



PLANNING & ZONING COMMISSION MEETING AGENDA
MONDAY APRIL 17, 2023 7:00 P.M.
VILLAGE MEETING HALL

Ways to Participate

- In Person: Public may participate in person at the Village Meeting Hall, 1050 Royal Palm Beach Boulevard, Royal Palm Beach, FL 33411.
- Computer, Tablet, Smartphone: Public may participate remotely by joining GoToWebinar from your computer, tablet or smartphone via www.royalpalmbeachfl.gov/webmeetings.
- Telephone: Public may listen only via phone remotely by dialing United States +1 (415) 655-0052, Webinar ID: 381-605-011, Access Code: 614-780-699

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Chairman (vacant)
Vice Chairwoman June Perrin
Commissioner Adam Miller
Commissioner Philip Marquis
Commissioner (vacant)
Lauren McClellan, Alternate 1
Kara Cowser, Alternate 2

III. MINUTES

Approval of minutes of the March 28, 2023 Planning & Zoning Commission Meeting.

IV. ITEMS FOR DISCUSSION

1. Application No. 22-105 (PP) – Tuttle Royale II – The applicant, Urban Design Studio, is requesting a Preliminary Plat Approval to re-plat the previously approved Master Plat for Tuttle Royale to add 9.289± acres for a total re-platted area of 165.371± acres, for a property located south of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Board Documents

2. Application No. 23-010 (SE) – Main Street at Tuttle Royale POD 6 Grocery Store – The applicant, Urban Design Studio, is requesting Special Exception Use Approval to allow for a “Retail Sales, MXS Grocery Store which exceeds twenty thousand (20,000) square feet of floor area for any single use, and which does not include a drive-through facility” on POD 6 of Tuttle Royale located within the Mixed Use Social Center (MXS) District, for a property located south of Southern Boulevard approximately 0.27 miles west of State Road 7 (US

Board Documents



3. Application No. 23-011 (SE) – Main Street at Tuttle Royale POD 6 Movie Theater – The applicant, Urban Design Studio, is requesting Special Exception Use Approval to allow for a “Retail Sales, MXS Movie theater (indoor) which exceeds twenty thousand (20,000) square feet of floor area for any single use, and which does not include a drive-through facility” on POD 6 of Tuttle Royale located within the Mixed Use Social Center (MXS) District, for a property located south of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Board Documents

4. Application No. 23-012 (SE) – Main Street at Tuttle Royale POD 6 Fitness Center – The applicant, Urban Design Studio, is requesting Special Exception Use Approval to allow for a “Retail Sales, MXS Fitness Center which exceeds twenty thousand (20,000) square feet of floor area for any single use, and which does not include a drive-through facility” on POD 6 of Tuttle Royale located within the Mixed Use Social Center (MXS) District, for a property located south of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Board Documents

5. Application No. 23-013 (SE) – Main Street at Tuttle Royale POD 6 Bowling Alley – The applicant, Urban Design Studio, is requesting Special Exception Use Approval to allow for “Retail Sales, MXS Bowling alley which exceeds twenty thousand (20,000) square feet of floor area for any single use, and which does not include a drive-through facility” on POD 6 of Tuttle Royale located within the Mixed Use Social Center (MXS) District, for a property located south of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Board Documents

6. Application No. 23-014 (SE) – Main Street at Tuttle Royale POD 6 Comedy Club – The applicant, Urban Design Studio, is requesting Special Exception Use Approval for a “Restaurant with bar or lounge with live entertainment” on POD 6 of Tuttle Royale located within the Mixed Use Social Center (MXS) District, for a property located south of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Board Documents



7. Application No. 23-019 (LW) – Main Street at Tuttle Royale POD 6 – The applicant, Urban Design Studio, is requesting Landscape Waiver Approval for seven (7) landscape waivers from: 1) Sec. 15-131(b) to allow for a reduced landscape buffer of 12.2 feet at the roundabout south of Building 8 and 12.3 feet west of the entrance to Building 8 where Village Code requires 25 feet, a waiver of 12.8 and 12.7 feet, respectively; 2) Sec. 15-131(c) to allow for a reduced perimeter landscape buffer of 24.5 and 22.9 feet on the southeast corner of Building 3 and 22.4, 22.8 and 22.3 feet south of Building 3 where Village Code requires 25 feet, a waiver of 0.5, 2.1, 2.6, 2.2 and 2.7 feet, respectively; 3) Sec. 15-131(d)(3) to allow for the required canopy trees to be placed not on center within the northern perimeter buffer of Tuttle Boulevard where Village Code requires a minimum of one tree every 20 feet on center; 4) Sec. 15-133(b)(2) to allow for only two (2) canopy trees at increased spacing within the 122 foot perpendicular divider strip north of Building 9, seven (7) canopy trees at increased spacing within the 416.5 foot perpendicular divider strip north of Building 10 and seven (7) canopy trees at increased spacing within the 455 foot perpendicular divider strips north of Building 12 where Village Code requires one tree every 15 feet, a waiver of 6, 21, and 23 canopy trees at 46, 44.5 and 50 foot spacing, respectively; 5) Sec. 15-133(d)(1) to allow for reduced terminal island lengths of 10.2 to 17.1 feet in front of the buildings on the square where Village Code requires each terminal island to be at least the length of one parking space, a waiver of 2.9 to 9.9 feet, respectively; 6) Sec. 15-133(d)(3) to allow for zero trees to be planted in the southwestern-most terminal islands north of Building 9 where Village Code requires one (1) tree, a waiver of one (1) tree; and 7) Sec. 15-133(e)(3) to allow for zero trees to be planted within the double terminal island at the southwest corner of Building OP- 1 where Village Code requires two (2) trees, a waiver of two (2) trees, for a property located south of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Board Documents

8. Application No. 22-125 (SP, AAR) – Main Street at Tuttle Royale, LLC POD 6 – The applicant, Urban Design Studio, is requesting Site Plan and Architectural and Aesthetic Approval for a Mixed Use Social Center consisting of 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 garage 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).

Board Documents

V. ELECTIONS



VI. BOARD BUSINESS

Next meeting is Tuesday, May 23, 2023.

VII. ADJOURNMENT

Any person who wishes to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at this meeting, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which appeal is to be based. The Village of Royal Palm Beach does not provide such a record. In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format (Large Print) upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting the Village Clerk's office, Village of Royal Palm Beach 1050 Royal Palm Beach Boulevard, Royal Palm Beach, Florida 33411. (561) 790-5100.

Hearing Assistance: If any person wishes to use a Listen-Aid hearing device, please contact the Village Clerk prior to any meeting held in the Council Chambers.