



PLANNING & ZONING COMMISSION MEETING AGENDA
TUESDAY, JUNE 27, 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.
- Telephone: Public may listen only via phone remotely by dialing United States +1 (562) 247-8422, Webinar ID: 941-412-467, Access Code: 850-023-597

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Chairman Adam Miller
Vice Chairman Philip Marquis
Commissioner David Leland
Commissioner June Perrin
Commissioner Lauren McClellan
Kara Dery, Alternate 1
Kamar Williams, Alternate 2

III. MINUTES

Approval of minutes of the May 23, 2023 Planning & Zoning Commission Meeting.

IV. ITEMS FOR DISCUSSION

1. Application No. 23-060 (AAR) – Dunkin Donuts Renovation – The applicant, Architect Bruce Celenski, Inc., on behalf of Andrade Associates Limited Partnership, is requesting Architectural and Aesthetic Review (AAR) Approval for a renovation of an existing fast food restaurant, for a property located at 10140 Okeechobee Boulevard.

Board Documents

2. Application No. 23-070 (AAR) - Village Shoppes Phase 4 – The applicant, Dov Werdiger, on behalf of JBL Village Shoppes LLC, is requesting Architectural and Aesthetic Review (AAR) Approval for Phase 4 of a façade refinish that involves the remaining freestanding building (Building 1) that was not included in Application Nos. 20-122 and 22-172, for a property located at 10101 – 10499 Southern Boulevard.

Board Documents

3. Application No. 23-076 (AAR) – Sunoco Signage – The applicant, Art Sign Company, on behalf of 1009 Enterprises, LLC, is requesting Architectural and Aesthetic Review (AAR) Approval to update the existing signage onsite, for a property located at 1009 N. State Road 7.

Board Documents



4. Application No. 22-113 (SE) – Lilac Beauty Spa – The applicants, Jess Santamaria and Lilibeth Leon, are requesting Special Exception Approval to allow a “State licensed massage therapist establishment” within the General Commercial (CG) Zoning District, for a property located at 675 Royal Palm Beach Boulevard.

Board Documents

5. Application No. 22-64 (SE) – Royal Palm Brewing Company – The applicant, Royal Palm Brewing Company, is requesting Special Exception Use Approval to allow for a “Microbrewery with outdoor seating or area of patronage congregation abutting a residential zoning district” within the General Commercial (CG) Zoning District, for a property located at 543 N. State Road 7, Suite 103.

Board Documents

6. Application No. 23-041 (LW) - Royal Palm Beach Health & Rehabilitation – The applicant, Frank Baynham, Redd & Associates, is requesting Landscape Waiver Approval for three (3) landscape waivers from 1) Sec. 15-131(b)(1) to allow for a 20-foot landscape buffer where Village Code requires 25 feet, a waiver of five (5) feet along the length of the buffer to allow emergency access; 2) Sec. 15-131(b)(2) to allow for a 0-foot berm within the landscape buffers where Village Code requires a three (3) foot berm, a waiver of three (3) feet; and 3) Sec. 15-131(b)(3) to allow for greater than 20-foot spacing of canopy trees within the west buffer where Village Code requires canopy trees to be spaced a maximum of 20-feet on center, for a property located at 600 Business Parkway.

Board Documents

7. Application No. 23-042 (VAR) - Royal Palm Beach Health & Rehabilitation – The applicant, Frank Baynham of Redd & Associates, is requesting a Variance from Sec. 26-93(4)(h) to eliminate the required 8-foot-high masonry wall along the north, south, and west property lines where Village Code requires Industrial General (IG) zoned properties adjacent to residential districts to install an 8-foot high masonry wall, for a property located at 600 Business Parkway.

Board Documents



8. Application No. 22-126 (SPM, SE, AAR) – Royal Palm Beach Health & Rehabilitation Center – The applicant, Baynham of Redd & Associates, is requesting Site Plan Modification Approval for upgrades to the site including construction of an approximately 15,291 square foot expansion of the existing structure to add 20 beds to the existing 120-bed facility, Special Exception Use Approval to allow for a “Senior housing facility (SFH)” within the Industrial General (IG) Zoning District, and Architectural Approval for exterior updates including paint, new metal roof, doors and screen walls and courtyard improvements, for a property located at 600 Business Parkway.

Board Documents

V. BOARD BUSINESS

Next meeting is Tuesday, July 25, 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.