

**ROYAL PALM PLACE
PHASE II
IDA NARRATIVE
JUNE 12, 2017**

History

Royal Palm Plaza was built by the Archer Family in 1966. Royal Palm Plaza, since 1966, has played a prominent role in the Boca Raton Downtown ("Downtown"). The Batmasian Family acquired Royal Palm Plaza in 1988. In 2006, a first phase of redevelopment (RPP1) was accomplished with the opening of the 10- story and 3-story mixed use residential, office and retail buildings in the north quadrant of Royal Palm Plaza. With this first phase of redevelopment, Royal Palm Plaza became Royal Palm Place.

The importance of Royal Palm Place to the redevelopment of the Downtown was highlighted at the 2007 Downtown "Charrette" and again in the subsequently adopted 2008 Downtown Master Plan, Pattern Book and Interim Design Guidelines.

Changing Vision for the Downtown

Redevelopment of the Downtown into an Office/Financial Center was forecasted by the 1982 Visioning Plan. By 1992, the Downtown DRI was adopted and redevelopment of the Downtown began. Market forces, however, had other ideas. The Downtown has emerged after 25 years of dynamic redevelopment as a residential hub with commercial amenities. Royal Palm Place continues this real market trend with its "entertainment district" containing a vibrant mix of residents, thriving commercial uses and entertainment venues.

Phase II

A full, complete and ready for building permit Individual Development Approval for RPP-2 and 3 more particularly described as:

RPP2 – Mizner Boulevard
220
Rental Apartments
4,560 s/f Retail/
Restaurant
500 Parking Space Garage

RPP3 – 199 South Federal

69

Rental

Apartments

11,156 s/f Retail/ Restaurant

301 Parking Space Garage

Parking

The single most important and challenging element of the RPP-IDA is parking. Parking was provided in the original 1966 Royal Palm Plaza building permits in accordance with the City Code then in effect. Since 1966 the City has, in the face of changing parking demands, amended its parking regulations several times to require more parking for retail, office and restaurant uses. As a result, Royal Palm Place for many years has been operating under prior standards for parking. Despite that Royal Palm Place, by careful management, has been and is now fully functional with the parking in place. However, parking management at Royal Palm Place is becoming more challenging by the recent redevelopment to the north of Royal Palm Place resulting in Palmetto Place, The Mark and the Hyatt Hotel, which eliminated long existing parking generally made available to the public.

Ordinance No. 4035 provides “grandfather” protections for older existing projects. For example, the redevelopment of such sites may comply “. . . with the parking requirement to whatever extent is possible.” Ordinance No. 4035, pg. 23.

Despite this protection, the Batmasian Family is committed to both improving the parking opportunities within Royal Palm Place to current City Code by build-out and providing a platform for a future Downtown Public Parking Garage.

Specifically this Phase II and all future redevelopment Phases of Royal Palm Place shall both:

- (1) Stand on its own regarding parking under current regulations; and
- (2) Increase on a future phase-by-phase basis, the parking pool at Royal Palm Place so that at build-out Royal Palm Place will satisfy the current City Code requirement for parking. Given the “grandfather” status of Royal Palm Place this is an entirely voluntary undertaking by the Batmasian Family.

RPP2 & RPP 3 will add 801 parking spaces, it will reduce the existing parking demand by demolishing existing retail/commercial/restaurant uses of _____ spaces essentially improving the overall quantity of parking by almost 100% of what currently exists in Royal Palm Place. A Parking Management Program will ensure improved public parking opportunities as well as overall parking efficiencies for the occupants of Royal Palm Place. Overall, the new developments will improve the current "grandfathered" parking deficiencies.

Future Phasing

The Batmasian Family plan to continue the redevelopment of Royal Palm Place with mixed use, residential and commercial buildings with attached parking garages providing enhanced pedestrian-friendly streetscapes with a variety of different building types within an architecturally scaled environment.

Office Equivalency

The Development for RPP 2 & 3 requires 167,190 square feet of Office Equivalency. 122,979 Square Feet of Office Equivalency is being demolished. Therefore 44,211 There is currently more than 44,211 square feet of Office Equivalency available in Sub-Area D. Therefore, no transfer of Office Equivalency from other Sub-Areas is required.

SE 1st Avenue

The right-of-way for SE 1st Avenue along the east boundary line of the 000-200 blocks of South Federal Highway was platted in 1958 in the Royal Palm Civic and Shopping Center – Unit A Plat. The initial planning intent for the 60 foot SE 1st Avenue right-of-way in the Plat has long ago become irrelevant. The RPP-IDA seeks abandonment of the west 14 feet of SE 1st Avenue. The abandonment will accomplish the following:

1. Replace the inefficient mix of street parking space in the west right-of-way of SE 1st Avenue with garage parking.
2. Reduce the now 60' right-of way to a more appropriate width for the actual traffic generation of Royal Palm Place.
3. Allow the construction of double loaded/scissor deck parking garages on the 000-200 blocks of South Federal Highway. Such being the most efficient parking garage design.

Highlights of the Royal Palm Place Redevelopment

All phases of the RPP-IDA shall utilize the Interim Design Guidelines.

The redevelopment of Royal Palm Place will continue with mixed use buildings similar to RPP-1. The redeveloped Royal Palm Place shall provide enhanced pedestrian friendly street spaces, a mix of people and places to go, a variety of different building types and architecturally scaled structures that promotes a strong cultural atmosphere. The redeveloped Royal Palm Place will be a world class identity, patterned after a European Renaissance Village/Town. The clustering of buildings and uses will provide places for families to live, visit, shop and be entertained by offering a sought after quality of places to live-work-play. The most important redevelopment goal of Royal Palm Place will be to enhance the globally recognized BOCA RATON BRAND.

The redevelopment shall include two main entrances off South Federal Highway at SE 3rd Street and Mizner Boulevard, one secondary entrance at Mizner Boulevard near Federal Highway and the existing connection points at Plaza Real South, SE 1st Street and SE First Avenue. Tertiary connections at East Royal Palm Road and SE 2nd Street shall remain.

A residential frontage of 5-story townhouse along SE 1st street facing Palmetto Place and continuing along Mizner Boulevard with oversized walkable sidewalks lined with Royal Palm and shade trees. RPP3 will front Federal Highway with a Parking Structure, covered pedestrian loggia and new feature tower at SE 1st. street to buffer Royal Palm Place from Federal Highway traffic noise. The parking structures for both buildings are either located within the building forms and obscured from view or articulated in architectural form to mask their utilitarian appearance. Numerous entrance points provide convenient customer access in all buildings. Both parking structures will include subterranean levels for the operation of valet services.

A new public green space named "The Expanded Garden of Humanity" will be created at the center of Royal Palm Place. It will attach to the existing Garden of Humanity. The vision for this Public Space will be to provide places to interact with new art features. It will include pedestrian walkways, green areas and shade trees. The existing Addison Mizner's Statue (Addison's Park) will remain. The existing Historic Society "Walk of Recognition" will remain. The RPP-IDA redevelopment strategy incorporates a pedestrian realm priority. Future phases at the South end of royal Palm Place will include a dynamic "Entertainment District Pedestrian Promenade" along Plaza Real South, Via Naranjas, Via De Palma in a meandering renaissance town-like path culminating at Addison's Park. The dual-purpose space will be analogous to a Parisian walkable "Via" for special events, weekend activities where the pedestrian visitor occupies the street in lieu of vehicles. Retail shops and restaurants will line the Promenade creating opportunities to stroll, window shop and dine. The second floor Commercial spaces will look down onto the Promenade and green spaces. The Promenade will be protected by traffic controlling street closures with temporary bollards. Vehicle access and egress from parking garages will be preserved.

The Entertainment District will include 2-3 story scaled buildings occupied by commercial/retail/restaurants/clubs and other “places to go” on the street level. The second level arcades will bridge together across Via DePalma providing a picturesque “pause along the pedestrian path”. Fifteen foot wide pedestrian sidewalks will be buffered from the street by on-street parking spaces. RPP3, 6 and 7 will connect the secondary pedestrian realm along SE 1st Ave from SE 3rd Street to the new Hyatt Hotel at Palmetto Park Road and Federal Highway. This grouping of buildings with ground level commercial uses will become an important network connection that completes Plaza Real South. This phase will become the catalyst for redevelopment of Royal Palm Place’s charming pedestrian oriented realm.

All new buildings will be architecturally designed in authentic renaissance vernacular complimenting the initial design of buildings in the RPP1 development and respectfully adhering to the spirit of Mizner-esque architecture required in the Downtown. Each phase will be designed to a historic architectural vocabulary, while providing varying features and details. RPP3 is designed in 3 distinct architectural precedents, French Baroque, Italianate and Boca Raton’s recognizable Addison Mizneresque precedents. RPP2 is designed to honor Turkish & Venetian Byzantine architectural precedents. These new buildings will be elegant, beautifully articulated with natural materials, vibrant colors appliqués reminiscent of their precedents. Each building will be individualized yet will provide harmony and balance while expressing the unique sense of place.

Open Space

Royal Palm Place currently has a mixture of multi-story buildings with continuous walkable loggias and several dual-purpose spaces used for special events, car shows, green markets, etc. The current cumulative areas of existing Royal Palm Place identified on attached site plan exhibits total 31%. 19% is required according to the blended rate based on building heights. The proposed site plan for Phase 2 - RPP-2, RPP-3 and The Garden of Humanity Park will yield 40.3% Open Space. 40% is required. The final, development site plan after Phase 2 will yield more than the required Open Space due to RPP’s existing one story building heights. Refer to attached site plans for further detail and support.

Character and Intensity

The old Royal Palm Plaza, as well as the 000 and 200 blocks of South Federal Highway, were noted in the Downtown initial data and analysis leading to Ordinance No. 4035 as retail high. Indeed, on the adoption of Ordinance No. 4035, in 1992 these properties were typical suburban retail sprawl. That is, site specific retail destinations with little or no internalization and cross use. For example, what is now RPP-1 was once a 40,000 square foot super market occupied for many years by Wooley's Market, which closed in early 2000. Royal Palm Place is now in transition from its old suburban sprawl hodge-podge of unrelated retail to the Downtown urban model of a self-sustainable, mixed-use community where people live, work and play in the same place. Typical of the 1960's suburban sprawl, people from the nearby residential subdivisions made special purpose trips to one retailer at a time, say Wooley's or Bennington Tobacco. As populations increased local traffic became a snarl. In 1992, Boca Raton and its Community Redevelopment Agency chose the mixed-use model as the solution to a Downtown, then no different than a large strip mall on a major thoroughfare. The result has been invigorating. With the RPP-IDA, Royal Palm Place moves from transition to the full realization of the Boca Downtown dream.

The Batmasian Family and Boca Raton

The Batmasian Family relocated from Boston, Massachusetts to Boca Raton, Florida in 1984. From June to September, 1984, James H. Batmasian purchased the following five properties in or near the Downtown which the Batmasian

Family still own 31 years later:

- 215 North Federal Highway
- 260 North Dixie Highway
- 301 North Federal Highway

- 831 East Palmetto Park Road
- 201 NW 1st Avenue

Over the next 31 years the Batmasian Family purchased and retained & acquired numerous real properties in Downtown Boca Raton including what is now Royal Palm Place.

The Batmasian Family stewardship of their Boca Raton properties is well known. Most of the major developers in the Downtown were not long term residents but rather newly come to town, who bought, exacted an IDA approval, built and sold. The Mark being the latest in a long line of such developers. Rather, the Batmasian Family has, time and time again, demonstrated its commitment to quality development. Royal Palm Place will be a shining example of the development envisioned in the Downtown Master Plan, Pattern Book and Interim Design Guidelines.

Conclusion

In the early 1980 planning studies and reports that culminated in Ordinance No. 4035, the Boca Mall and Royal Palm Plaza were identified as the two anchors for redevelopment of the Downtown. The full potential of the Boca Mall was realized with Mizner Park. Now the full potential of Royal Palm Place shall be realized with the RPP-IDA.

Respectfully submitted,

Robert A. Eisen, BBA, JD, LLM
Douglas A. Mumma, B. Arch., AIA, NCARB

DESCRIPTION:**EXHIBIT "A"**

A PORTION OF ROYAL PALM CIVIC AND SHOPPING CENTER UNIT A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID ROYAL PALM CIVIC AND SHOPPING CENTER UNIT A; THENCE, ALONG THE SOUTH LINE OF SAID ROYAL PALM CIVIC AND SHOPPING CENTER UNIT A, NORTH 88°58'20" EAST, A DISTANCE OF 18.38 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 01°01'40" WEST, A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°51'29" EAST, A DISTANCE OF 20.37 FEET; THENCE NORTH 01°19'10" WEST, A DISTANCE OF 267.08 FEET; THENCE SOUTH 88°51'03" WEST, A DISTANCE OF 22.41 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 12.36 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 15°44'46" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°13'54", A DISTANCE OF 15.79 FEET; THENCE SOUTH 01°16'44" EAST, A DISTANCE OF 243.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 29.98 FEET FROM WHICH A RADIAL LINE BEARS NORTH 75°25'16" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°00'14", A DISTANCE OF 13.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.
CONTAINING 3,734 SQUARE FEET OR 0.0857 ACRES MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF NORTH 01°19'10" EAST. ALONG THE SOUTH LINE OF ROYAL PALM CIVIC AND SHOPPING CENTER UNIT A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MAY 10, 2017. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2**CAULFIELD & WHEELER, INC.**

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7900 GLADES ROAD - SUITE 100
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PHONE (561)-392-1991 / FAX (561)-750-1452

David P.
Lindley,
P.L.S. 5005

Digitally signed by David P.
Lindley, P.L.S. 5005
DN: cn=David P. Lindley, P.L.S.
5005, o=Caulfield and Wheeler,
inc., ou,
email=dave@cwassoc.com,
c=US
Date: 2017.05.11 15:22:16
-0400

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE 05/10/17

DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7232 RWABAN

**ROYAL PALM PLACE
RIGHT-OF-WAY ABANDONMENT
SKETCH OF DESCRIPTION**

EXHIBIT "A"

FEDERAL HIGHWAY/US 1/STATE ROAD NO. 5
(60' RIGHT-OF-WAY)S.E. 2ND STREET
(40' RIGHT-OF-WAY)S88°51'03"W
22.41'R=12.36'
 $\Delta=73^{\circ}13'54''$
L=15.79'N75°47'51"E
(RADIAL)N01°19'10"W
W. LINE OF ROYAL PALM CIVIC AND SHOPPING CENTER UNIT A
(BASIS OF BEARINGS)

S01°16'44"E

20' ALLEY
(ABANDONED ORB 27100, PG. 181) (PBCR)

243.40'

N01°19'10"W

267.08'

S.E. 1ST AVENUE
(60' RIGHT-OF-WAY)ROYAL PALM CIVIC AND SHOPPING CENTER UNIT A
(P.B. 25, PG. 188) (PBCR)BLOCK 9
SOUTHEAST COAST LAND
COMPANY SUBDIVISION PLAT NO. 1
(P.B. 8, PG. 60) (PBCR)R=29.98'
 $\Delta=26^{\circ}00'14''$
L=13.60'N75°25'16"W
(RADIAL)

P.O.B.

N88°51'29"E
20.37'N01°01'40"W
50.20'

N88°58'20"E 18.38'

S.E. 3RD STREET
(55' RIGHT-OF-WAY)
(ORB 1126, PG. 593) (PBCR)12' U.E. (P.B. 27, PG. 200)
(PBCR)

P.O.C.

SOUTHWEST CORNER OF
ROYAL PALM CIVIC AND SHOPPING CENTER UNIT A
(P.B. 25, PG. 188) (PBCR)S. LINE OF ROYAL PALM
CIVIC AND SHOPPING CENTER
UNIT A

LEGEND/ABBREVIATIONS

- CL - DENOTES CENTERLINE
 O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 PBCR - INDICATES PALM BEACH COUNTY RECORD
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 LB - LICENSED BUSINESS

50 25 0 25 50

GRAPHIC SCALE
(IN FEET)

SHEET 2 OF 2



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 ROYAL PALM PLACE
 RIGHT-OF-WAY ABANDONMENT
 SKETCH OF DESCRIPTION

DATE 05/10/17

DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

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