

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 24-144 (AAR) AN APPLICATION BY K HOVNIANIAN AT PARKSIDE SEFL, LLC, ON BEHALF OF TPG AG EHC III (HOV) MULTI STATE 3 LLC, AND AAR ORDER CONFIRMING COUNCIL ACTION. THE APPLICANT IS REQUESTING ARCHITECTURAL APPROVAL FOR FIVE (5) SINGLE-FAMILY RESIDENTIAL MODELS EACH WITH THREE (3) ELEVATION STYLES AND FIVE (5) COLOR SCHEMES, TYPICAL LOT LANDSCAPE DESIGN AND A TEMPORARY SALES CENTER, FOR A PROPERTY LOCATED 0.27 MILES WEST OF STATE ROAD 7 (U.S. 441). BY AGENT: LENTZY JEAN-LOUIS OF URBAN DESIGN STUDIO.

Issue:

The Applicant is requesting Architectural Approval for five (5) single-family residential models each with three (3) elevation styles and five (5) color schemes, typical lot landscape design and a temporary sales center, for a property located 0.27 miles west of State Road 7 (U.S. 441). The proposed five (5) models are Tucson, Positano III, Reine II ESP, Rhodes II, and Wicklow IV. The three (3) available elevation themes are Coastal, Contemporary, and Mediterranean. The Applicant asserts that “even though each elevation style has a different approach and concept, all three of them manage to create a sense of warmth and belonging to the overall house.” Please refer to **Attachment A** below for illustrations of the proposed models, elevation themes and color schemes.

The Applicant is also requesting approval for a temporary sales center and the typical lot landscape designs. Please refer to **Attachment B** below for illustrations.

Overall, the proposed architecture and landscape are in conformance with the Village’s requirements for the Single-Family Residential (RS-3) Zoning District.

The Planning and Zoning Commission considered the application on February 25, 2025 and recommended Approval by a vote of 5-0.

Recommended Action:

Staff is recommending Approval of Application No. 24-144 (AAR).

Initiator	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	3-20-2025	Action

Attachment A

Proposed Models, Elevations Themes

Application No. 24-144 (AAR)

Directly below is an illustration of the proposed models and elevation themes.

35' MARKET RATE PRODUCT

TUCSON 2026 SQFT :: 39'-10" X 69'-10"	POSITANO III 2785 SQFT :: 34'-10" X 51'-10"	REINE II ESP 2889 SQFT :: 34'-10" X 69'-10"	RHODES II 3122 SQFT :: 34'-10" X 59'-10"	WICKLOW IV 3676 SQFT :: 34'-10" X 66'-10"
				
FORM JE - COASTAL				
				
FORM HE - MEDITERRANEAN				
				
FORM ME - CONTEMPORARY				

FRONT ELEVATION MATRIX
SCALE: NTS

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Parkside at Tuttle Royale
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P:\Southern Blvd Properties (Tuttle Royale)\24-144 (AAR) Tuttle Pod 4 Model Homes Signs & Architecture\Board Documents\AIS & Staff Report\Agenda Item Summary\24-144 (AAR) Tuttle Pod 4 Model Homes Signs & Architecture AIS VC.doc

**Attachment A Cont'd
Proposed Model Sales Center
Application No. 24-144 (AAR)**

Directly below is an illustration of the proposed model sales center.




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Attachment A Cont'd Proposed Color Schemes Application No. 24-144 (AAR)

Directly below is an illustration of the proposed color schemes.


35' MARKET RATE PRODUCT
Proposed Color Scheme
 Coastal


 Parkside at Tuttle Royale - Color Schemes (7/12/2024)

ELEVATION - COASTAL					
	COLOR SCHEME #B-1	COLOR SCHEME #B-2	COLOR SCHEME #B-3	COLOR SCHEME #B-4	COLOR SCHEME #B-5
PAVERS	Manufacturer: GEM PAVERS Size: 4x8 Color: Driftwood Pattern: Herringbone 90	Manufacturer: GEM PAVERS Size: 4x8 Color: Driftwood Pattern: Herringbone 90	Manufacturer: TREMON Size: 4x8 Color: Driftwood Pattern: Herringbone 90	Manufacturer: TREMON Size: 4x8 Color: Driftwood Pattern: Herringbone 90	Manufacturer: TREMON Size: 4x8 Color: Driftwood Pattern: Herringbone 90
PAINT	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams	Manufacturer: Sherwin Williams
BODY-MAIN (BELOW BAND)	SW 7631 CITY LIGHT	SW 6238 ICELE	SW 6071 POPULAR GRAY	SW 9054 LITTLE BOY BLU	SW 6463 BREAKTIME
BODY-SECOND (ABOVE BAND)	SW 7652 MINERAL DEPOSIT	SW 9149 INNY BLUE	SW 6070 HERON PLUME	SW 9054 LITTLE BOY BLU	SW 6463 BREAKTIME
FASCIA, SOFFIT, DRIP EDGE	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 EXTRA WHITE
WINDOW & DOOR STUCCO BAND, POSTS	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 EXTRA WHITE
CORBELS, BRACKETS, LOUVERED VENTS	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 PURE WHITE	SW 7005 EXTRA WHITE
FRONT DOOR, BAHAMA SHUTTERS	SW 9066 CONCORD LAKEFRONT	SW 9084 COCOA WHIP	SW 6083 EXCLUSIVE PLUM	SW 6038 REVEL BLUE	SW 9019 GOLDEN PLUMERIA
GARAGE DOORS	SW 7631 CITY LIGHT	SW 6238 ICELE	SW 9172 STUDIO CLAY	SW 6232 MISTY	SW 7005 EXTRA WHITE
ROOF	Manufacturer: EAGLE ROOFING PRODUCTS	Manufacturer: EAGLE ROOFING PRODUCTS	Manufacturer: EAGLE ROOFING PRODUCTS	Manufacturer: EAGLE ROOFING PRODUCTS	Manufacturer: EAGLE ROOFING PRODUCTS
ROOF TILE	STYLE: BELAIR COLOR: SERENA MADRE	STYLE: BELAIR COLOR: SERENA MADRE	STYLE: BELAIR COLOR: CONCORD BLEND	STYLE: BELAIR COLOR: SERENA MADRE	STYLE: BELAIR COLOR: CONCORD BLEND
WINDOWS & SLIDING GLASS DOORS	Color: White	Color: White	Color: White	Color: White	Color: White

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Attachment A Cont'd Proposed Color Schemes Application No. 24-144 (AAR)

Directly below is an illustration of the proposed color schemes.

35' MARKET RATE PRODUCT

Proposed Color Scheme
Mediterranean



Parkside at Tuttle Royale - Color Schemes (7/12/2024)

ELEVATION - MEDITERRANEAN				
COLOR SCHEME #A-1	COLOR SCHEME #A-2	COLOR SCHEME #A-3	COLOR SCHEME #A-4	COLOR SCHEME #A-5
PAVERS <small>Manufacturer: TREMION Size: 4x8 Color: Driftwood Pattern: Herringbone 90</small>				
PAINT <small>Manufacturer: Sherwin Williams</small>				
BODY <small>SW 0646 WHITE HYACINTH</small>				
FASCIA, SOFFIT CORBELS, BRACKETS <small>Manufacturer: Sherwin Williams SW 7008 ALABASTER</small>				
STUCCO BAND, FOAM TRIMS <small>Manufacturer: Sherwin Williams SW 7008 ALABASTER</small>				
GARAGE DOOR <small>Manufacturer: Sherwin Williams SW 7640 FAWN BRINDLE</small>				
EXTERIOR DOORS & DECORATIVE SHUTTERS <small>Manufacturer: Sherwin Williams SW 9057 APPLAUSE</small>				
ROOF <small>Manufacturer: EAGLE ROOFING PRODUCTS</small>				
ROOF TILE <small>Style: Malibu Color: Sandstone Blend</small>				
WINDOWS & SLIDING GLASS DOORS <small>Color: White</small>				

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Attachment A Cont'd Proposed Color Schemes Application No. 24-144 (AAR)

Directly below is an illustration of the proposed color schemes.

35' MARKET RATE PRODUCT
Proposed Color Scheme
 Contemporary



Parkside at Tuttle Royale - Color Schemes (7/12/2024)

ELEVATION - CONTEMPORARY										
	COLOR SCHEME #C-1		COLOR SCHEME #C-2		COLOR SCHEME #C-3		COLOR SCHEME #C-4		COLOR SCHEME #C-5	
PAVERS	Manufacturer: TREMPON Size: 4x8 Color: Driftwood Pattern: Herringbone 90		Manufacturer: TREMPON Size: 4x8 Color: Driftwood Pattern: Herringbone 90		Manufacturer: TREMPON Size: 4x8 Color: Driftwood Pattern: Herringbone 90		Manufacturer: TREMPON Size: 4x8 Color: Driftwood Pattern: Herringbone 90		Manufacturer: TREMPON Size: 4x8 Color: Driftwood Pattern: Herringbone 90	
PART	Manufacturer: Sherwin Williams		Manufacturer: Sherwin Williams		Manufacturer: Sherwin Williams		Manufacturer: Sherwin Williams		Manufacturer: Sherwin Williams	
BODY	SW 7008 ALABASTER		SW 7008 NEUTRAL GROUND		SW 7008 PURE WHITE		SW 7022 MODERN GREY		SW 7004 SNOWBOUND	
FASCIA AND SCOFFIT, STUCCO PANELS & CHANNELS	Manufacturer: Sherwin Williams		Manufacturer: Sherwin Williams		Manufacturer: Sherwin Williams		Manufacturer: Sherwin Williams		Manufacturer: Sherwin Williams	
STUCCO BAND, FOAM TRIMS	SW 7007 CITYSCAPE		SW 9170 ACER		SW 6235 FOGGY DAY		SW 9005 LIGHT FRENCH GREY		SW 6235 FOGGY DAY	
FRONT DOOR, GARAGE DOOR	SW 7008 ALABASTER		SW 6880 DOWRY WHITE		SW 7008 PURE WHITE		SW 7008 PURE WHITE		SW 9005 LIGHT FRENCH GREY	
PORCH POSTS, PILASTERS	SW 7044 AMAZING GRAY		SW 7022 MINERAL DEPOSIT		SW 7022 MINERAL DEPOSIT		SW 7009 IRON ORE		SW 7004 SNOWBOUND	
CEILING/TIMING	Manufacturer: BORAL AMERICA		Manufacturer: BORAL AMERICA		Manufacturer: BORAL AMERICA		Manufacturer: BORAL AMERICA		Manufacturer: BORAL AMERICA	
STONE (PER ELEVATION)	Style: Pro Fit Landscape Color: GRAY		Style: Pro Fit Alpine Landscape Color: Winterhaven		Style: Pro Fit Alpine Landscape Color: GRAY		Style: Pro Fit Landscape Color: Winterhaven		Style: Pro Fit Landscape Color: GRAY	
ROOF	Manufacturer: EAGLE ROOFING PRODUCTS		Manufacturer: EAGLE ROOFING PRODUCTS		Manufacturer: EAGLE ROOFING PRODUCTS		Manufacturer: EAGLE ROOFING PRODUCTS		Manufacturer: EAGLE ROOFING PRODUCTS	
ROOF TILE	STYLE: BELAIR COLOR: SIERRA MODE		STYLE: BELAIR COLOR: DARK GREY RANGE		STYLE: BELAIR COLOR: SIERRA MODE		STYLE: BELAIR COLOR: DARK GREY RANGE		STYLE: BELAIR COLOR: SIERRA MODE	
WINDOWS & SLIDING GLASS DOORS	Color: White		Color: White		Color: White		Color: White		Color: White	

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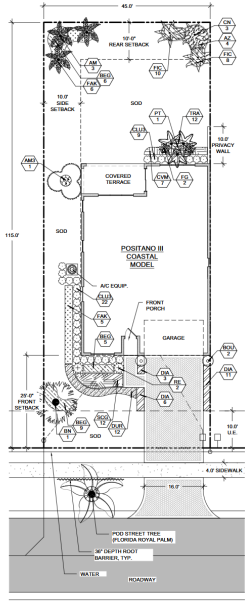
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Attachment B Cont'd Typical Lot Landscape Designs Application No. 24-144 (AAR)

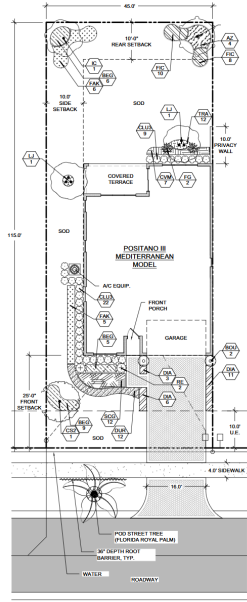
Directly below is an illustration of the proposed typical lot landscape designs.



COASTAL LOT

COASTAL PLANT SCHEDULE

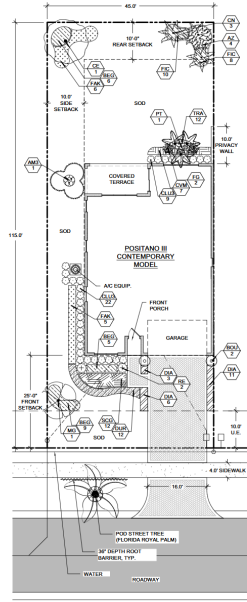
Symbol	Plant Name	Quantity	Notes
(Symbol)	10' x 12' x 15' Palmetto Palm	1	Plant in front of house
(Symbol)	6' x 6' x 8' Coconut Palm	2	Plant in front of house
(Symbol)	4' x 4' x 6' Parrot Palm	4	Plant in front of house
(Symbol)	2' x 2' x 3' Hibiscus	12	Plant in front of house
(Symbol)	1' x 1' x 2' Bougainvillea	24	Plant in front of house
(Symbol)	1' x 1' x 2' Bird of Paradise	12	Plant in front of house
(Symbol)	1' x 1' x 2' Bird of Paradise	12	Plant in front of house
(Symbol)	1' x 1' x 2' Bird of Paradise	12	Plant in front of house
(Symbol)	1' x 1' x 2' Bird of Paradise	12	Plant in front of house



MEDITERRANEAN LOT

MEDITERRANEAN PLANT SCHEDULE


Symbol	Plant Name	Quantity	Notes
(Symbol)	10' x 12' x 15' Palmetto Palm	1	Plant in front of house
(Symbol)	6' x 6' x 8' Coconut Palm	2	Plant in front of house
(Symbol)	4' x 4' x 6' Parrot Palm	4	Plant in front of house
(Symbol)	2' x 2' x 3' Hibiscus	12	Plant in front of house
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(Symbol)	1' x 1' x 2' Bird of Paradise	12	Plant in front of house
(Symbol)	1' x 1' x 2' Bird of Paradise	12	Plant in front of house
(Symbol)	1' x 1' x 2' Bird of Paradise	12	Plant in front of house



CONTEMPORARY LOT

CONTEMPORARY PLANT SCHEDULE

Symbol	Plant Name	Quantity	Notes
(Symbol)	10' x 12' x 15' Palmetto Palm	1	Plant in front of house
(Symbol)	6' x 6' x 8' Coconut Palm	2	Plant in front of house
(Symbol)	4' x 4' x 6' Parrot Palm	4	Plant in front of house
(Symbol)	2' x 2' x 3' Hibiscus	12	Plant in front of house
(Symbol)	1' x 1' x 2' Bougainvillea	24	Plant in front of house
(Symbol)	1' x 1' x 2' Bird of Paradise	12	Plant in front of house
(Symbol)	1' x 1' x 2' Bird of Paradise	12	Plant in front of house
(Symbol)	1' x 1' x 2' Bird of Paradise	12	Plant in front of house
(Symbol)	1' x 1' x 2' Bird of Paradise	12	Plant in front of house




Scale: 1" = 10'-0"

MINIMUM LANDSCAPE REQUIREMENTS		
PLANT TYPE	MIN. QUANTITY	PLANT CODE
TREES (2" CALIBER @ 1.20M)	1	
SHRUBS	6	


NOTE: TREE QUANTITIES DO NOT INCLUDE POOL STREET TREE

Per Florida Building Code, Section 905.2.3.1, a minimum of one (1) tree shall be planted for every 1,000 sq. ft. of finished floor area. The tree shall be planted in a suitable location and shall be protected during construction. The tree shall be planted in a suitable location and shall be protected during construction. The tree shall be planted in a suitable location and shall be protected during construction.



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Tuttle Royale Pod 4
A Planned Community Development
Village of Royal Palm Beach, Florida
Landscape Plans

Revision: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 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1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 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1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 17

**ORDER OF THE VILLAGE COUNCIL
VILLAGE OF ROYAL PALM BEACH
ARCHITECTURAL APPROVAL
New Home Models and Sales Center**

IN RE: Application No. 24-144(AAR)

APPLICANT: Tuttle Royale Pod 4 (PUD)

Legal Description:

Attached as Exhibit "A"

ORDER APPROVING APPLICATION

This cause came to be heard upon the above application and the Royal Palm Beach Village Council having considered the evidence presented by the applicant and other interested persons at a hearing called and properly noticed and being otherwise advised.

THEREUPON, the Village Council of the Village of Royal Palm Beach, Florida, finds as follows:

1. The property which is the subject of said application is classified and zoned within the RS-3 Single Family Residential District and within an approved Planned Unit Development (PUD) by the Zoning Code of the Village of Royal Palm Beach and the zoning map made a part thereof by reference.
2. The applicant seeks Architectural Approval under Royal Palm Beach Code of Ordinances Section 2-75.27(a)(1) to allow five (5) single-family home models and a temporary sales center within the Tuttle Royale POD 4 (PUD).
3. Under the provisions of 2-75.24(7) and 2-75.27(a)(1) of the Village Code of Ordinances, the Village Council has the right, power and authority to act upon the application herein made.
4. In the judgment of the Village Council, the public welfare will best be served by **APPROVING** the application.
5. This **APPROVAL** of the application for the project known as the Tuttle Royale POD 4 Model Homes and Architecture shall attach to and become part of the Village development orders for this project.

6. **IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED**
by the Village Council of Royal Palm Beach as follows:

the application to allow five (5) single-family home models
and a temporary sales center within the Tuttle Royale POD
4 Planned Unit Development (PUD) in the Village of Royal
Palm Beach, Florida, as depicted in Exhibit “B” attached
hereto and incorporated herein, is hereby **Approved** in
accordance with the Village Code of Ordinances

**since the applicant meets the review criteria set forth in
Section 2-75.28(d) of the Village Code of Ordinances.**

* The term “applicant” shall include all successors and assigns

Done and ordered this 20th day of March, 2025.

VILLAGE OF ROYAL PALM BEACH

MAYOR JEFF HMARA

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

EXHIBIT A
Legal Description
Application No. 24-144(AAR)
Tuttle Royale POD 4 Model Homes and Architecture

LEGAL DESCRIPTION:

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

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 1, S01°50'01"W A DISTANCE OF 459.60 FEET TO THE POINT OF BEGINNING;











THENCE LEAVING SAID WESTERLY SECTION LINE, S59°20'02"E A DISTANCE OF 890.38 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 S88°57'45"E A DISTANCE OF 1115.72 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIAL BEARING OF S65°15'00"E AND A RADIUS OF 230.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°47'32" A DISTANCE OF 95.51 FEET TO THE POINT OF TANGENCY; THENCE S01°01'47"W A DISTANCE OF 67.43 FEET TO THE SOUTH LINE OF SAID 160 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE ALONG SAID SOUTH LINE N88°57'45"W A DISTANCE OF 69.24 FEET; THENCE LEAVING SAID SOUTH LINE, S01°50'01"W A DISTANCE OF 60.01 FEET; THENCE N88°57'45"W A DISTANCE OF 47.20 FEET; THENCE S01°50'01"W A DISTANCE OF 503.92 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT S-4W CANAL (60 FOOT WIDE RIGHT OF WAY) AS RECORDED IN OFFICIAL RECORD BOOK 937, PAGE 374, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N88°59'05"W A DISTANCE OF 1762.07 FEET TO A POINT ON SAID WESTERLY SECTION LINE; THENCE ALONG SAID WESTERLY SECTION LINE, N01°50'01"E A DISTANCE OF 1165.07 FEET TO THE POINT OF BEGINNING.

Also known as Development Tract 4 DT-4, TUTTLE ROYALE, according to the map or plat thereof as recorded in Plat Book 133, Page 101, of the Public Records of Palm Beach County, Florida.

EXHIBIT B
Application Drawings
Application No. 24-144(AAR)
Tuttle Royale POD 4 Model Homes and Architecture

Directly below is an illustration of the proposed models and elevation themes.

35' MARKET RATE PRODUCT

<p>TUCSON 2026 SQFT :: 39'-10" X 69'-10"</p> 	<p>POSITANO III 2785 SQFT :: 34'-10" X 51'-10"</p> 	<p>REINE II ESP 2889 SQFT :: 34'-10" X 69'-10"</p> 	<p>RHODES II 3122 SQFT :: 34'-10" X 59'-10"</p> 	<p>WICKLOW IV 3676 SQFT :: 34'-10" X 66'-10"</p> 
FORM JE - COASTAL				
				
FORM HE - MEDITERRANEAN				
				
FORM ME - CONTEMPORARY				

FRONT ELEVATION MATRIX
SCALE: NTS

EAST GROUP :: SOUTHEAST FLORIDA
Parkside at Tuttle Royale

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KHovnanian
Companies

Corporate Product Development :: NYC Design Studio

2 of 31 :: 11/19/2024

EXHIBIT B CONT'D
Application Drawings
Application No. 24-144(AAR)
Tuttle Royale POD 4 Model Homes and Architecture

Directly below is an illustration of the proposed model sales center.

35' MARKET RATE PRODUCT
Proposed Model Center



WICKLOW IV - CONTEMPORARY
LOT 2

REINE II - COASTAL
LOT 3