



PLANNING & ZONING COMMISSION MEETING AGENDA  
TUESDAY, MAY 23, 2023 7:00 P.M.  
VILLAGE MEETING HALL

**Ways to Participate**

- In Person: Public may participate in person at the Village Meeting Hall, 1050 Royal Palm Beach Boulevard, Royal Palm Beach, FL 33411.
- Computer, Tablet, Smartphone: Public may participate remotely by joining GoToWebinar from your computer, tablet or smartphone via [www.royalpalmbeachfl.gov/webmeetings](http://www.royalpalmbeachfl.gov/webmeetings).
- Telephone: Public may listen only via phone remotely by dialing United States +1 (631) 992-3221, Webinar ID: 164-077-131, Access Code: 756-896-977

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

Chairman Adam Miller  
Vice Chairman Philip Marquis  
Commissioner David Leland  
Commissioner June Perrin  
Commissioner Lauren McClellan  
Kara Cowser, Alternate 1  
Alternate 2 (vacant)

**III. MINUTES**

Approval of minutes of the April 17, 2023 Planning & Zoning Commission Meeting.

**IV. ITEMS FOR DISCUSSION**

1. Application No. 22-166 (AAR) – Cypress Key Medical Center – The applicant, Signarama West Palm Beach on behalf of HIO DT LLC, is requesting Architectural & Aesthetic Review for approval of a new Master Sign Plan, for a property located at 11917 Southern Boulevard.

Board Documents

2. Application No. 23-015 (AAR) – Crestwood Square Plaza – The applicant, Color Restoration & Construction, LLC, is requesting Architectural and Aesthetic Review for exterior painting of buildings for Crestwood Square Plaza, for a property located at 11935-11937 Southern Boulevard.

Board Documents

3. Application No. 23-037 (AAR) – Starbucks @ Southern Palm Crossing – The applicant, IVT Southern Royal Palm Beach 1031, LLC, is requesting Architectural and Aesthetic Review for adjustments to a previously approved Starbucks that includes the addition of an awning and pedestrian gates to the outdoor seating area, for a property located at 11001 Southern Boulevard.

Board Documents



4. Application No. 23-038 (SPM, AAR) – Royal Palm Beach Recreation Center – The applicant, Jon Schmidt on behalf of the Village of Royal Palm Beach, is requesting Site Plan and Architectural Approval for an approximately 14,000 square foot addition to accommodate a new office, education and exercise space and various other site improvements to the existing Recreation Center, for a property located at 100 Sweet Bay Lane.

Board Documents

5. Application No. 20-113 (SPM) – Lakeside Landing – The agent WGI, Inc. on behalf of DR Horton, Inc., is requesting Major Site Plan Modification Approval to remove 106,423 sq. ft. of approved and unbuilt commercial square footage from the existing site plan of record for Waterway Plaza, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

Board Documents

6. Application No. 21-56 (PP) - Lakeside Landings – The agent WGI, Inc. on behalf of DR Horton, Inc., is requesting a Preliminary Plat Approval for 12.28± acres, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

Board Documents

7. Application No. 21-22 (PVAR) – Lakeside Landings – The agent WGI, Inc. on behalf of DR Horton, Inc., is requesting Parking Variance Approval to allow for variances from: 1) Sec. 23-49(b)(1)(b) to allow for tandem parking within a multifamily residential development where the Code allows tandem parking only for single-family residences and 2) Sec. 23-18(b)(3)b.2. to allow vehicles which are neither prohibited or restricted to park in the front yards and front setbacks of residential property where only 11% of the front yards are landscaped, where Village code prohibits parking in these areas except when the lesser of 1,000 square feet or 75% of the front yards are landscaped, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

Board Documents



8. Application No. 21-23 (VAR) – Lakeside Landings – The agent WGI, Inc. on behalf of DR Horton, Inc., is requesting Variance Approval to allow for variances from: Sec. 26-83(4)(d) to allow for a 0 foot perimeter landscape setback width adjacent to interior lot lines where Village Code requires 10 feet, a variance of 10 feet; 2) Sec. 26-83(4)(c) to allow for a 20 foot front setback to right-of-way line where Village Code requires 25 feet, a variance of five (5) feet; 3) Sec. 26-83(4)(c) to allow for a 20 foot side setback to the side of the structure where Village Code requires 30 feet, a variance of 10 feet; and 4) Sec. 26-83(4)(c) to allow for a 10 foot rear setback when adjacent to a waterway where Village Code requires 20 feet, a variance of 10 feet, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

Board Documents

9. Application No. 20-116 (VAR) – Lakeside Landing - The agent WGI, Inc. on behalf of DR Horton, Inc., is requesting Variance Approval to allow for variance from Sec. 22-51(b)(4) to provide 45' and 50' rights-of-way where Village Code requires 60' rights-of-way, variances of fifteen (15) and ten (10) feet respectively, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

Board Documents

10. Application No. 20-115 (LW) – Lakeside Landing – The agent WGI, Inc. on behalf of DR Horton, Inc., is requesting Landscape Waiver Approval for three (3) landscape waivers: 1) from Sec. 15-131(d) to allow for a zero (0) foot buffer along the entrance drive where Village Code requires twenty five (25) feet; 2) from Sec. 15-131(e) to allow for a five (5) foot buffer along the western property line (canal) where Village Code requires fifteen (15) feet; and 3) from Sec. 15-131(b) to allow for no berms within the buffers where Village Code requires a three-foot berm, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

Board Documents

11. Application No. 20-114 (SP, AAR) – Lakeside Landing – The agent WGI, Inc. on behalf of DR Horton, Inc., is requesting a Site Plan Approval and Architectural Approval for a 12.28-acre parcel to develop a 100 townhouse unit development, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

Board Documents



## **V. BOARD BUSINESS**

Next meeting is Tuesday, June 27, 2023.

## **VI. ADJOURNMENT**

Any person who wishes to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at this meeting, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which appeal is to be based. The Village of Royal Palm Beach does not provide such a record. In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format (Large Print) upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting the Village Clerk's office, Village of Royal Palm Beach 1050 Royal Palm Beach Boulevard, Royal Palm Beach, Florida 33411. (561) 790-5100.

Hearing Assistance: If any person wishes to use a Listen-Aid hearing device, please contact the Village Clerk prior to any meeting held in the Council Chambers.