

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

Agenda Item:

PUBLIC HEARING TO CONSIDER VARIANCE APPLICATION NO. 25-129 (VAR), THE APPLICANT, URBAN DESIGN STUDIO, ON BEHALF OF 100 CIVIC CENTER, LLC, IS REQUESTING VARIANCE APPROVAL TO ALLOW A VARIANCE FROM SEC. 26-89(4)(C) IN ORDER TO ALLOW FOR A 25 FOOT FRONT YARD SETBACK WHERE VILLAGE CODE REQUIRES 50 FEET, A VARIANCE OF 25 FEET, FOR A PROPERTY LOCATED AT 100 CIVIC CENTER WAY.

Issue:

The Applicant, Urban Design Studio, on behalf of 100 Civic Center, LLC, is requesting Variance Approval to allow a variance from Sec. 26-89(4)(c) in order to allow for a 25 foot front yard setback where Village Code requires 50 feet, a variance of 25 feet. Please refer to **Attachment A** for an illustration of the Site Plan showing the building affected by this variance. The property is located at 100 Civic Center Way.

The overall Planned Commercial Development (PCD) was originally approved by Village Council in 2006 through Resolution No. 06-27, establishing a 3.96-acre PCD. According to the site plan of record, the subject Parcel 3 (1.22-acres) permitted a Special Exception use for a financial institution with a drive-through; however, only the building pad and parking area were constructed (not the building). The remainder of the PCD has been developed and includes a 2,221-square-foot, one-story restaurant with a drive-through (Parcel 2) and a 21,994 square-foot, two-story office building (Parcel 1). While not precedent setting, it should be noted that the office building received a variance to allow a reduction in the required 50-foot front setback to 25 feet, similar to the current variance request.

The Applicant contends that “the requested setback reduction is also consistent with the Setback reduction from 50’ to 25’ approved for the Medical Office building in Parcel 1 via Resolution 06-27. The proposed building design being setback at 25’ also provides for a consistent frontage along Royal Palm Beach Blvd as the already constructed Medical Office building. The proposed building will be designed to be similar in architectural style as well to ensure consistency along the frontage. Allowing the requested setback variance for the subject application will be in line with the previously approved setback variance along Royal Palm Beach Blvd and will allow for the development of a parcel that has been

Initiator:	Agenda Date	Village Council
P&Z Director	2-19-2026	Action

vacant since at least 2008 based on aerials available on the Palm Beach County Property Appraiser map data”.

The following are the Variance Criteria provided in Village Code Sec. 26-32 (f)(6) for allowing the Village Council to grant variances to the Zoning code. Also included below are the Applicant’s responses to these criteria.

1. *That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other land, structures of buildings in the same zoning district;*

Applicant’s Response: “Special conditions and circumstances exist which are peculiar to the land, structure or building involved. The irregular shape and configuration of the subject parcel impact the development and orientation of the site construction. Efficiencies in parking and building design are impacted when considering the curvature of Civic Center Way. As such – the requested setback allows for a double-loaded row of parking to be positioned along the west side of the building, while also proposing parking on the east west driveway north of the building. The area adjacent to the curvature is designed to provide the play area which is more flexible to match the irregular curve. If the proposed structure were to be setback 50’ from the ROW, there would not be room to provide sufficient parking.”

2. *That special conditions and circumstances do not result from the actions of the applicant;*

Applicant’s Response: “Special conditions and circumstances do not result from the actions of the applicant. The irregular parcel configuration and prior setback variance approval for the Medical Office use were in existence prior to the subject application. The requested variance considers the existing condition of both the parcel shape and the existing setback approval.”

3. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning ordinance to other lands, buildings or structures in the same zoning district;*

Applicant’s Response: “Granting the variance requested will not confer on the applicant any special privilege. The setback variance requested is an independent request which is subject to Council approval – any other Applicant requesting a deviation from code requirements would have to submit a variance request under the same process.”

4. *That a literal interpretation of the provisions of this division would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this division and would work unnecessary and undue hardship on the applicant;*

Applicant’s Response: “A literal interpretation of the provisions of this division would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. The subject request mirrors the request that has already been

Initiator:	Agenda Date	Village Council
P&Z Director	2-19-2026	Action

approved for the Medical Office building along Royal Palm Beach Blvd. If the proposed structure were to be setback 50' from the ROW, there would not be room to provide sufficient parking. As such – the requested variance application is submitted consistent with prior setback variance approvals for the PCD.”

5. *That the variance granted is the minimum variance that would make possible the reasonable use of the land, building or structure;*

Applicant’s Response: “The variance granted is the minimum variance that will make possible the reasonable use of the land. The requested 25’ setback variance matches the variance approved in Resolution 06-27 for a proposed setback of 25’ on the same frontage of Royal Palm Beach Blvd. The variance is the minimum variance requested as it matches existing conditions for consistency along the Royal Palm Beach Blvd frontage.”

6. *That the grant of the variance will be in harmony with the general intent and purpose of this division; and*

Applicant’s Response: “Granting the requested variance will be in harmony with the general intent and purpose. The proposed use is a community serving use which aims to improve the welfare of families and children afflicted by childhood cancer. The proposed development also makes efficient use of land that has been vacant since 2008.”

7. *That such variance will not be injurious to the area involved or otherwise be detrimental to the public welfare.*

Applicant’s Response: “Granting the requested variance will not be injurious or detrimental to the public welfare.”

The Planning and Zoning Commission considered this application on January 27, 2026 and recommended Approval by a vote of 5-0.

Recommended Action:

Consider and made a final decision to grant, or deny with conditions Application No. 25-129 (VAR) and Variance Order VC-25-04.

Initiator:	Agenda Date	Village Council
P&Z Director	2-19-2026	Action

**ORDER OF THE VILLAGE COUNCIL
VILLAGE OF ROYAL PALM BEACH
Chapter 26. Zoning**

CASE NO. VC-25-04
IN RE: Application No. 25-129 (VAR)
Kids Cancer Foundation @ 100 Civic Center Way

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 the Royal Palm Beach Village Council being otherwise advised.

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

1. The property which is the subject of said application is classified and zoned within the General Commercial (CG) District as a Planned Commercial Development (PCD) by the Zoning Code of the Village of Royal Palm Beach and the zoning map made a part thereof by reference.
2. The applicant is seeking a **Variance** from Royal Palm Beach Code of Ordinances at the following section: Section 26-89(4)(c) in order to allow for a reduced front yard setback of twenty-five (25) feet where Village Code requires a 50-foot front setback, a variance of twenty-five (25) feet.
3. Under the provisions of Sec. 26-32(f)(6) 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 as set forth on the application documents.
5. **IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED** by the Royal Palm Beach Village Council as follows:

The application for **Variance, VC-25-04**, with reference to the above-referenced property in the Village of Royal Palm Beach, Florida to permit a variance to Section 26-89(4)(c) in order to allow for a reduced front yard setback of twenty-five (25) feet where Village Code requires a 50-foot front setback, a variance of twenty-five (25) feet, is hereby **Approved** in accordance with the Village Code of Ordinances for the following reasons:

The applicant meets the following standards set forth in Section 26-32 (f)

(6). of the Village Code of Ordinances:

1. Special conditions and circumstances exist;
2. Special circumstances are not the result of actions of the applicant;
3. No special privilege is conferred;
4. Literal interpretation would constitute an unnecessary and undue hardship;
5. This is minimum variance for reasonable use of land;
6. Is in harmony with the intent and purpose of this division; and
7. Will not be injurious to area or detrimental to the public welfare.

Done and ordered this 19th day of February, 2025.

Mayor Jeff Hmara
Village of Royal Palm Beach

Attest:

Diane DiSanto, Village Clerk

Exhibit A
Legal Description
Application No. 25-129 (VAR)
Kids Cancer Foundation @ 100 Civic Center Way

LEGAL DESCRIPTION:

Parcel 3, Village Center at Royal Palm Beach, recorded in Plat Book 108, Pages 114 and 115, of the Public Records of Palm Beach County, Florida.