

Agenda Item # R - 3

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 22-81 (SPM, AAR), AN APPLICATION BY BAR EDUCATION, INC., AND ADOPTION OF RESOLUTION NO. 23-41 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING A MAJOR SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL FOR MODIFICATIONS TO EXISTING PARKING, LANDSCAPE, PLAYGROUND AREA AND EXISTING BUILDING, FOR A PROPERTY LOCATED AT 300 AND 400 ROYAL COMMERCE ROAD.

Issue:

The Applicant is requesting Major Site Plan Modification and Architectural & Aesthetic Review Approval for modifications to existing parking, landscape, and playground areas for the existing building at 400 Royal Commerce Road, modifications to increase pedestrian connectivity and proposed modifications to the existing entryway and updated exterior paint colors. The property is property located at 300 and 400 Royal Commerce Road and situated within the Industrial General (IG) Zoning District.

The Applicant is also requesting Architectural approval for the Landscape Plan, building modifications, and signage.

Overall, the proposed Site Plan improvements meet all of the Village's requirements for this type of use in the Industrial General (IG) Zoning District.

The Planning and Zoning Commission considered this application on October 24, 2023 and recommended Approval by a vote of 5-0.

Recommended Action:

Staff is recommending Approval of Application No. 22-81 (SPM, AAR) and Resolution No. 23-41.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	11-16-2023	Action

Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: Primrose School

Application: 22-81 (SPM, AAR) Res. 23-41

Applicant: Bar Education, Inc.
300 Royal Commerce Road
Royal Palm Beach, FL 33411

Agent: Heather Jo Allen, Esq., AICP
Keiser Legal, PLLC
55 SE 2nd Avenue
Delray Beach, FL 33444

Request: Major Site Plan Modification and Architectural Approval for modifications to existing parking, landscape, and playground areas at 400 Royal Commerce Road, modifications to increase pedestrian connectivity and proposed modifications to the existing entryway and updated exterior paint colors modifications to existing parking, landscape, playground area and existing building, for a property located at 300 and 400 Royal Commerce Road.

Hearings: Planning and Zoning Commission: October 24, 2023
Village Council: November 16, 2023

Recommendation: Approval

II. Site Data:

Site Area: 1.914 ± acres

Property Control Numbers: 72-41-43-35-00-000-7410 & 7400

Existing Land Use: Public/Private Academic Institution

Existing FLUM Designation: Commercial (COM)

Existing Zoning District: General Commercial (CG)

Table 1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	Existing Use:	FLUM:	Zoning:
<i>North</i>	Seminole Palms Park	Open Space (OS)	Public Ownership (PO)
<i>South</i>	Office Warehouse	Industrial (IND)	Industrial Limited (IL)
<i>East</i>	Southern Palms Crossing	Commercial (COM)	General Commercial (CG)
<i>West</i>	Auto Paint and Body	Industrial (IND)	Industrial General (IG)

Directly below is a map showing the location of the site:



III. Intent of Petition:

The Applicant is requesting Major Site Plan Modification and Architectural & Aesthetic Review Approval for modifications to existing parking, landscape, and playground areas for the existing building at 400 Royal Commerce Road, modifications to increase pedestrian connectivity and proposed modifications to the existing entryway and updated exterior paint colors. The property is property located at 300 and 400 Royal Commerce Road and Situated within the Industrial General (IG) Zoning District. For an illustration of the Site Plan and Regulating Plan please refer to **Attachment C**.

The Applicant is also requesting Architectural approval for the Landscape Plan, building modifications, and signage. Please refer to **Attachment D** for an illustration of the Landscape Plan, **Attachment E** for an illustration of the building modifications, and **Attachment F** for an illustration of the proposed signage.

IV. History:

The site is located in the Royal Commerce Center which is located behind the Royal Plaza Shopping Center, north of Southern Boulevard and east of Royal Palm Beach Boulevard. The Royal Commerce Center was originally approved in 1984 and was later rezoned from

Industrial Limited (IL) to Industrial General (IG) in 1990. A subsequent site plan modification was approved in 1999. It has had a number of uses since its original construction. Village Council approved Resolution No. 06-18 to allow Ideal School totaling 75 students and to occupy two (2) buildings totaling 25,848 square feet.

V. Analysis:

The Applicant is requesting Major Site Plan Modification and Architectural & Aesthetic Review Approval for modifications to existing parking, landscape, and playground areas for the existing building at 400 Royal Commerce Road, modifications to increase pedestrian connectivity and proposed modifications to the existing entryway and updated exterior paint colors. The property is property located at 300 and 400 Royal Commerce Road and Situated within the Industrial General (IG) Zoning District.

The Applicant is proposing the following modifications:

- On the west side of the 400 Building, the parking spaces to the south of the central landscape island are modified to relocate the existing handicapped parking space and to create a new entry to the lobby that includes new landscaping and accessible access;
- The main entrance on the west side of the 400 Building will be modified to include a new 162 square foot vestibule that will tie into the modified entry;
- West of the main entrance of the 400 Building, an existing standard parking space is converted to a handicapped parking space and one (1) parking space is removed from the north end of the existing row of seven (7) parking spaces along the southern portion of the western property line to allow for a new pedestrian crosswalk;
- The parking spaces to the north of main entrance are modified to provide four (4) standard 90° parking stalls, while the remaining parking spaces are removed to allow for the proposed 1,182+/- square foot infant/toddler playground to be located directly adjacent to the infant/toddler classrooms, and is enclosed six (6) foot fence;
- The existing walkway along the north side of the 400 Building will be extended along the entire length of the northern façade to provide the six-foot (6') minimum pedestrian access way connecting the rear parking area to the public entrance in front of the building required pursuant to Village Code Section 23-49(6)b. It should be noted that there is a very minor portion where this sidewalk is reduced to a minimum of approximately four and seven tenths feet (4.7+/-') in width over the approximately six and eight tenths (6.8+/-) foot portion of this sidewalk that flows adjacent to the existing Double Detector Check Valve. As such, the Applicant has submitted a companion variance application requesting relief from Village Code Section 23-49 (6)b to allow this minor variance;
- A canopy is proposed over the existing entryway on the north side of the building;
- Three (3) existing parking spaces along the eastern property line and directly north of the existing playground area are removed to allow for expansion of the playgrounds, and a fourth parking stall is converted to a backout parking space and is permeable pavement;
- The playground areas to the south and east of the 400 Building will be modified such that a 3,012+/- square foot early preschool playground; a 740+/- square foot Primrose Patch; and a 4,147+/- square foot preschool/after school playground are provided with upgraded play equipment; and

- A six foot (6') black Ameristar anti-ram barrier fence separates the preschool/after school playground from the parking areas, while four foot (4') black vinyl clad chain link fencing separates the various playground areas.

In reviewing this application, Village Staff considered conformity with Chapter 26 of the Village's Code of Ordinances. Specifically, the proposed project meets the requirements for the Industrial General (IG) Zoning District, and Section 26-75 *Planned industrial developments (PID)*, as outlined below:

1. Parcel size: The overall Planned Industrial Development (PID) exceeds the Minimum Parcel Size requirement of three (3) acres.
2. Parcel width: The site is 342.54 feet wide, which exceeds the minimum parcel width of 200 feet of frontage.
3. Setbacks: The proposed building meets the setback for the zoning district.
4. Pervious area: The proposed Site Plan meets or exceeds the pervious area requirements.
5. Parking Requirements: The proposed Site Plan meets the parking standards of the Village Code.
6. Landscape Areas: The proposed landscape generally meets all of the minimum planting material standards of Chapter 15 Landscaping.
7. Maximum Building Height: The proposed buildings do not exceed the maximum height regulations of the Industrial General (IG) Zoning District.

Overall, the proposed Site Plan improvements meet all of the Village's requirements for this type of use in the Industrial General (IG) Zoning District.

VI. Disposition Options:

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

VII. Staff Recommendation:

Staff is recommending Approval of Application No. 22-81 (SPM, AAR) and Resolution No. 23-41.

VIII. Hearing History:

Planning and Zoning Commission:

The Planning and Zoning Commission considered this application on October 24, 2023 and recommended Approval by a vote of 5-0.

**Attachment A
Legal Description
Primrose School
Application No. 22-81 (SPM, AAR)
Resolution No. 23-41**

Directly below is the Legal Description:

DESCRIPTION

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 35 WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 80 (SOUTHERN BOULEVARD); THENCE A NORTH 00°11'48" EAST, ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 600.50 FEET TO THE SOUTHEAST CORNER OF THE LANDS RECORDED IN O.R. BOOK 4162, PAGE 1508, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID SOUTHEAST CORNER BEING THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL OF LAND;

THENCE, CONTINUE NORTH 00°11'48" EAST, ALONG SAID NORTH-SOUTH QUARTER SECTION LINE AND ALONG THE EAST LINE OF SAID LANDS RECORDED IN O.R. BOOK 4162, PAGE 1508 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 283.80 FEET; THENCE, NORTH 90°00'00" WEST, DEPARTING SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 186.68 FEET; THENCE, SOUTH 00°30'31" WEST, A DISTANCE OF 160.01 FEET; THENCE, SOUTH 90°00'00" WEST, A DISTANCE OF 34.54 FEET; THENCE, SOUTH 02°07'18" WEST, A DISTANCE OF 91.33 FEET; THENCE, SOUTH 88°51'31" EAST, A DISTANCE OF 5.61 FEET; THENCE, SOUTH 01°08'28" WEST, ALONG THE CENTERLINE OF AN EXISTING WALL SEPARATING TWO DUMPSTER BAYS, AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 31.47 FEET; THENCE, SOUTH 89°48'12" EAST, ALONG THE SOUTH LINE OF SAID LANDS RECORDED IN O.R. BOOK 4162, PAGE 1508, AND ITS WESTERLY PROLONGATION, A DISTANCE OF 220.26 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 35 WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD 80; SAID INTERSECTION POINT BEING THE SOUTHEAST CORNER OF THE LANDS DESCRIBED AND RECORDED IN O.R. BOOK 4104, PAGE 1057, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 00°11'48" EAST, ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 884.10 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED AND RECORDED IN O.R. BOOK 12619, PAGE 1306, THENCE, NORTH 90°00'00" WEST, DEPARTING SAID NORTH-SOUTH QUARTER SECTION LINE AND ALONG THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN O.R. BOOK 12619, PAGE 1306, A DISTANCE OF 186.88 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN O.R. BOOK 12619, PAGE 1306, FOR A POINT OF BEGINNING;

THENCE, CONTINUE NORTH 90°00'00" WEST, ALONG THE PROLONGATION OF SAID NORTH LINE, A DISTANCE OF 5.88 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.95 FEET; THENCE, NORTH 90°00'00" WEST, A DISTANCE OF 150.00 FEET; THENCE, SOUTH 00°00'00" WEST, A DISTANCE OF 165.95 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 116.70 FEET; THENCE, SOUTH 02°07'18" WEST, A DISTANCE OF 91.27 FEET; THENCE SOUTH 88°51'31" EAST, A DISTANCE OF 3.00 FEET TO A POINT OF THE WESTERLY BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN O.R. BOOK 12619, PAGE 1306; THENCE, NORTH 02°07'18" EST, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 91.33 FEET; THENCE, NORTH 90°00'00" EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN O.R. BOOK 12619, PAGE 1306, A DISTANCE OF 34.54 FEET; THENCE, NORTH 00°30'31" EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 160.01 FEET TO THE POINT OF BEGINNING.

Attachment B
Conditions of Approval
Primrose School
Application No. 22-81 (SPM, AAR)
Resolution No. 23-41

1. Development Order:

This development order constitutes approval for:

Major Site Plan Modification and Architectural & Aesthetic Review Approval for modifications to existing parking, landscape, and playground areas of the existing building at 400 Royal Commerce Road, modifications to increase pedestrian connectivity and proposed modifications to the existing entryway and updated exterior paint colors. The property is property located at 300 and 400 Royal Commerce Road and situated within the Industrial General (IG) Zoning District.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All other conditions imposed by previous approvals shall remain in full force and effect unless specifically modified herein.

2. Site Specific Conditions:

- A. The school shall be limited to grades preschool through 8th grade. The school inclusive of both sites shall be limited to a maximum of 299 full-time students, and middle school enrollment shall not exceed a maximum of 75 full-time students. The project is subject to and shall remain consistent with the provisions of the Florida Fire Code.
- B. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- C. The site shall be maintained free of all trash at all times.
- D. The signs shall meet all of the dimensional requirements of Village Code.


3. Landscaping Conditions:

- A. The property owner or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- B. Vegetation removal shall not commence until a vegetation removal permit have been issued.
- C. All shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, but must be maintained at no less than thirty-six inches (36) in height.
- D. 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.

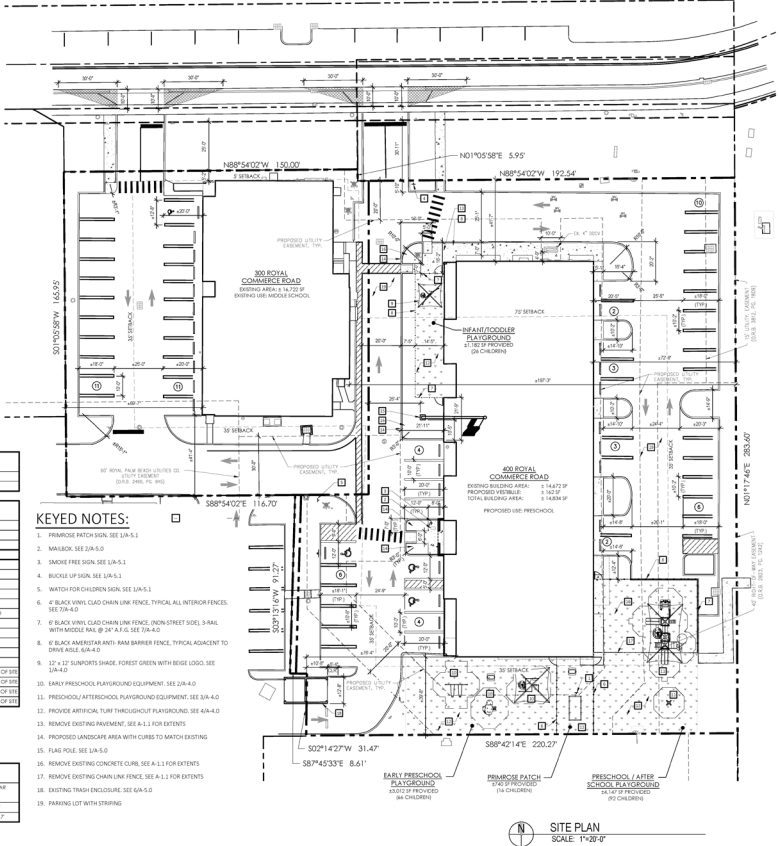
- E. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

Attachment C Site Plan and Regulating Plan Primrose School Application No. 22-81 (SPM, AAR) Resolution No. 23-41

Directly below is an illustration of the Site Plan:



KEY PLAN MAP
N.T.S.



KEYED NOTES:

1. PRESCHOOL SECTION SEE LIA-5.1
2. MAILBOX - SEE LIA-5.0
3. SMOKE FREE SIGN - SEE LIA-5.1
4. BUCKLE UP SIGN - SEE LIA-5.1
5. WATCH FOR CHILDREN SIGN - SEE LIA-5.1
6. IF BLACK VINYL GLAZED CHAIN LINK FENCE. TYPICAL ALL INTERIOR FENCES. SEE 31A-4.0
7. IF BLACK VINYL GLAZED CHAIN LINK FENCE. NON-STREET SIDE, 3-RAIL WITH MIDDLE RAIL @ 36" A.O.C. SEE 31A-4.0
8. IF BLACK ANTI-RUST ANTI-RAM BARRIER FENCE. TYPICAL ADJACENT TO DRIVE WALK. SEE A-1.0
9. 12" X 12" SUPPORTS SHADE. FOREST GREEN WITH BEIGE LOGS. SEE LIA-4.0
10. EARLY PRESCHOOL PLAYGROUND EQUIPMENT. SEE 31A-4.0
11. PRESCHOOL / AFTER SCHOOL PLAYGROUND EQUIPMENT. SEE 31A-4.0
12. PROVIDE ARRIVAL / DEPARTURE PLAYGROUND. SEE LIA-4.0
13. PROPOSED LANDSCAPE AREA WITH CURBS TO MATCH EXISTING
14. FLAG POLE. SEE LIA-5.0
15. REMOVE EXISTING CONCRETE CURB. SEE A-1.1 FOR EXTENTS
16. REMOVE EXISTING CHAIN LINK FENCE. SEE A-1.1 FOR EXTENTS
17. EXISTING TREES TO REMAIN. SEE 31A-5.0
18. PARKING LOT WITH ZONING

VARIANCE REQUEST			
CODE SECTION	REQUIRED	PROVIDED	VARIANCE REQUESTED
SEC. 22-81(A)(1) (REGULATORY ACCESSORY)	2	2	1/2 REDUCION

SITE DEVELOPMENT DATA			
LAND USE DESIGNATION	INDUSTRIAL		
CORPORATE DISTRICT	CD (INDUSTRIAL CORP. DIST.)		
AREA OF INTEREST	69,800 SF - 131 ACROSS		
PARCELS	300 ROYAL COMMERCE ROAD	400 ROYAL COMMERCE ROAD	ROYAL SITE
TYPE OF DEVELOPMENT	MIDDLE SCHOOL	DAYCARE CENTER	PRIVATE ACADAMIC INSTITUTION
MAXIMUM STUDENTS AND GRADE	75 MIDDLE SCHOOL	524 PRESCHOOL	200 PRESCHOOL
NUMBER OF HANDICAPPED	22	54	54
PARKING SPACES PROVIDED	23 STANDARD, 1 HANDICAPPED	23 STANDARD, 3 HANDICAPPED	23 STANDARD, 4 HANDICAPPED
GROUND FLOOR BUILDING AREA	EXISTING GROUND FLOOR: 18,100 SF EXISTING MESSHALL: 25,800 SF TOTAL: 43,900 SF	EXISTING: 414,472 SF PROPOSED: 414,472 SF TOTAL: 828,944 SF	EXISTING: 422,772 SF PROPOSED: 422,772 SF TOTAL: 845,544 SF
LANDSCAPE AREA	EXISTING: 43,555 SF PROPOSED: 43,555 SF TOTAL: 87,110 SF	EXISTING: 43,555 SF PROPOSED: 43,555 SF TOTAL: 87,110 SF	EXISTING: 43,555 SF PROPOSED: 43,555 SF TOTAL: 87,110 SF
PERVIOUS AREA	EXISTING: 43,555 SF PROPOSED: 43,555 SF TOTAL: 87,110 SF	EXISTING: 43,555 SF PROPOSED: 43,555 SF TOTAL: 87,110 SF	EXISTING: 43,555 SF PROPOSED: 43,555 SF TOTAL: 87,110 SF

DEVELOPMENT REGULATIONS											
CONTR. DISTRICT	SEE	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
CONTR. DISTRICT	CD	50' A.O.C.	20'	20'	50' A.O.C.	20'	20'	50' A.O.C.	20'	20'	50' A.O.C.
CONTR. DISTRICT	CD	50' A.O.C.	20'	20'	50' A.O.C.	20'	20'	50' A.O.C.	20'	20'	50' A.O.C.

REVISIONS

NO.	DATE	DESCRIPTION
1	06/02/2022	ISSUED FOR REVIEW
2	06/02/2022	REVISED FOR REVIEW
3	06/02/2022	REVISED FOR REVIEW
4	06/02/2022	REVISED FOR REVIEW
5	06/02/2022	REVISED FOR REVIEW

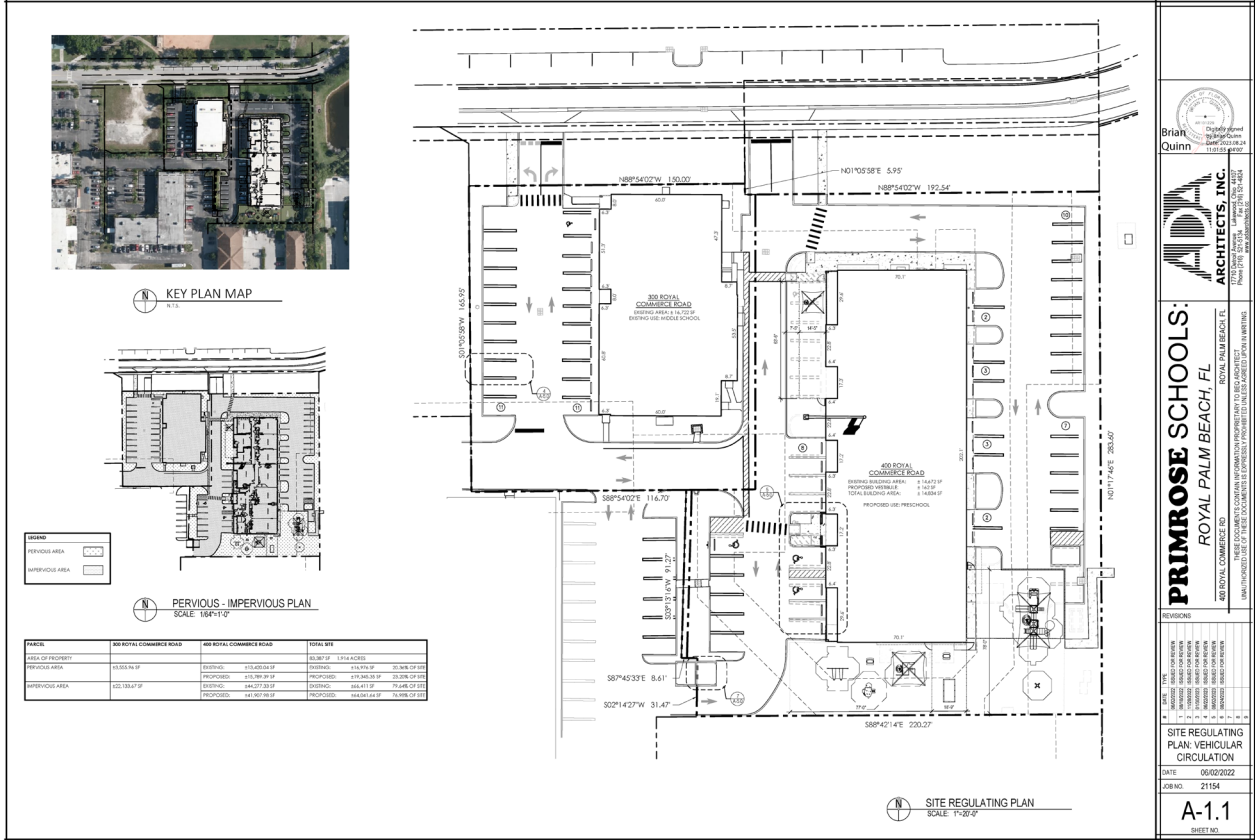
SITE PLAN

DATE: 06/02/2022
JOB NO: 21154
A-1.10
SHEET NO

PRIMROSE SCHOOLS:
ROYAL PALM BEACH, FL
400 ROYAL COMMERCE RD
UNAPPROVED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AUTHORIZED BY WRITING.

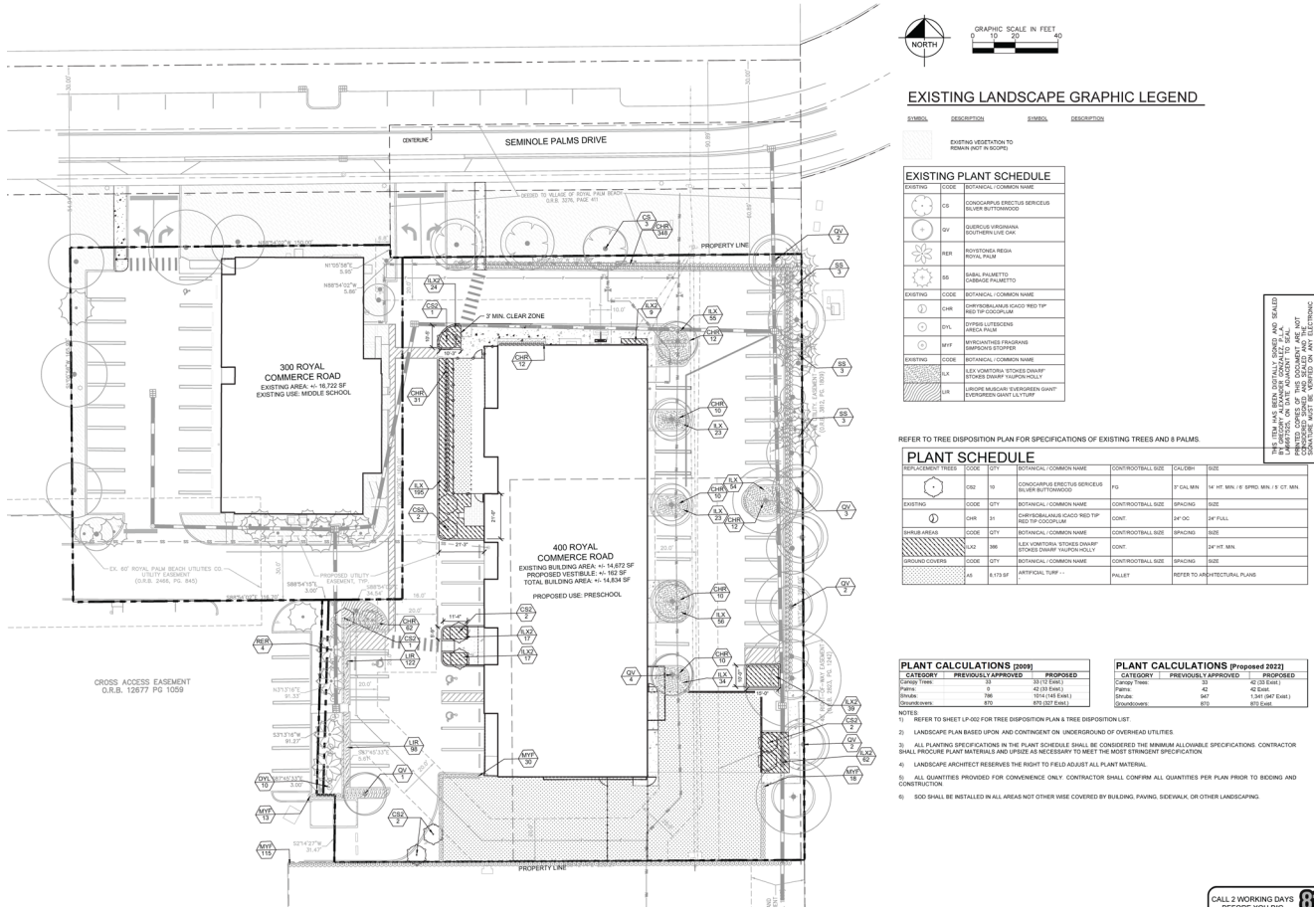
Attachment C Continued Site Plan and Regulating Plan Primrose School Application No. 22-81 (SPM, AAR) Resolution No. 23-41

Directly below is an illustration of the Regulating Plan:



Attachment D Landscape Plan Primrose School Application No. 22-81 (SPM, AAR) Resolution No. 23-41

Directly below is an illustration of the Landscape Plan:



EXISTING LANDSCAPE GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	EXISTING VEGETATION TO REMAIN (NOT IN SCOPE)		

EXISTING PLANT SCHEDULE

EXISTING CODE	BOTANICAL / COMMON NAME
CS	CONDORCARRUS ERECTUS SERICEUS SILVER BUTTERWOOD
SV	SILVERCUP VIBURNUM SOUTHERN LIVE OAK
RE	ROSTKIEZIA REGIA PINKY FLOUR
SB	SARAL PALMETTO CARIBBEAN PALMETTO
EXISTING CODE	BOTANICAL / COMMON NAME
DWR	DRYWOOD PALM RED TIP RED TIP COCOPLUM
DFL	DRYWOOD PALM RED TIP COCOPLUM
DFL	DRYWOOD PALM RED TIP COCOPLUM
DFL	DRYWOOD PALM RED TIP COCOPLUM
DFL	DRYWOOD PALM RED TIP COCOPLUM
EXISTING CODE	BOTANICAL / COMMON NAME
LR	LEUCOPHYLLON VIRENS DWARF STOKES DWARF YAUPOIN HOLLY
LR	LEUCOPHYLLON VIRENS DWARF STOKES DWARF YAUPOIN HOLLY
LR	LEUCOPHYLLON VIRENS DWARF STOKES DWARF YAUPOIN HOLLY
LR	LEUCOPHYLLON VIRENS DWARF STOKES DWARF YAUPOIN HOLLY

REFER TO TREE DISPOSITION PLAN FOR SPECIFICATIONS OF EXISTING TREES AND 8 PALMS

PLANT SCHEDULE

REPLACEMENT TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONTRIBUTOR BALL SIZE	CALCIBY	SIZE
(Symbol)	CS	10	CONDORCARRUS ERECTUS SERICEUS SILVER BUTTERWOOD	PG	7' CAL MIN	14 HT MIN / 16 SPHD MIN / 8 CT MIN
EXISTING	CODE	QTY	BOTANICAL / COMMON NAME	CONTRIBUTOR BALL SIZE	SPACING	SIZE
(Symbol)	DWR	11	DRYWOOD PALM RED TIP RED TIP COCOPLUM	CONT	10' OC	14 FT MAX
NEW PLANT	CODE	QTY	BOTANICAL / COMMON NAME	CONTRIBUTOR BALL SIZE	SPACING	SIZE
(Symbol)	LR	100	LEUCOPHYLLON VIRENS DWARF STOKES DWARF YAUPOIN HOLLY	LOWP		14 FT MIN
ARTIFICIAL TURF	CODE	QTY	BOTANICAL / COMMON NAME	CONTRIBUTOR BALL SIZE	SPACING	SIZE
(Symbol)	AT	1473 SF	ARTIFICIAL TURF	PALLET		REFER TO ARCHITECTURAL PLAN

PLANT CALCULATIONS (2009)

CATEGORY	PREVIOUSLY APPROVED	PROPOSED
Overall Totals	57	317 (14 EAK)
Palms	106	104 (14 EAK)
Shrubbery	470	403 (14 EAK)

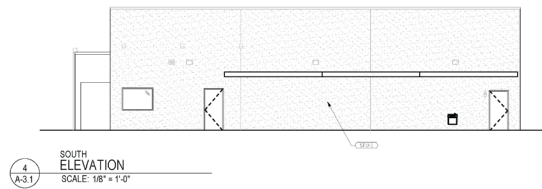
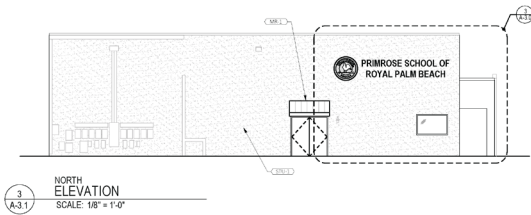
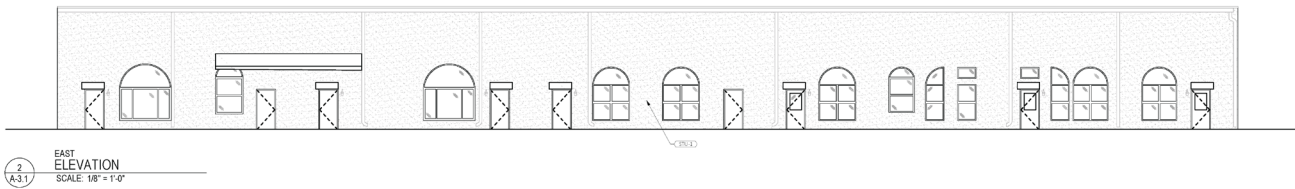
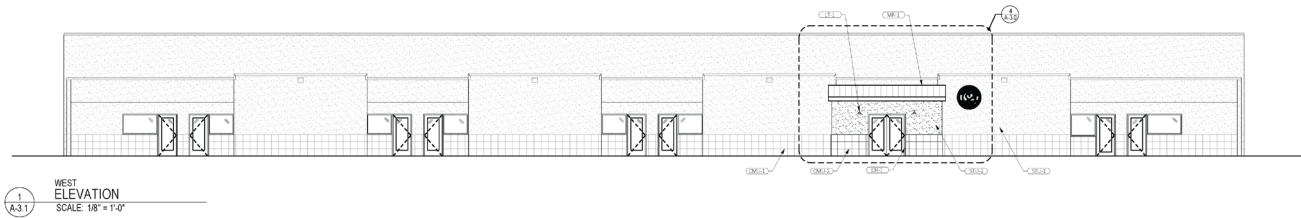
PLANT CALCULATIONS (Proposed 2022)

CATEGORY	PREVIOUSLY APPROVED	PROPOSED
Overall Totals	57	423 (14 EAK)
Palms	106	42 (14 EAK)
Shrubbery	470	1,341 (14 EAK)
Stipulations	470	423 (14 EAK)

- NOTES:
- REFER TO SHEET L-02 FOR TREE DISPOSITION PLAN & TREE DISPOSITION LIST.
 - LANDSCAPE PLAN BASED UPON AND CONTINGENT ON UNDERGROUND OR OVERHEAD UTILITIES.
 - ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCEED WITH MATERIALS AND SPECIFICATIONS AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
 - ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONTRACTING.
 - SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.

**Attachment E Continued
Architecture Plans
Primrose School
Application No. 22-81 (SPM, AAR)
Resolution No. 23-41**

Directly below is an illustration of the Architectural Plan for the building:



EXTERIOR FINISH LEGEND		
MARK	DESCRIPTION	SPECIFICATION
MR-1	METAL ROOF	BRIDGE-DECK SYSTEM; COLOR: DARK BRONZE
CD-1	DOOR AND WINDOW	JOINT: COLOR: BROWN AS IN REFERENCE
DR-1	DRY WALL	PAIN: COLOR: BROWN AS IN REFERENCE; MATERIAL TO MATCH EXISTING
SI-1	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-2	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-3	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-4	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-5	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-6	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-7	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-8	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-9	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-10	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-11	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-12	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-13	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-14	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-15	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-16	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-17	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-18	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-19	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-20	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-21	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-22	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-23	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-24	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-25	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-26	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-27	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-28	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-29	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-30	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-31	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-32	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-33	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-34	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-35	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-36	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-37	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-38	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-39	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-40	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-41	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-42	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-43	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-44	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-45	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-46	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-47	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
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SI-49	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-50	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-51	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-52	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-53	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-54	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-55	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-56	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
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SI-61	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
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SI-63	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-64	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-65	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-66	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
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SI-69	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
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SI-71	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-72	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-73	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-74	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
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SI-80	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-81	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-82	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-83	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-84	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
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SI-89	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-90	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-91	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
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SI-93	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-94	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-95	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-96	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-97	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-98	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-99	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE
SI-100	STUCCO	PAIN: COLOR: BROWN AS IN REFERENCE

**Attachment E Continued
Architecture Plans
Primrose School
Application No. 22-81 (SPM, AAR)
Resolution No. 23-41**

Directly below is an illustration of the Architectural Plan for the building:

The architectural drawing shows a front elevation of a building with a central entrance door and a window above it. Five callout boxes provide material and fixture details:

- METAL ROOF:** BRONZE GALVALUM SYSTEM, COLOR: DARK BRONZE
- STUCCO:** COLOR: BM 02.01 WARM WHITE
- BLUET:** FINISH: 16 1/2" x 8" FALGOUT 16 LAMP 12 LED 30 30 30W
- STRENGTH DOOR:** COLOR: TO MATCH EXISTING
- BRICKSET:** COLOR: BM 02.08 LAMPBLACK

PRIMROSE ELEVATION
SCALE: 1/2"=1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	06/02/2022	ISSUED FOR PERMITS
2		REVISIONS
3		REVISIONS
4		REVISIONS
5		REVISIONS
6		REVISIONS
7		REVISIONS
8		REVISIONS
9		REVISIONS
10		REVISIONS
11		REVISIONS
12		REVISIONS
13		REVISIONS
14		REVISIONS
15		REVISIONS
16		REVISIONS
17		REVISIONS
18		REVISIONS
19		REVISIONS
20		REVISIONS

MATERIAL BOARD

DATE: 06/02/2022
JOB NO.: 21154
A-6.0
SHEET NO.

PRIMROSE SCHOOLS:
ROYAL PALM BEACH, FL
ARCHITECTS, INC.
1715 COLLETT AVENUE, SUITE 100
PALM BEACH, FL 33480
PH: 561.855.1111
WWW.PRIMROSE-SCHOOLS.COM

ARCHITECTS, INC.
1715 COLLETT AVENUE, SUITE 100
PALM BEACH, FL 33480
PH: 561.855.1111
WWW.PRIMROSE-SCHOOLS.COM

Attachment E Continued Architecture Plans Primrose School Application No. 22-81 (SPM, AAR) Resolution No. 23-41

Directly below is an illustration of the Architectural Plan for the playground equipment:

1 SHADE SHELTER
SCALE: 3/4" = 1'-0"

INFANT - 3 PANEL UNIT WITH 12X12" INDEPENDENT SHADE

2 ARTIFICIAL TURF
SCALE: 3/4" = 1'-0"

3 FALL ZONE
SCALE: 3/4" = 1'-0"

4 ALUMINUM FENCE
SCALE: 1/2" = 1'-0"

5 EARLY PRESCHOOL PLAYGROUND EQUIPMENT
SCALE: 1/4" = 1'-0"

6 CHAIN LINK FENCE
SCALE: 3/4" = 1'-0"

7 GATE ELEVATION
SCALE: 1/2" = 1'-0"

8 PRESCHOOL / AFTER SCHOOL PLAYGROUND EQUIPMENT
SCALE: 1/4" = 1'-0"

9 PRIMROSE PATCH

10 PICNIC TABLE

PRIMROSE SCHOOLS:
ROYAL PALM BEACH, FL

ARCHITECTS, INC.

1171 SOUTH PALM BEACH BLVD., SUITE 100, PALM BEACH, FL 33480
PH: 561-832-1111 FAX: 561-832-1112
WWW.PRIMROSE-SCHOOLS.COM

NO.	DATE	DESCRIPTION
1	06/02/2022	ISSUED FOR PERMIT
2	06/02/2022	REVISIONS
3	06/02/2022	REVISIONS
4	06/02/2022	REVISIONS
5	06/02/2022	REVISIONS
6	06/02/2022	REVISIONS
7	06/02/2022	REVISIONS
8	06/02/2022	REVISIONS
9	06/02/2022	REVISIONS
10	06/02/2022	REVISIONS

PLAYGROUND DETAILS

DATE: 06/02/2022
JOB NO.: 21154

A-4.0

SHEET NO.

**Attachment E Continued
Architecture Plans
Primrose School
Application No. 22-81 (SPM, AAR)
Resolution No. 23-41**

Directly below is an illustration of the Architectural Plan for Site Amenities:

1.1 FLAG POLE
SCALE: 1" = 1'-0"

1.2 USPS MAIL BOX
SCALE: 3/4" = 1'-0"

1.3 CURB AND RAMP DETAIL
SCALE: 1/2" = 1'-0"

1.4 EXISTING 90 DEGREE PARKING DETAIL
SCALE: 1/8" = 1'-0"

1.5 90 DEGREE PARKING DETAIL
SCALE: 1/8" = 1'-0"

1.6 REFERENCE TRASH ENCLOSURE
SCALE: 1" = 1'-0"

1.7 DUMPSTER DETAIL
NOT TO SCALE

PRIMROSE SCHOOLS
ROYAL PALM BEACH, FL
ARCHITECTS, INC.

DATE: 06/02/2022
JOB NO: 21154
A-5.0
SHEET NO:

RESOLUTION NO. 23-41

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 22-81 (SPM, AAR) – THE APPLICATION OF BAR EDUCATION, INC. - PERTAINING TO A SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL FOR MODIFICATIONS TO AN EXISTING SCHOOL WITHIN THE INDUSTRIAL GENERAL ZONING DISTRICT ON A 1.914± ACRE PARCEL OF LAND LOCATED AT 300 AND 400 ROYAL COMMERCE ROAD, 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. 22-81 (SPM, AAR) was presented to the Village Council at its public hearing conducted on November 16, 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. 22-81 (SPM, AAR), THE APPLICATION OF BAR EDUCATION, INC., ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 16th day of November, 2023.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Primrose School @ 300 and 400 Royal Commerce Road
Application No. 22-81 (SPM, AAR)
Resolution No. 23-41

LEGAL DESCRIPTION:

DESCRIPTION

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 35 WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 80 (SOUTHERN BOULEVARD); THENCE A NORTH 00°11'48" EAST, ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 800.50 FEET TO THE SOUTHEAST CORNER OF THE LANDS RECORDED IN O.R. BOOK 4162, PAGE 1508, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID SOUTHEAST CORNER BEING THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL OF LAND;

THENCE, CONTINUE NORTH 00°11'48" EAST, ALONG SAID NORTH-SOUTH QUARTER SECTION LINE AND ALONG THE EAST LINE OF SAID LANDS RECORDED IN O.R. BOOK 4162, PAGE 1508 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 283.60 FEET; THENCE, NORTH 90°00'00" WEST, DEPARTING SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 186.68 FEET; THENCE, SOUTH 00°30'31" WEST, A DISTANCE OF 160.01 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 34.54 FEET; THENCE, SOUTH 02°07'18" WEST, A DISTANCE OF 91.33 FEET; THENCE, SOUTH 88°51'31" EAST, A DISTANCE OF 5.61 FEET; THENCE, SOUTH 01°08'29" WEST, ALONG THE CENTERLINE OF AN EXISTING WALL SEPARATING TWO DUMPSTER BAYS, AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 31.47 FEET; THENCE, SOUTH 89°48'12" EAST, ALONG THE SOUTH LINE OF SAID LANDS RECORDED IN O.R. BOOK 4162, PAGE 1508, AND ITS WESTERLY PROLONGATION, A DISTANCE OF 220.26 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 35 WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD 80; SAID INTERSECTION POINT BEING THE SOUTHEAST CORNER OF THE LANDS DESCRIBED AND RECORDED IN O.R. BOOK 4104, PAGE 1057, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 00°11'48" EAST, ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 884.10 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED AND RECORDED IN O.R. BOOK 12619, PAGE 1306, THENCE, NORTH 90°00'00" WEST, DEPARTING SAID NORTH-SOUTH QUARTER SECTION LINE AND ALONG THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN O.R. BOOK 12619, PAGE 1306, A DISTANCE OF 186.68 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN O.R. BOOK 12619, PAGE 1306, FOR A POINT OF BEGINNING;

THENCE, CONTINUE NORTH 90°00'00" WEST, ALONG THE PROLONGATION OF SAID NORTH LINE, A DISTANCE OF 5.66 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.95 FEET; THENCE, NORTH 90°00'00" WEST, A DISTANCE OF 150.00 FEET; THENCE, SOUTH 00°00'00" WEST, A DISTANCE OF 165.95 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 116.70 FEET; THENCE, SOUTH 02°07'18" WEST, A DISTANCE OF 91.27 FEET; THENCE SOUTH 88°51'31" EAST, A DISTANCE OF 3.00 FEET TO A POINT OF THE WESTERLY BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN O.R. BOOK 12619, PAGE 1306; THENCE, NORTH 02°07'18" EST, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 91.33 FEET; THENCE, NORTH 90°00'00" EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN O.R. BOOK 12619, PAGE 1306, A DISTANCE OF 34.54 FEET; THENCE, NORTH 00°30'31" EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 160.01 FEET TO THE POINT OF BEGINNING.

Exhibit B
Conditions of Approval
Primrose School @ 300 and 400 Royal Commerce Road
Application No. 22-81 (SPM, AAR)
Resolution No. 23-41

1. Development Order:

This development order constitutes approval for:

Major Site Plan Modification and Architectural & Aesthetic Review Approval for modifications to existing parking, landscape, playground areas and interior of the existing building at 400 Royal Commerce Road, modifications to increase pedestrian connectivity and proposed modifications to the existing entryway and updated exterior paint colors. The property is property located at 300 and 400 Royal Commerce Road and situated within the Industrial General (IG) Zoning District.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All other conditions imposed by previous approvals shall remain in full force and effect unless specifically modified herein.

2. Site Specific Conditions:

- A. The school shall be limited to grades preschool through 8th grade. The school inclusive of both sites shall be limited to a maximum of 299 full-time students, and middle school enrollment shall not exceed a maximum of 75 full-time students. The project is subject to and shall remain consistent with the provisions of the Florida Fire Code.
- B. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- C. The site shall be maintained free of all trash at all times.
- D. The signs shall meet all of the dimensional requirements of Village Code.

3. Landscaping Conditions:

- A. The property owner or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- B. Vegetation removal shall not commence until a vegetation removal permit have been issued.
- C. All shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, but must be maintained at no less than thirty-six inches (36) in height.
- D. 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.

- E. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

Exhibit C Site Plan Primrose School @ 300 and 400 Royal Commerce Road Application No. 22-81 (SPM, AAR) Resolution No. 23-41

Directly below is an illustration of the Site Plan.

