

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

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER APPLICATION 19-019 (SP, AAR, LW) AN APPLICATION BY URBAN DESIGN KILDAY STUDIOS AND RESOLUTION 19-31 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING SITE PLAN, ARCHITECTURAL APPROVAL FOR A 401 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, IN ADDITION TO A LANDSCAPE WAIVER FROM SECTION 26-86(4)(e) AS ALLOWED BY SECTION 26-61(i) TO ALLOW THE REQUIRED FIFTEEN (15) FOOT LANDSCAPE BUFFER ADJACENT TO INTERIOR LOT LINES TO BE REDUCED TO FIVE (5) FEET ADJACENT TO THE NORTH PROPERTY LINE; FOR A PROPERTY LOCATED ON THE SOUTH SIDE OF SOUTHERN BOULEVARD APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7 (U.S. 441). BY AGENT: ALESSANDRIA PALMER OF URBAN DESIGN KILDAY STUDIOS.**

**Issue:**

The Applicant is seeking Site Plan and Architectural Approval for a proposed multifamily residential development on a 29.356± acre parcel of land. The site is situated within the Multifamily Residential (RM-14) Zoning District. The Applicant has indicated in their justification statement that the ultimate goal is to develop the property for 401 multi family dwelling units with a gross density of 13.66 multi family dwelling units per acre.

The Applicant is also seeking Architectural Approval for the apartment buildings and the Landscape Plan. The Applicant has indicated that the entrance signage would be part of a future architectural approval request. The applicant is also requesting Approval of a Landscape Waiver (as part of this application) from Section 26-86(4)(e) as allowed by Section 26-61(i) to allow the required fifteen (15) foot landscape buffer adjacent to interior lot lines to be reduced to five (5) feet adjacent to the north property line.

Overall, and except for the parking variances, reductions in apartment unit sizes, and landscape waiver requests, the proposed Site Plan is in conformance with the Village’s requirements for the Multifamily Residential (RM-14) Zoning District.

The Planning and Zoning Commission considered the application on October 22, 2019, and recommended Approval by a vote of 4-0.

**Recommended Action:**

Staff is recommending Approval of application 19-019 (SP, AAR, LW) and Resolution 19-31. This recommendation is contingent upon the approval of the development agreement for a reduction in unit sizes, the parking variances, and the landscape waiver.

Initiator	Village Manager	Agenda Date	Village Council
Director of P & Z	Approval	11-21-2019	Action

**RESOLUTION NO. 19-31**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 19-019 (SP, AAR) – THE APPLICATION OF URBAN DESIGN KILDAY STUDIOS – PERTAINING TO SITE PLAN AND ARCHITECTURAL APPROVAL FOR 401 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE SOUTH SIDE OF SOUTHERN BOULEVARD APPROXIMATELY 0.27 MILES WEST OF STATE ROAD 7 (U.S. 441), IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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

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

**WHEREAS**, Application No. 19-019 (SP, AAR) was presented to the Village Council at its public hearing conducted on November 21, 2019; 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. 19-019 (SP, AAR), THE APPLICATION OF URBAN DESIGN KILDAY STUDIOS, ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

Was approved, subject to the following conditions:

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

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 21st day of November, 2019.

VILLAGE OF ROYAL PALM BEACH

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MAYOR FRED PINTO

ATTEST:

(SEAL)

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DIANE DISANTO, VILLAGE CLERK

**Exhibit A**  
**Legal Description**  
**Southern Boulevard Properties POD 2**  
**19-019(SP, AAR)**  
**Res. 19-31**

Legal Description:

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING 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 142.27 FEET; THENCE LEAVING SAID WESTERLY SECTION LINE, S88°59'05"E A DISTANCE OF 1252.51 FEET; THENCE S04°44'26"W A DISTANCE OF 195.87 FEET; THENCE N89°52'27"E A DISTANCE OF 22.93 FEET; THENCE S44°16'15"E A DISTANCE OF 50.38 FEET; THENCE N87°18'52"E A DISTANCE OF 49.35 FEET; THENCE N46°33'16"E A DISTANCE OF 24.60 FEET; THENCE S88°59'05"E A DISTANCE OF 104.89 FEET; THENCE S01°52'12"W A DISTANCE OF 35.00 FEET; THENCE S36°03'30"W A DISTANCE OF 83.87 FEET; THENCE S01°49'41" A DISTANCE OF 728.95 FEET TO THE NORTH LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 534, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE N88°57'45"W A DISTANCE OF 645.18 FEET; THENCE N59°20'02"W A DISTANCE OF 890.38 FEET TO A POINT ON THE WESTERLY SECTION LINE OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE ALONG SAID WESTERLY SECTION LINE, N01°50'01"E A DISTANCE OF 459.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.356 ACRES MORE OR LESS.

**Exhibit B**  
**Conditions of Approval**  
**Southern Boulevard Properties POD 2**  
**19-019(SP, AAR)**  
**Res. 19-31**

**1. Development Order:**

This development order constitutes approval for: Site Plan Approval and Architectural Approval for a Multifamily Residential development with 401 units on a 29.356± acre site, within 26 apartment buildings, Architectural approval for the landscape plan, building design, and color and materials.

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.
- B. Dumpster pads will be sloped to drain onto a pervious area.
- C. Revise all plans to reflect all required changes and resubmit to the Village prior to the issuance of a building permit.
- D. 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 \$302,370 per acre fee in lieu of payment for the 1.816 acre recreation obligation for a total of \$549,103.92. The Applicant will also be dedicating 5.225 acres of land totaling 52.1% of their remaining 52.1% recreation obligation. The 5.225 acres shall be a part of Pod 8 which was intended to be the receiving area for the recreation obligations for Pods 2, 3, and 4 and total approximately 10 acres.

**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 preliminary master plat approval by Village Council. No Building Permit applications shall be accepted prior to Master Plan approval, and Final Master Plat approval. 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 Construction Agreement for Required Improvements, and no Certificate of Occupancy shall be issued until all infrastructure supporting the development is complete and accepted in accordance with Chapter 22 of Village Code including, but not limited to, the completion of all of Lowe's Road 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 Erica Boulevard (440 feet) for a total payment of \$22,000 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.

# Village of Royal Palm Beach - Staff Report

## I. General Data:

Project Name: Southern Boulevard Properties Pod 2

Application: 19-019 (SP, AAR, LW) (Res. No. 19-31)

Applicant: Urban Design Kilday Studios  
Ken Tuma and Alessandria Palmer  
610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401

Request: Site Plan and Architectural Approval for a proposed 401 unit Multifamily residential development on a 29.356± acre parcel of land and lying within the Multifamily Residential District (RM-14) Zoning District, located on the South side of Southern Boulevard approximately 0.27 miles west of State Road 7 (U.S. 441).

Hearings: Planning and Zoning Commission: October 22, 2019  
Village Council: November 21, 2019

Recommendation: Approval

## II. Site Data:

Site Area: 29.356± acres

Property Control Numbers: 72 41 44 01 00 000 3010, 3120, 3030, 3040,  
72 41 43 36 00 000 7020, 7030, 7040, 7230, &  
12 004 0021

Existing Land Use: Single-Family Residential

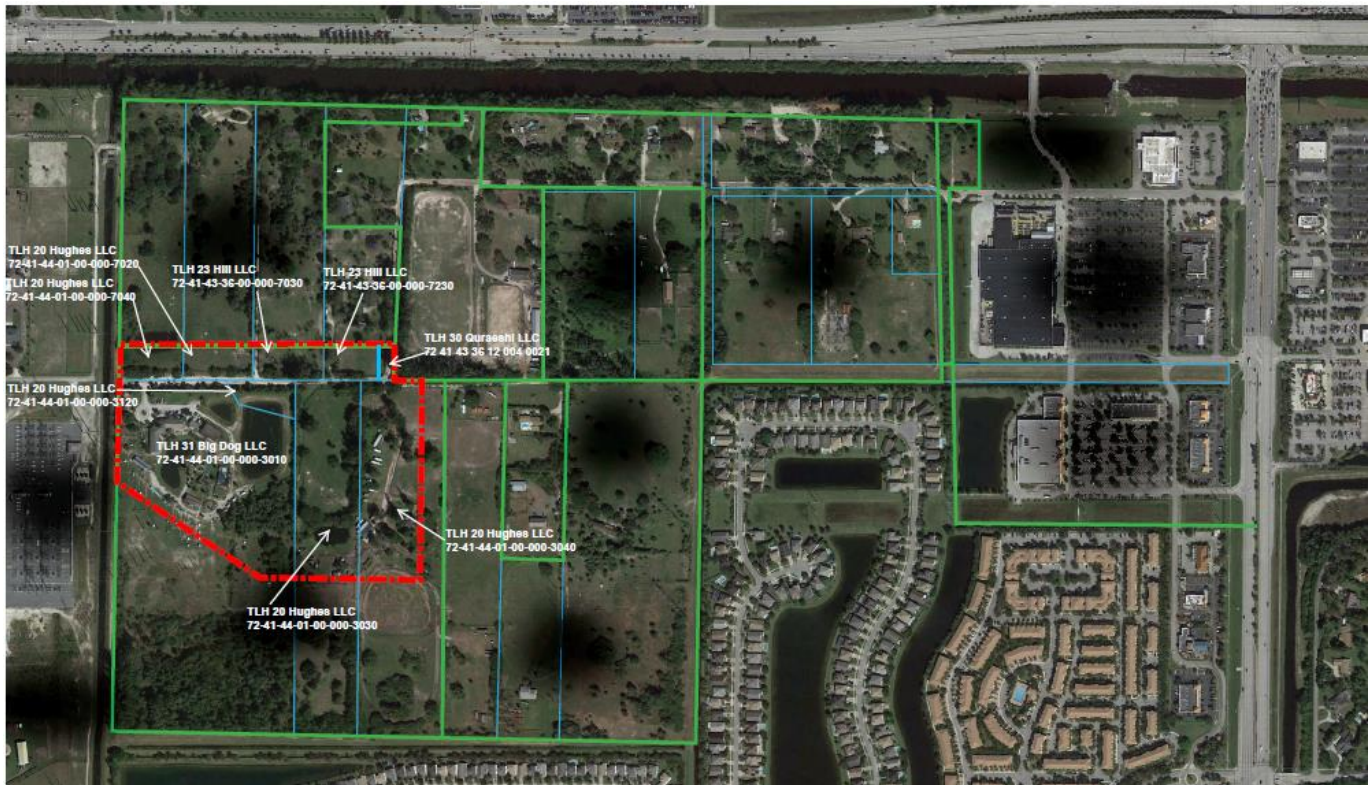
Existing FLUM Designation: Multi-Family High Density Residential (MFH)

Existing Zoning District: Multi-Family Residential (RM-14)

<b>Table 1: Adjacent Existing, Future Land Uses, and Zoning</b>			
<b>Dir.</b>	<b>Existing:</b>	<b>FLUM:</b>	<b>Zoning:</b>
<i>North</i>	Phase 1 North	Multi-Family High (MFH)	Multi-Family Residential (RM-18)
<i>South</i>	Pod 4	Single-Family (SF, RPB)	Single-Family (RS-3)
<i>East</i>	Pod 7	Low Residential (LR-2, PBC)	Agricultural Residential (AR, PBC)
<i>West</i>	FPL Service Facility	Utility (U, Wellington)	Utility (U, Wellington)



Figure 1: Location Map



### **III. Intent of Petition:**

The Applicant is seeking Site Plan and Architectural Approval for a proposed multifamily residential development on a 29.356 acre parcel of land. The site is situated within the Multifamily Residential (RM-14) Zoning District. The Applicant has indicated in their justification statement that the ultimate goal is to develop the property for 401 multi family dwelling units with a gross density of 13.66 multi family dwelling units per acre. The applicant is also requesting a Landscape Waiver from section 26-86(4)(e) to allow the required fifteen (15) foot landscape buffer adjacent to interior lot lines to be reduced to five (5) feet adjacent to the north property line.

### **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, south and east sides and adjacent to Wellington's boundary on the west side. The properties were recently annexed into the Village Boundary by adoption of Ordinance 894 by the Village Council on October 16, 2014. Subsequently, the Village assigned a Village Land Use Designation of Multi-Family High Density Residential (MFH) to the site, through adoption of Ordinance 971 by the Village Council on March 7, 2019. The property was assigned a Village Zoning District of Multi-family residential (RM-14) by the Village Council through the adoption of Ordinance 985 on April 18, 2019.

### **V. Analysis:**

The Applicant is seeking Site Plan and Architectural Approval for a proposed multifamily residential development on a 29.356 acre parcel of land. The site is situated within the 19-019 (SP, AAR, LW) (Res. 19-31) Page 2 Southern Boulevard Properties Pod 2

Multifamily Residential (RM-14) Zoning District. The Applicant has indicated in their justification statement that the ultimate goal is to develop the property for 401 multi family dwelling units with a gross density of 13.66 multi family dwelling units per acre.

The Applicant is seeking Site Plan Approval in order to construct a 401 unit multifamily residential apartment complex. The 401 units will be divided between 15 three (3) story buildings and 11 two (2) story townhouse style apartment buildings. The proposed Site Plan has six (6) building types, with unit counts ranging from 11 units to 22 units per building. The apartments in this development range from one (1) bedroom and one (1) bathroom to three (3) bedrooms and 2.5 bathrooms. The site will also contain a 3.93 acre lake for onsite retention. In addition, the site plan provides 14.57 acres of green and open space. Access to the site will be from Southern Boulevard, via a new bridge over the C-51 canal and a future access to State Road 7 south of Lowe's. For an Illustration of the Site Plan please refer to **Attachment C**.

Pursuant to 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:

$$401 \text{ du} \times 2.5 \text{ persons/unit} = 1002.5 \text{ persons}$$
$$1002.5 \text{ persons}/1,000 = 1.0025 \times 10 \text{ acres} = \mathbf{10.025 \text{ acres of recreation space}}$$

Section 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 2.984 acres of private recreation on site for a total of 29.8% of the project's recreation obligation. The required private recreation activities throughout the site include an exercise trail, summer kitchen, a playground, a swimming pool, and bike paths (bicycling). Other activities not required but provided in the community include outdoor dining/cooking areas, a community garden, volleyball court, dog park/run, bocce court/horseshoe court (instead of shuffleboard), fire pit, and lake overlook which will be programmed with waterfront activities. The Applicant is also offering to pay a fee in lieu of dedication of land to the Village for 1.816 acres or 18.1% of the project's recreation obligation. Village Code 26-75.4 (h) (3) allows for a fee in lieu of dedication of land and the Applicant is proposing a \$302,370 per acre fee in lieu of payment for the 1.816 acre recreation obligation for a total of \$549,103.92. The Applicant will also be dedicating 5.225 acres of land totaling 52.1% of their remaining 52.1% recreation obligation. The 5.225 acres will be a part of Pod 8 which was intended to be the receiving area for the recreation obligations for Pods 2, 3, and 4. For an illustration of the Recreation Areas/Amenities please refer to **Attachment D**.

The Applicant is also requesting architectural approval for the apartment buildings and Landscape Plan. The Applicant has indicated that the project signage would be part of a future architectural approval request. For an Illustration of the Architecture please refer to **Attachment E** and for an

The applicant is also requesting a Landscape Waiver from Section 26-86(4)(e) as allowed by Section 26-61(i) to allow the required fifteen (15) foot landscape buffer adjacent to interior lot lines to be reduced to five (5) feet adjacent to the north property line. The buffer is adjacent to a 20 easement and all required landscape buffer material will be accommodated within the five (5) of landscaping buffer.

In reviewing this petition, Village staff considered conformity with the Village of Royal Palm Beach's Zoning Code pertaining to the Multifamily Residential (RM-14) Zoning District. Specifically, the proposed project meets the requirements for the Multifamily Residential (RM-14) Zoning District as follows:

1. Parcel size: The site is 29.356± acres in size and exceeds the minimum area required for the Multifamily Residential (RM-14) Zoning District designated property of three (3) acres.
2. Parcel width: The property is approximately 1252.51 feet wide and exceeds the minimum parcel width of 200 feet.
3. Setbacks: The proposed buildings meet the required setbacks for this zoning district.
4. Pervious area: The proposed site plan provides 49.62% of the site as pervious area which exceeds the minimum 49% required by Village Code.
5. Parking Requirements: The Applicant is requesting a parking variance which will precede the Site Plan Application on the agenda. The Applicant is requesting approval to allow 163 tandem parking spaces to count toward required parking. If the variance is granted, the site will meet the Village's parking requirements for the development of 946 parking spaces.
6. Landscape Areas: The proposed site plan complies with all aspects of the Village's Landscape Code.
7. Maximum Building Height: The Applicant is proposing to construct 15, three (3) story and 11, two (2) story townhouse style, multifamily buildings with a maximum building height as measured by Village Code of 32 feet and which falls within the height limitation of 32 feet within this Zoning District.

Overall, and except for the parking variances, reductions in apartment unit sizes, and landscape waiver requests, the proposed Site Plan is in conformance with the Village's requirements for the Multifamily Residential (RM-14) Zoning District.

#### **VI. Staff Recommendation:**

Staff is recommending Approval of Application 19-019 (SP, AAR, LW) and Resolution 19-31. This recommendation is contingent upon the approval of the development agreement for a reduction in unit sizes, the parking variances, and the landscape waiver.

#### **VII. Hearing History:**

*Planning and Zoning Commission:*

The Planning and Zoning Commission considered the application on October 22, 2019, and recommended Approval by a vote of 5-0.

**Attachment A**  
**Legal Description**  
**Southern Boulevard Properties Pod 2**  
**19-019 (SP, AAR, LW)**  
**Resolution No. 19-31**

Legal Description:

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING 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 142.27 FEET; THENCE LEAVING SAID WESTERLY SECTION LINE, S88°59'05"E A DISTANCE OF 1252.51 FEET; THENCE S04°44'26"W A DISTANCE OF 195.87 FEET; THENCE N89°52'27"E A DISTANCE OF 22.93 FEET; THENCE S44°16'15"E A DISTANCE OF 50.38 FEET; THENCE N87°18'52"E A DISTANCE OF 49.35 FEET; THENCE N46°33'16"E A DISTANCE OF 24.60 FEET; THENCE S88°59'05"E A DISTANCE OF 104.89 FEET; THENCE S01°52'12"W A DISTANCE OF 35.00 FEET; THENCE S36°03'30"W A DISTANCE OF 83.87 FEET; THENCE S01°49'41" A DISTANCE OF 728.95 FEET TO THE NORTH LINE OF A 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 699, PAGE 534, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE N88°57'45"W A DISTANCE OF 645.18 FEET; THENCE N59°20'02"W A DISTANCE OF 890.38 FEET TO A POINT ON THE WESTERLY SECTION LINE OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE ALONG SAID WESTERLY SECTION LINE, N01°50'01"E A DISTANCE OF 459.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.356 ACRES MORE OR LESS.

**Attachment B**  
**Conditions of Approval**  
**Southern Boulevard Properties Pod 2**  
**19-019 (SP, AAR, LW)**  
**Resolution No. 19-31**

**1. Development Order:**

This development order constitutes approval for: Site Plan Approval and Architectural Approval for a Multifamily Residential development with 401 units on a 29.356± acre site, within 26 apartment buildings, Architectural approval for the landscape plan, building design, and color and materials.

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 or bond in lieu of dedication of land and the Applicant shall make a payment of \$302,370 per acre fee in lieu of payment for the 1.816 acre recreation obligation for a total of \$549,103.92. The Applicant will also be dedicating 5.225 acres of land totaling 52.1% of their remaining 52.1% recreation obligation. The 5.225 acres shall be a part of Pod 8 which was intended to be the receiving area for the recreation obligations for Pods 2, 3, and 4 and total approximately 10 acres.

**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 preliminary master plat approval by Village Council. No Building Permit applications shall be accepted prior to Master Plan approval, and Final Master Plat approval. 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 Construction Agreement for Required Improvements, and no Certificate of Occupancy shall be issued until all infrastructure supporting the development is complete and accepted in accordance with Chapter 22 of Village Code including, but not limited to, the completion of all of Lowe's Road from State Road 7 to Tuttle Boulevard and Lulfs Road to the proposed public park site.

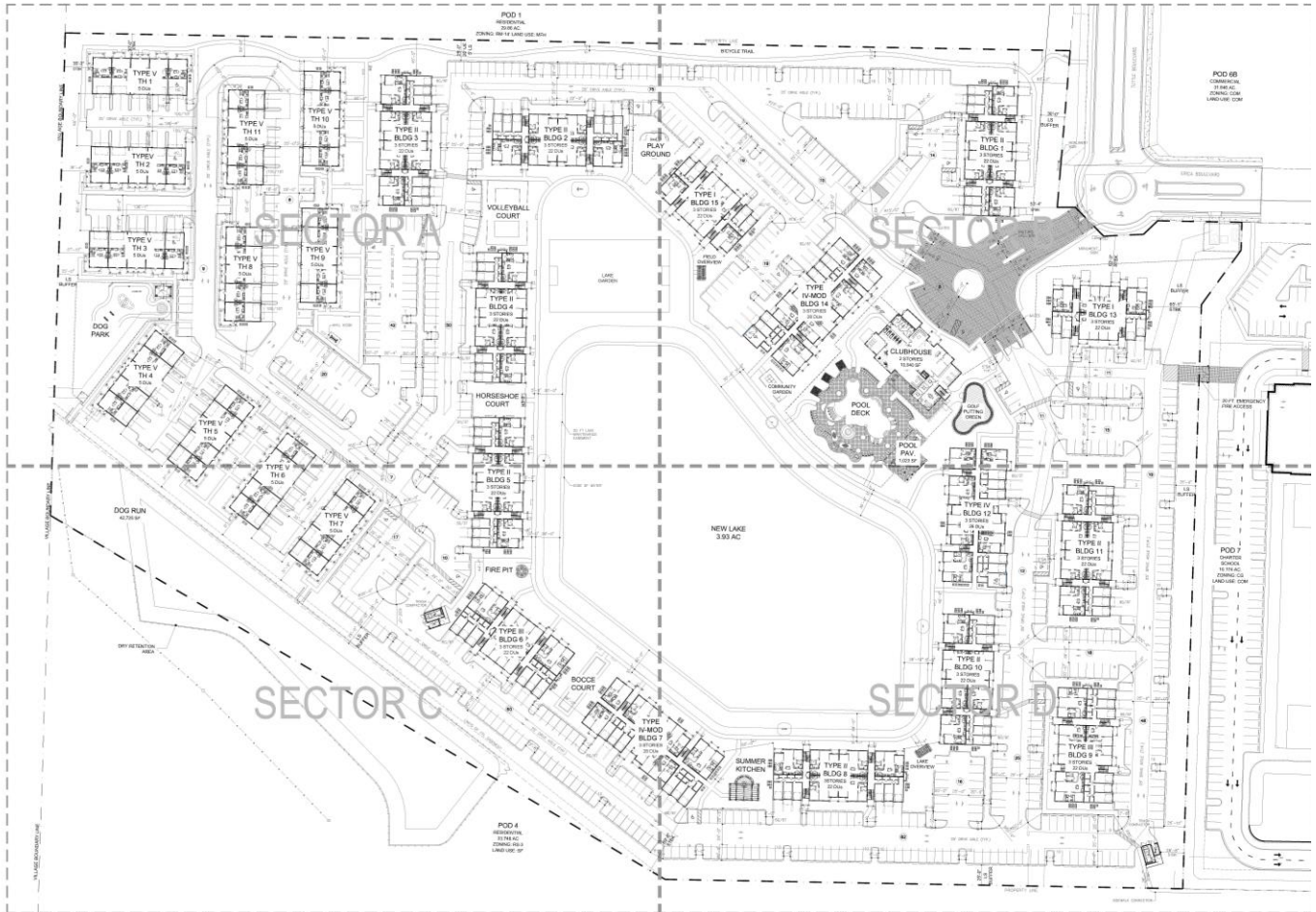
#### **4. Landscaping Conditions:**

- 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 Erica Boulevard (440 feet) for a total payment of \$22,000 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.



**Attachment C**  
**Site Plan**  
**Southern Boulevard Properties Pod 2**  
**19-019 (SP, AAR, LW)**  
**Resolution No. 19-31**

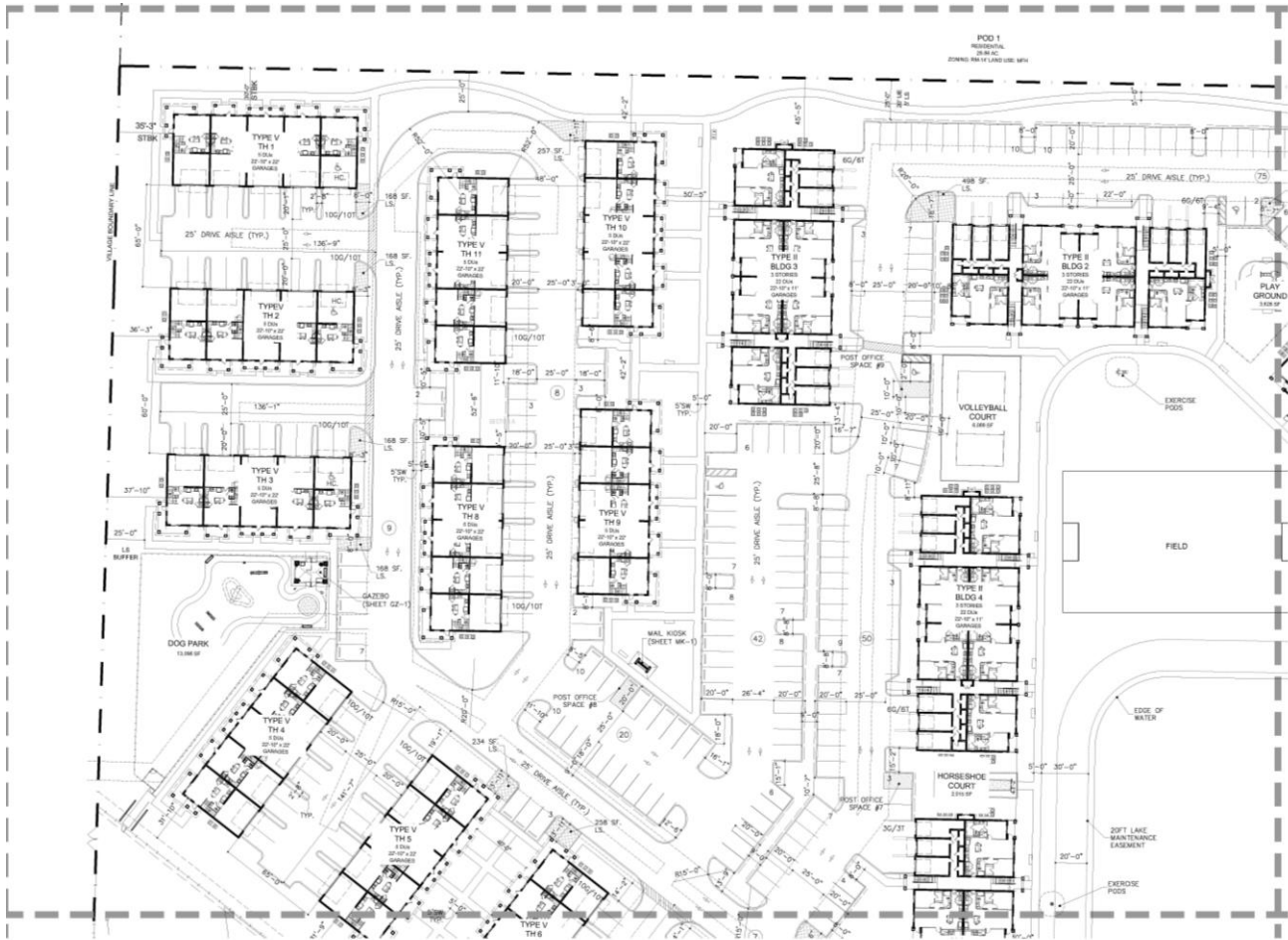
The following Illustrations are of the proposed Site Plan. This Illustration is of the overall Site Plan and is divided into four (4) sectors. An enlargement of each sector is provide in this **Attachment C** for ease of viewing.





**Attachment C Continued**  
**Site Plan of Sector A**  
**Southern Boulevard Properties Pod 2**  
**19-019 (SP, AAR, LW)**  
**Resolution No. 19-31**

**Enlargement of Sector A**



NOTE: PARKING ISLANDS DIMENSIONS ARE TAKEN FROM INSIDE CURB TO INSIDE CURB OR SIDEWALK.

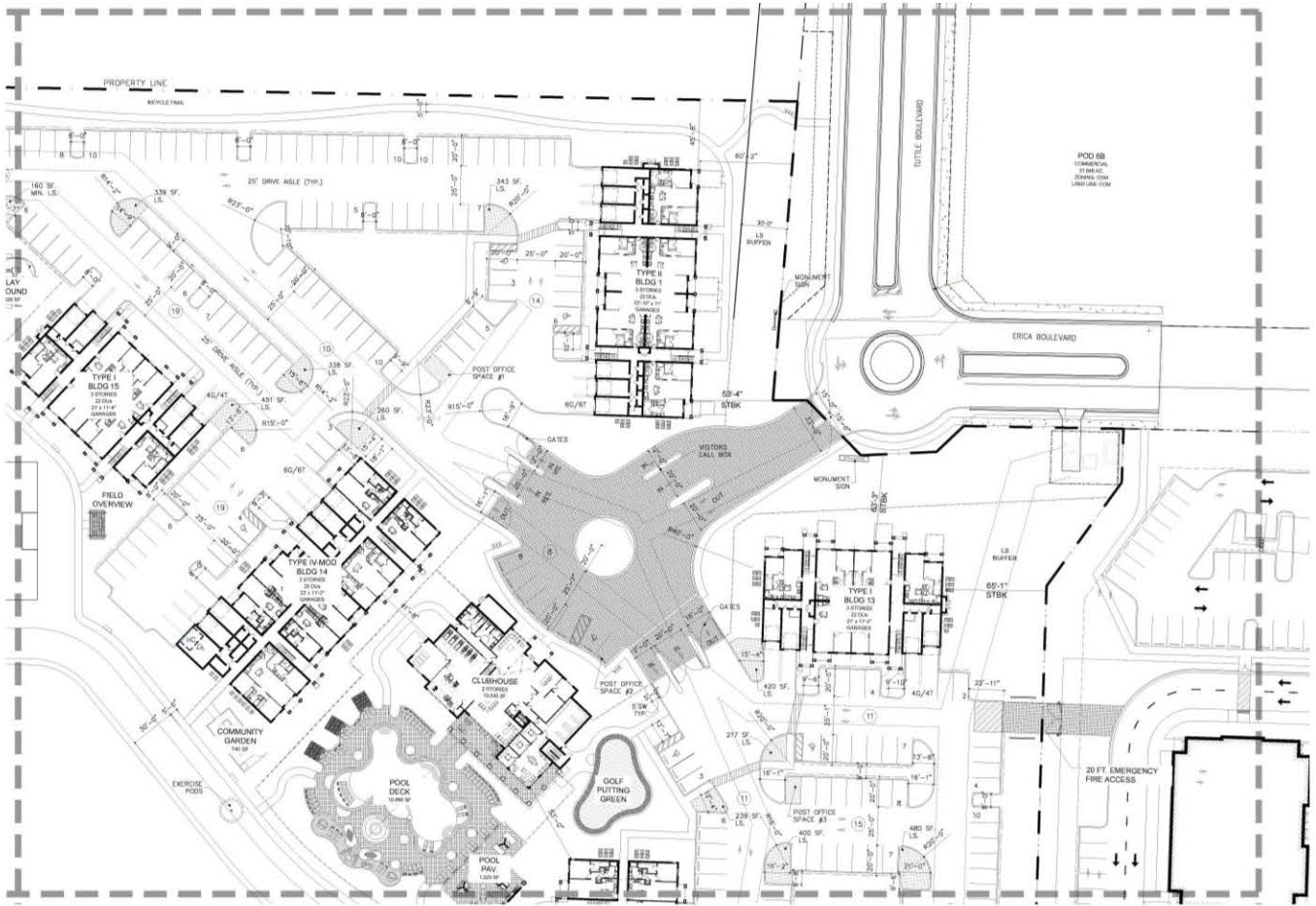


**ENLARGED SITE PLAN - SECTOR A**  
 SCALE: 1" = 30'

SITE PLAN RESUBMITTAL 08.

**Attachment C Continued**  
**Site Plan of Sector B**  
**Southern Boulevard Properties Pod 2**  
**19-019 (SP, AAR, LW)**  
**Resolution No. 19-31**

**Enlargement of Sector B**

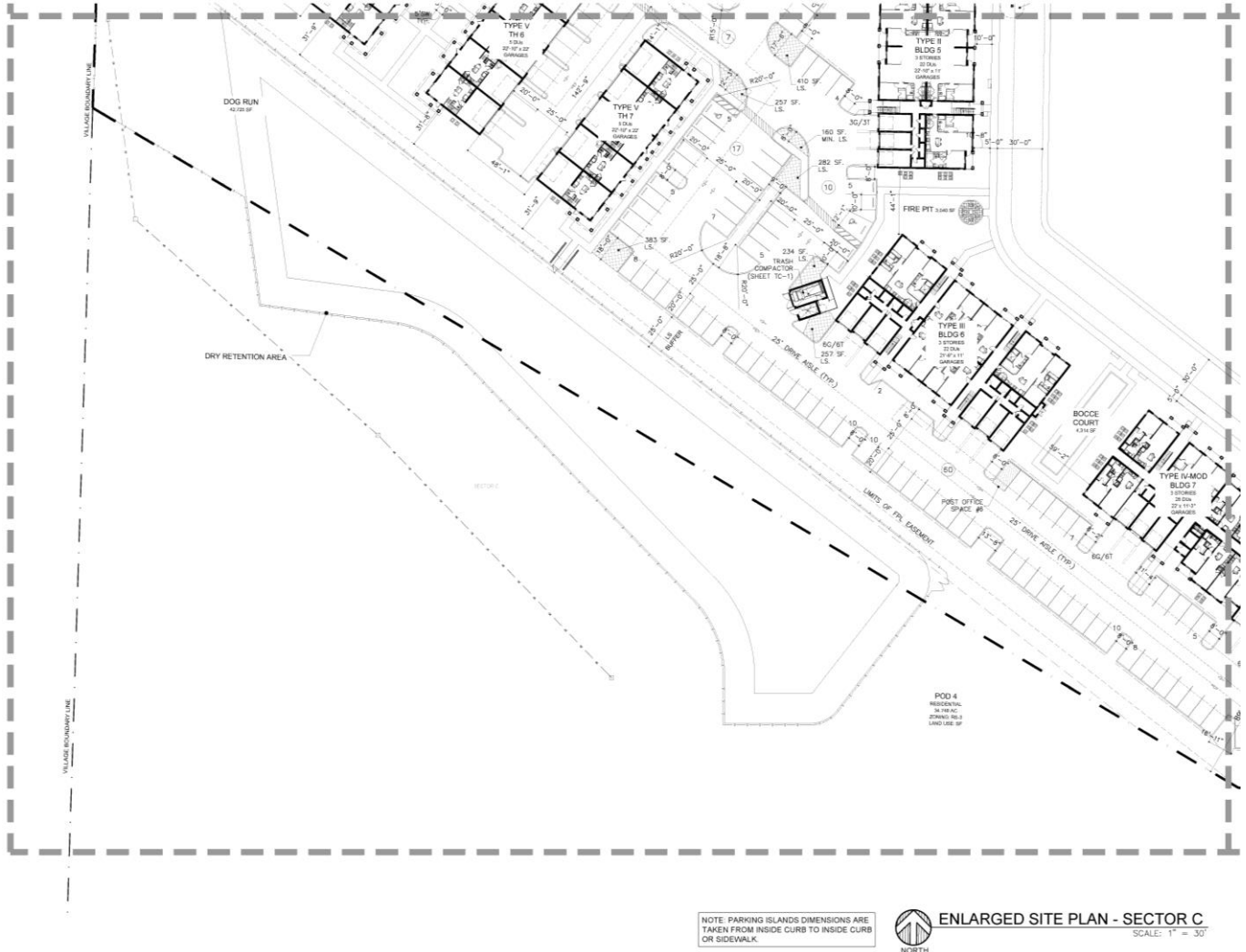


NOTE: PARKING ISLANDS DIMENSIONS ARE TAKEN FROM INSIDE CURB TO INSIDE CURB OR SIDEWALK.

ENLARGED SITE PLAN - SECTOR B  
 SCALE: 1" = 30'  
 NORTH

**Attachment C Continued  
Site Plan of Sector C  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Enlargement of Sector C**



**Attachment C Continued  
Site Plan of Sector D  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Enlargement of Sector A**



NOTE: PARKING ISLANDS DIMENSIONS ARE TAKEN FROM INSIDE CURB TO INSIDE CURB OR SIDEWALK.



**ENLARGED SITE PLAN - SECTOR D**

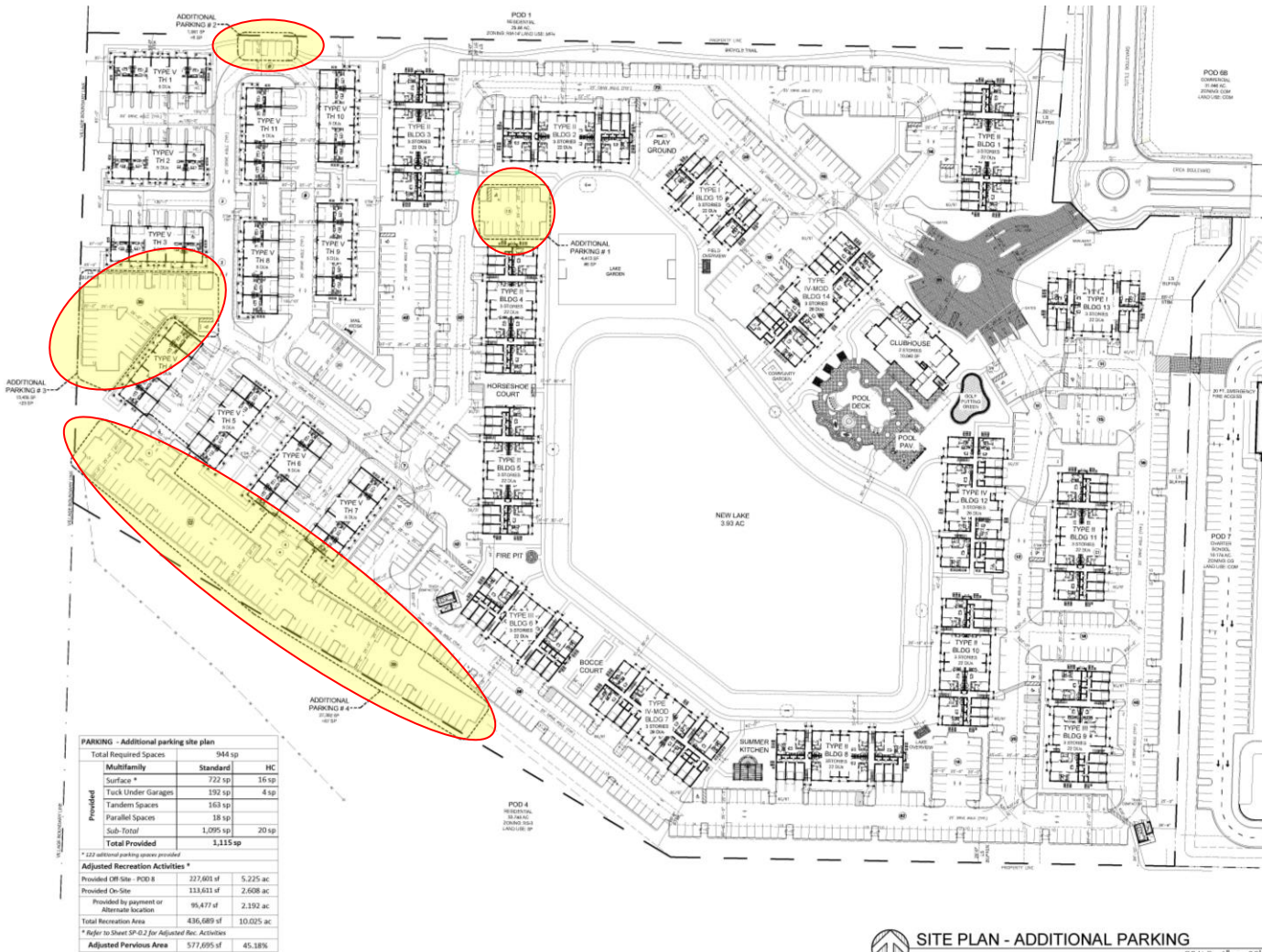
SCALE: 1" = 30'

SITE PLAN RESUBMITAL 08/01



**Attachment C  
Site Plan Showing Additional Parking if Needed  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

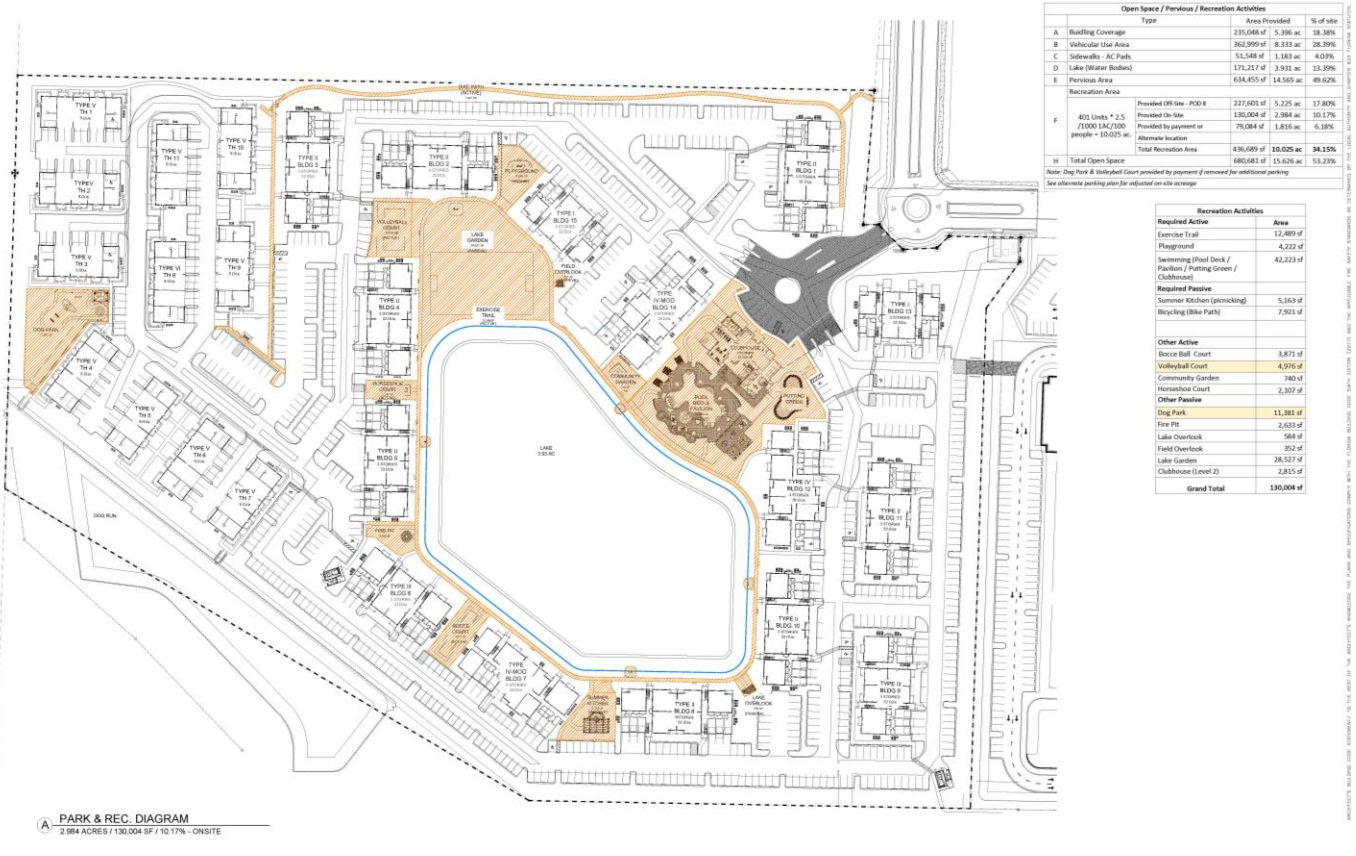
**Site Plan showing the locations of the additional parking if it is deemed necessary per the parking variance conditions.**




**SITE PLAN - ADDITIONAL PARKING**  
 SCALE: 1" = 60'  
 SITE PLAN RESUBMITTAL 1

# Attachment D Continued Recreation Areas/Amenities Southern Boulevard Properties Pod 2 19-019 (SP, AAR, LW) Resolution No. 19-31

## Illustration Showing the Recreation Areas

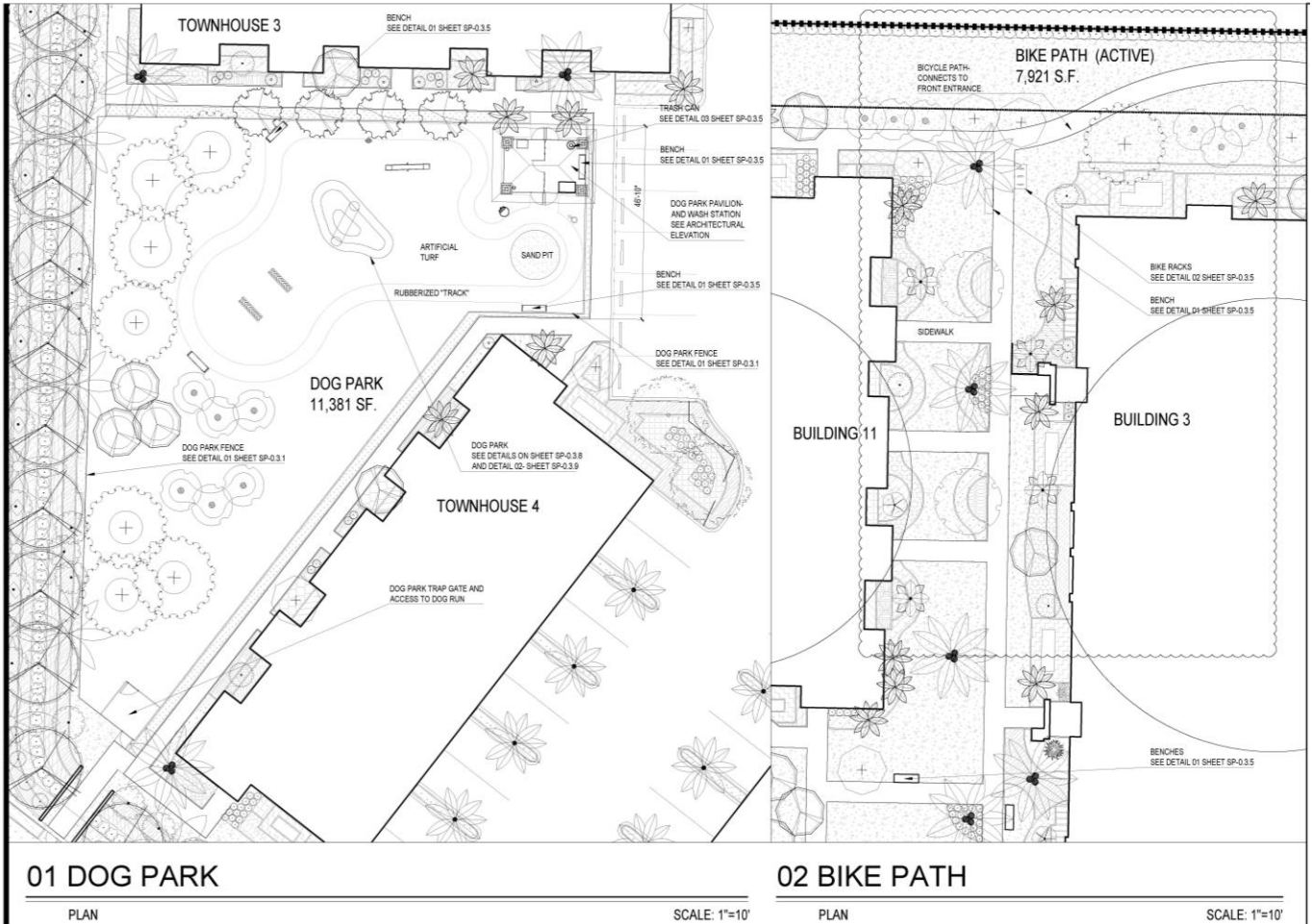


REC. AREA DIAGRAMS N.T.S.

SITE PLAN RESUBMITTAL 05/01/19

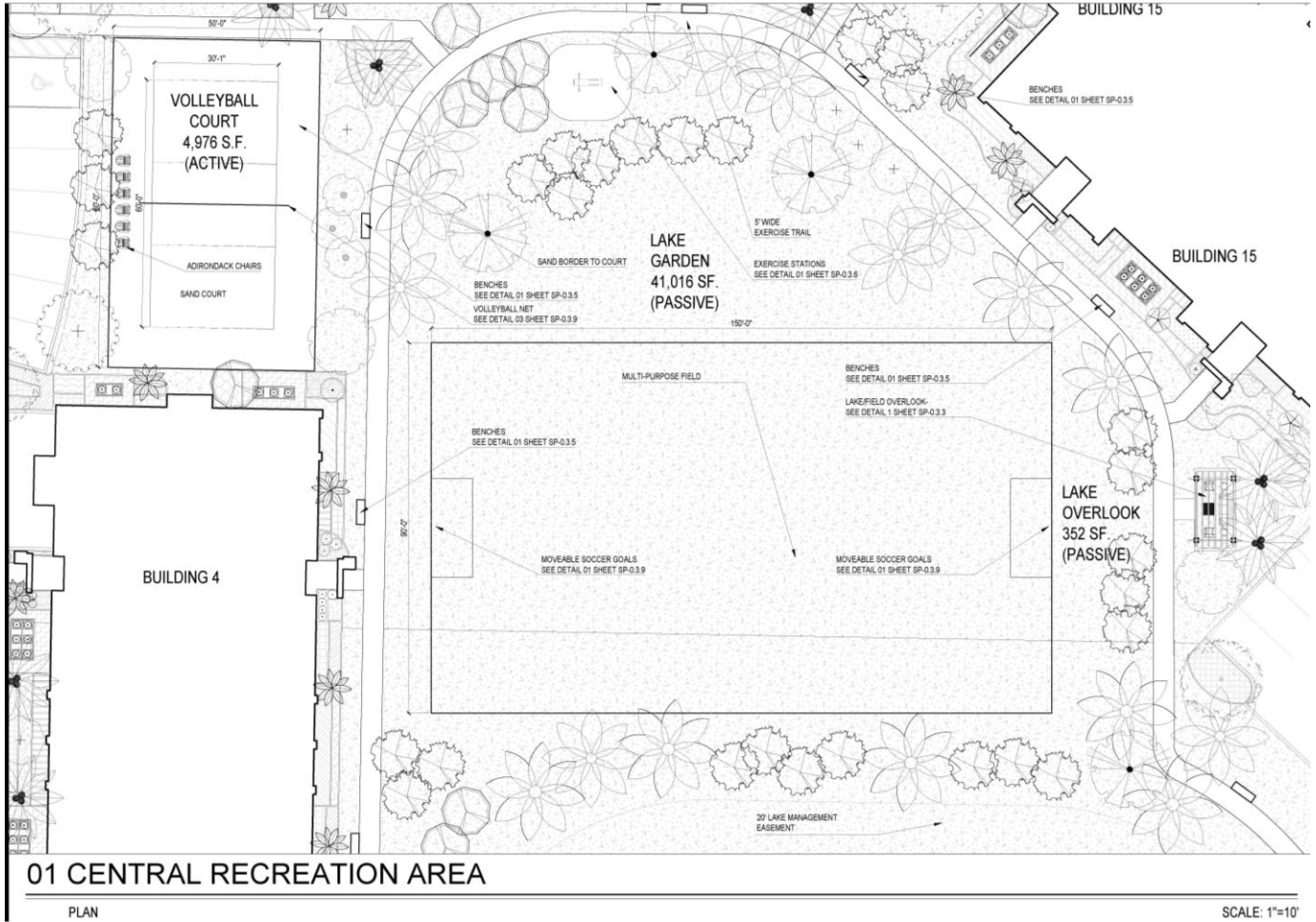
**Attachment D Continued  
Recreation Areas/Amenities  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Enlargement of the Dog Park and a portion of the Bike Path**



**Attachment D Continued  
 Recreation Areas/Amenities  
 Southern Boulevard Properties Pod 2  
 19-019 (SP, AAR, LW)  
 Resolution No. 19-31**

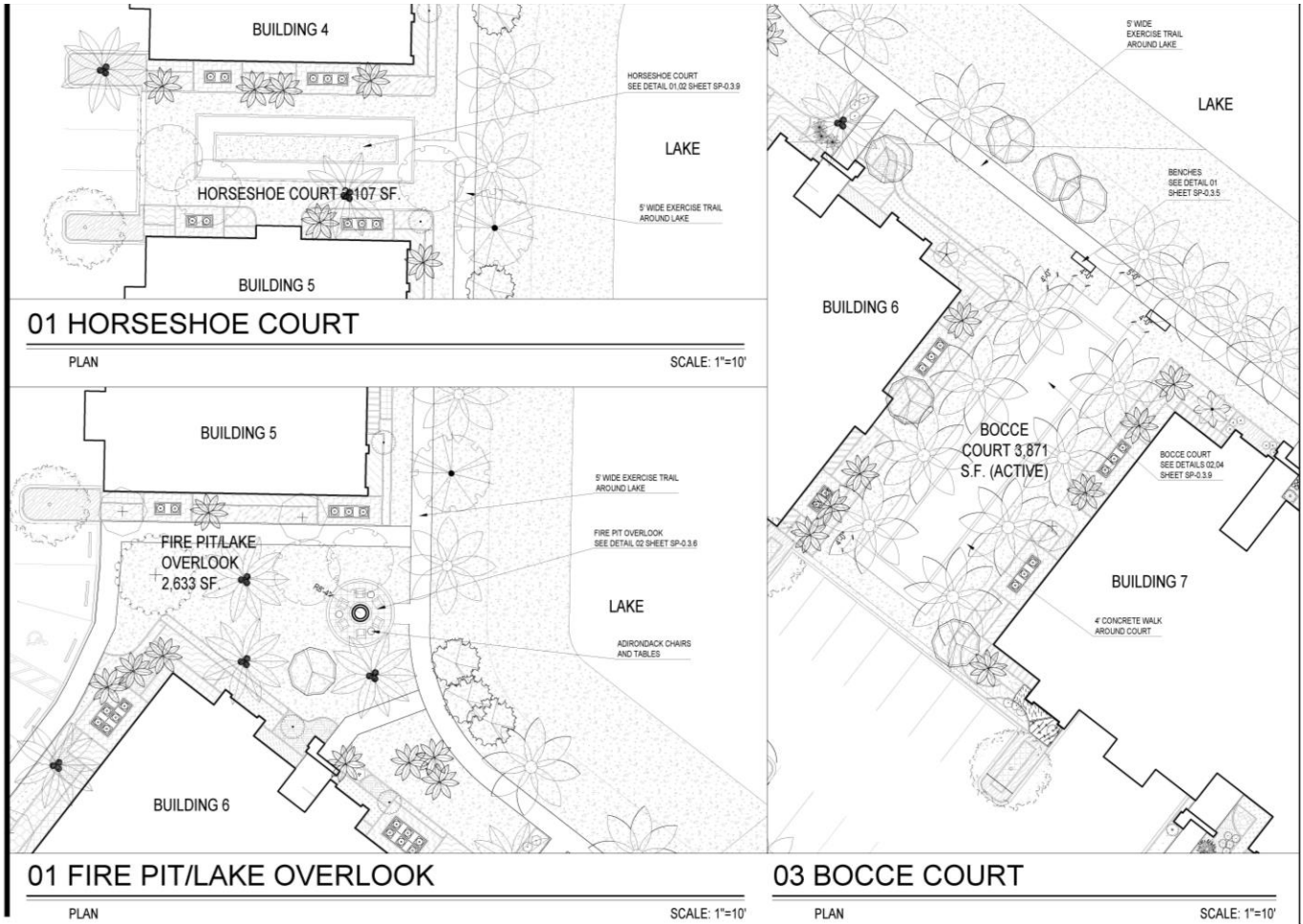
**Enlargement of the Central Recreation Area**





**Attachment D Continued  
Recreation Areas/Amenities  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

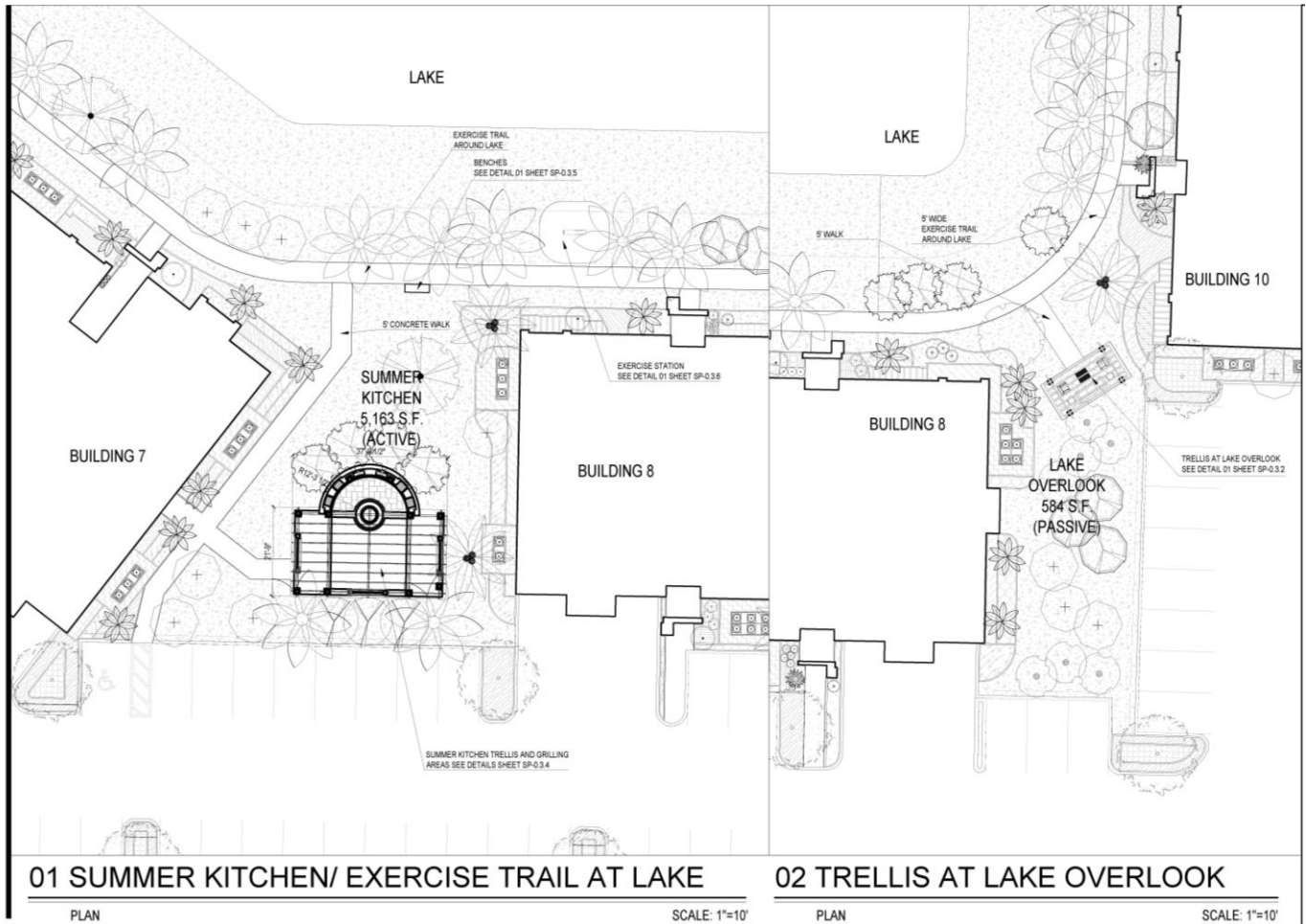
**Enlargement of the Horseshoe Court, Bocce Court, and Fire Pit/Lake Overlook Areas**



**2 LAKE VIEW FIRE PIT SEATING**

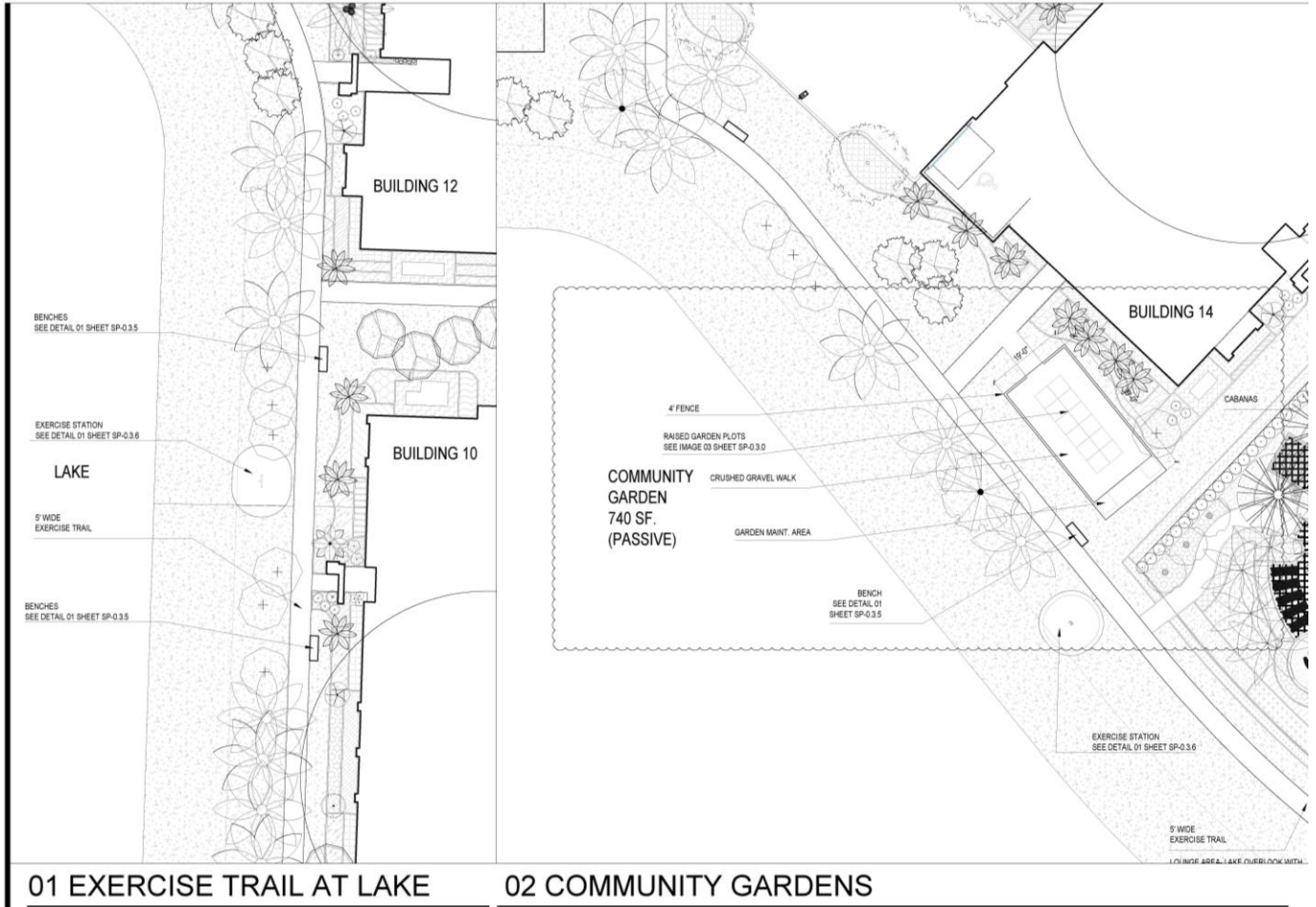
**Attachment D Continued  
 Recreation Areas/Amenities  
 Southern Boulevard Properties Pod 2  
 19-019 (SP, AAR, LW)  
 Resolution No. 19-31**

**Enlargement of the Summer Kitchen, Exercise Trail At the Lake, and Trellis at Lake Overlook**



**Attachment D Continued  
Recreation Areas/Amenities  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Enlargement of the Exercise Trail at the Lake and Community Gardens**



**An Additional Illustration of the Community Gardens**



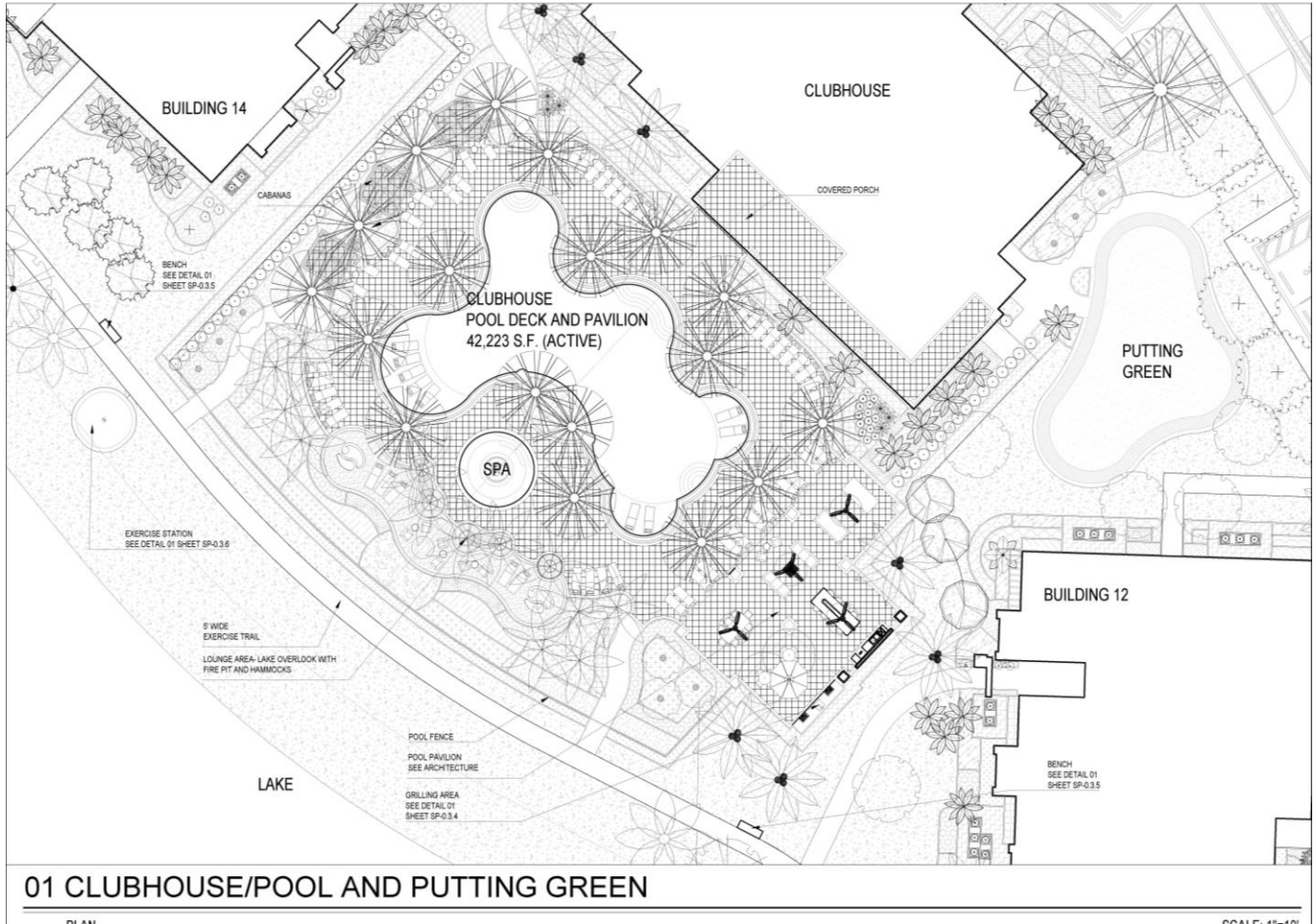
**03 COMMUNITY GARDEN PLOTS**

IMAGE



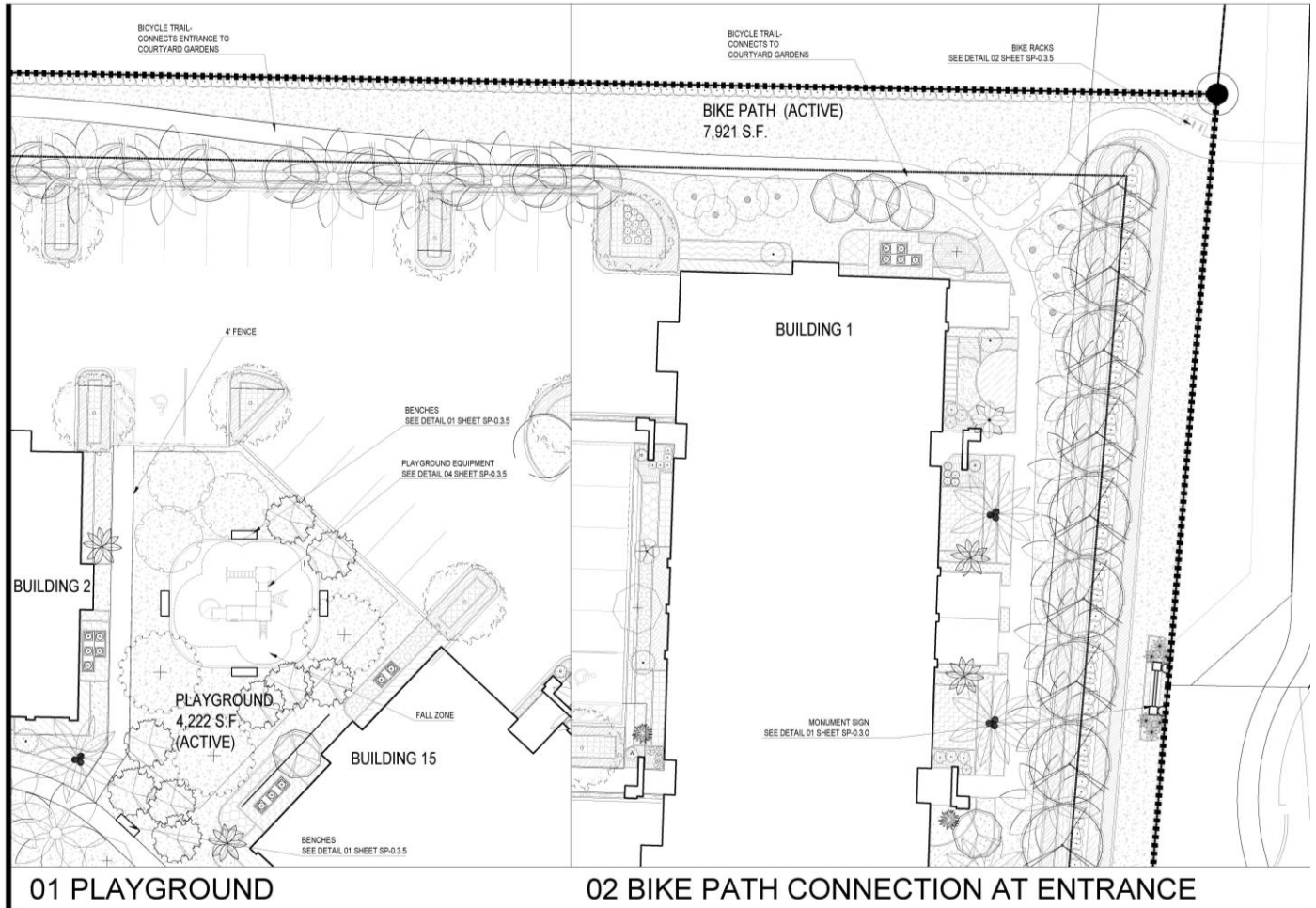
Attachment D Continued  
Recreation Areas/Amenities  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31

Enlargement of the Clubhouse/Pool and Putting Green



Attachment D Continued  
Recreation Areas/Amenities  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31

Enlargement of a Playground and a Bike Path Connection at Entrance



**Attachment E Continued  
Architecture  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Illustration Showing the Architecture and Materials for the Apartment Style Buildings**



**Attachment E Continued  
Architecture  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Illustration Showing the Architecture and Materials for the Townhouse Style Buildings**



**Attachment E Continued  
Architecture  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

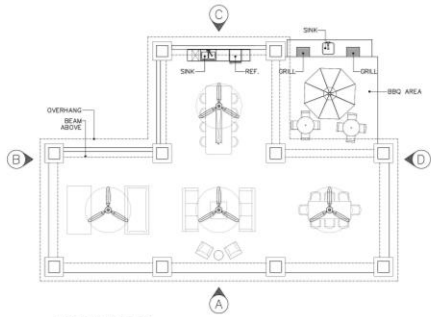
**Illustration Showing the Architecture and Materials for the Clubhouse**



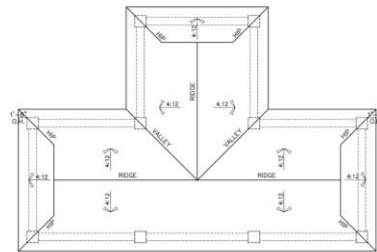


**Attachment E Continued  
Architecture  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Illustration Showing the Architecture and Materials for the Pool Pavilion**



1 FLOOR PLAN

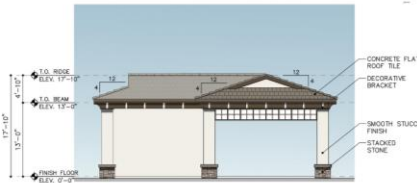


2 ROOF PLAN

**COLOR SCHEME**



A FRONT ELEVATION



B LEFT ELEVATION



C REAR ELEVATION

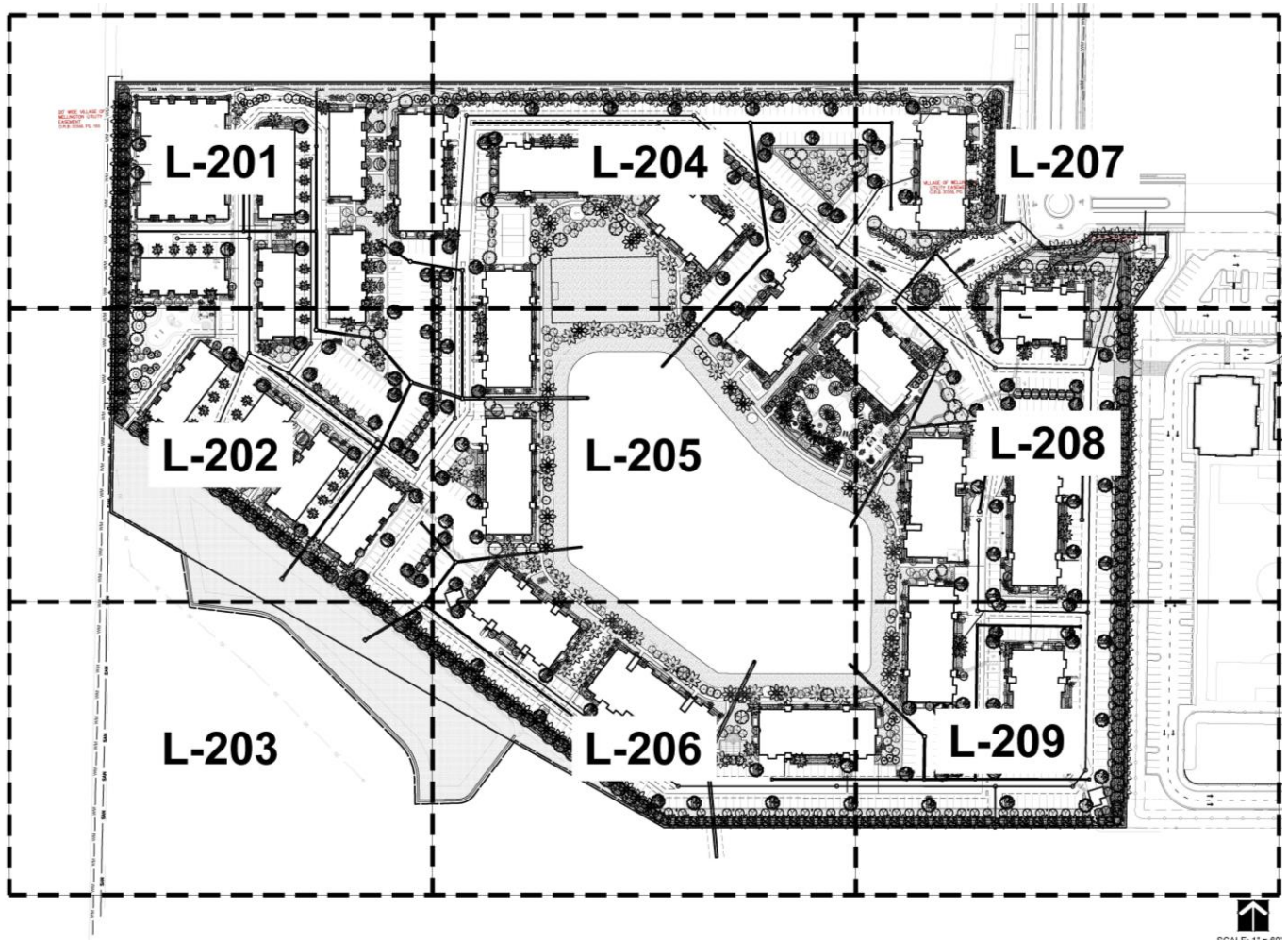


D RIGHT ELEVATION

**POOL PAVILION PLANS & ELEVATIONS**  
SCALE: 1/8" = 1'-0"

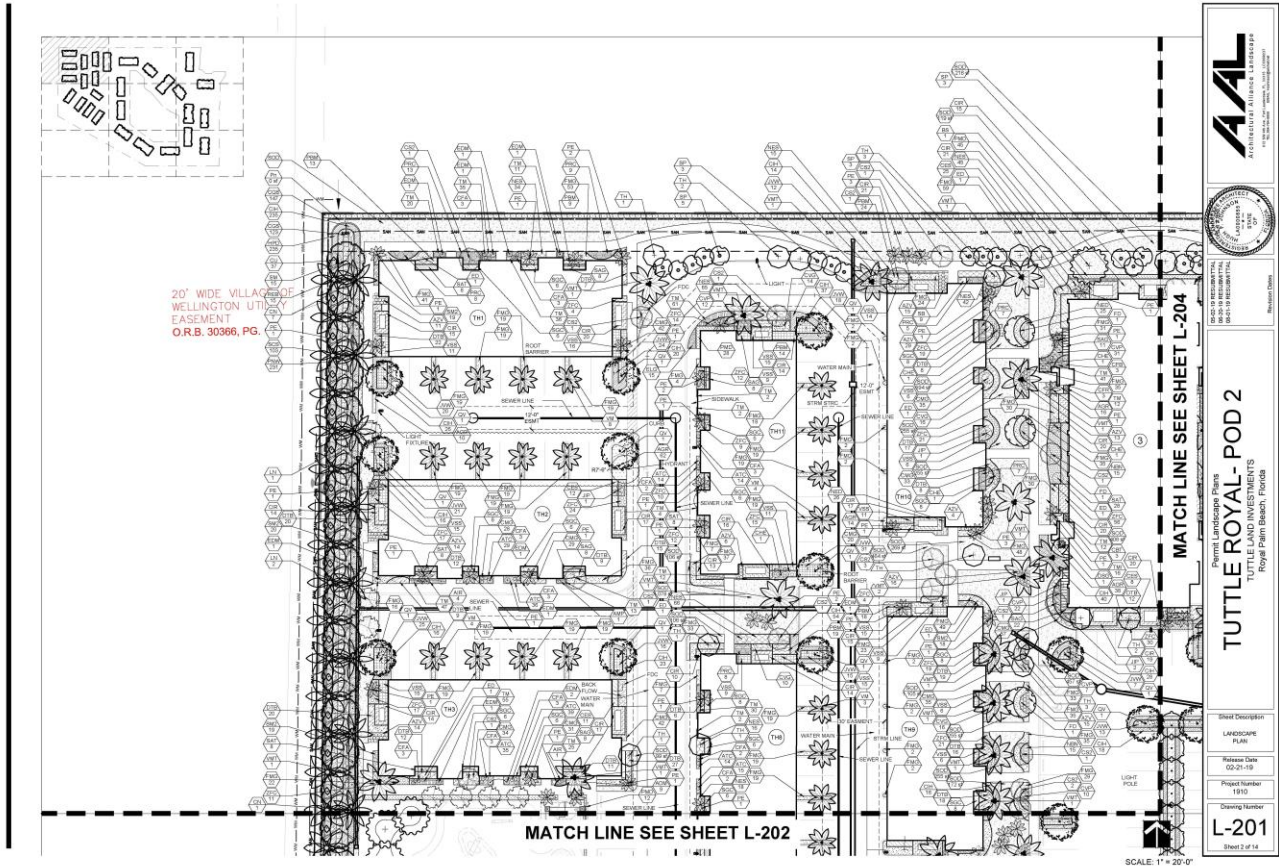
**Attachment F Continue  
Landscape Plan  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

The following Illustrations are of the proposed Landscape Plan. This Illustration is of the overall Landscape Plan and is divided into nine (9) sections. An enlargement of each section is provide in this **Attachment F** for ease of viewing.



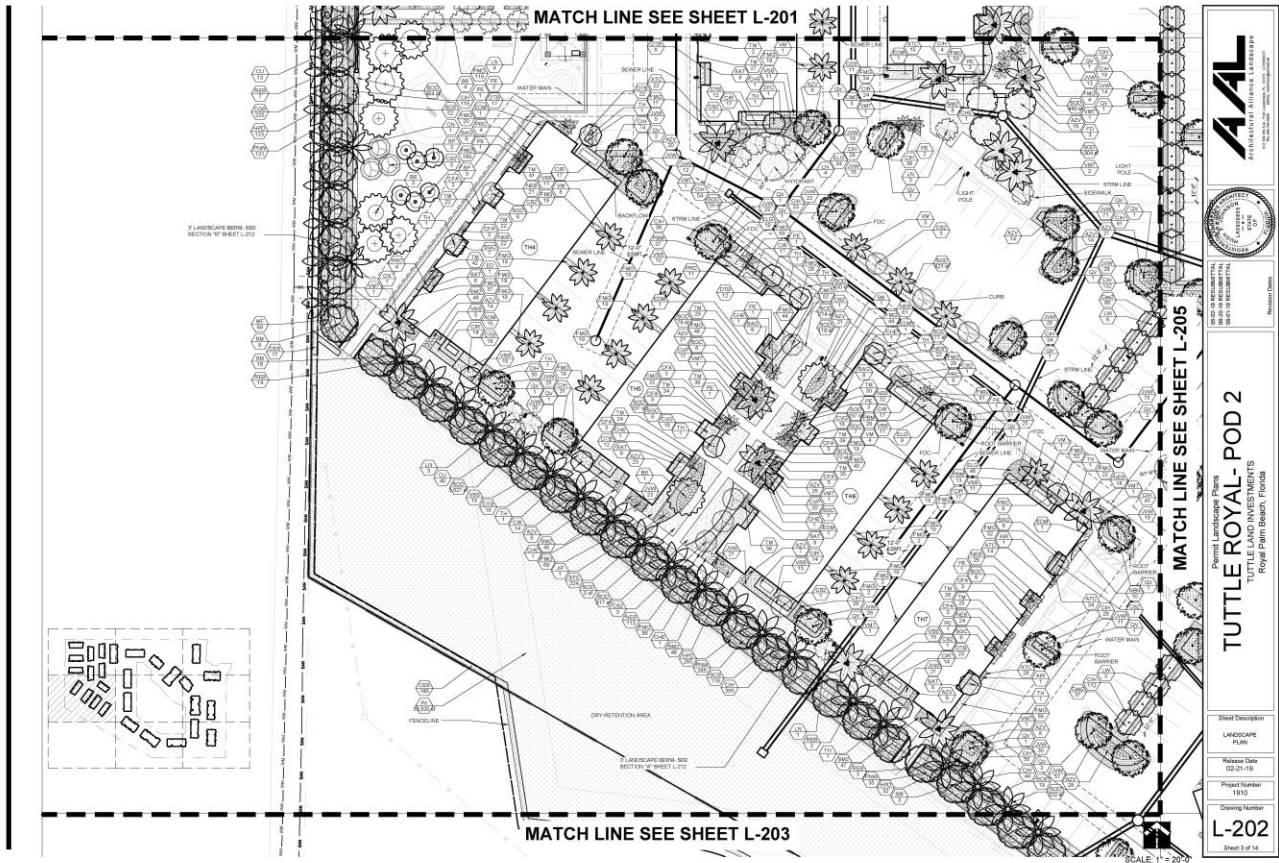
**Attachment F Continued  
Landscape Plan  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Enlargement of Section L-201**



**Attachment F Continued  
Landscape Plan  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Enlargement of Section L-202**



**AAL**  
ARCHITECTURAL ASSOCIATES, L.L.C.  
10000 W. CENTRAL EXPRESSWAY  
SUITE 1000  
DALLAS, TEXAS 75243  
TEL: 972.412.1111  
WWW.AALARCHITECTS.COM

Professional Seal  
AAL  
ARCHITECTURAL ASSOCIATES, L.L.C.  
REGISTERED PROFESSIONAL ARCHITECTS  
STATE OF TEXAS  
NO. 0000000000  
EXPIRES 12/31/2024

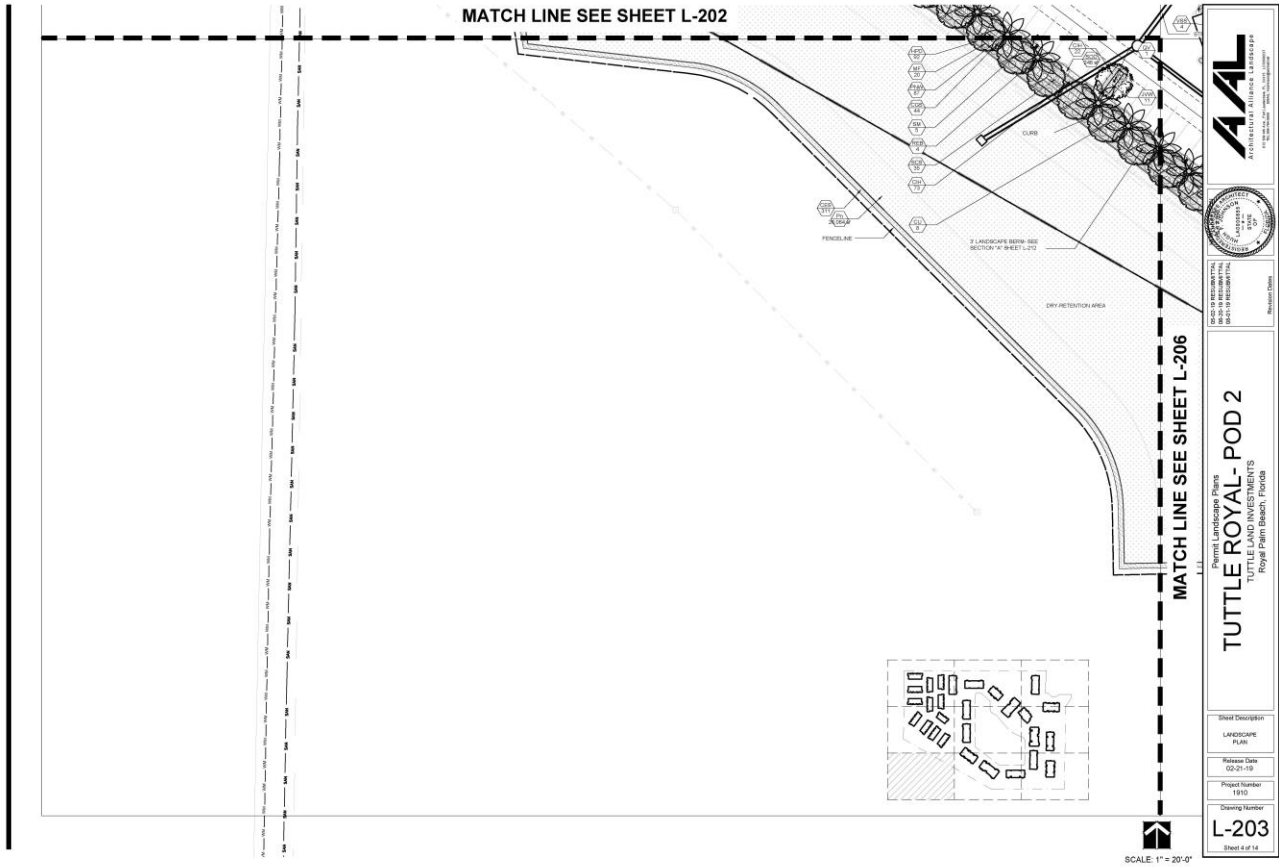
Permit Landscape Plans  
**TUTTLE ROYAL- POD 2**  
19-019 (SP, AAR, LW)  
Royal Palm Beach, Florida

Sheet Description	LANDSCAPE PLAN
Revision Date	02-21-19
Project Number	1910
Drawing Number	L-202
Sheet 3 of 14	



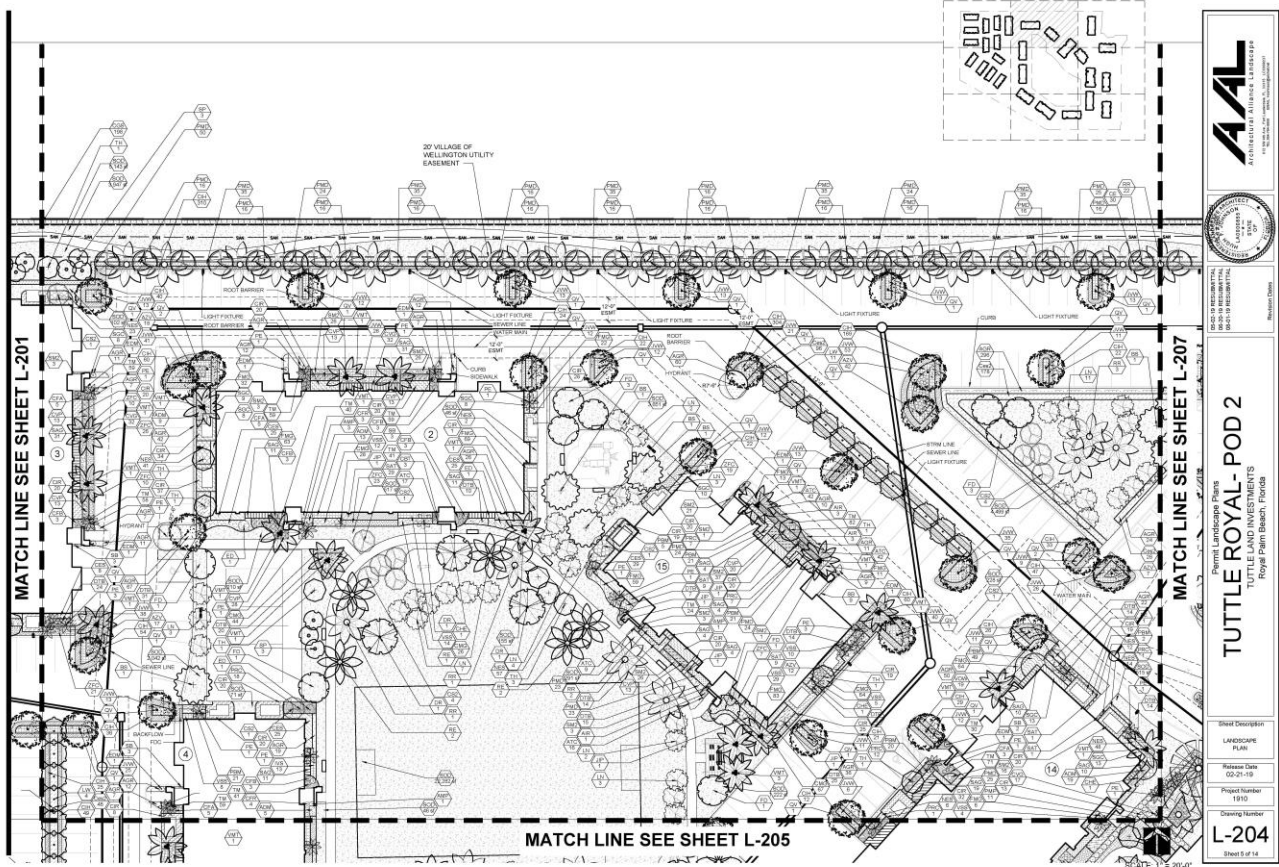
**Attachment F Continued  
Landscape Plan  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Enlargement of Section L-203**



**Attachment F Continued  
Landscape Plan  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Enlargement of Section L-204**



**AAL**  
ARCHITECTURAL ASSOCIATES OF FLORIDA, INC.  
ARCHITECTS • LANDSCAPE ARCHITECTS

Professional Seal  
Landscape Architect  
No. 12345  
State of Florida

Permit Landscape Plans  
**TUTTLE ROYAL - POD 2**  
19-019 (SP, AAR, LW)  
Royal Palm Beach, Florida

Sheet Description  
LANDSCAPE  
PLAN

Release Date  
02-21-19

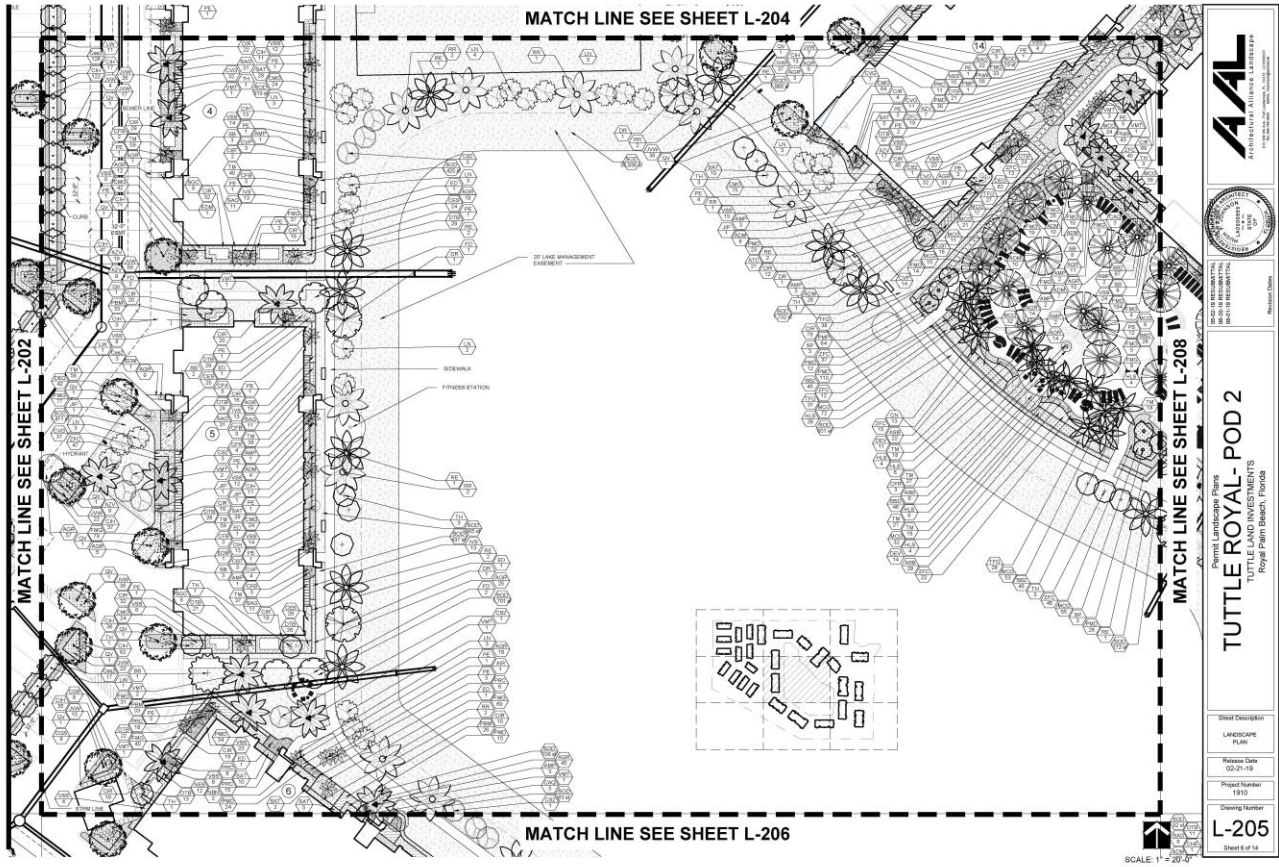
Project Number  
1910

Drawing Number  
**L-204**

Sheet 5 of 14

**Attachment F Continued  
Landscape Plan  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Enlargement of Section L-205**



**AAL**  
ARCHITECTURAL ASSOCIATES OF FLORIDA  
LANDSCAPE ARCHITECTS

Professional Seal  
Landscape Architect  
No. 19000  
State of Florida

Project Name  
**TUTTLE ROYAL - POD 2**  
Royal Palm Beach, Florida

Sheet Description  
LANDSCAPE  
PLAN

Revision Date  
02-21-19

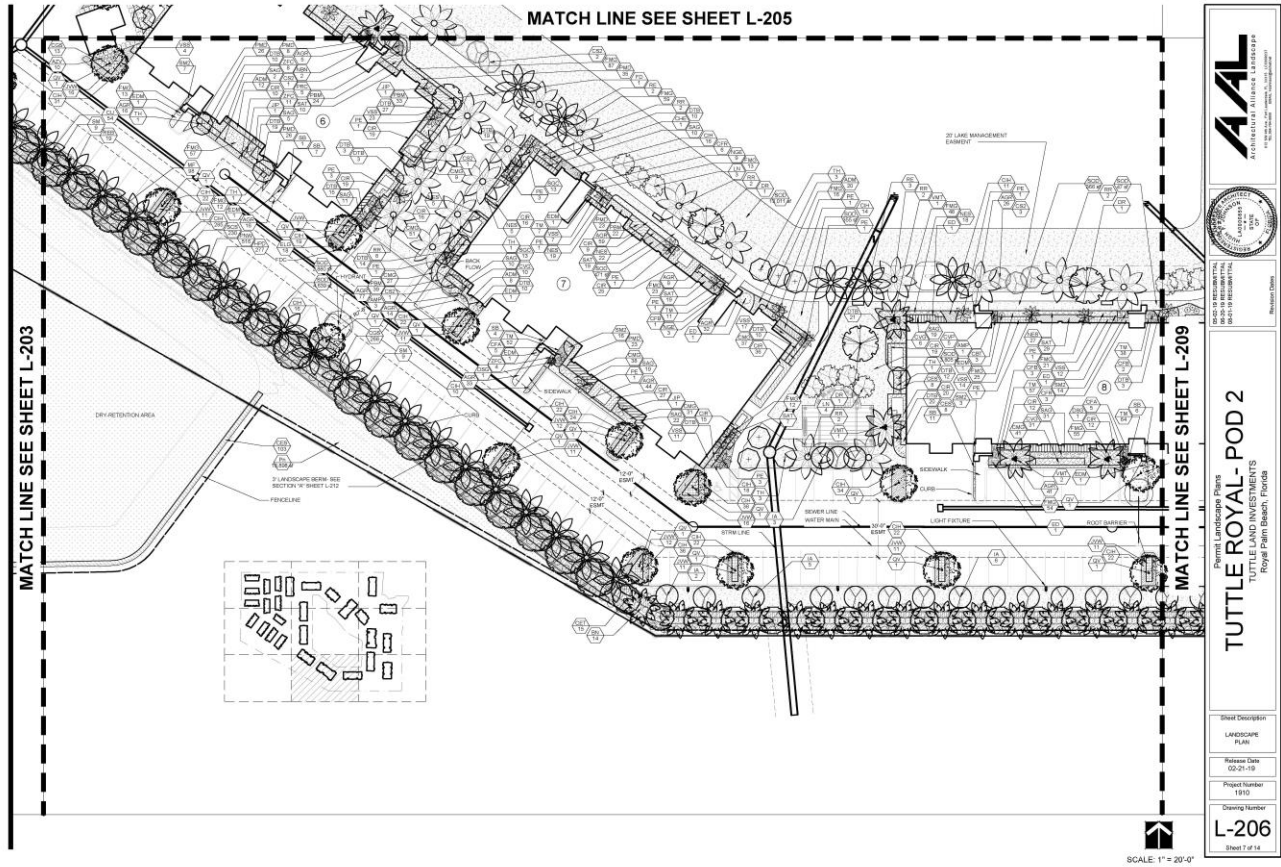
Project Number  
19019

Drawing Number  
**L-205**

Sheet 8 of 14

**Attachment F Continued  
Landscape Plan  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

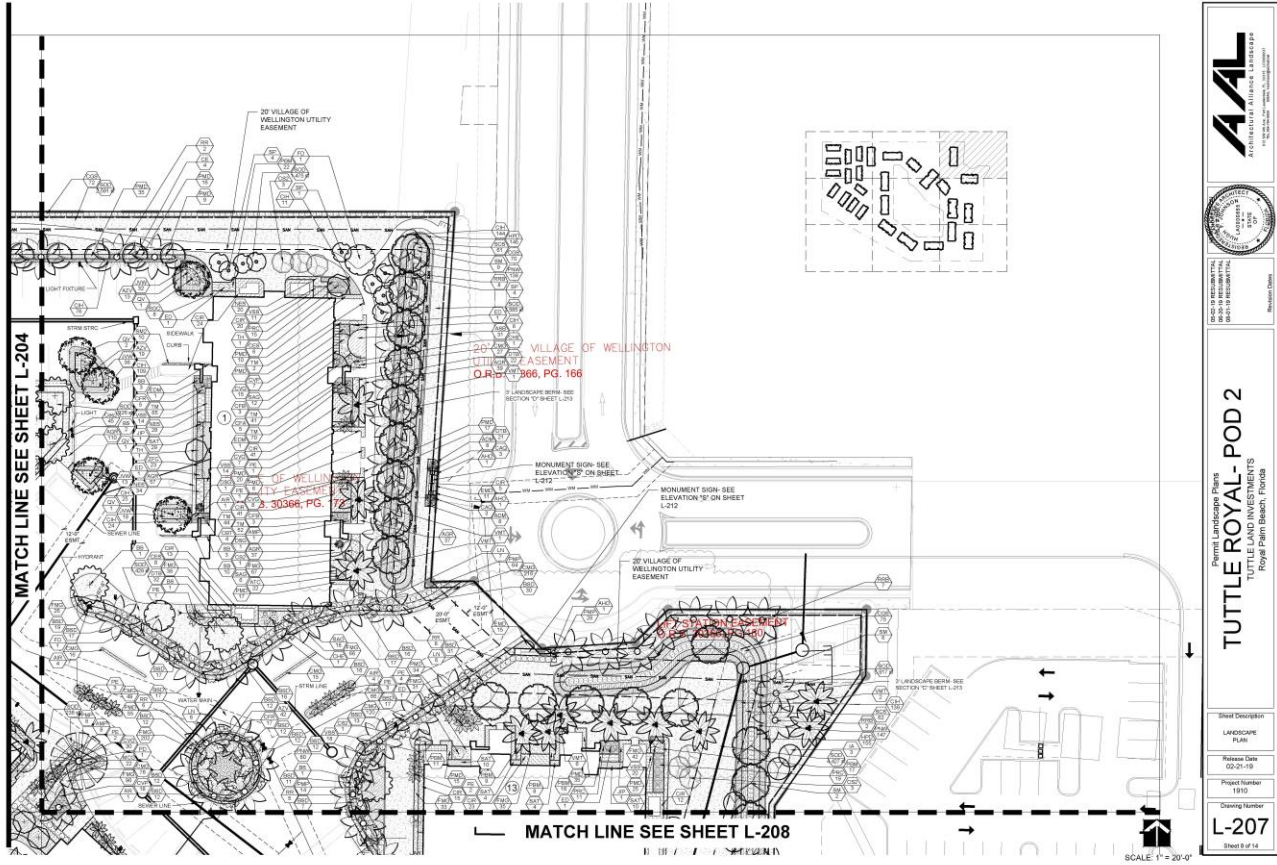
**Enlargement of Section L-206**





**Attachment F Continued  
Landscape Plan  
Southern Boulevard Properties Pod 2  
19-019 (SP, AAR, LW)  
Resolution No. 19-31**

**Enlargement of Section L-207**



AAL

ARCHITECTURAL ASSOCIATION OF ALABAMA

Professional Seal

Project Description  
**TUTTLE ROYAL - POD 2**  
Royal Palm Beach, Florida

Revision Date  
02-21-19

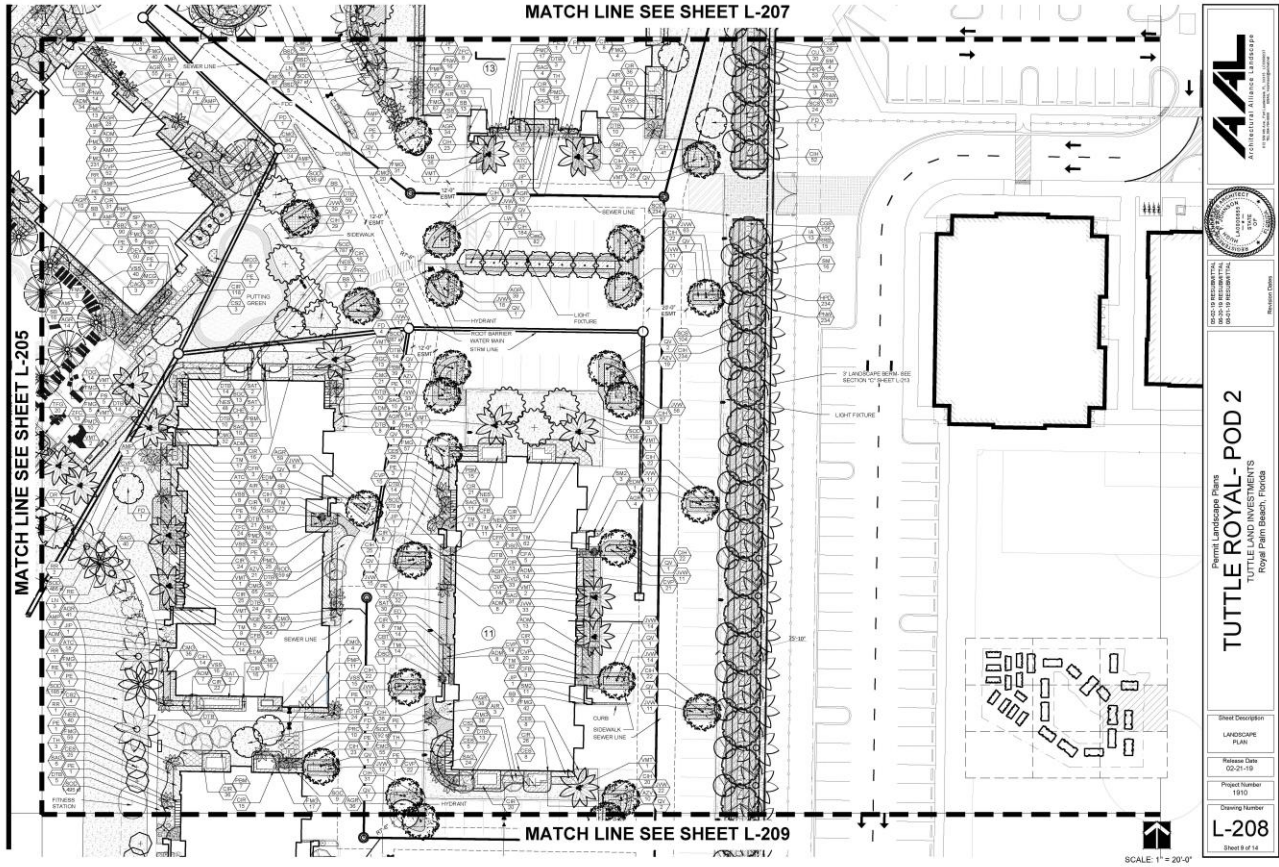
Project Number  
1910

Drawing Number  
**L-207**

Sheet 9 of 14

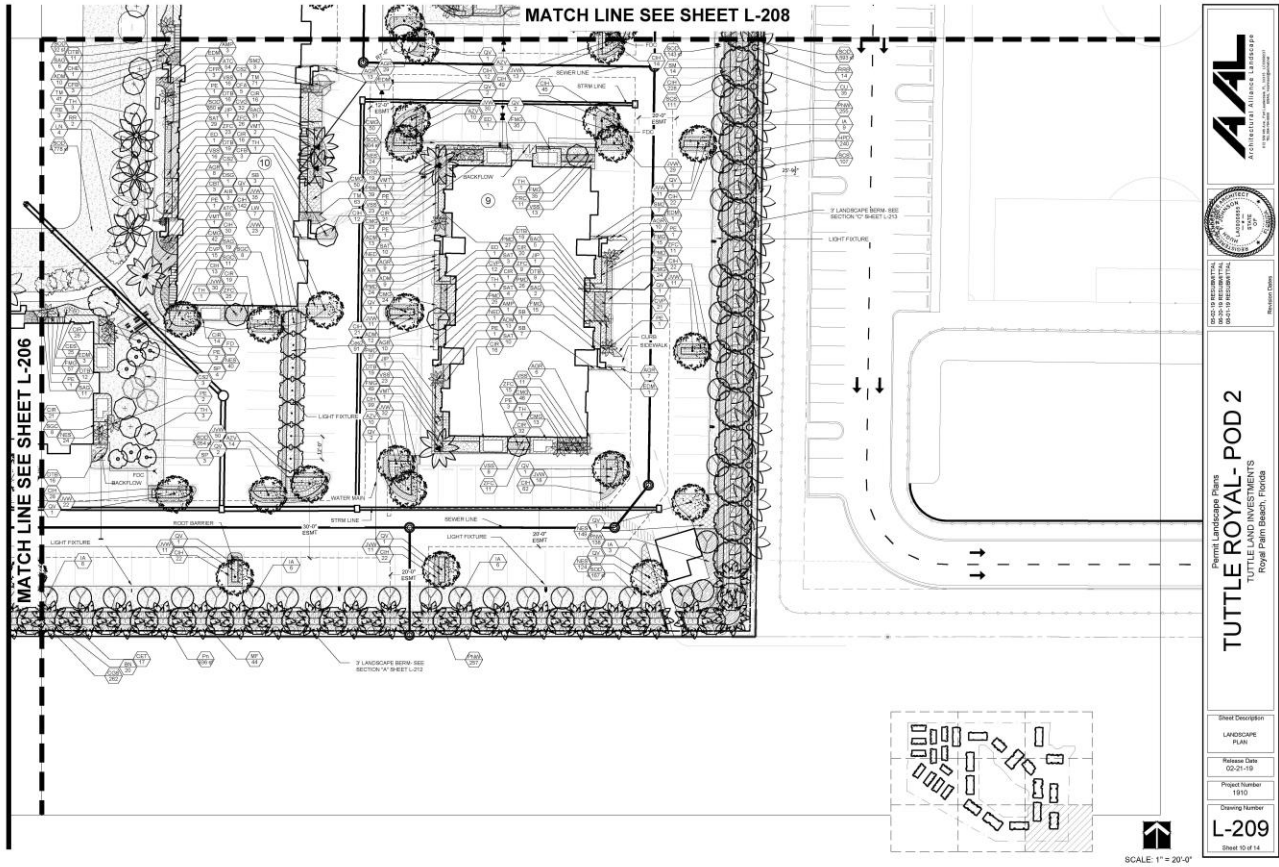
Attachment F Continued  
 Landscape Plan  
 Southern Boulevard Properties Pod 2  
 19-019 (SP, AAR, LW)  
 Resolution No. 19-31

Enlargement of Section L-206



Attachment F Continued  
 Landscape Plan  
 Southern Boulevard Properties Pod 2  
 19-019 (SP, AAR, LW)  
 Resolution No. 19-31

Enlargement of Section L-206



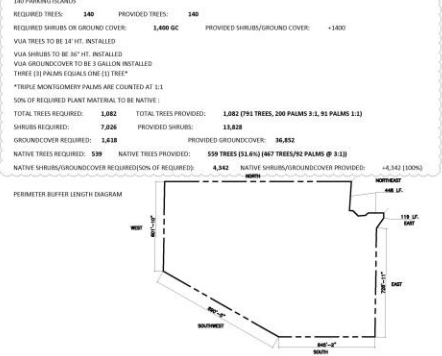
## Attachment F Continued Landscape Plan Southern Boulevard Properties Pod 2 19-019 (SP, AAR, LW) Resolution No. 19-31

### Enlargement of the Plant Schedule showing the types, quantities, and maturity of the proposed landscape material.

PLANT	SYMBOL	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	WATER	SHADE	SMELL	TOXICITY	OTHER
TREES	101	BRACCONIA OREGANA	CRAPPEE TREE	20 FT	20 FT	NO	NO	NO	NO	NO

**VEHICLE OF ROYAL PALM BEACH LANDSCAPE MULTI-FAMILY REQUIREMENTS**  
 TWO (2) TREES AND TEN (10) SHRUBS PER ONE THOUSAND (1000) SQUARE FEET (1,000 SQ. FT.) OF AREA LESS DECKS OR PATIOS, STRUCTURES OR VEHICLE USE AREAS, PLUS ONE (1) SHADE TREE OR THREE (3) PALM TREES AND THE NUMBER OF SHRUBS SUFFICIENT TO CREATE A CONTINUOUS HEDGE ALONG THE SIDE OF THE STRUCTURE.  
 SITE: 1,276.23 S.F.  
 VIA: 362,893 S.F.  
 LAKE+ 20 LAKE MANAGEMENT EASEMENT: 171,217 S.F.  
 POOL+ 419 S.F.  
 BUILDING: 234,664 S.F.  
 REMAINING LOT AREA: 107,219 S.F. / 1,000 = 338.2 x 1 = 676 TREES + 338 x 10 = 3380 SHRUBS  
 REQUIRED TREES: 676 PROVIDED TREES: 676  
 REQUIRED SHRUBS: 3380 PROVIDED SHRUBS: +1880 SEE BELOW  
 NUMBER OF STRUCTURES: 27  
 REQUIRED TREES: 54 PROVIDED TREES: 54  
 CONTINUOUS HEDGE PROVIDED: 3,240 S.F. / 2 = 1,620 SHRUBS @ 2' O.C.  
**PERIMETER LANDSCAPE BUFFER**  
 A 25' LANDSCAPE BUFFER SHALL BE SITUATED ON A DEEM NO LESS THAN THREE (3) FEET IN WIDTH WITH A MAXIMUM SLOPE OF 3:1 ALONG PROPERTY LINE(S) ADJACENT ROADWAYS, WITH A LANDSCAPE SCREEN CONSISTING OF 12" HT. CANOPY TREES 20' ON CENTER AND A CONTINUOUS HEDGE.  
 A 10' LANDSCAPE BUFFER SHALL BE SITUATED ON A DEEM NO LESS THAN THREE (3) FEET IN WIDTH WITH A MAXIMUM SLOPE OF 3:1 ALONG THE ENTIRE PROPERTY LINE ADJACENT RESIDENTIAL AND PUBLIC OWNED PROPERTIES, WITH A LANDSCAPE SCREEN CONSISTING OF 12" HT. CANOPY TREES 20' ON CENTER AND A CONTINUOUS HEDGE.  
 NORTH: NOT REQUIRED (SHRUB ADJACENT LAND USE) 14' GREEN BUTTONGUM LISTED UNDER BUFFER TREES!  
 WEST: 602 L.F. REQUIRED TREES: 31 PROVIDED TREES: 21 MAHOGANY / 21 ROYAL PALMS-40"  
 SOUTHWEST: 801 L.F. REQUIRED TREES: 45 PROVIDED TREES: 46 MAHOGANY / 21 ROYAL PALMS-40"  
 SOUTH: 446 L.F. REQUIRED TREES: 33 PROVIDED TREES: 33 GREEN BUTTONGUM / 20 ROYAL PALMS-40"  
 EAST: 548 L.F. REQUIRED TREES: 43 PROVIDED TREES: 37 MAHOGANY / 27 ROYAL PALM-40"  
 NORTHEAST: 448 L.F. REQUIRED TREES: 23 PROVIDED TREES: 35 MAHOGANY / 33 ROYAL PALMS-40"

**VIA LANDSCAPE REQUIREMENTS**  
 PERPENDICULAR DIVIDER STRIPS: ONE (1) TREE EVERY 15 L.F. WITH ONE (1) SHRUB AND ONE (1) GROUND COVER FOR EVERY TWO L.F.  
 REQUIRED TREES: 97 PROVIDED TREES: 37  
 REQUIRED SHRUBS OR GROUND COVER: 278 OF EACH PROVIDED: 616 SHRUBS/41 GROUND COVER  
 PARKING ISLANDS: ONE (1) TREE PER ISLAND AND ONE (1) SHRUB AND ONE (1) GROUND COVER FOR EVERY TWO L.F.  
 140 PARKING ISLANDS  
 REQUIRED TREES: 140 PROVIDED TREES: 140  
 REQUIRED SHRUBS OR GROUND COVER: 1,400 OR PROVIDED SHRUBS/GROUND COVER: +1820  
 VIA TREES TO BE 34" HT. INSTALLED  
 VIA SHRUBS TO BE 36" HT. INSTALLED  
 VIA GROUND COVER TO BE 3 GALLON INSTALLED  
 THREE (3) PALMS EQUALS ONE (1) TREE\*  
 \*THREE MAHOGANY PALMS ARE COUNTED AT 1:1 RATIO OF REQUIRED PLANT MATERIAL TO BE NATIVE.  
 TOTAL TREES REQUIRED: 1,062 TOTAL TREES PROVIDED: 1,062 (782 TREES, 280 PALMS @ 3:1)  
 SHRUBS REQUIRED: 2,728 PROVIDED SHRUBS: 1,828  
 GROUND COVER REQUIRED: 1,820 PROVIDED GROUND COVER: 36,852  
 NATIVE TREES PROVIDED: 539 NATIVE TREES PROVIDED: 539 TREES (51.6%) (487 TREES/3 PALMS @ 3:1)  
 NATIVE SHRUBS/GROUND COVER (REQUIREMENT OF 2:1) 4,342 NATIVE SHRUBS/GROUND COVER PROVIDED: +4,180 (100%)



**AAL**  
 ARCHITECTURAL AND LANDSCAPE CONSULTANTS  
 15301 S.W. 18th Avenue, Suite 100, West Palm Beach, FL 33411  
 Phone: (561) 868-8888  
 www.aalinc.com

Permit Landscape Plan  
**TUTTLE ROYAL-POD 2**  
 19-019 (SP, AAR, LW)  
 Royal Palm Beach, Florida

Sheet Description:  
 PLAN: 19-019  
 CALCULATIONS  
 Revision Date: 02-21-19  
 Project Number: 1910  
 Drawing Number:  
**L-210**  
 Sheet 11 of 14