sec. 26-75.4 (h) (3) allows for a fee in lieu of dedication of land and the Applicant is proposing a \$320,000.00 per acre fee in lieu of payment for the 5 acre recreation obligation for a total of \$1,600,000.00.

Village Code Sec. 26-95 (9)(n) *Special Events and Outdoor Uses* allows Village Council to approve a Minor Special Event Plan. This plan shall include the areas which these events will occur (please refer to SP-9 **within Attachment C**) and a description of the Minor Special Events that will occur in these areas are as follows:

1. Concert Events
2. Child Athletic Events
3. Car Shows
4. Food Festivals
5. Farmers Market
6. Movie Nights; etc.

Giving the scale of this project, as part of the Site Plan evaluation, security became a topic for the Mixed Use Social Center (MXS) as well as the overall Master Planned Community. The Applicant has provided a Security Plan and agrees to provide the following:

1. Roaming, uniformed security guards within the project through a combination of walking, biking, golf cart or motor vehicle.

2. Two (2) Sworn Deputy's will also be hired and on patrol Friday and Saturday evenings and Early Sunday Mornings.
3. Additional Sworn Deputy's may be hired and utilized for Major Events if deemed necessary by the Village during the Major Special Event approval Process.
4. The security program will also include installation of a security camera system monitoring high traffic volumes areas throughout the parking garages, roadways, walkways, entrances, exits, parks and other gathering areas.
5. System will also include License plate readers to track/record all vehicles entering the property.

In reviewing this petition, Village Staff also considered conformity with the Village's Zoning Code pertaining to the Mixed Use Social Center (MXS) Zoning District. Specifically, the proposed project meets the requirements for the Mixed Use Social Center (MXS) Zoning District as follows:

1. Parcel size: The site is 41± acres in size and exceeds the minimum area required for the Mixed Use Social Center (MXS) Zoning District designated property of 40 acres.
2. Open Space: The proposed site dedicates 9.5 acres or 23% of the site for Open Space and exceeds the minimum Open Space requirement of 20%.
3. Setbacks: The proposed buildings meet the required perimeter setbacks for this zoning district.
4. Parking Requirements: The Applicant is proposing to provide 3,435 parking spaces where Village Code requires a total of 3,250 for an excess of 185 parking spaces.
6. Landscape Areas: Aside from the Landscape Waiver request, the proposed site plan complies with all aspects of the Village's Landscape Code. For an illustration of the Landscape Plan please refer to **Attachment D**.
7. Maximum Building Height: The proposed building meet the maximum building height for the Mixed Use Social Center (MXS) Zoning District.

Overall, and except for the Landscape Waiver request, the proposed Site Plan is in conformance with the Village's requirements for the MXS Zoning District.

VI. Staff Recommendation:

Staff is recommending Approval of Application No. 22-125 (SP, AAR) and Resolution No. 23-12. This recommendation is contingent upon the approval of Landscape Waiver Application No. 23-019(LW).

VII. Hearing History:

Planning and Zoning Commission:

The Planning and Zoning Commission will consider this Application at their April 17, 2023 meeting.

Attachment A
Legal Description
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

DESCRIPTION:

POD 6 LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS DT-1 AND DT-2 OF THE PLAT OF TUTTLE ROYALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

TOGETHER WITH A PORTION OF TRACT 9 AND 10, BLOCK 9 OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT 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 1319.62 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 CANTOR ESQ. DATED NOVEMBER 29, 2000 (VERIFIED BY MEETING WITH SFWMD MARCH 2007); THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, S83°44'24"E A DISTANCE OF 627.16 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S01°30'19"W A DISTANCE OF 10.19 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL (C-51), SAID LINE AS SHOWN ON THE C-51 CANAL RIGHT-OF-WAY MAP CONTRACT NO. CN04901-2003; THENCE S88°52'41"E, A DISTANCE OF 110.68 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE CONTINUE ALONG SAID C-51 RIGHT-OF-WAY LINE S87°52'10"E A DISTANCE OF 1963.46 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID C-51 RIGHT-OF-WAY S87°52'10"E A DISTANCE OF 36.50 FEET; THENCE CONTINUE ALONG SAID C-51 RIGHT-OF-WAY THE FOLLOWING TWO CALLS S88°13'01"E A DISTANCE OF 957.09 FEET; THENCE S88°18'13"E A DISTANCE OF 210.43 FEET TO A POINT ON THE WESTERLY LINE OF THE PLAT OF LOWE'S HOME CENTER AS RECORDED IN PLAT BOOK 87, PAGE 193 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID WESTERLY LINE S01°41'47"W A DISTANCE OF 320.01 FEET; THENCE LEAVING SAID WESTERLY LINE N88°18'13"W A DISTANCE OF 154.82 FEET TO A POINT ON THE EASTERLY LINE OF AN 80 FOOT WIDE LAKE WORTH DRAINAGE DISTRICT CANAL EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 382, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE S01°05'13"E A DISTANCE OF 15.60 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT DT-3 OF SAID PLAT OF TUTTLE ROYALE; THENCE ALONG SAID NORTHERLY LINE N88°33'11"W A DISTANCE OF 1048.97 FEET; THENCE LEAVING SAID NORTHERLY LINE N01°31'44"E A DISTANCE OF 341.89 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 41.135 ACRES MORE OR LESS.

Attachment B
Conditions of Approval
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

1. Development Order:

Site Plan and Architectural Approval for a Mixed Use Social Center consisting of twelve main (12) buildings and three (3) outparcel buildings which include 460,485 sq. ft. of residential space (401 units), 516,764 sq. ft. of retail and hotel space, 82,875 sq. ft. of office space, 1,154,365 sq. ft. of parking structures, and associated open space and landscaping

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.
- C. Dumpster pads will be sloped to drain onto a pervious area.
- D. Revise all plans to reflect all required changes and resubmit to the Village prior to the issuance of a building permit.
- E. Prior to the issuance of the first building permit, the applicant shall be required to pay a fee in lieu of dedication of land and the Applicant shall make a payment of \$320,000.00 per acre fee in lieu of payment for the 5 acre recreation obligation for a total of \$1,600,000.00.
- F. Developer shall complete the northeast access roadway connection which runs east to west between Pod 3 and Pod 6 and connects to the existing Lowe's Road prior to issuance of the first CO.
- G. The developer must schedule a pre-application meeting with the South Florida Water Management District (SFWMD) and the Village Engineer or their designee. The SFWMD meeting will be to request permission to re-grade and sod all SFWMD right of way south of the C-51 canal and contiguous to Pod 6 and Tuttle Boulevard. The developer shall mow and maintain the right-of-way on a bi-weekly basis. If SFWMD agrees to allow and/or issue a permit for the improvements, the developer must complete the improvements prior to issuance of the first certificate of occupancy (CO). If SFWMD refuses to allow and/or issue a permit to perform the improvements within one (1) year of the pre-application meeting, the condition will be withdrawn. If SFWMD allows only a portion of the improvements, then that portion would still be required.

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.
 - M. No Engineering permit applications shall be accepted prior to the Tuttle Royale II Preliminary Plat approval by Village Council. No Building Permit applications shall be accepted prior to Final Master Plat approval of Tuttle Royale II. After building permit applications are accepted, the applicant may seek conditional building permits per Sec. 22-24 of Village Code. Additionally, no Certificate of Occupancy

shall be issued until the public park is deeded and accepted by the Village of Royal Palm Beach, unless a different time frame for the deed and acceptance is agreed to by the Village in the amended Construction Agreement for Required Improvements, and no Certificate of Occupancy shall be issued until all Tier 1 public improvements supporting Tuttle Royale II Master Plat, have been completed and accepted in accordance with Chapter 22 of Village Code including, but not limited to, the completion of Erica Boulevard from State Road 7 to Tuttle Boulevard and Lulfs Road to the proposed public park site.

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. Participation in approved Streetscape programs shall be fully funded at the time of building permit issuance. Funding shall be a cash payment based on \$50.00 per linear foot frontage on Southern Boulevard (1,647 feet) for a total payment of \$82,350.00 and shall be paid prior to the issuance of a building permit.
- H. 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.
- 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.

5. Palm Beach County Traffic Performance Standards Conditions

- 1. No Building Permits for the site may be issued after December 31, 2025. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code.

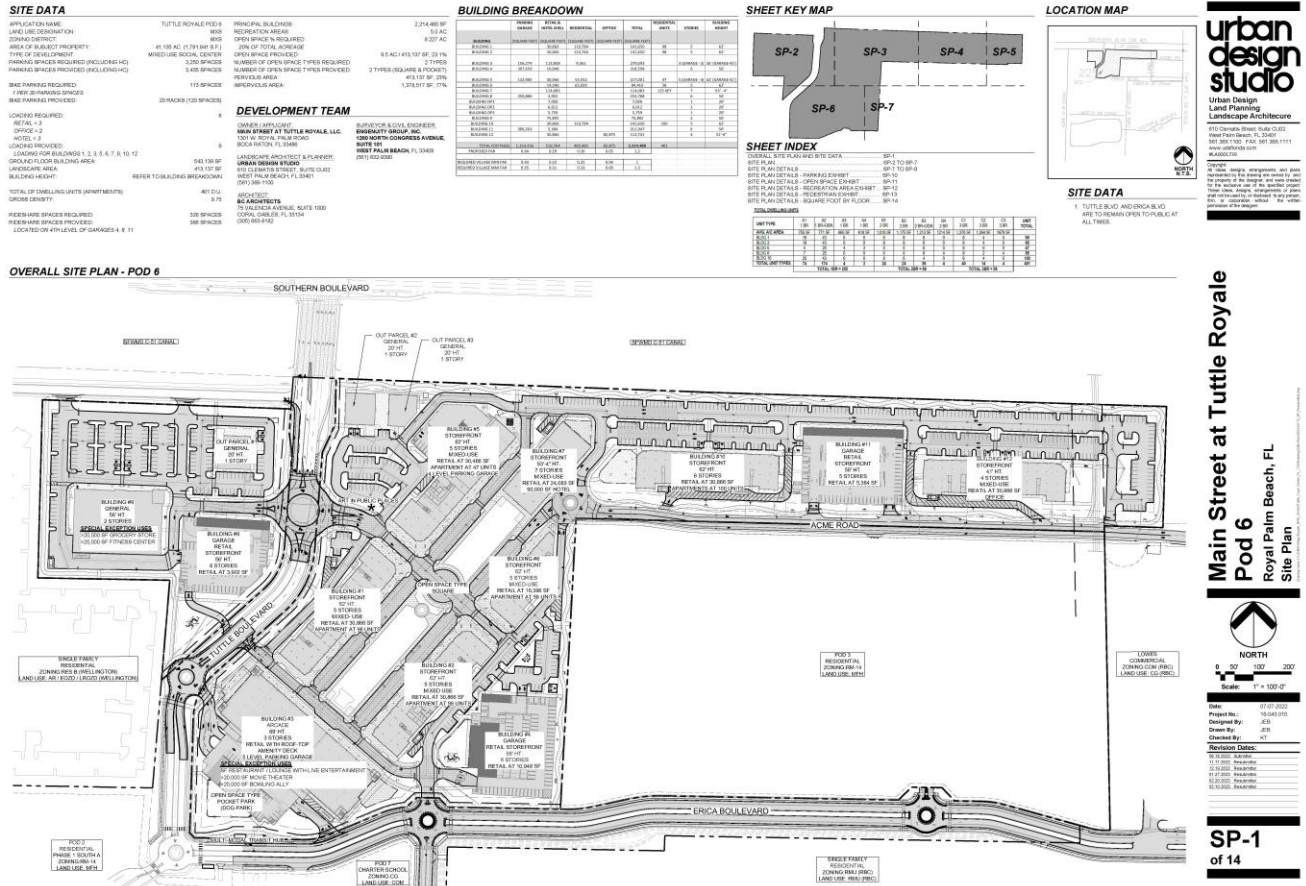
- 2.. Building Permits for more than 381 inbound AM trips shall not be issued until the Property Owner/Developer makes a proportionate share payment of the overall construction cost of widening of the following roadways:
 - a. 13.2% of the cost of widening Southern Blvd from Big Blue Trace to Palms West Pkwy (EB) from 6 lanes divided to 8 lanes divided.
 - b. 13.2% of the cost of widening Southern Blvd from Palms West Pkwy to Forest Hill Blvd (EB) from 6 lanes divided to 8 lanes divided.
 - c. 17.4% of the cost of widening Southern Blvd from Royal Palm Beach to Lamstein Lane (EB) from 8 lanes divided to 8+ lanes divided.
 - d. 25.3% of the cost of widening Southern Blvd from Lamstein Lane to 103rd Road (EB) from 8 lanes divided to 8+ lanes divided.
3. No Certificate of Occupancy shall be issued until the Property Owner/Developer completes construction of the Access Road connecting SR- 80 and SR-7 through the property. Note that this roadway shall always be open to the public with no impediments to travel between SR-80 and SR-7.
4. No Certificate of Occupancy shall be issued until the Property Owner/Developer completes conversion of the directional opening on SR-7 at Lowe's Road to a full signalized intersection as approved by FDOT.
5. The Property Owner/Developer shall fund the cost of signal installation, if warranted as determined by the FOOT/County Engineer, at Lowes restricted median opening at SR-7. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.
 - a. Building Permits shall not be issued until the developer provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division.
 - b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner/Developer shall provide written notice to the Traffic Division stating that the final certificate of occupancy for the overall Village Royale Masterplan has been issued and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner.

6. Security Plan Conditions:

- A. Roaming, uniformed security guards within the project through a combination of walking, biking, golf cart or motor vehicle.
- B. Two (2) Sworn Deputy's will also be hired and on patrol Friday and Saturday evenings and Early Sunday Mornings.
- C. Additional Sworn Deputy's may be hired and utilized for Major Special Events if deemed necessary by the village during the Major Special Event approval Process.
- D. The security program will also include installation of a security camera system monitoring high traffic volumes areas throughout the parking garages, roadways, walkways, entrances, exits, parks and other gathering areas.
- E. The system will also include License plate readers to track and record all vehicles that enter the property.

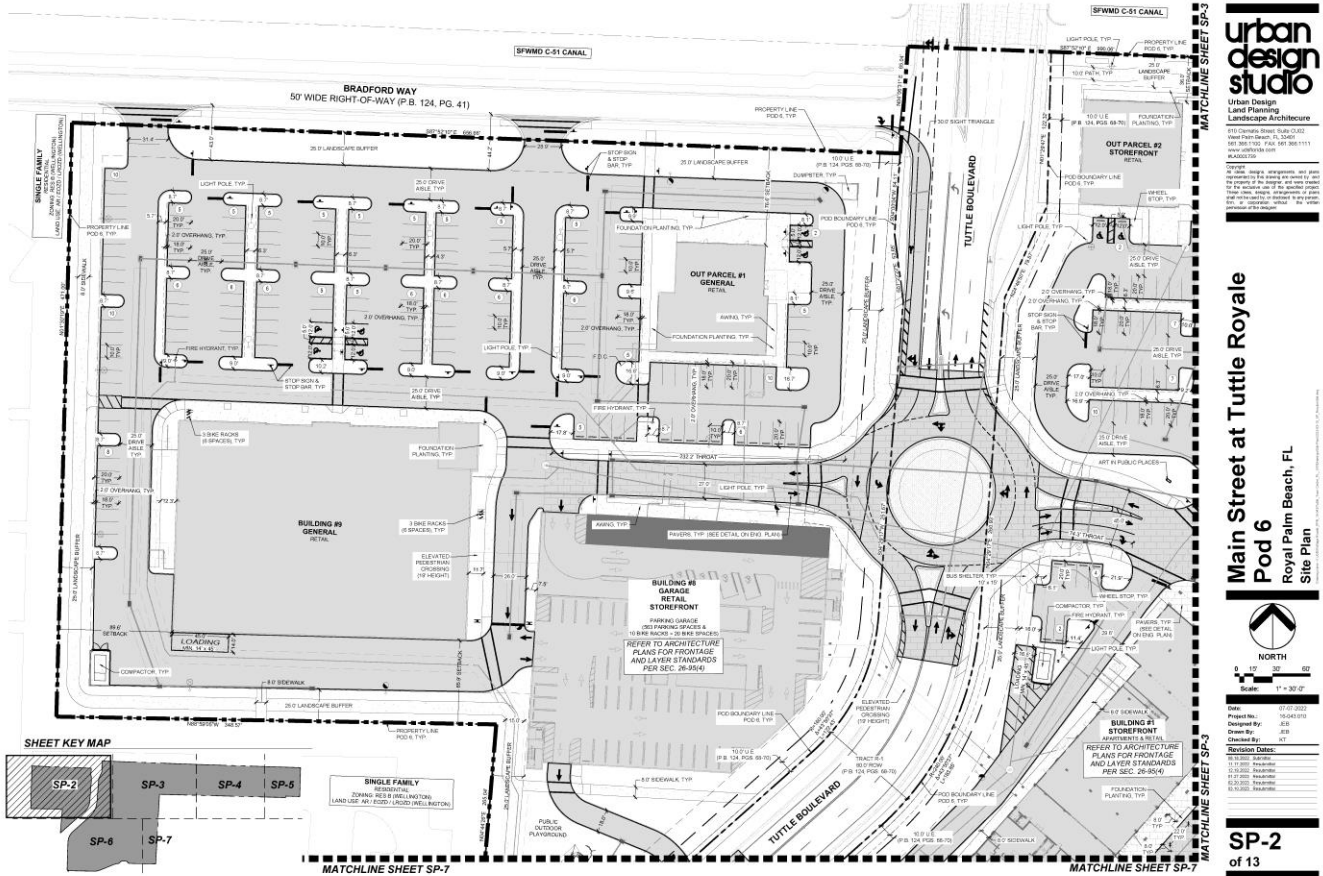
Attachment C Site Plan Main Street At Tuttle Royale LLC POD 6 Application No. 22-125 (SP, AAR) Resolution No. 23-12

Directly below is an illustration of the Site Plan.



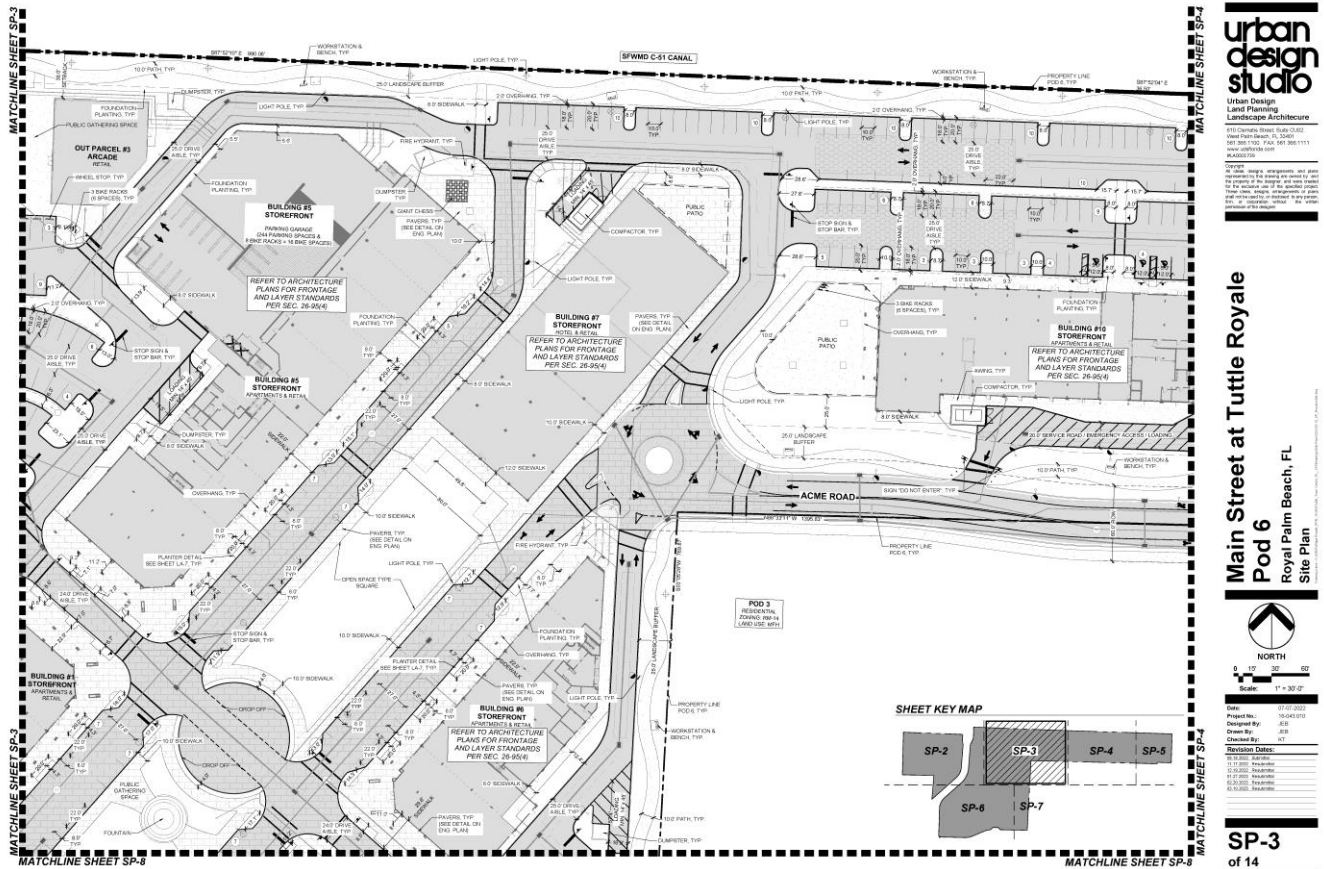
Attachment C Cont'd
Site Plan
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is an illustration of the Site Plan.



Attachment C Cont'd
Site Plan
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is an illustration of the Site Plan.



Attachment C Cont'd

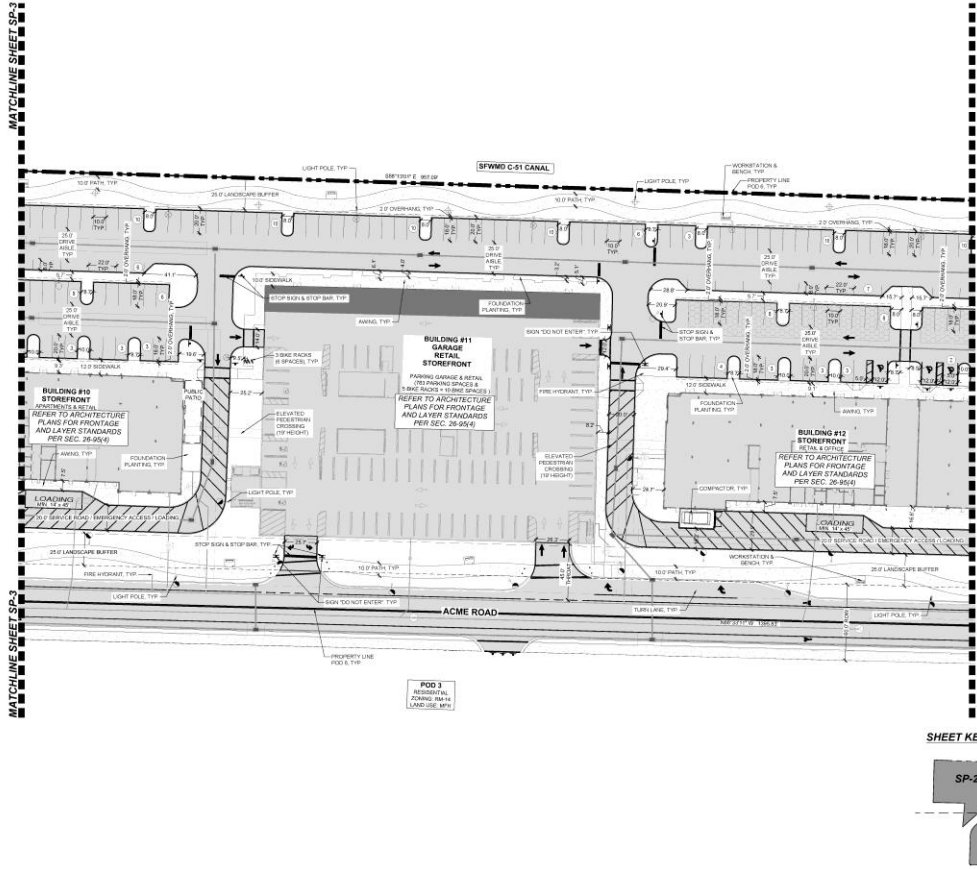
Site Plan

Main Street At Tuttle Royale LLC POD 6

Application No. 22-125 (SP, AAR)

Resolution No. 23-12

Directly below is an illustration of the Site Plan.



Main Street at Tuttle Royale
Pod 6
Royal Palm Beach, FL
Site Plan



Attachment C Cont'd

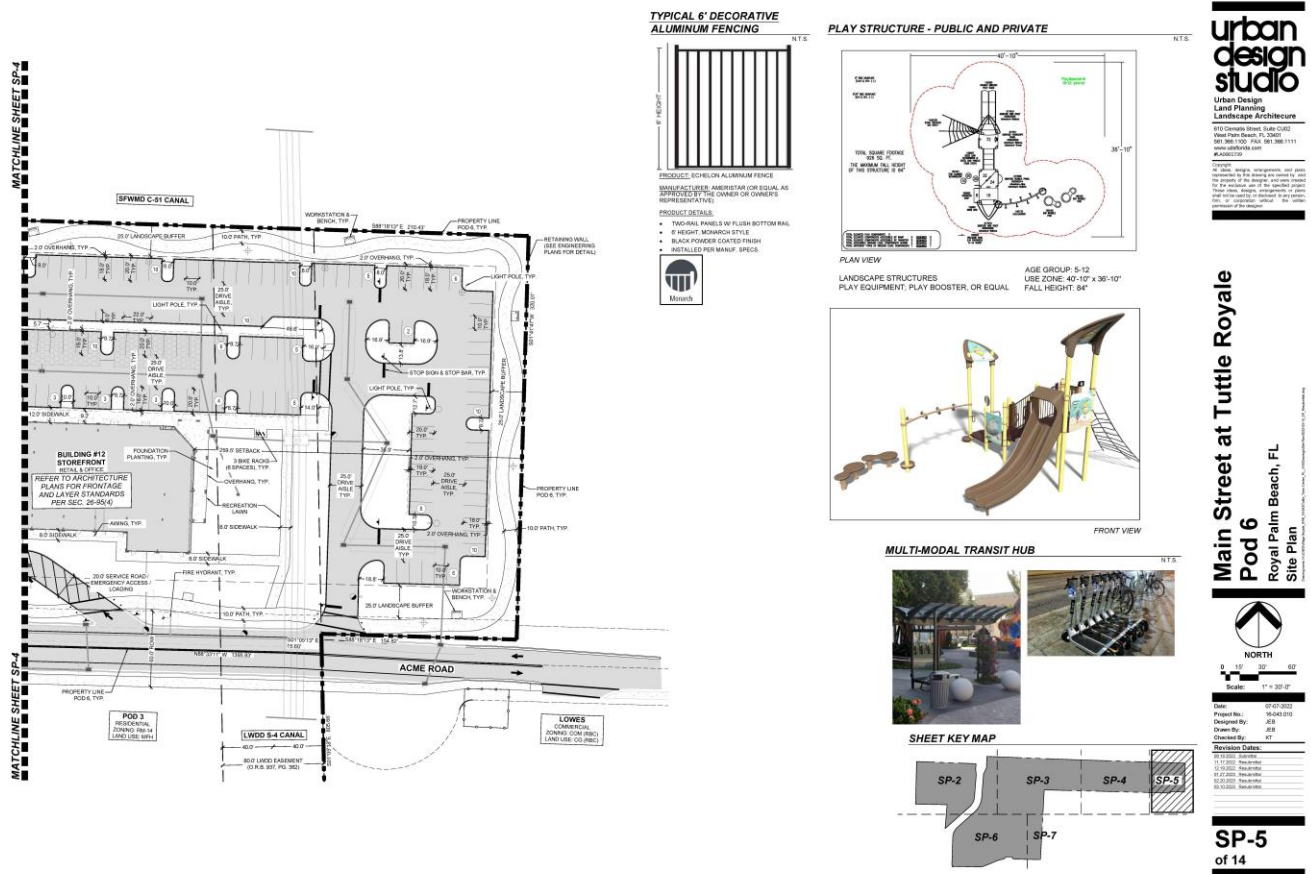
Site Plan

Main Street At Tuttle Royale LLC POD 6

Application No. 22-125 (SP, AAR)

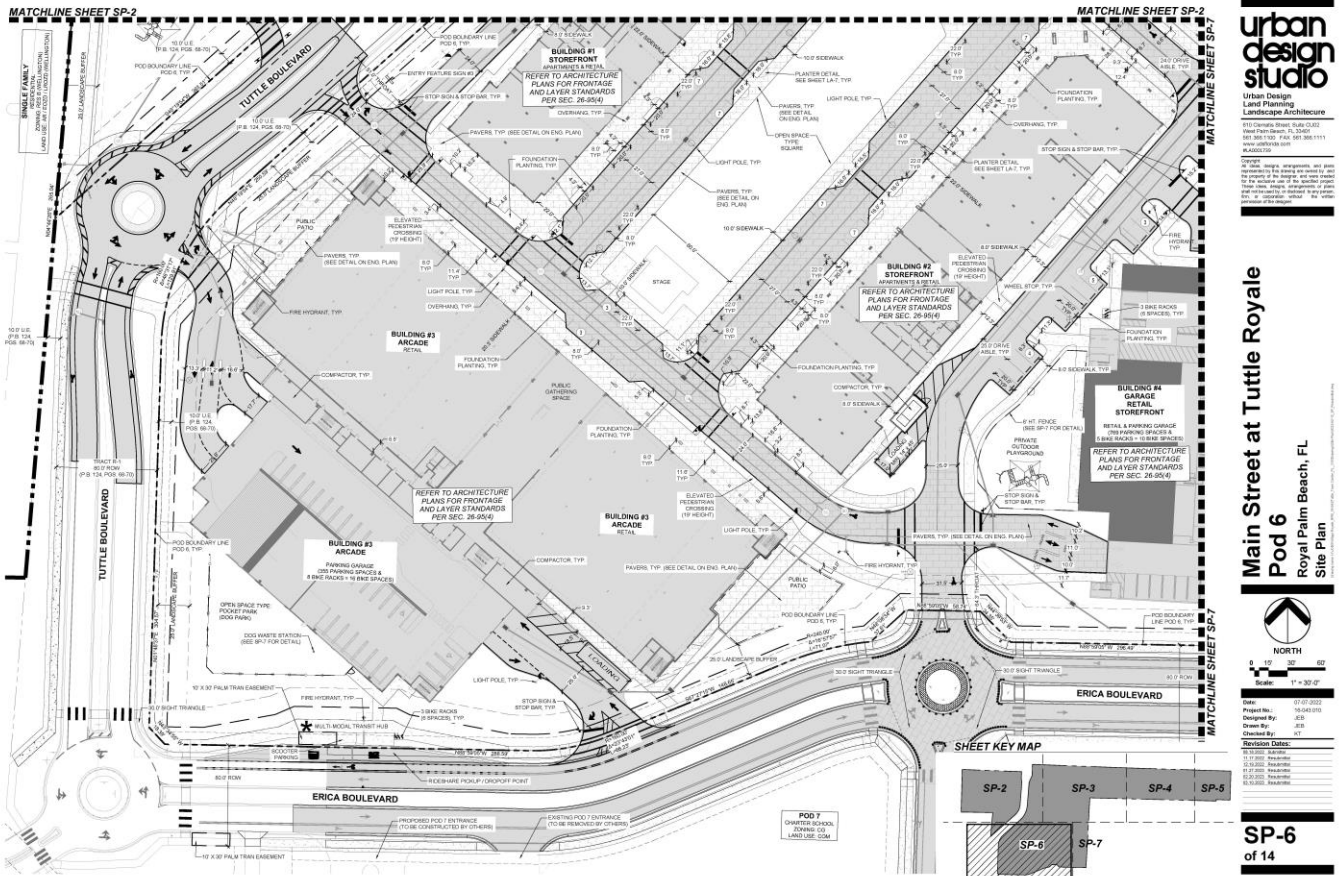
Resolution No. 23-12

Directly below is an illustration of the Site Plan.

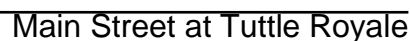


Attachment C Cont'd
Site Plan
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is an illustration of the Site Plan.

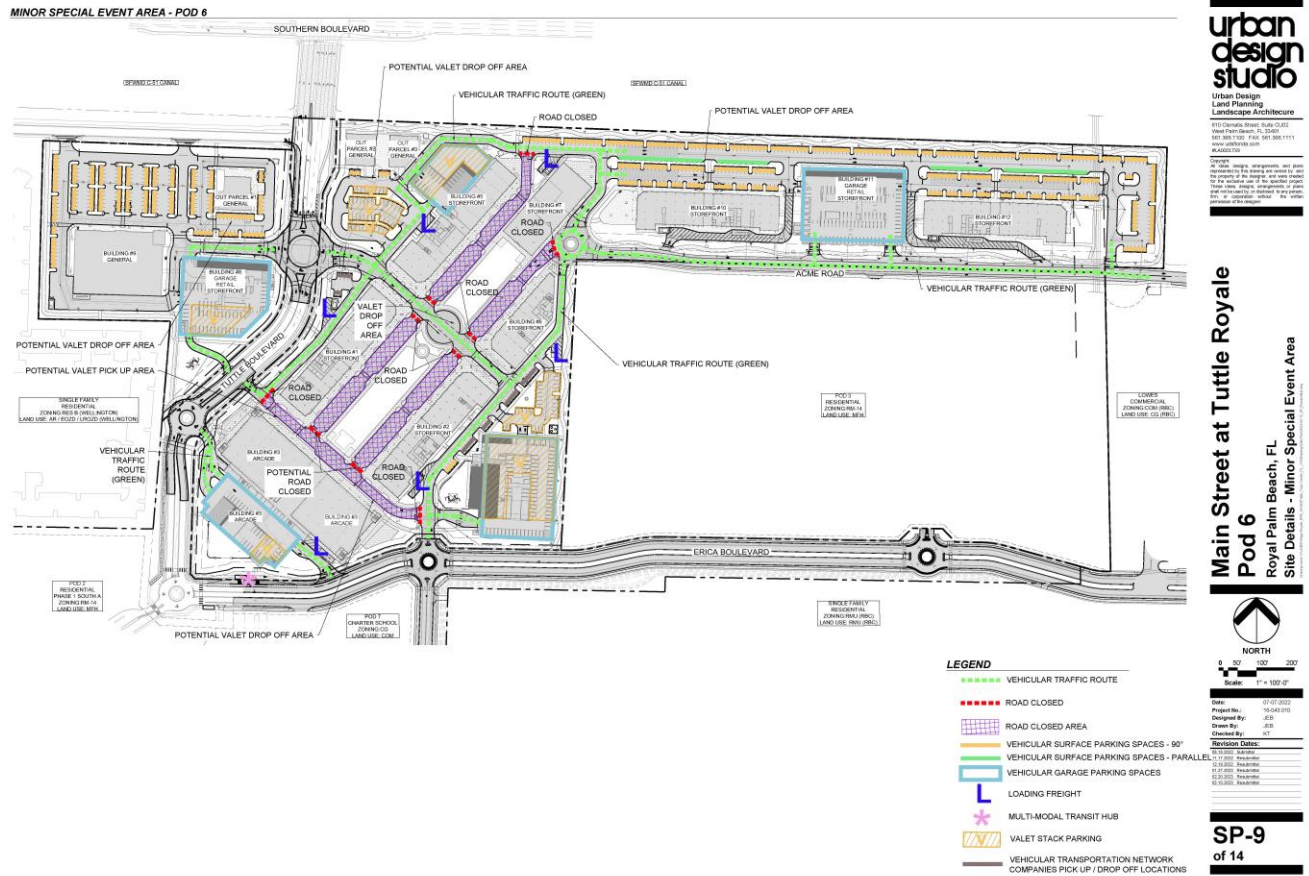


Directly below is an illustration of the Site Plan.



Attachment C Cont'd Site Plan Main Street At Tuttle Royale LLC POD 6 Application No. 22-125 (SP, AAR) Resolution No. 23-12

Directly below is an illustration of the Site Plan.



Attachment C Cont'd Site Plan Main Street At Tuttle Royale LLC POD 6 Application No. 22-125 (SP, AAR) Resolution No. 23-12

Directly below is an illustration of the Site Plan.

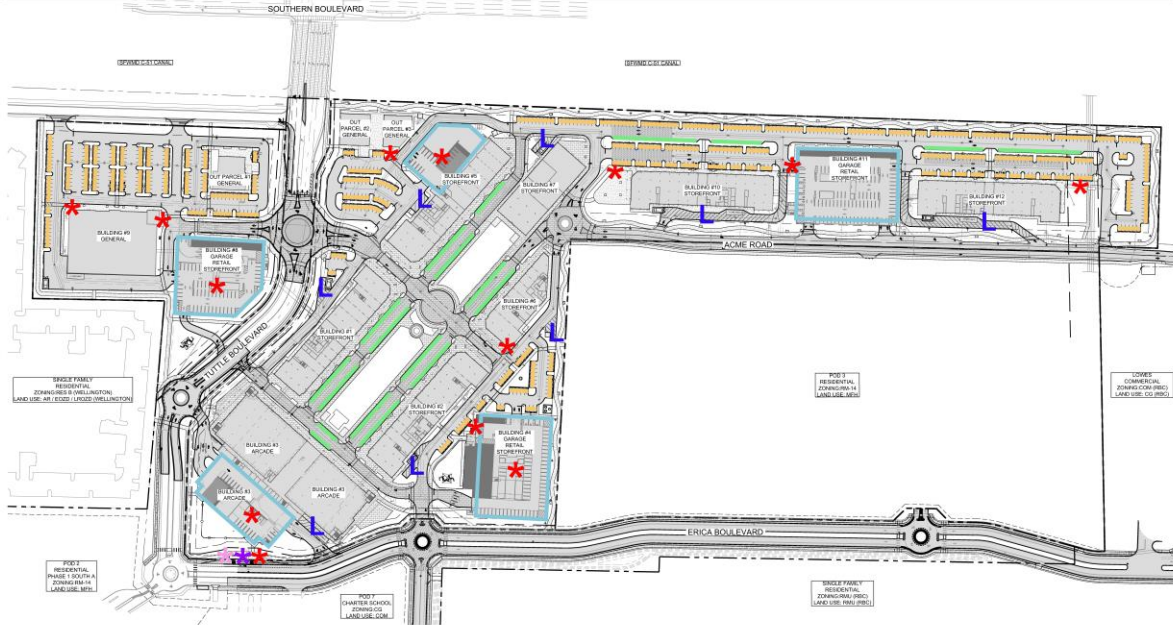
PARKING EXHIBIT BREAKDOWN

BREAKDOWN OF SP BY PARKING CATEGORY					
NON-RESIDENTIAL					
SHOPPING CENTER (1 PER 200)	347,200 SF	1,736	HC PARKING REQUIRED	43 SPACES	
ROLLING ALLEYWAY (PER ALLEYWAY)	50 LAMES	100	GARAGE HC SPACES PROVIDED	7 SPACES	
MOVIE THEATER (1 PER 1 SEAT)	716 SEATS	239	SUBTOTAL HC SPACES PROVIDED	7 SPACES	
HOTEL (1 PER ROOM, 1 PER EMPLOYEE ON MAX SHIFT)	120 ROOMS & 40 EMPLOYEES	165	TOTAL HC PARKING PROVIDED	43 SPACES	
OFFICE	60,000 SF	276			
TOTAL		2,265			
RESIDENTIAL					
ONE BEDROOM UNITS (1.5 PER UNIT)	200 UNITS	300	TOTAL LOADING SPACES REQUIRED	7 SPACES	
TWO BEDROOM UNITS (2 PER UNIT)	60 UNITS	120	OFFICE LOADING SPACES REQUIRED	7 SPACES	
THREE BEDROOM UNITS (2.5 PER UNIT)	50 UNITS	125	HOTEL LOADING SPACES REQUIRED	8 SPACES	
TOTAL		545	TOTAL LOADING SPACES REQUIRED	22 SPACES	
PARKING REQUIRED					
Garage Spaces		2,714			
Surface Parking Spaces		731			
PARKING PROVIDED		3,445			

LEGEND

- * BIKE PARKING
- * SCOOTER PARKING
- VEHICULAR SURFACE PARKING SPACES - 90°
- VEHICULAR SURFACE PARKING SPACES - PARALLEL
- VEHICULAR GARAGE PARKING SPACES
- L LOADING AREA
- * MULTI-MODAL TRANSIT HUB

PARKING EXHIBIT



Main Street at Tuttle Royale
Pod 6
Royal Palm Beach, FL
Site Details - Parking Exhibit



SP-10
of 14

Directly below is an illustration of the Site Plan.



Main Street at Tuttle Royale
Pod 6
Royal Palm Beach, FL
Site Details - Open Space Exhibit



Age Group	Percentage
18-24	10%
25-34	15%
35-44	18%
45-54	12%
55-64	10%
65-74	8%
75-84	5%
85+	2%

Scale: 1" = 100'-0"

Date:	07-07-2022
Project No.:	16-043.010
Project Name:	...

Designed By: JDB
Drawn By: JDB
Checked By: KT

Revision Dates:
08.12.2022: 04.40164
15.12.2022: 05.40164

02.10.2002. (Weekend)
03.10.2002. (Weekend)
04.10.2002. (Weekend)
05.10.2002. (Weekend)
06.10.2002. (Weekend)

12/11/2020 Page 4 of 4

SP-11

of 14

Directly below is an illustration of the Site Plan.



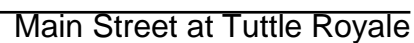
**Main Street at Tuttle Royale
Pod 6**
Royal Palm Beach, FL
Site Details - Recreation Area Exhibit



Date:	07-07-2022
Project No.:	16-043.010
Designed By:	JCB
Drawn By:	JCB
Checked By:	KT
Revision Dates:	
08.10.2022	JCB
11.17.2022	KT
22.10.2022	JCB
11.27.2022	KT
02.20.2023	JCB
09.30.2023	KT

SP-12
of 14

Directly below is an illustration of the Site Plan.



Attachment C Cont'd

Site Plan

Main Street At Tuttle Royale LLC POD 6

Application No. 22-125 (SP, AAR)

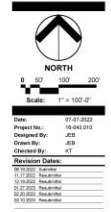
Resolution No. 23-12

Directly below is an illustration of the Site Plan.

MAIN STREET AT TUTTLE ROYALE SQUARE FOOT BY FLOOR													
BLDG.	FLOOR	USE	LEASABLE/GROSS SQ. FT.	BLDG.	FLOOR	USE	LEASABLE/GROSS SQ. FT.	TOTAL ALL BUILDINGS		2,214,480	Floor Area Ratios		
											PROVIDED	min	max
1	1	COMMERCIAL	30,866	7	1	COMMERCIAL	24,083	TOTAL APARTMENT SQ FOOTAGE		460,485	0.26	0.25	0.33
	2	APARTMENTS	27,696		2	HOTEL	15,000	TOTAL COMMERCIAL/HOTEL SQUARE FOOTAGE		516,764	0.29	0.22	0.31
	3	APARTMENTS	27,696		3	HOTEL	15,000	TOTAL OFFICE SQUARE FOOTAGE		82,875	0.05	0.04	0.09
	4	APARTMENTS	27,696		4	HOTEL	15,000	TOTAL PARKING SQ FOOTAGE		1,154,356	0.64	0.43	0.65
	5	APARTMENTS	27,696		5	HOTEL	15,000	TOTAL SITE SQUARE FOOTAGE		1,791,841	1.24	1.00	1.30
TOTAL BUILDING			141,650		6	HOTEL	15,000						
2	1	COMMERCIAL	30,866	TOTAL BUILDING			114,088	APARTMENTS MIX:		401			
	2	APARTMENTS	27,696	8	1	COMMERCIAL	3,902	ONE BEDROOM UNITS		255			
	3	APARTMENTS	27,696		1	PARKING GARAGE - LEVEL 1	35,202	TWO BEDROOM UNITS		88			
	4	APARTMENTS	27,696		2	PARKING GARAGE - LEVEL 2	43,700	THREE BEDROOM UNITS		58			
	5	APARTMENTS	27,696		3	PARKING GARAGE - LEVEL 3	43,700						
TOTAL BUILDING			141,650		4	PARKING GARAGE - LEVEL 4	43,700						
3	1	COMMERCIAL	56,929		5	PARKING GARAGE - LEVEL 5	43,700						
	2	COMMERCIAL	56,929	6	PARKING GARAGE - LEVEL 6	40,884	TOTAL BUILDING		254,788				
	3	RESIDENTIAL AMENITY DECK	9,561	OP1	1	RESTAURANT	7,000						
	4	PARKING GARAGE - LEVEL 1	34,386	OP2	1	RESTAURANT	6,612						
	5	PARKING GARAGE - LEVEL 2	33,910	OP3	1	RESTAURANT	5,759	TOTAL BUILDING		19,371			
4	1	PARKING GARAGE - LEVEL 3	33,910	9	1	COMMERCIAL	37,946						
	2	PARKING GARAGE - LEVEL 4	33,910		2	COMMERCIAL	37,946	TOTAL BUILDING		75,892			
	3	PARKING GARAGE - LEVEL 5	20,158	10	1	COMMERCIAL	30,866						
	4	PARKING GARAGE - LEVEL 6	20,158		2	APARTMENTS	27,696						
	5	PARKING GARAGE - LEVEL 7	20,158		3	APARTMENTS	27,696						
TOTAL BUILDING			279,693		4	APARTMENTS	27,696						
5	1	COMMERCIAL	10,948	TOTAL BUILDING			141,650						
	2	PARKING GARAGE - LEVEL 1	43,134	11	1	COMMERCIAL	5,384						
	3	PARKING GARAGE - LEVEL 2	53,701		1	PARKING GARAGE - LEVEL 1	42,657						
	4	PARKING GARAGE - LEVEL 3	53,701		2	PARKING GARAGE - LEVEL 2	53,579						
	5	PARKING GARAGE - LEVEL 4	53,701		3	PARKING GARAGE - LEVEL 3	53,579						
6	PARKING GARAGE - LEVEL 5	53,701	4		PARKING GARAGE - LEVEL 4	53,579							
TOTAL BUILDING			318,598		5	PARKING GARAGE - LEVEL 5	53,579						
6	1	COMMERCIAL	30,466	TOTAL BUILDING			49,590	TOTAL BUILDING		811,947			
	2	APARTMENTS	13,388	12	1	COMMERCIAL	30,866						
	3	APARTMENTS	13,388		2	OFFICE	27,625						
	4	APARTMENTS	13,388		3	OFFICE	27,625						
	5	APARTMENTS	13,388		4	OFFICE	27,625	TOTAL BUILDING		113,741			
TOTAL BUILDING			217,001										
7	1	COMMERCIAL	19,396										
	2	APARTMENTS	16,255										
	3	APARTMENTS	16,255										
	4	APARTMENTS	16,255										
	5	APARTMENTS	16,255										
TOTAL BUILDING			84,416										



Main Street at Tuttle Royale
Pod 6
Royal Palm Beach, FL
Site Details - Square Foot by Floor

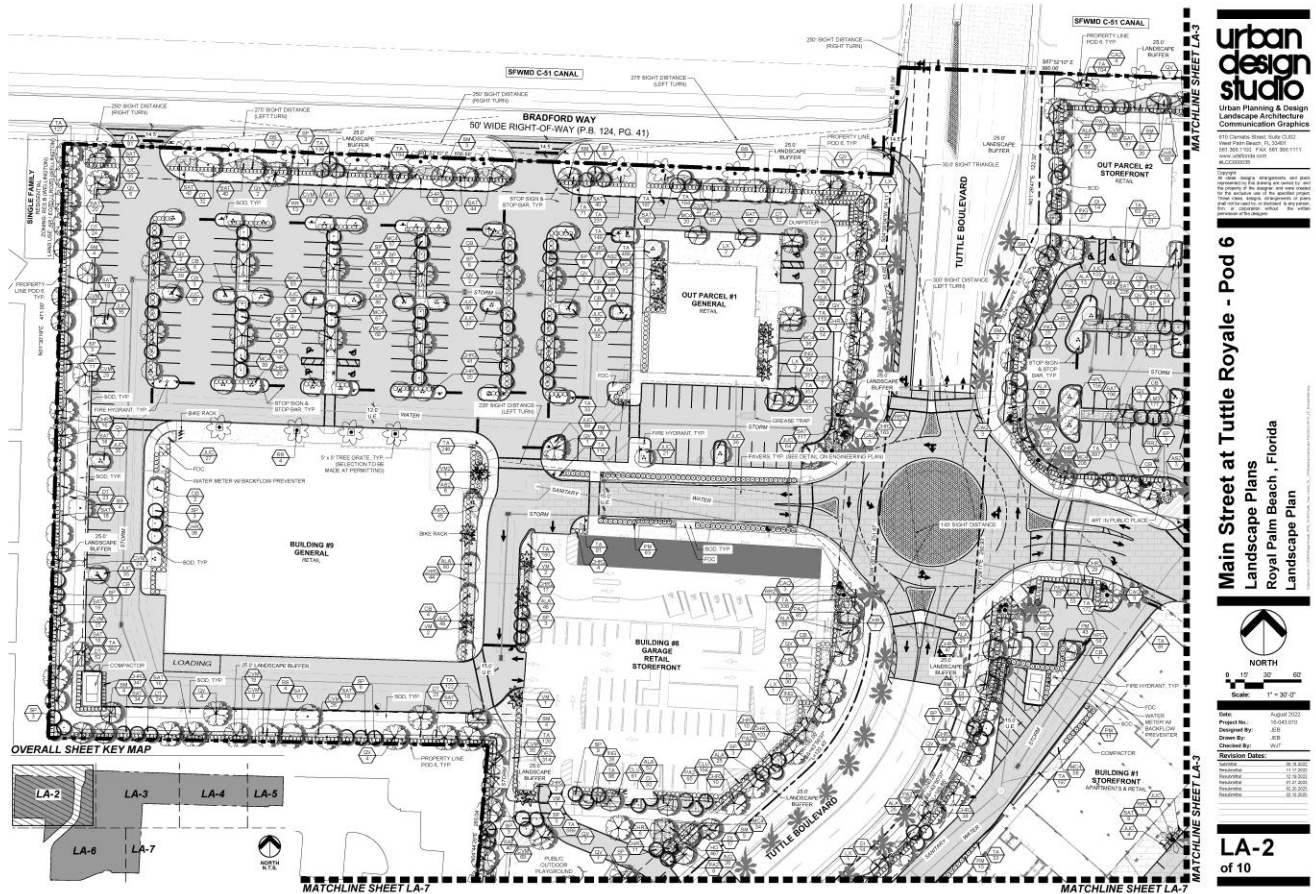


SP-14
of 14

Main Street at Tuttle Royale

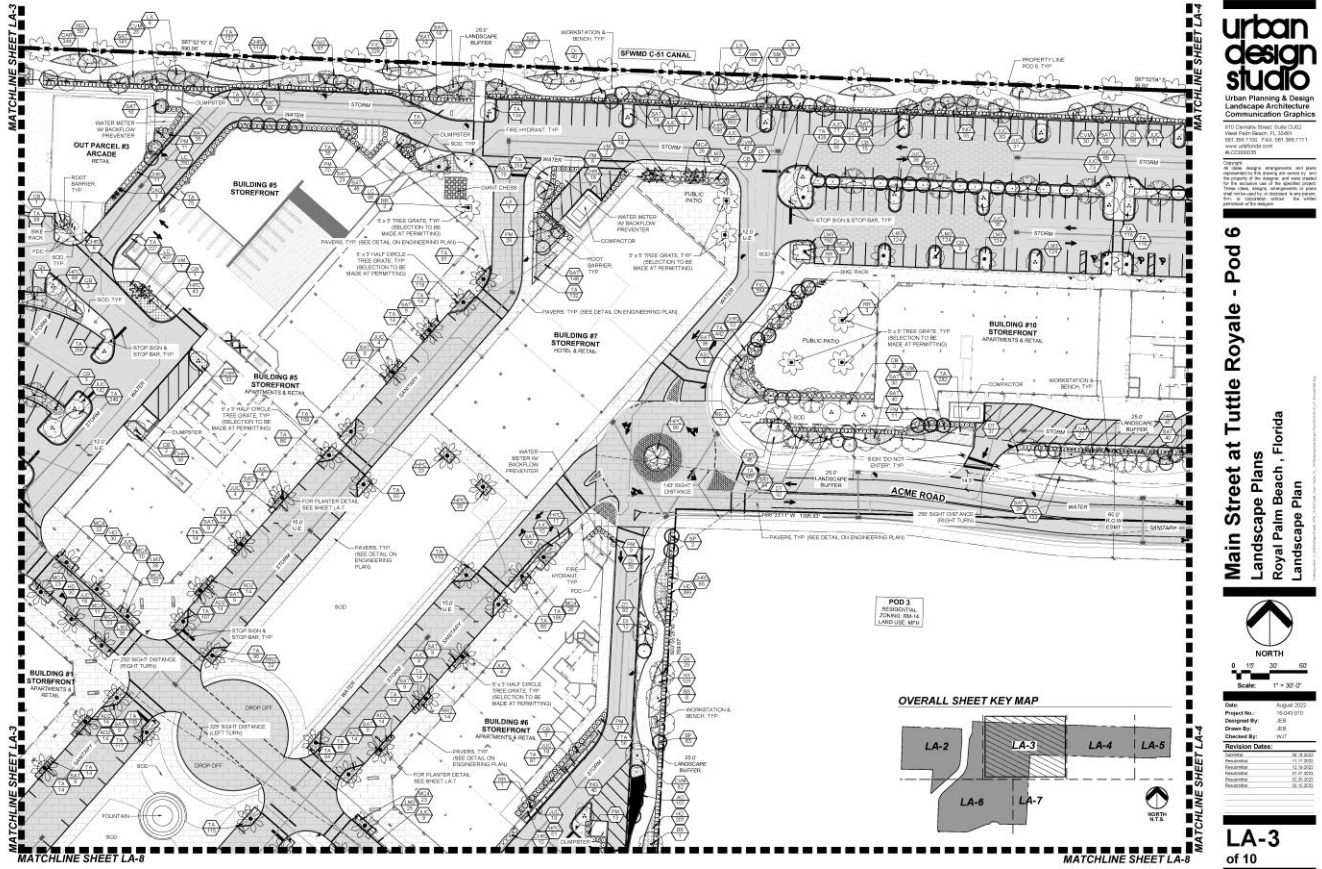
Attachment D Cont'd
Landscape Plan
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is an illustration of the Landscape Plan.

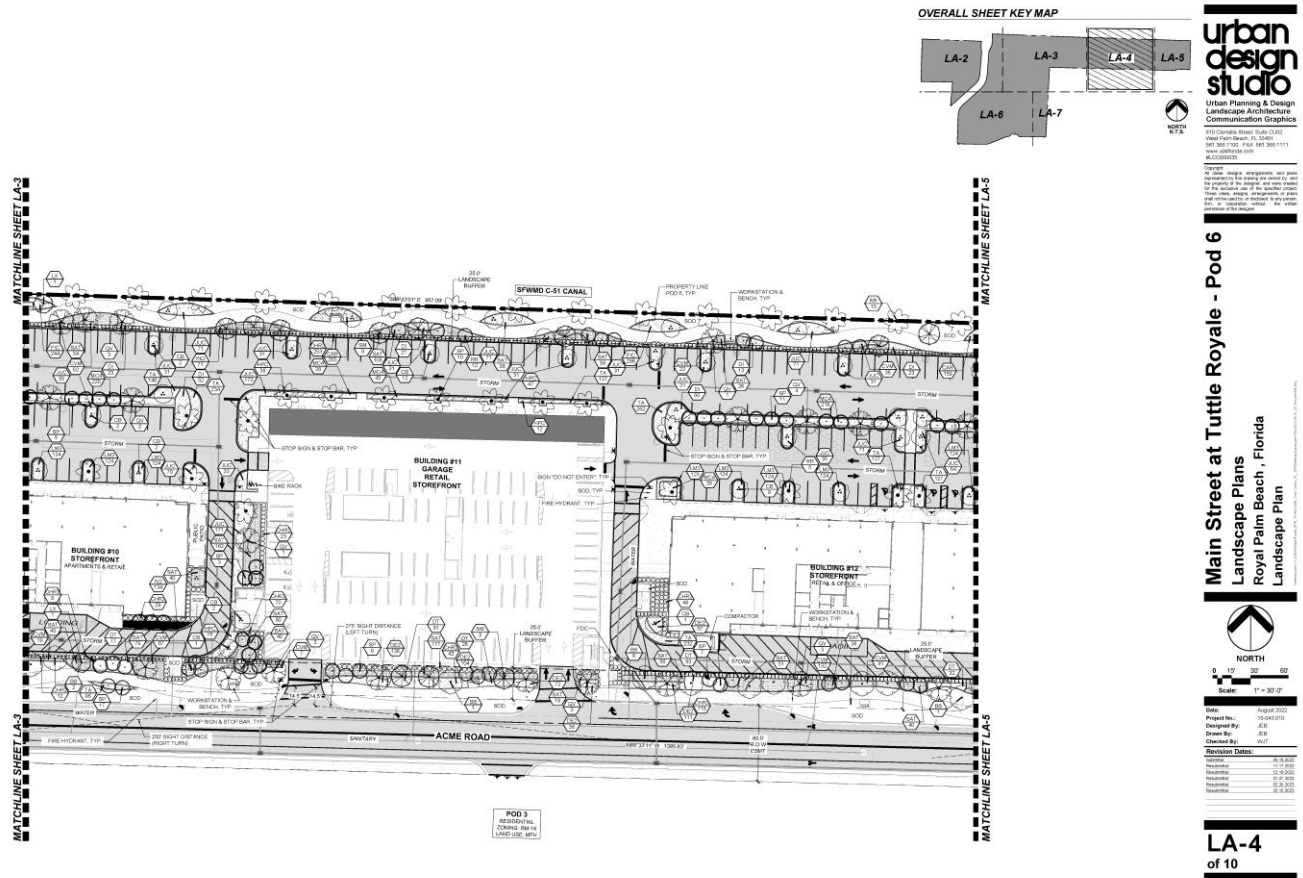


Attachment D Cont'd
Landscape Plan
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is an illustration of the Landscape Plan.

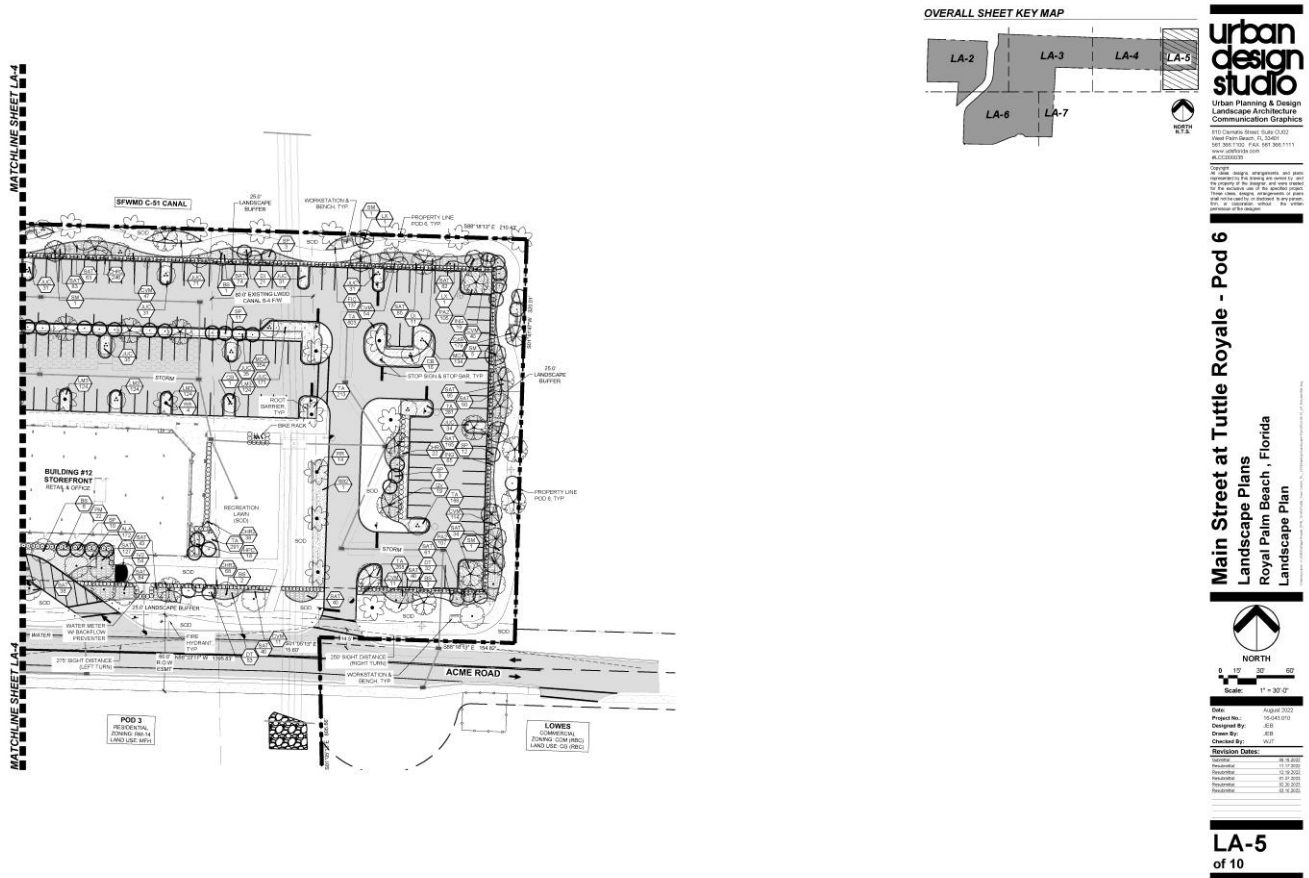


Directly below is an illustration of the Landscape Plan.



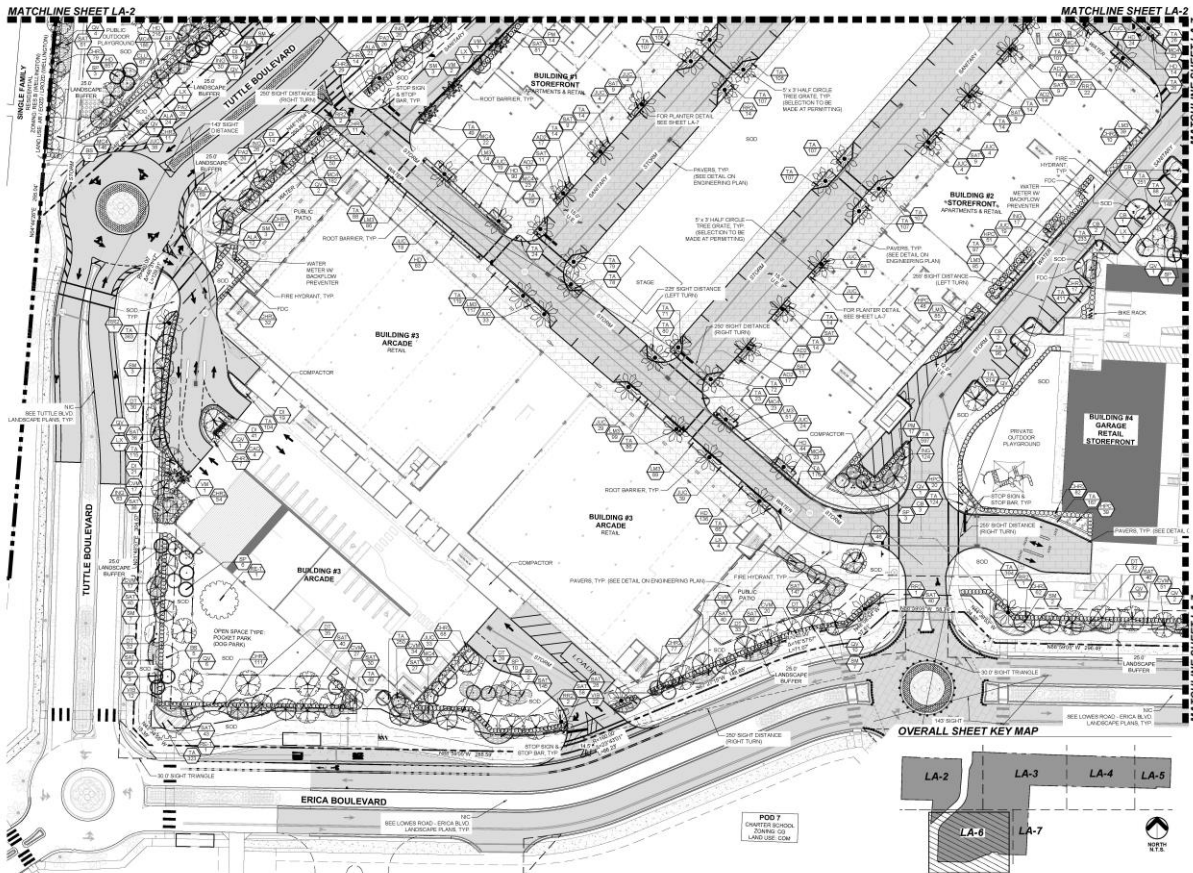
Attachment D Cont'd
Landscape Plan
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is an illustration of the Landscape Plan.



Attachment D Cont'd
Landscape Plan
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is an illustration of the Landscape Plan.

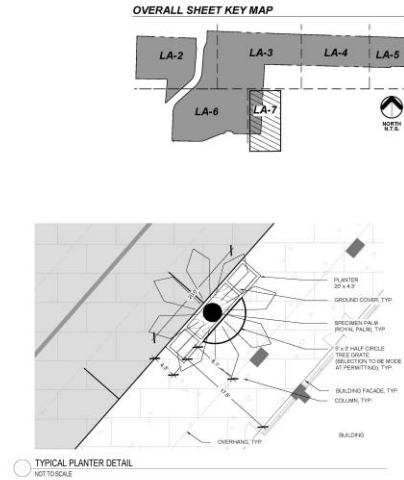


urban design studio
 Urban Planning & Design
 Landscape Architecture
 Communication Graphics
 11111 Highway 19, Suite 100
 Fort Myers, FL 33905
 (813) 939-1000 FAX (813) 939-1001
 www.urbandesignstudio.com

Main Street at Tuttle Royale - Pod 6
 Landscape Plans
 Royal Palm Beach, Florida
 Landscape Plan

LA-6
 of 10

Directly below is an illustration of the Landscape Plan.

[illegible]

**Attachment E
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12**

Directly below is the architectural rendering of Building 1 (a Storefront Style Building).



1 01 - PARK VIEW
WEST SIDE



3 01 - NE VIEW
ARCHIT SCALE



Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural rendering of Building 2 (a Storefront Style Building).



3 02 BLDG - FRONT VIEW
ARCHIT SCALE



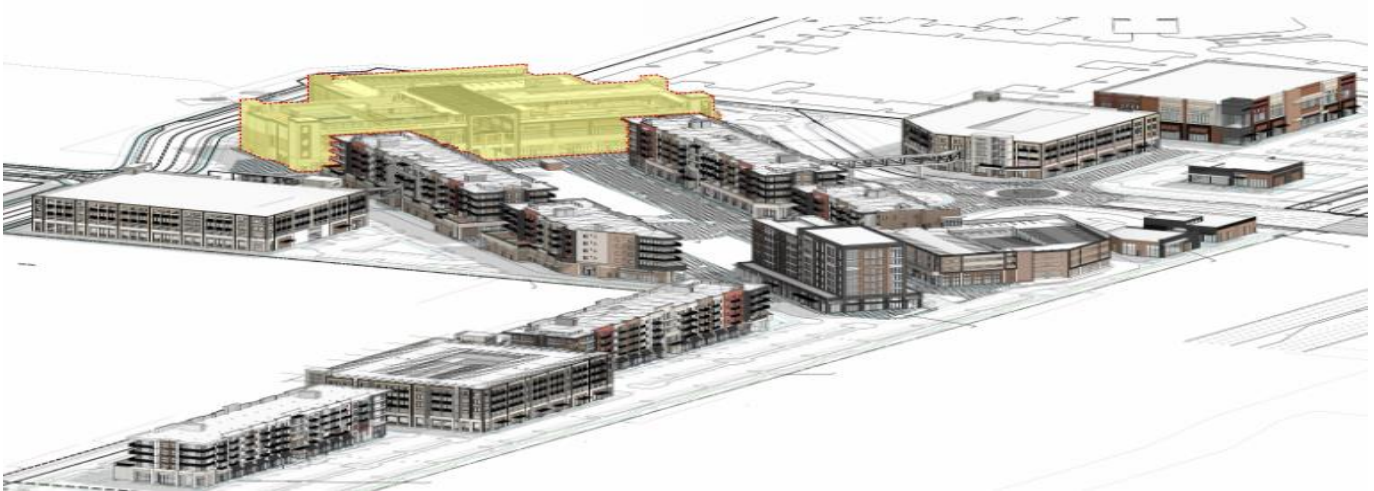
2 02 BLDG - CORNER VIEW
ARCHIT SCALE



1 02 BLDG - AERIAL VIEW
ARCHIT SCALE

Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural rendering of Building 3 (an Arcade Style Building).



Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural renderings of Building 4 (a General Style Building).



1 04 BLDG - FRONT VIEW
ARC03 SCALE



2 04 BLDG - BACK VIEW
ARC03 SCALE



3 04 BLDG AERIAL VIEW
ARC03 SCALE

Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural renderings of Building 5 (a Storefront Style Building).



3 05 BLDG - STREET VIEW
ARCHIT. SCALE



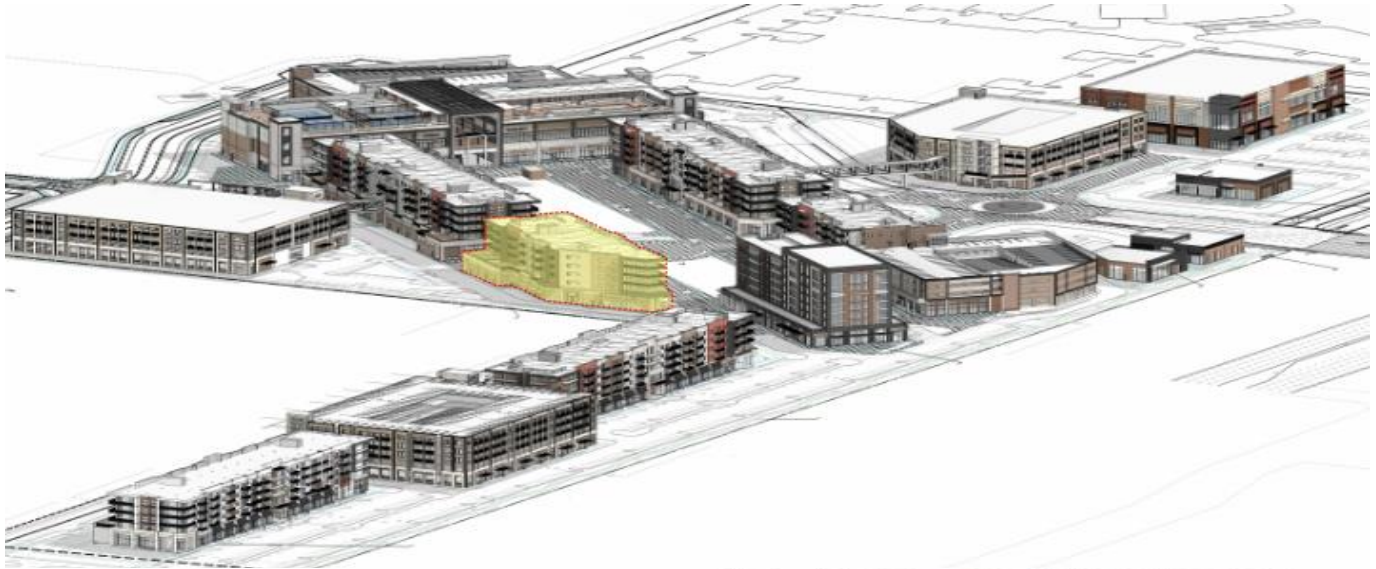
1 05 BLDG - AERIAL VIEW
ARCHIT. SCALE



2 05 BLDG - NORTH VIEW
ARCHIT. SCALE

Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural rendering of Building 6 (a Storefront Style Building).



3 06 BLDG - EAST VIEW
ARC320 SCALE



1 06 BLDG - AERIAL VIEW
ARC320 SCALE



2 06 BLDG - CORNER VIEW
ARC320 SCALE



4 06 BLDG - ROTUNDA VIEW
ARC320 SCALE

Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural rendering of Building 7 (a Storefront Style Building).



Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural renderings of Building 8 (a General Style Building).



2 08 BLDG - CORNER VIEW
ARCH SCALE



1 08 BLDG - CONNECTOR
ARCH SCALE



3 08 BLDG - AERIAL VIEW
ARCH SCALE

Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural rendering of Building 9 (an Arcade Style Building).



1 9 BLDG FRONT VIEW
ARC301 SCALE



2 9 BLDG STREET VIEW
ARC301 SCALE



3 9 BLDG AERIAL VIEW
ARC301 SCALE

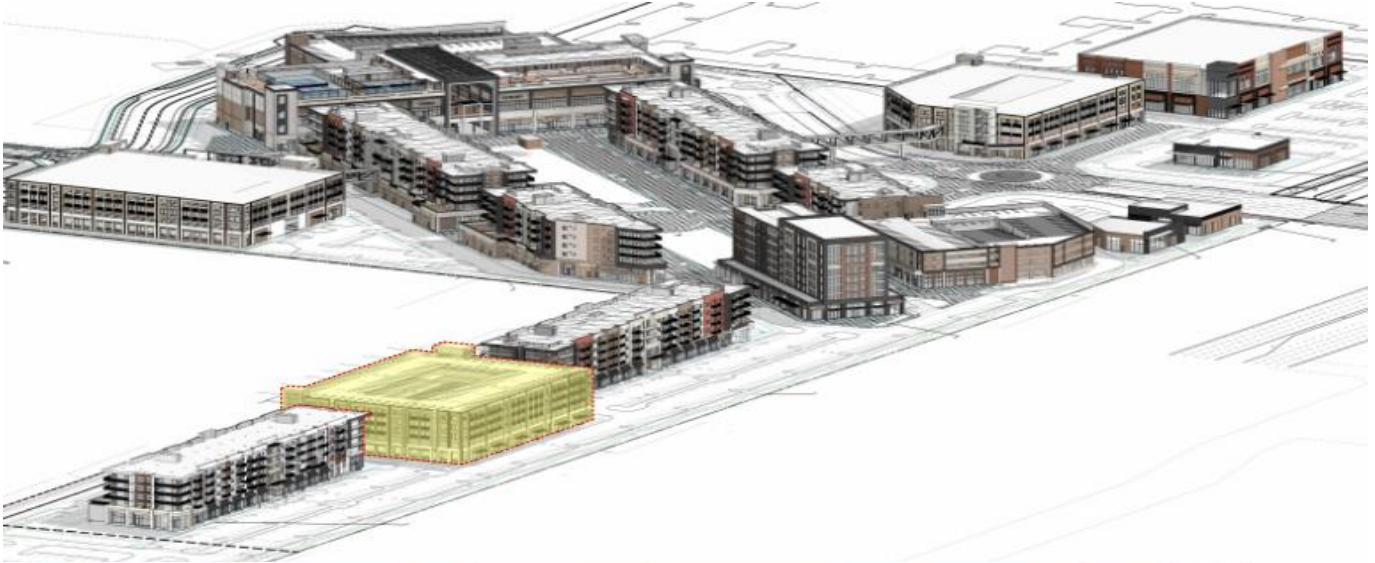
Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural rendering of Building 10 (a Storefront Style Building).



Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural rendering of Building 11 (a General Style Building).



1 11 BLDG ENTRY VIEW
ARCHIT SCALE



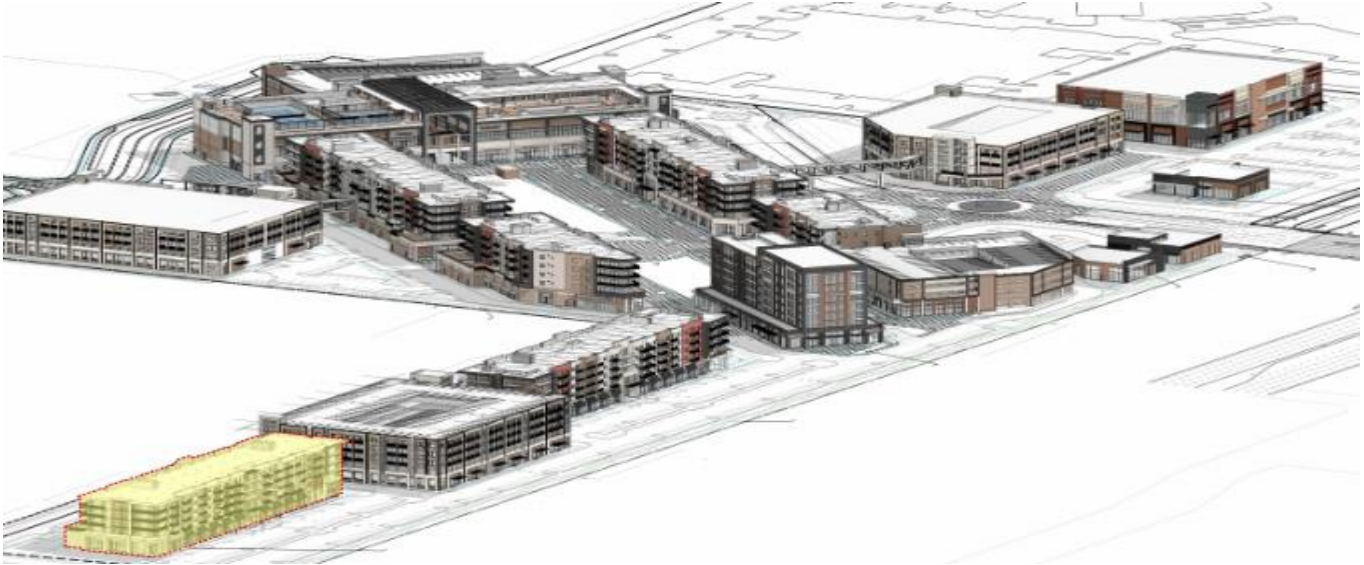
2 11 BLDG STREET VIEW
ARCHIT SCALE



3 11 BLDG AERIAL VIEW
ARCHIT SCALE

Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural renderings of Building 12 (a Storefront Style Building).



1 12 BLDG - FRONT VIEW
RENDER SCALE



2 12 BLDG PARKING VIEW

Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural renderings of OP 1 (a General Style Building).



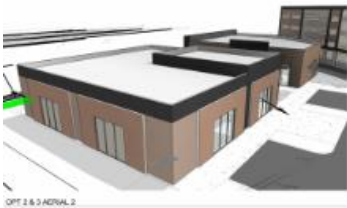
2 OP 1 AERIAL 1
ARC39 SCALE



3 OP 1 AERIAL 2
ARC39 SCALE

Attachment E Cont'd
Architecture
Main Street At Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the architectural renderings of OP 2 and OP 3 (General Style Buildings).



RESOLUTION NO. 23-12

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 22-125 (SP, AAR) – THE APPLICATION OF URBAN DESIGN STUDIO - PERTAINING TO A SITE PLAN AND ARCHITECTURAL APPROVAL FOR A MIXED USE SOCIAL CENTER CONSISTING OF TWELVE (12) MAIN BUILDINGS AND THREE (3) OUTPARCEL BUILDINGS AND ASSOCIATED PARKING AND LANDSCAPING ON A 41.135± ACRE SITE LOCATED IN THE MIXED USE SOCIAL CENTER (MXS) ZONING DISTRICT, FOR A PROPERTY LOCATED SOUTH OF SOUTHERN BOULEVARD APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7 (US 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. 22-125 (SP, AAR) was presented to the Village Council at its public hearing conducted on April 20, 2023; 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. 22-125 (SP, AAR), 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 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 20th day of April, 2023.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Main Street at Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is the Legal Description of the subject site:

POD 6 LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS DT-1 AND DT-2 OF THE PLAT OF TUTTLE ROYALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 101 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

TOGETHER WITH A PORTION OF TRACT 9 AND 10, BLOCK 9 OF PALM BEACH FARMS PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT 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 1319.62 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 CANTOR ESQ. DATED NOVEMBER 29, 2000 (VERIFIED BY MEETING WITH SFWMD MARCH 2007); THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, S83°44'24"E A DISTANCE OF 627.16 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S01°30'19"W A DISTANCE OF 10.19 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE WEST PALM BEACH CANAL (C-51), SAID LINE AS SHOWN ON THE C-51 CANAL RIGHT-OF-WAY MAP CONTRACT NO. CN04901-2003; THENCE S88°52'41"E, A DISTANCE OF 110.68 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE CONTINUE ALONG SAID C-51 RIGHT-OF-WAY LINE S87°52'10"E A DISTANCE OF 1963.46 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID C-51 RIGHT-OF-WAY S87°52'10"E A DISTANCE OF 36.50 FEET; THENCE CONTINUE ALONG SAID C-51 RIGHT-OF-WAY THE FOLLOWING TWO CALLS S88°13'01"E A DISTANCE OF 957.09 FEET; THENCE S88°18'13"E A DISTANCE OF 210.43 FEET TO A POINT ON THE WESTERLY LINE OF THE PLAT OF LOWE'S HOME CENTER AS RECORDED IN PLAT BOOK 87, PAGE 193 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG SAID WESTERLY LINE S01°41'47"W A DISTANCE OF 320.01 FEET; THENCE LEAVING SAID WESTERLY LINE N88°18'13"W A DISTANCE OF 154.82 FEET TO A POINT ON THE EASTERLY LINE OF AN 80 FOOT WIDE LAKE WORTH DRAINAGE DISTRICT CANAL EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 382, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE S01°05'13"E A DISTANCE OF 15.60 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT DT-3 OF SAID PLAT OF TUTTLE ROYALE; THENCE ALONG SAID NORTHERLY LINE N88°33'11"W A DISTANCE OF 1048.97 FEET; THENCE LEAVING SAID NORTHERLY LINE N01°31'44"E A DISTANCE OF 341.89 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 41.135 ACRES MORE OR LESS.

Exhibit B
Conditions of Approval
Main Street at Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

1. Development Order:

Site Plan and Architectural Approval for a Mixed Use Social Center consisting of twelve main (12) buildings and three (3) outparcel buildings which include 460,485 sq. ft. of residential space (401 units), 516,764 sq. ft. of retail and hotel space, 82,875 sq. ft. of office space, 1,154,365 sq. ft. of parking structures, and associated open space and landscaping

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 (See 5 below).
- C. Dumpster pads will be sloped to drain onto a pervious area.
- D. Revise all plans to reflect all required changes and resubmit to the Village prior to the issuance of a building permit.
- E. Prior to the issuance of the first building permit, the applicant shall be required to pay a fee in lieu of dedication of land and the Applicant shall make a payment of \$320,000.00 per acre fee in lieu of payment for the 5 acre recreation obligation for a total of \$1,600,000.00.
- F. Developer shall complete the northeast access roadway connection which runs east to west between Pod 3 and Pod 6 and connects to the existing Lowe's Road prior to issuance of the first CO.
- G. The developer must schedule a pre-application meeting with the South Florida Water Management District (SFWMD) and the Village Engineer or their designee. The SFWMD meeting will be to request permission to re-grade and sod all SFWMD right of way south of the C-51 canal and contiguous to Pod 6 and Tuttle Boulevard. The developer shall mow and maintain the right-of-way on a bi-weekly basis. If SFWMD agrees to allow and/or issue a permit for the improvements, the developer must complete the improvements prior to issuance of the first certificate of occupancy (CO). If SFWMD refuses to allow and/or issue a permit to perform the improvements within one (1) year of the pre-application meeting, the condition will be withdrawn. If SFWMD allows only a portion of the improvements, then that portion would still be required.

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.
- M. No Engineering permit applications shall be accepted prior to the Tuttle Royale II Preliminary Plat approval by Village Council. No Building Permit applications shall be accepted prior to Final Master Plat approval of Tuttle Royale II. After building permit applications are accepted, the applicant may seek conditional building permits per Sec. 22-24 of Village Code. Additionally, no Certificate of Occupancy shall be issued until the public park is deeded and accepted by the Village of Royal Palm Beach, unless a different time frame for the deed and acceptance is agreed to by the Village in the amended Construction Agreement for Required Improvements, and no Certificate of Occupancy shall be issued until all Tier 1 public improvements supporting Tuttle Royale II Master Plat, have been completed and accepted in accordance with Chapter 22 of Village Code including, but not limited to, the completion of Erica Boulevard from State Road 7 to Tuttle Boulevard and Lulfs Road to the proposed public park site.

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. Participation in approved Streetscape programs shall be fully funded at the time of building permit issuance. Funding shall be a cash payment based on \$50.00 per linear foot frontage on Southern Boulevard (1,647 feet)

for a total payment of \$82,350.00 and shall be paid prior to the issuance of a building permit.

- H. 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.
- 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.

5. Palm Beach County Traffic Performance Standards Conditions

- 1. No Building Permits for the site may be issued after December 31, 2025. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code.
- 2.. Building Permits for more than 381 inbound AM trips shall not be issued until the Property Owner/Developer makes a proportionate share payment of the overall construction cost of widening of the following roadways:
 - a. 13.2% of the cost of widening Southern Blvd from Big Blue Trace to Palms West Pkwy (EB) from 6 lanes divided to 8 lanes divided.
 - b. 13.2% of the cost of widening Southern Blvd from Palms West Pkwy to Forest Hill Blvd (EB) from 6 lanes divided to 8 lanes divided.
 - c. 17.4% of the cost of widening Southern Blvd from Royal Palm Beach to Lamstein Lane (EB) from 8 lanes divided to 8+ lanes divided.
 - d. 25.3% of the cost of widening Southern Blvd from Lamstein Lane to 103rd Road (EB) from 8 lanes divided to 8+ lanes divided.
- 3. No Certificate of Occupancy shall be issued until the Property Owner/Developer completes construction of the Access Road connecting SR- 80 and SR-7 through the property. Note that this roadway shall always be open to the public with no impediments to travel between SR-80 and SR-7.
- 4. No Certificate of Occupancy shall be issued until the Property Owner/Developer completes conversion of the directional opening on SR-7 at Lowe's Road to a full signalized intersection as approved by FDOT.

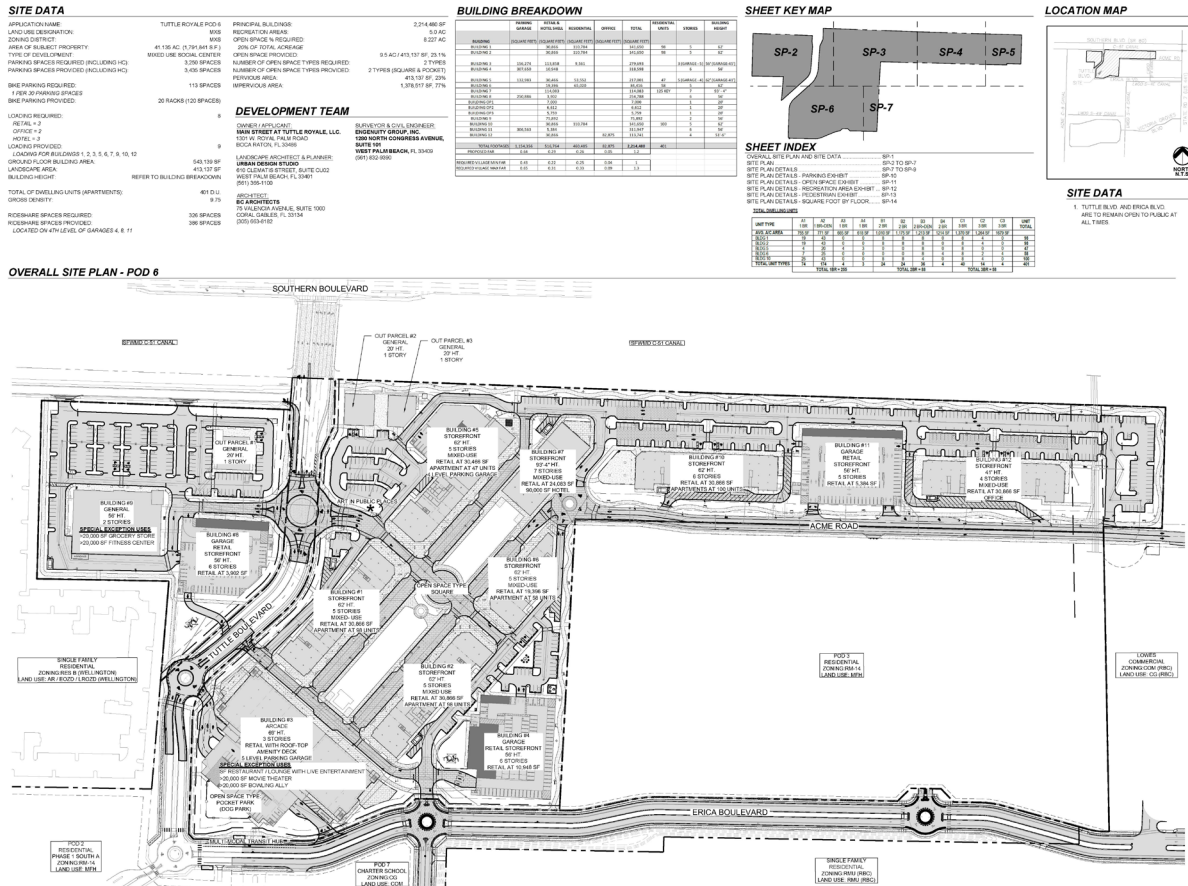
5. The Property Owner/Developer shall fund the cost of signal installation, if warranted as determined by the FOOT/County Engineer, at Lowes restricted median opening at SR-7. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.
 - a. Building Permits shall not be issued until the developer provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division.
 - b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner/Developer shall provide written notice to the Traffic Division stating that the final certificate of occupancy for the overall Village Royale Masterplan has been issued and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner.

6. Security Plan Conditions:

- A. Roaming, uniformed security guards within the project through a combination of walking, biking, golf cart or motor vehicle.
- B. Two (2) Sworn Deputy's will also be hired and on patrol Friday and Saturday evenings and Early Sunday Mornings.
- C. Additional Sworn Deputy's may be hired and utilized for Major Special Events if deemed necessary by the village during the Major Special Event approval Process.
- D. The security program will also include installation of a security camera system monitoring high traffic volumes areas throughout the parking garages, roadways, walkways, entrances, exits, parks and other gathering areas.
- E. The system will also include License plate readers to track and record all vehicles that enter the property.

Exhibit C
Site Plan
Main Street at Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

Directly below is an illustration of the Site Plan:



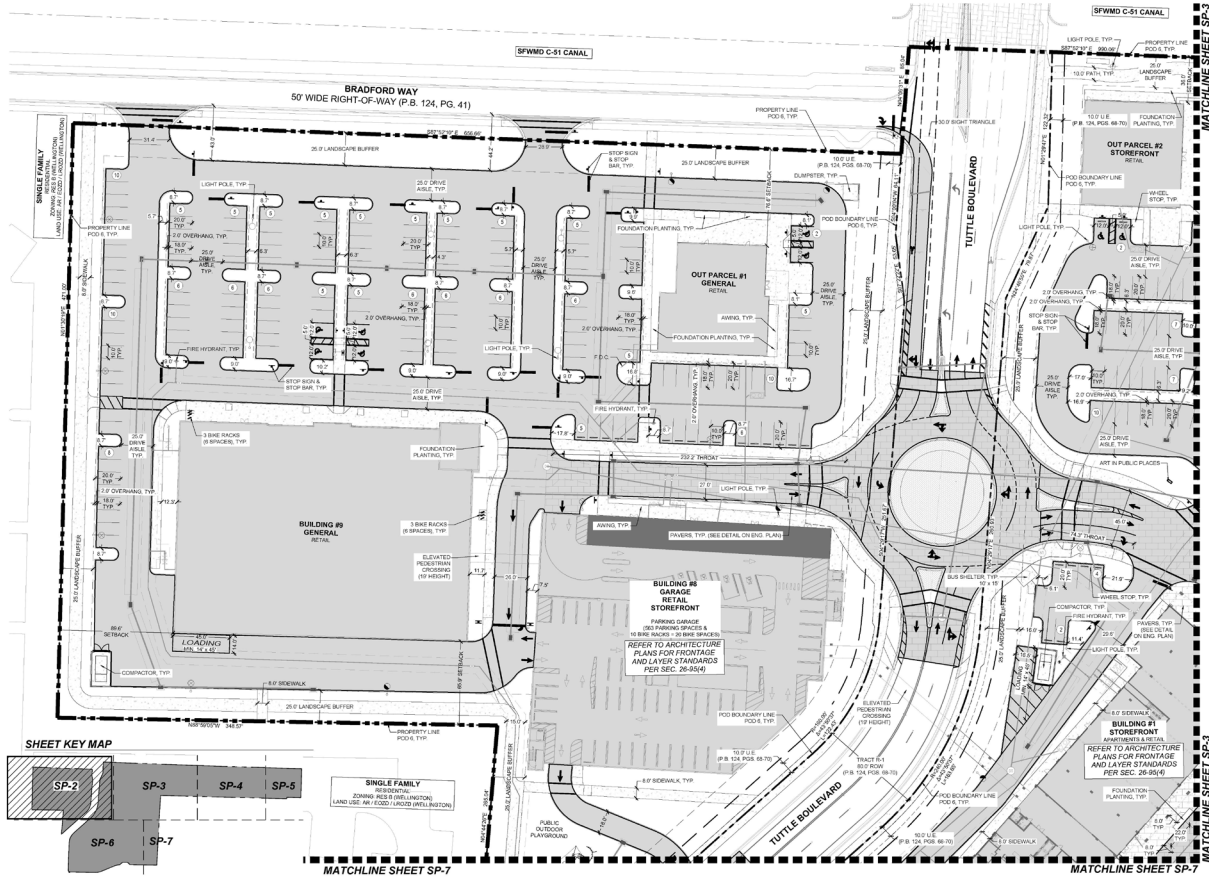
urban design studio
Urban Design
Landscape Architecture
1111 Central Expressway, Suite 1100
West Palm Beach, FL 33411
Tel: 561.833.1111 Fax: 561.833.1111
www.urbandesignstudio.com
A-20000101

Main Street at Tuttle Royale
Pod 6
Royal Palm Beach, FL
Site Plan

0 50' 100' 200'
NORTH

DATE: 07-07-2022
PROJECT NO.: 22-125
DESIGNED BY: JDS
DRAWN BY: JDS
CHECKED BY: JDS
REVISIONS:
01.01.2022: Initial
02.01.2022: Revisions
03.01.2022: Revisions
04.01.2022: Revisions
05.01.2022: Revisions
06.01.2022: Revisions
07.01.2022: Revisions
08.01.2022: Revisions
09.01.2022: Revisions
10.01.2022: Revisions
11.01.2022: Revisions
12.01.2022: Revisions
13.01.2022: Revisions
14.01.2022: Revisions
15.01.2022: Revisions
16.01.2022: Revisions
17.01.2022: Revisions
18.01.2022: Revisions
19.01.2022: Revisions
20.01.2022: Revisions
21.01.2022: Revisions
22.01.2022: Revisions
23.01.2022: Revisions
24.01.2022: Revisions
25.01.2022: Revisions
26.01.2022: Revisions
27.01.2022: Revisions
28.01.2022: Revisions
29.01.2022: Revisions
30.01.2022: Revisions
31.01.2022: Revisions
32.01.2022: Revisions
33.01.2022: Revisions
34.01.2022: Revisions
35.01.2022: Revisions
36.01.2022: Revisions
37.01.2022: Revisions
38.01.2022: Revisions
39.01.2022: Revisions
40.01.2022: Revisions
41.01.2022: Revisions
42.01.2022: Revisions
43.01.2022: Revisions
44.01.2022: Revisions
45.01.2022: Revisions
46.01.2022: Revisions
47.01.2022: Revisions
48.01.2022: Revisions
49.01.2022: Revisions
50.01.2022: Revisions
51.01.2022: Revisions
52.01.2022: Revisions
53.01.2022: Revisions
54.01.2022: Revisions
55.01.2022: Revisions
56.01.2022: Revisions
57.01.2022: Revisions
58.01.2022: Revisions
59.01.2022: Revisions
60.01.2022: Revisions
61.01.2022: Revisions
62.01.2022: Revisions
63.01.2022: Revisions
64.01.2022: Revisions
65.01.2022: Revisions
66.01.2022: Revisions
67.01.2022: Revisions
68.01.2022: Revisions
69.01.2022: Revisions
70.01.2022: Revisions
71.01.2022: Revisions
72.01.2022: Revisions
73.01.2022: Revisions
74.01.2022: Revisions
75.01.2022: Revisions
76.01.2022: Revisions
77.01.2022: Revisions
78.01.2022: Revisions
79.01.2022: Revisions
80.01.2022: Revisions
81.01.2022: Revisions
82.01.2022: Revisions
83.01.2022: Revisions
84.01.2022: Revisions
85.01.2022: Revisions
86.01.2

Exhibit C Cont'd
Site Plan
Main Street at Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12



urban design studio
 Urban Design
 Land Planning
 Landscape Architecture
 1100 Theodore Avenue, Suite 200
 West Palm Beach, FL 33411
 561.966.1102 FAX 561.966.1115
 www.urbandesignstudio.com

Main Street at Tuttle Royale
Pod 6
 Royal Palm Beach, FL
 Site Plan

0	30
Scale: 1" = 30' 0"	
Project No.:	22-045-010
Design By:	URS
Drawn By:	JCB
Checked By:	
Revision Dates:	
01.11.2022	Revise
11.11.2022	Revise
12.01.2022	Revise
01.22.2023	Revise
02.01.2023	Revise
03.01.2023	Revise

SP-2
 of 13

**urban
design
studio**

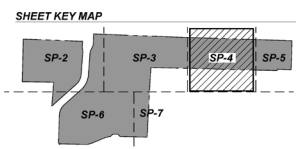
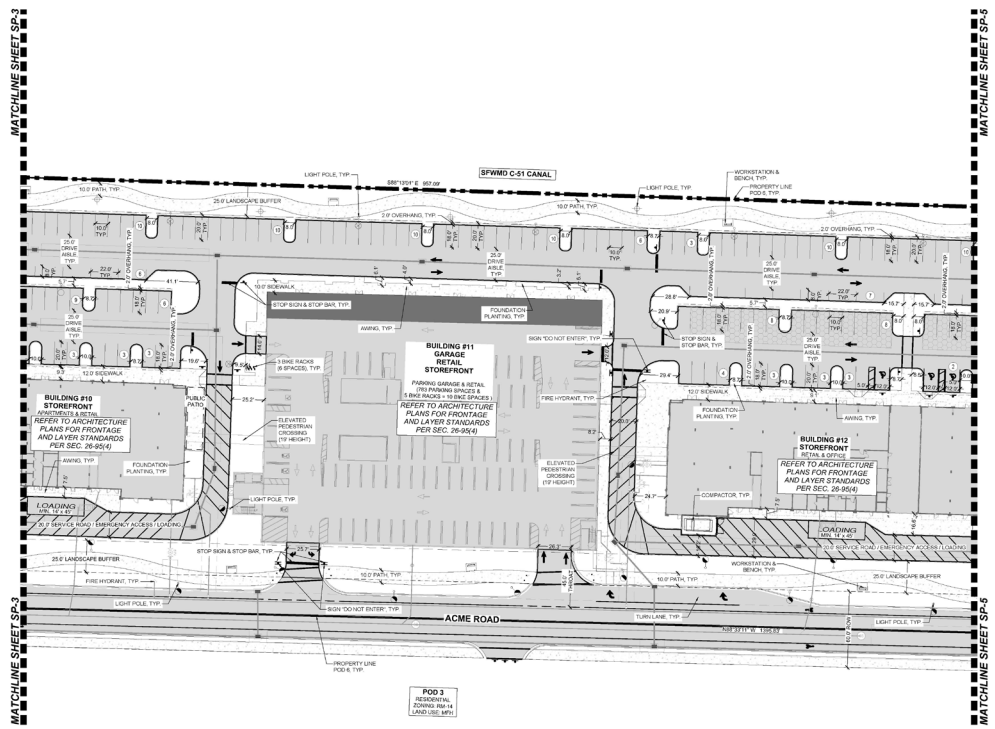
Urban Design
Land Planning
Landscape Architecture

610 Charming Street, Suite C102
Violet Power Beach, RI, 02801
501.395.1100 FAX: 501.395.1111
www.urbandesign.com
RUA0001739

Copyright © Urban design, arrangements and plans represented by this drawing are owned by and reserved for the exclusive use of the named architect for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used or reproduced in any form, partial or complete without the written permission of the designer.



Exhibit C Cont'd
Site Plan
Main Street at Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12



urban design studio
Urban Design
Land Planning
Landscape Architecture

1110 Theodore Avenue, Suite 100
West Palm Beach, FL 33411
Tel: 561.885.1100 Fax: 561.885.1115
www.urbandesignstudio.com
RJL0000139 09/17

Our plans, drawings, photographs, and other documents are the property of Urban Design Studio, LLC. They are to be used only for the project and site for which they were prepared. No part of these documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Urban Design Studio, LLC.

Main Street at Tuttle Royale
Pod 6
Royal Palm Beach, FL
Site Plan

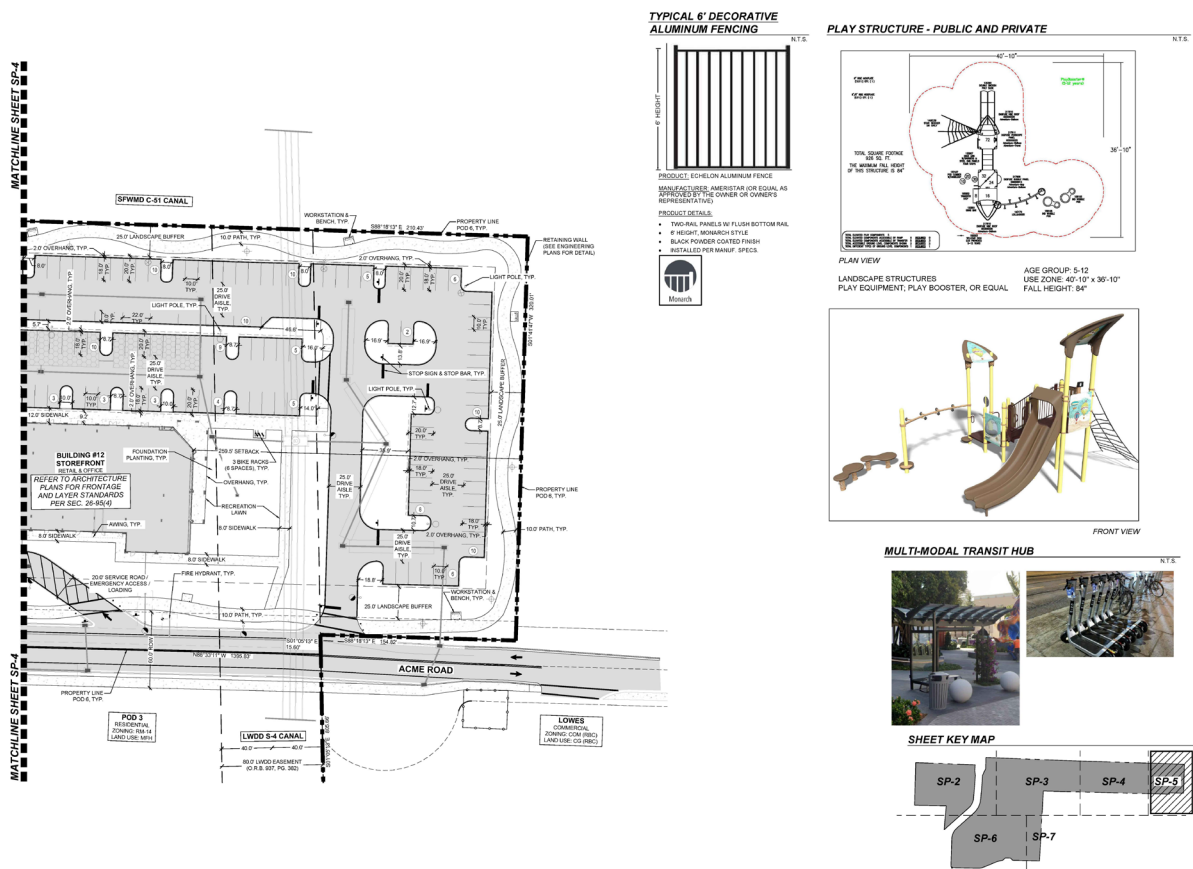
NORTH

0 10 20 30 40
Scale: 1" = 300'

Sheet: 11 of 14
Project No.: 10-045-010
Drawing No.: 000
Drawing By: JDB
Checked By: JDB

Revision Dates:	
09/17/2022	Revised
11/11/2022	Revised
12/12/2022	Revised
01/23/2023	Revised
02/02/2023	Revised
03/15/2023	Revised

Exhibit C Cont'd
Site Plan
Main Street at Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12



urban design studio
Urban Design
Landscape Architecture
4100 University Avenue, Suite 200
West Palm Beach, FL 33411
Tel: 561.863.1100 Fax: 561.863.1111
www.urbandesignstudio.com

**Main Street at Tuttle Royale
Pod 6
Royal Palm Beach, FL
Site Plan**

North

0 10' 20' 30'

Scale: 1" = 30'-0"

Project No.: 22-125 (SP, AAR)
Owner: LLC
Designer: JLB
Checker: JLB
Revision Dates:

Rev	Date	Description
01	11.11.2022	Initial
02	12.01.2022	Revised
03	02.02.2023	Revised
04	03.03.2023	Revised
05	03.15.2023	Revised

**SP-5
of 14**

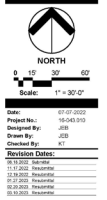
**urban
design
studio**

Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite GJ-02
Orlando Beach, FL 32405
561.366.1100 FAX: 561.366.1111
www.urbandesignstudio.com
RUA0000739

Copyright:
All design, drawings, arrangements, and plans prepared by this design are owned by, and the copyright in, the design and/or arrangement shall be the exclusive use of the specified project. These design, drawings, arrangements, plans, shall not be used by or attributed to any person, firm, or corporation without the written permission of the designer.

Main Street at Tuttle Royale
Pod 6
Royal Palm Beach, FL
Site Plan



SP-6
of 14

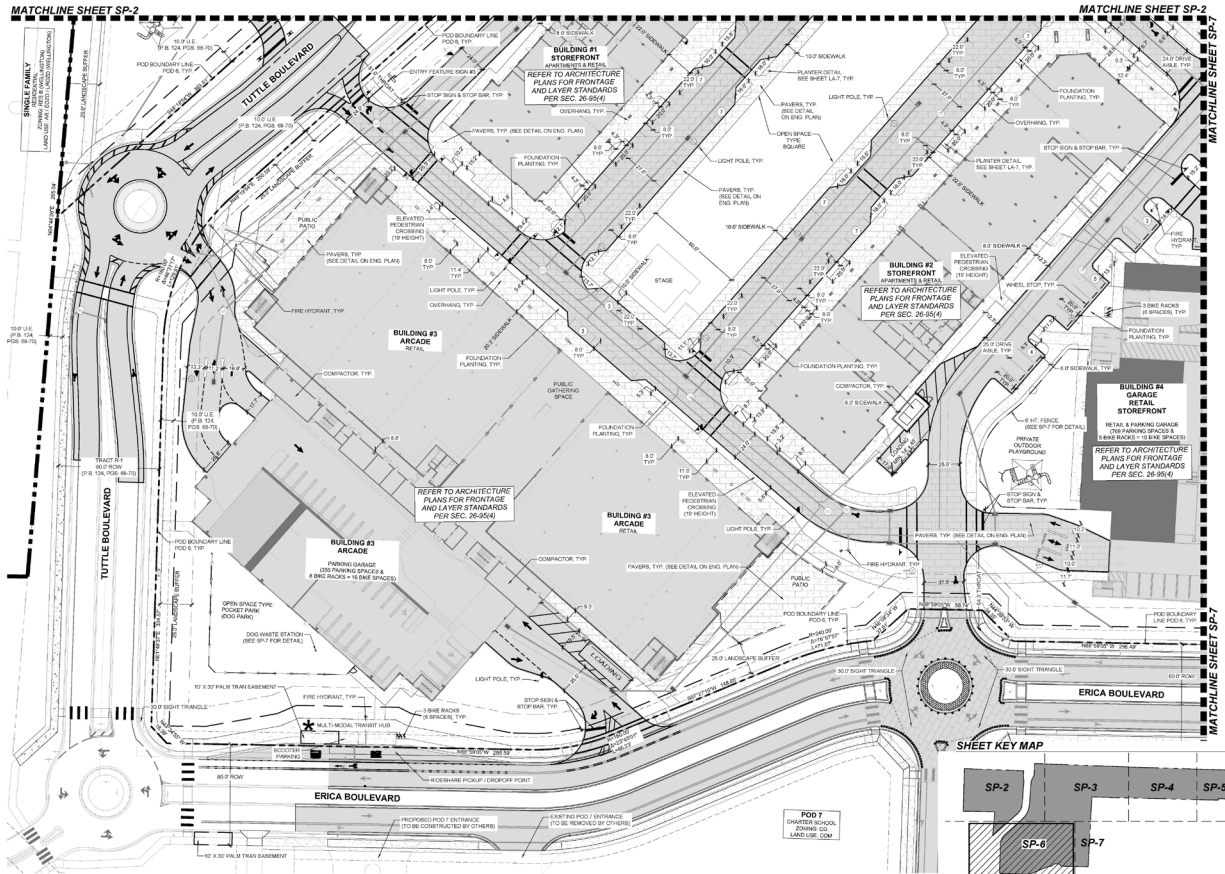


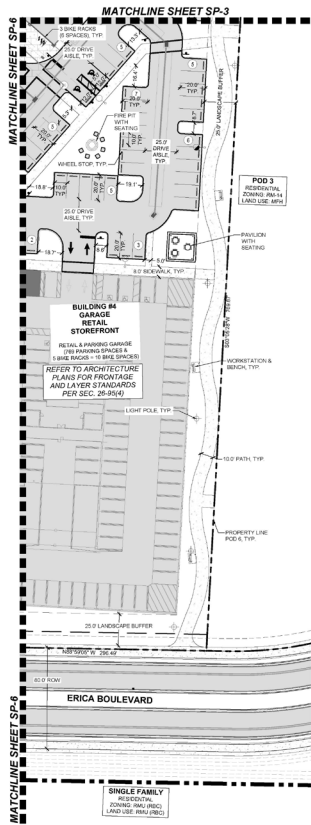
Exhibit C Cont'd

Site Plan

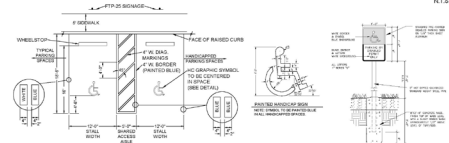
Main Street at Tuttle Royale LLC POD 6

Application No. 22-125 (SP, AAR)

Resolution No. 23-12



TYPICAL HANDICAP PARKING SPACE DETAIL



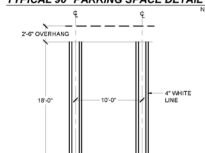
TYPICAL BENCH DETAIL



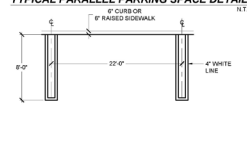
PAVILION WITH SEATING



TYPICAL 90° PARKING SPACE DETAIL



TYPICAL PARALLEL PARKING SPACE DETAIL



TYPICAL BIKE RACK



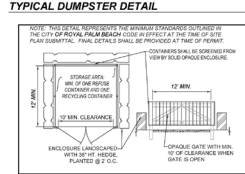
TYPICAL 4' DECORATIVE ALUMINUM FENCING



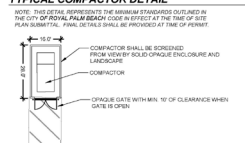
TYPICAL DOG WASTE STATION



TYPICAL DUMPSTER DETAIL



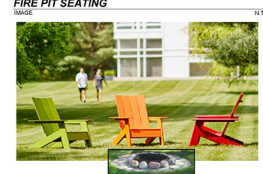
TYPICAL COMPACTOR DETAIL



GIANT CHESS



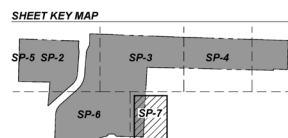
FIRE PIT SEATING



urban design studio
Urban Design
Landscape Architecture
11100 Highway 19 North, Suite 100
Tampa, FL 33613
Phone: 813.288.1111
Fax: 813.288.1113
www.urbandesignstudio.com

Main Street at Tuttle Royale
Pod 6
Royal Palm Beach, FL
Site Plan & Site Details

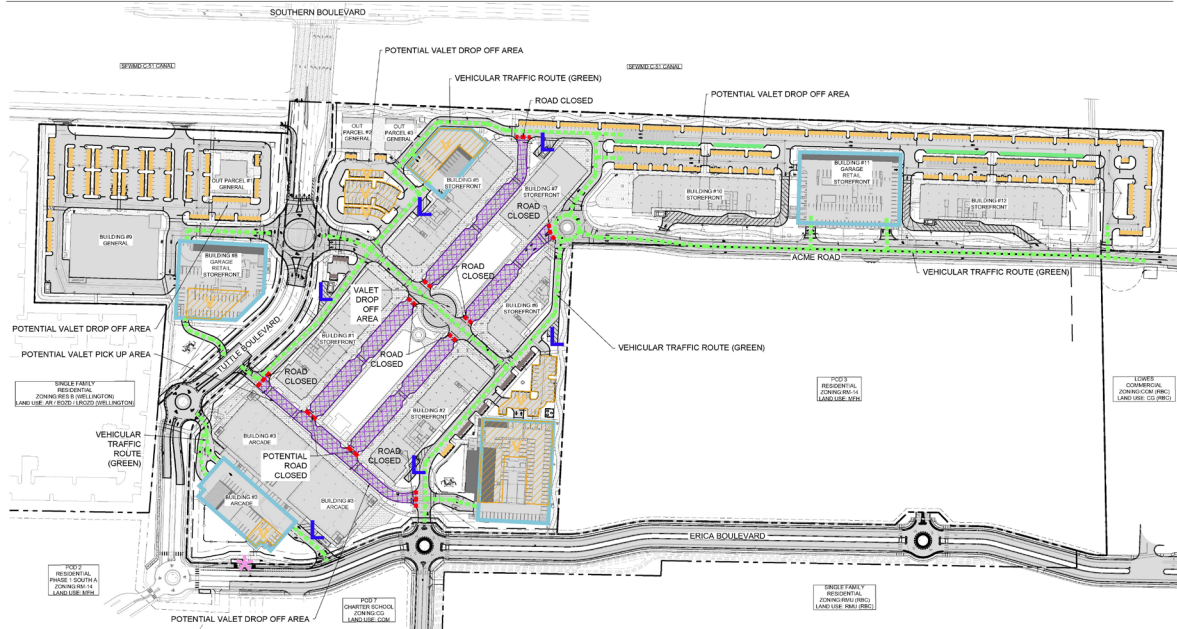
Revision	Date	By	Check
01	01/20/2023	JTB	JTB
02	01/20/2023	JTB	JTB
03	01/20/2023	JTB	JTB
04	01/20/2023	JTB	JTB
05	01/20/2023	JTB	JTB
06	01/20/2023	JTB	JTB
07	01/20/2023	JTB	JTB
08	01/20/2023	JTB	JTB
09	01/20/2023	JTB	JTB
10	01/20/2023	JTB	JTB
11	01/20/2023	JTB	JTB
12	01/20/2023	JTB	JTB
13	01/20/2023	JTB	JTB
14	01/20/2023	JTB	JTB
15	01/20/2023	JTB	JTB
16	01/20/2023	JTB	JTB
17	01/20/2023	JTB	JTB
18	01/20/2023	JTB	JTB
19	01/20/2023	JTB	JTB
20	01/20/2023	JTB	JTB



SP-7
of 14

Exhibit C Cont'd Site Plan Main Street at Tuttle Royale LLC POD 6 Application No. 22-125 (SP, AAR) Resolution No. 23-12

MINOR SPECIAL EVENT AREA - POD 6



- LEGEND**
- VEHICULAR TRAFFIC ROUTE
 - ROAD CLOSED
 - ROAD CLOSED AREA
 - VEHICULAR SURFACE PARKING SPACES - 90'
 - VEHICULAR SURFACE PARKING SPACES - PARALLEL
 - VEHICULAR GARAGE PARKING SPACES
 - LOADING FREIGHT
 - MULTI-MODAL TRANSIT HUB
 - VALET STACK PARKING
 - VEHICULAR TRANSPORTATION NETWORK COMPANIES PICK UP / DROP OFF LOCATIONS

urban design studio
 Urban Design
 Land Planning
 Landscape Architecture
 1110 Peachtree Avenue, Suite 200
 West Palm Beach, FL 33411
 Tel: 561.865.1100 Fax: 561.865.1115
 www.urbandesignstudio.com
 R.A.00011318

**Main Street at Tuttle Royale
 Pod 6**
 Royal Palm Beach, FL
 Site Details - Minor Special Event Area

REVISIONS

NO.	DATE	DESCRIPTION
1	01.11.2023	Initial
2	01.11.2023	Project No. 22-125
3	01.11.2023	Design By: JDB
4	01.11.2023	Drawn By: JDB
5	01.11.2023	Checked By: JDB
6	01.11.2023	Approved By: JDB

SP-9
 of 14

Exhibit C Cont'd
Site Plan
Main Street at Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

PARKING EXHIBIT BREAKDOWN

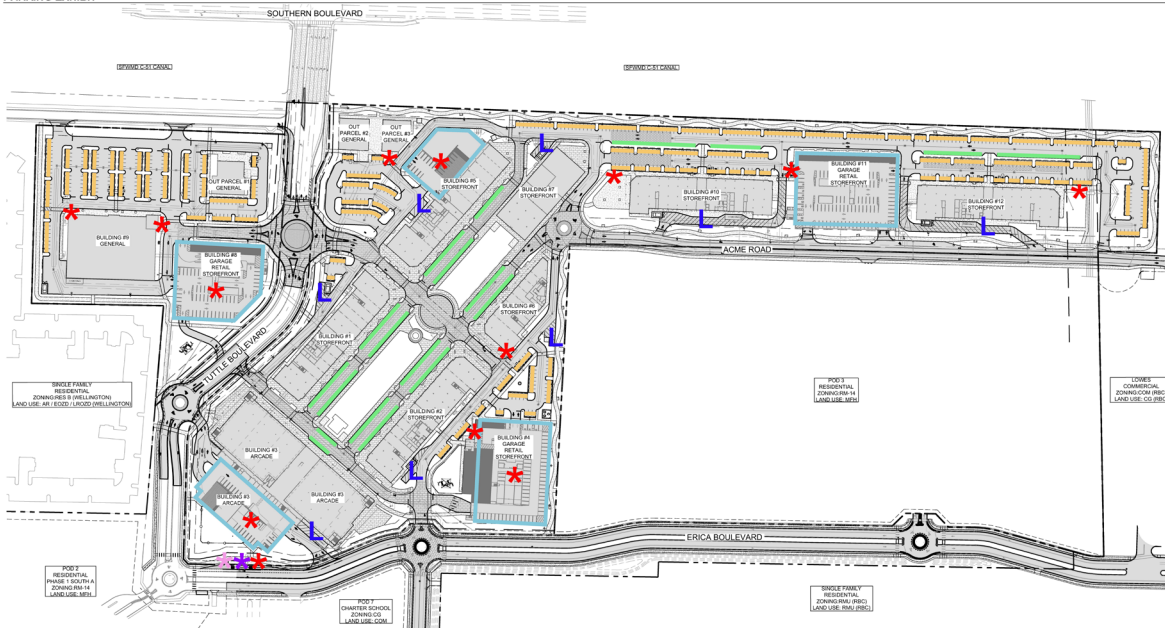
BREAKDOWN OF SF BY PARKING CATEGORY		
NON-RESIDENTIAL		
SHOPPING CENTER (1 PER 200)	347,026 SF	1,736
BOWLING ALLEY (1 PER ALLEY)	32 LANE	120
MOVIE THEATER (1 PER 1,000 SEATS)	714 SEATS	239
HOTEL (1 PER ROOM, 1 PER EMPLOYEE ON MAX SHIFT)	128 ROOMS & 40 EMPLOYEES	165
OFFICE	82,875 SF	276
TOTAL		2,436
RESIDENTIAL		
ONE BEDROOM UNITS (1.5 PER UNIT)	250 UNITS	380
TWO BEDROOM UNITS (2 PER UNIT)	60 UNITS	120
THREE BEDROOM UNITS (2.5 PER UNIT)	50 UNITS	140
TOTAL		640
PARKING REQUIRED		3,076
Garage Spaces		2,714
Surface Parking Spaces		362
PARKING PROVIDED		3,076

HC PARKING REQUIRED	43 SPACES
GARAGE HC SPACES PROVIDED	27 SPACES
SURFACE HC SPACES PROVIDED	16 SPACES
TOTAL HC PARKING PROVIDED	43 SPACES
RETAIL LOADING SPACES REQUIRED	3 SPACES
OFFICE LOADING SPACES REQUIRED	2 SPACES
HOTEL LOADING SPACES REQUIRED	3 SPACES
TOTAL LOADING SPACES REQUIRED	8 SPACES
TOTAL LOADING SPACES PROVIDED	8 SPACES

LEGEND

- BIKE PARKING
- SCOOTER PARKING
- VEHICULAR SURFACE PARKING SPACES - 60'
- VEHICULAR GARAGE PARKING SPACES - PARALLEL
- VEHICULAR GARAGE PARKING SPACES
- LOADING AREA
- MULTI-MODAL TRANSIT HUB

PARKING EXHIBIT



Main Street at Tuttle Royale
Pod 6
Royal Palm Beach, FL
Site Details - Parking Exhibit

NORTH

0 307 614 1228 1842

Scale: 1" = 300' 0"

DATE: 01-01-2023
PROJECT NO.: 22-043-010
DESIGNED BY: JLB
DRAWN BY: JLB
CHECKED BY: JLB

REVISIONS DATES:
01-19-2023: Revised
01-19-2023: Revised
01-19-2023: Revised
01-19-2023: Revised
01-19-2023: Revised

SP-10
of 14

Resolution No. 23-12

SP-11
of 14

SP-12
of 14

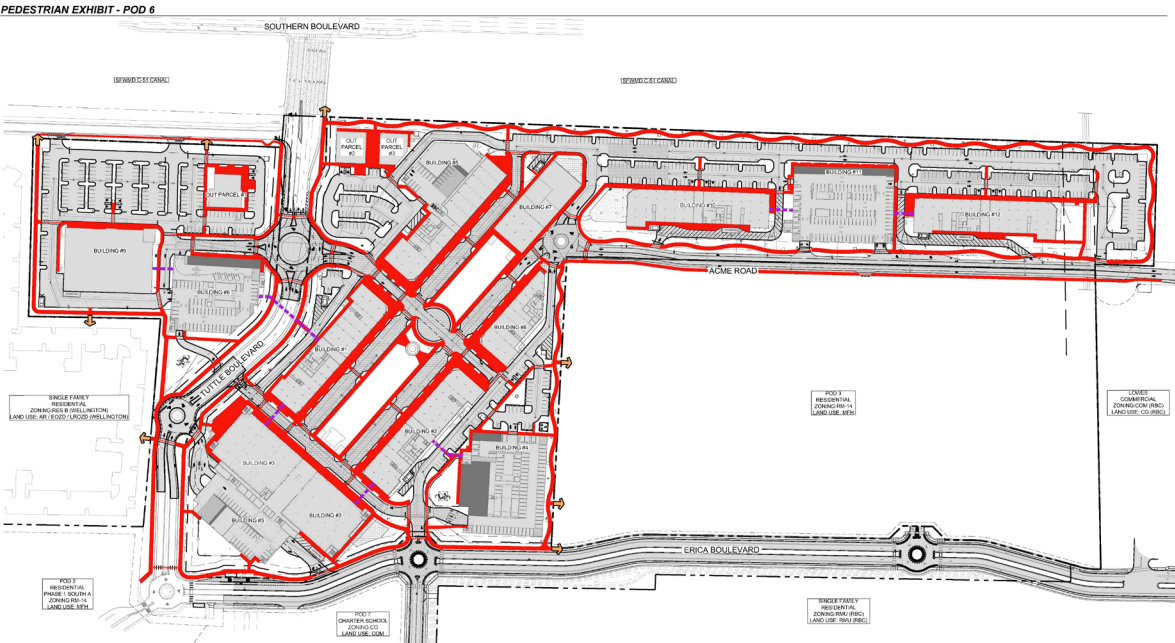
Exhibit C Cont'd
Site Plan
Main Street at Tuttle Royale LLC POD 6
Application No. 22-125 (SP, AAR)
Resolution No. 23-12

- LEGEND
- PEDESTRIAN ROUTE
 - PEDESTRIAN CONNECTIONS
 - ELEVATED PEDESTRIAN CROSSWAY

urban
design
studio
Urban Design
Land Planning
Landscape Architecture

1000 Theodore Avenue, Suite 200
West Palm Beach, FL 33411
Tel: 561.883.1100 Fax: 561.883.1115
www.urbandesignstudio.com
K.A.00001238

NOTES:
1. All designs, drawings, and plans are prepared by the design professional(s) and are subject to the design professional's seal and signature. The design professional(s) shall be responsible for the accuracy and completeness of the design and shall not be responsible for any errors or omissions in the design or for any consequences resulting from the use of the design or drawings. The design professional(s) shall not be responsible for any errors or omissions in the design or for any consequences resulting from the use of the design or drawings. The design professional(s) shall not be responsible for any errors or omissions in the design or for any consequences resulting from the use of the design or drawings.



Main Street at Tuttle Royale
Pod 6
Royal Palm Beach, FL
Site Details - Pedestrian Exhibit

NORTH

0 50 100 200
Feet

Scale: 1" = 500'

DATE: 01.27.2023
PROJECT NO.: 22-045-010
DESIGNED BY: JAB
DRAWN BY: JAB
CHECKED BY: JAB

REVISIONS:

NO.	DATE	DESCRIPTION
01	01.27.2023	Initial Design
02	02.01.2023	Revised
03	02.01.2023	Revised
04	02.01.2023	Revised
05	02.01.2023	Revised

SP-13
of 14

**urban
design
studio**

Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite C602
West Palm Beach, FL 33401
561.366.1150 FAX: 561.366.1111
www.urbandesignstudio.com
#AIA0001733

Copyright:
All design, drawings, arrangements, and plans represented by this drawing are owned by, and are the sole property of, Urban Design Studio. This drawing and its contents shall be used only for the exclusive use of the specified project. These design, drawings, arrangements, plans shall not be used, or reproduced in any form, or incorporated without the written permission of the designer.

Main Street at Tuttle Royale
Pod 6
Royal Palm Beach, FL
Site Details - Square Foot by Floor

