

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 25-127 (SE), AN APPLICATION BY JAMIE DIAZ OF DYNAMITE DOG TRAINING, ON BEHALF OF OWNER YELLOWBIRD INTERNATIONAL, CORP., AND ADOPTION OF RESOLUTION NO. 25-36 CONFIRMING COUNCIL ACTION. THE APPLICANT IS REQUESTING SPECIAL EXCEPTION USE APPROVAL TO ALLOW FOR A “PET TRAINING” FACILITY WITHIN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT, FOR A PROPERTY LOCATED AT 601-650 ROYAL PALM BEACH BOULEVARD, SUITES 500-503.

Issue:

The Applicant is requesting Special Exception Use Approval to allow for a “Pet training” facility within the Commercial General (CG) Zoning District, for a property located at 601-650 Royal Palm Beach Boulevard, Suites 500-503.

In reviewing this petition, the following criteria for approving Special Exceptions are provided at Sec. 26-32(f)(4) of the Village Code:

1. The proposed Special Exception is consistent with the policies and standards of the Village comprehensive plan; or
2. The proposed Special Exception complies with all applicable development regulations of the Village Code; or
3. The proposed Special Exception does not have adverse environmental impacts which cannot be prevented by the imposition of conditions; or
4. The proposed Special Exception does not have adverse vehicular or pedestrian traffic impacts which cannot be prevented by the imposition of conditions; or
5. The proposed Special Exception does not have an adverse impact upon public facilities, including, but not limited to, impacts on police and fire protection, drainage systems, refuse disposal, water, sewers, and schools, which cannot be prevented by the imposition of conditions; or
6. The design of the proposed Special Exception does not have adverse impacts on adjacent properties or is detrimental to their use and peaceful enjoyment and will cause objectionable noise, vibrations, [and/or] fumes; or

Initiator:	Village Manager	Agenda Date	Village Council
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P&Z Director	11-20-2025	Action
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7. The proposed Special Exception is compatible with the character and living conditions of the existing neighborhood in which it is to be located; or
8. The proposed Special Exception does not have an adverse impact on property values in adjacent areas which cannot be prevented by the imposition of conditions; or
9. The proposed Special Exception is not a deterrent to the improvement or development of adjacent property, in accordance with applicable Village Code development regulations, which cannot be prevented by the imposition of conditions; or
10. The proposed Special Exception will not seriously reduce the quality or quantity of light and air available to adjacent properties which cannot be prevented by the imposition of conditions.

The Applicant's Justification Statement provides responses to each of the above Special Exception criteria. Additionally, the Applicant states, "[o]ur facility will offer daytime pet training services with no overnight boarding. We will operate during normal business hours and follow all noise, waste, and safety regulations, ensuring minimal impact on the surrounding area and alignment with the CG zoning district's purpose."

The Planning and Zoning Commission will consider this application at a special Planning and Zoning Commission Meeting on November 17, 2025.

Recommended Action:

Consider and made a final decision to grant, or deny with conditions Application No. 25-127 (SE) and Resolution No. 25-36.

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RESOLUTION NO. 25-36

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 25-127(SE) – THE APPLICATION OF JAMIE DIAZ OF DYNAMITE DOG TRAINING - PERTAINING TO APPROVAL OF A SPECIAL EXCEPTION USE FOR A “PET TRAINING” FACILITY LOCATED AT 601-650 ROYAL PALM BEACH BOULEVARD, SUITES 500-503, 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. 25-127(SE) was presented to the Village Council at its public hearing conducted on November 20, 2025; 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, APPLICATION NO. 25-127(SE), THE APPLICATION OF JAMIE DIAZ OF DYNAMITE DOG TRAINING, 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 20th day of November, 2025.

VILLAGE OF ROYAL PALM BEACH

MAYOR JEFF HMARA

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Pet Training @ 601-650 Royal Palm Beach Boulevard, Suites 500-503
Application 25-127(SE)
Res. No. 25-36

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROAD 80 AND THE CENTERLINE OF ROYAL PALM BEACH BOULEVARD AS RECORDED IN PLAT BOOK 26 PAGE 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RUN NORTH 00°00'00" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 136.50 FEET; THENCE, SOUTH 89°25'10" EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 488.01 FEET TO A POINT ON THE NORTH LINE OF THE ADDITIONAL RIGHT OF WAY OF STATE ROAD 80 AS RECORDED IN OFFICIAL RECORDS BOOK 12099, PAGE 1550, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;
FROM THE POINT OF BEGINNING CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 89°25'10" EAST A DISTANCE OF 22.78 FEET TO A POINT; THENCE, NORTH 00°00'00" E, DEPARTING SAID RIGHT OF WAY LINE, EAST A DISTANCE OF 111.47 FEET; THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 200.00 FEET; THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 113.50 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE, SOUTH 89°25'10" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 54.88 FEET; THENCE, NORTH 00°34'50" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 823.81 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CAMELLIA PARK DRIVE, THENCE, NORTH 90°00'00" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 718.99 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ROYAL PALM BEACH BOULEVARD; THENCE, SOUTH 00°00'00" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 621.81 FEET; THENCE, SOUTH 90°00'00" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 217.99 FEET; THENCE, SOUTH 00°00'00" WEST, A DISTANCE OF 0.96' FEET; THENCE, SOUTH 90°00'00" EAST, A DISTANCE OF 215.00 FEET; THENCE, SOUTH 00°00'00" WEST, A DISTANCE OF 198.18 FEET; TO THE POINT OF BEGINNING.

Attachment B
Conditions of Approval
Pet Training @ 601-650 Royal Palm Beach Boulevard, Suites 500-503
Application 25-127(SE)
Res. No. 25-36

1. Development Order:

This development order constitutes approval for:

A Special Exception Use for 2,906 sf of “Pet training” within Suites 500-503 of the existing building located at 601-650 Royal Palm Beach Boulevard.

This constitutes the only approval granted by this resolution. Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied.

2. Site Specific Conditions:

- A. This Special Exception use approval shall become null and void should the operator, Dynamite Dog Training, cease operations at this location.
- B. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- C. The site shall remain in compliance with the requirements of Section 26-75.9. Pet Training. of the Village Code of Ordinances at all times and if at any point in the future should not comply with those requirements the applicant agrees to take whatever action is necessary to comply with the noise limits in Section 26-75.9.

3. Standard Conditions:

- A. This Special Exception approval shall expire one (1) year from the date of council approval unless development is commenced within that time frame or appropriate applications for extensions are submitted pursuant to Section 26-66 of the Village Code or 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. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.

- D. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.