

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 24-070 (SPM, SE, AAR), AN APPLICATION BY BAR EDUCATION, INC., ON BEHALF OF ARTEMIS INVESTMENTS LLC, AND APPROVAL OF RESOLUTION NO. 24-29. THE APPLICANT IS REQUESTING A SITE PLAN MODIFICATION, SPECIAL EXCEPTION, AND ARCHITECTURAL APPROVAL TO ALLOW FOR A “PUBLIC OR PRIVATE ACADEMIC INSTITUTION” WITHIN THE INDUSTRIAL GENERAL (IG) ZONING DISTRICT AND CONSTRUCT ADDITIONAL PARKING FOR THE EXISTING ADJACENT ACADEMIC USE, FOR A PROPERTY LOCATED AT 300 & 400 ROYAL COMMERCE ROAD AND 6846 SEMINOLE PALMS DRIVE. BY AGENT: HEATHER JO ALLEN. ESQ. OF KEISER LEGAL, PLLC.

Issue:

The Applicant, BAR Education Inc., on behalf of Artemis Investments LLC, is requesting a Site Plan Modification, Special Exception, and Architectural Approval to allow for a “Public or private academic institution” within the Industrial General (IG) Zoning District and construct additional parking for the existing adjacent academic use, for a property located at 300 & 400 Royal Commerce Road and 6846 Seminole Palms Drive. The 0.235-acre vacant parcel being incorporated into the existing Primrose School as additional parking was owned by the Village of Royal Palm Beach and was recently purchased by Artemis Investments, LLC.

Overall, In reviewing this petition, Village Staff considered conformity with Chapter 26 of the Village’s Code of Ordinances. Specifically, the proposed site meets the requirements for the Industrial General (IG) Zoning District.

This item was considered by the Planning and Zoning Commission at its regular meeting on November 26, 2024 and was recommended for Approval by a vote of 4-0.

Recommended Action:

Staff is requesting Approval of Application No. 24-070 (SPM, SE, AAR) and Resolution No. 24-29 with the conditions stated therein.

| | | | |
|--------------|-----------------|-------------|-----------------|
| Initiator: | Village Manager | Agenda Date | Village Council |
| P&Z Director | Approval | 12-19-2024 | Action |

Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: Primrose Schools Additional Parking

Application: 24-070 (SPM, SE, AAR) (Res. No. 24-29)

Applicant/Owner: Jonas Perez Mananet
 BAR Education, Inc.
 5875 NW 163rd Street, Suite 102
 Miami Lakes, FL 33014

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

Request: Site Plan Modification, Special Exception, and Architectural Approval to allow for a “Public or private academic institution” within the Industrial General (IG) Zoning District and construct additional parking for the existing adjacent academic use, for a property located at 300 & 400 Royal Commerce Road and 6846 Seminole Palms Drive.

Hearings: Planning and Zoning Commission: November 26, 2024
 Village Council December 19, 2024

Recommendation: Approval

II. Site Data:

Site Area: 2.149 ± acres

Property Control Numbers: 72-41-43-35-00-000-7350, 7400 & 7410

Existing Land Use: Private Academic Institution

Existing FLUM Designation: Industrial (IND)

Existing Zoning District: Industrial General (IG)

| Table 1: Adjacent Existing, Future Land Uses, and Zoning | | | |
|---|-------------------------|------------------|-------------------------|
| Dir. | Existing: | FLUM: | Zoning: |
| <i>North</i> | Camellia 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 illustrating the location of the area which is the subject of this Application:



III. Intent of Petition:

The Applicant, BAR Education Inc., on behalf of Artemis Investments, LLC, is requesting a Site Plan Modification, Special Exception, and Architectural Approval to allow for a “Public or private academic institution” within the Industrial General (IG) Zoning District and construct additional parking for the existing adjacent academic use, for a property located at 300 & 400 Royal Commerce Road and 6846 Seminole Palms Drive. For an illustration of the proposed Site Plan please refer to **Attachment C**.

The Applicant is also requesting Architectural approval for landscaping around the new parking lot. Please refer to **Attachment D** for an illustration of the proposed landscape plan.

IV. History:

The subject property is located at 300 & 400 Royal Commerce Road and 6846 Seminole Palms Drive. The 0.235-acre vacant parcel being incorporated into the existing Primrose School as additional parking was owned by the Village of Royal Palm Beach and was recently purchased by Artemis Investments, LLC.

It is important to note that within the “Agreement for the Purchase and Sale of Real Property” the terms as to how the property is to be used is outlined in Section 1.03. and as follows:

Section 1.03. Property Information and Buyer’s Intended Use: The Buyer intends to incorporate the subject property referred to as the “East Parcel” into its existing “Academic Institution” located at 300 and 400 Royal Commerce Park, (The “Intended Use”). Also, within Section 1.03. Property Information and Buyer’s Intended Use of the agreement, the Buyer

acknowledges that in order to develop the Intended Use on this parcel, the Buyer shall be required to obtain development approvals from the Village, Which include: a Comprehensive Plan Amendment to change the Future Land Use Designation, a Zoning Map Amendment, and other subsequent applications to include, a Special Exception approval; Site Plan Modification approval; Architectural and Aesthetic approval (this application), and building permit, collectively referred to as the “Approvals” in the agreement. To-date, the Applicant submitted applications for all required applications stipulated in the said agreement.

V. Analysis:

The Applicant is requesting a Site Plan Modification, Special Exception, and Architectural Approval to allow for a “Public or private academic institution” within the Industrial General (IG) Zoning District and construct additional parking for the existing adjacent academic use, for a property located at 300 & 400 Royal Commerce Road and 6846 Seminole Palms Drive.

The property 0.235-acre parcel at 6848 Seminole Palms Road is currently vacant. The Applicant has indicated in their Justification Statement that the ultimate goal is to develop the property for the purpose of expanding this currently vacant parcel into the existing Primrose School as additional parking.

In reviewing this petition, Village staff considered conformity with the Village of Royal Palm Beach’s Zoning Code pertaining to the Industrial General (IG) Zoning District. Specifically, the proposed project meets the requirements for the Industrial General (IG) Zoning District as follows:

1. Parcel size: The overall Planned Industrial Development (PID) exceeds the minimum Parcel Size requirement of three (3) acres.
2. Parcel width: The property exceeds the minimum parcel width of 200 feet.
3. Setbacks: The Applicant is not proposing any structure.
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 Applicant has submitted a concurrent Application No. 24-120(LW), requesting a Landscape Waiver from Sec. 15-133(b)(1) to allow a 6.3-foot minimum perpendicular divider strip instead of the required 9-foot width for a length of 70 feet along the proposed parking.
7. Maximum Building Height: No structure within the proposed parking lot exceeds the maximum height regulations of the Industrial General (IG) Zoning District.

Overall, the proposed Site Plan Modification meets all of the Village’s requirements for this type of use in the Industrial General (IG) Zoning District, with the exception of the Landscape Waiver.

VI. Disposition Options:

Approval of the application;
Denial of the application.

VII. Staff Recommendation:

Staff is requesting Approval of Application No. 24-070 (SPM, SE, AAR) and Resolution No. 24-29 with the conditions stated therein.

VIII. Hearing History:

Planning and Zoning Commission:

This item was considered by the Planning and Zoning Commission at its regular meeting on November 26, 2024 and was recommended for Approval by a vote of 4-0.

Attachment A
Legal Description
Primrose Schools Additional Parking
Application No. 24-070 (SPM, SE, AAR)
Resolution No. 24-29

Directly Below is the Legal 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 HEREIN 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 NORTHSOUTH ONE 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 5.66 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.

TOGETHER WITH EASEMENT INTEREST:

AN EASEMENT FOR INGRESS AND EGRESS AS GRANTED IN THAT EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 4477, PAGE 1434, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

AN EASEMENT FOR INGRESS AND EGRESS AS GRANTED IN THAT EASEMENT RECORDED IN O.R. BOOK 5530, PAGE 423, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN.

AN EASEMENT FOR DRAINAGE, INGRESS AND EGRESS AS GRANTED IN THAT EASEMENT AGREEMENT RECORDED IN O.R. BOOK 6211, PAGE 1091, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN.

AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS CONTAINED IN THAT EASEMENT AGREEMENT RECORDED IN O.R. BOOK 21723, PAGE 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN.

NON-EXCLUSIVE PARKING AND CROSS ACCESS RIGHTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS GRANTED IN THAT UNITY OF CONTROL AND CROSS-ACCESS EASEMENT RECORDED IN O.R. BOOK 12677, PAGE 1059, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 83,387 SQUARE FEET OR 1.914 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE S08°16'41"W, A DISTANCE OF 2,871.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SEMINOLE PALMS DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 22401, PAGE 544 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE S58° 48'06"E, A DISTANCE OF 3.84 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE LAND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 19820, PG. 333 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE, S01°05'58"W, A DISTANCE OF 148.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE LAND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5443, PG. 578 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE, N88°57'19"W, A DISTANCE OF 68.25 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE LAND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 33989, PG. 488 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE, N01°05'58"E, A DISTANCE OF 149.99 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SEMINOLE PALMS DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88 54'02"E, A DISTANCE OF 64.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,231 SQUARE FEET OR 0.2349 ACRES, MORE OR LESS.

Attachment B
Conditions of Approval
Primrose Schools Additional Parking
Application No. 24-070 (SPM, SE, AAR)
Resolution No. 24-29

1. Development Order:

Site Plan Modification, Special Exception, and Architectural Approval to allow for a “Public or private academic institution” within the Industrial General (IG) Zoning District and construct additional parking for the existing adjacent academic use, for a property located at 300 and 400 Royal Commerce Road and 6846 Seminole Palms Drive.

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:

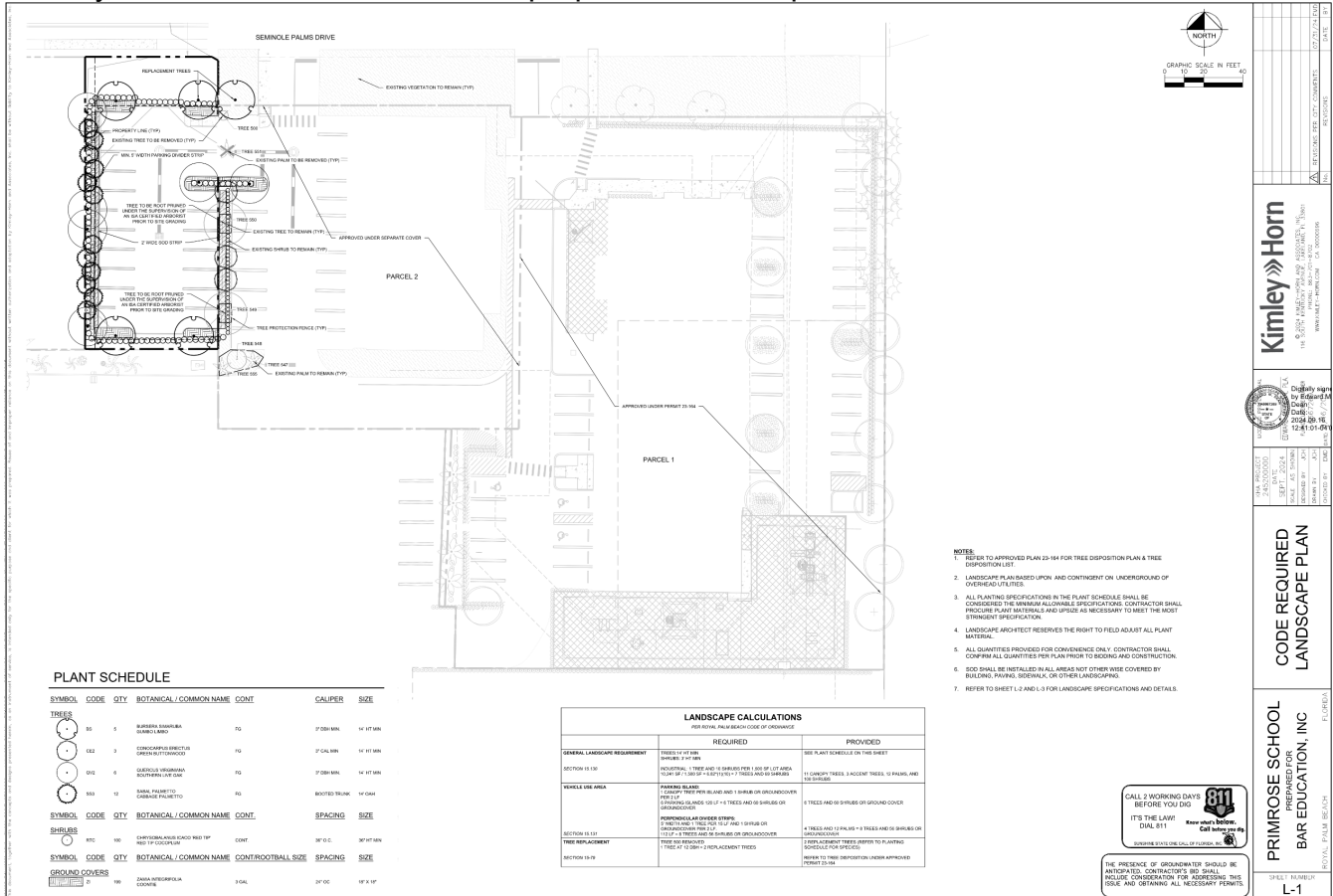
- A. No building permits shall be issued until preliminary plat Application No. 23-069 (PP) is approved by the Village Council.
- B. There shall be no outside storage of any equipment or materials related to the operations of Primrose Schools or adjacent properties.
- C. The 0.235± acre parcel shall not be fenced off from the main Primrose Schools property and shall at all times be incorporated into the main Primrose Schools operation.
- D. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- E. The site shall be maintained free of all trash at all times.
- F. All 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 D Landscape Plan Primrose Schools Additional Parking Application No. 24-070 (SPM, SE, AAR) Resolution No. 24-29

Directly below is an illustration of the proposed Landscape Plan.



RESOLUTION NO. 24-29

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 24-070 (SPM, SE, AAR) – THE APPLICATION OF BAR EDUCATION, INC. - PERTAINING TO A SITE PLAN MODIFICATION, SPECIAL EXCEPTION, AND ARCHITECTURAL APPROVAL TO ALLOW A “PUBLIC OR PRIVATE ACADEMIC INSTITUTION” WITHIN THE INDUSTRIAL GENERAL (IG) ZONING DISTRICT AND CONSTRUCT ADDITIONAL PARKING FOR THE EXISTING ACADEMIC USE ON A 2.149± ACRE PARCEL OF LAND LOCATED AT 300 AND 400 ROYAL COMMERCE ROAD AND 6846 SEMINOLE PALMS DRIVE 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. 24-070 (SPM, SE, AAR) was presented to the Village Council at its public hearing conducted on December 19, 2024; 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. 24-070 (SPM, SE, 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 19th day of December, 2024.

VILLAGE OF ROYAL PALM BEACH

MAYOR JEFF HMARA

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Primrose Schools Additional Parking @ 300 and 400 Royal Commerce
Road and 6846 Seminole Palms Drive
Application No. 24-070 (SPM, SE, AAR)
Resolution No. 24-29

LEGAL 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 HEREIN 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:

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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" EAST, 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.

TOGETHER WITH EASEMENT INTEREST:

AN EASEMENT FOR INGRESS AND EGRESS AS GRANTED IN THAT EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 4477, PAGE 1434, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

AN EASEMENT FOR INGRESS AND EGRESS AS GRANTED IN THAT EASEMENT RECORDED IN O.R. BOOK 5530, PAGE 423, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN.

AN EASEMENT FOR DRAINAGE, INGRESS AND EGRESS AS GRANTED IN THAT EASEMENT AGREEMENT RECORDED IN O.R. BOOK 6211, PAGE 1091, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS

THE LANDS DESCRIBED THEREIN.

AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS CONTAINED IN THAT EASEMENT AGREEMENT RECORDED IN O.R. BOOK 21723, PAGE 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN.

NON-EXCLUSIVE PARKING AND CROSS ACCESS RIGHTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS GRANTED IN THAT UNITY OF CONTROL AND CROSS-ACCESS EASEMENT RECORDED IN O.R. BOOK 12677, PAGE 1059, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 83,387 SQUARE FEET OR 1.914 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE S08°16'41"W, A DISTANCE OF 2,871.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SEMINOLE PALMS DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 22401, PAGE 544 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE S58° 48'06"E, A DISTANCE OF 3.84 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE LAND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 19820, PG. 333 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE, S01°05'58"W, A DISTANCE OF 148.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE LAND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5443, PG. 578 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE, N88°57'19"W, A DISTANCE OF 68.25 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE LAND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 33989, PG. 488 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE, N01°05'58"E, A DISTANCE OF 149.99 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SEMINOLE PALMS DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88 54'02"E, A DISTANCE OF 64.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,231 SQUARE FEET OR 0.2349 ACRES, MORE OR LESS.

Exhibit B
Conditions of Approval
Primrose Schools Additional Parking @ 300 and 400 Royal Commerce
Road and 6846 Seminole Palms Drive
Application No. 24-070 (SPM, SE, AAR)
Resolution No. 24-29

1. Development Order:

Site Plan Modification, Special Exception, and Architectural Approval to allow for a “Public or private academic institution” within the Industrial General (IG) Zoning District and construct additional parking for the existing adjacent academic use, for a property located at 300 and 400 Royal Commerce Road and 6846 Seminole Palms Drive.

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. No building permits shall be issued until preliminary plat Application No. 23-069 (PP) is approved by the Village Council.
- B. There shall be no outside storage of any equipment or materials related to the operations of Primrose Schools or adjacent properties.
- C. The 0.235± acre parcel shall not be fenced off from the main Primrose Schools property and shall at all times be incorporated into the main Primrose Schools operation.
- D. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- E. The site shall be maintained free of all trash at all times.
- F. All 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.

