



PLANNING & ZONING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2024 7:00 P.M.
VILLAGE COUNCIL CHAMBERS

Ways to Participate

- **In Person:** Public may participate in person at the Village Council Chambers, 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 (415) 655 - 0052, Webinar ID: 249-002-875, Access Code: 935-495-780

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Chairman Adam Miller
Vice Chairman Lauren McClellan
Commissioner David Leland
Commissioner Kara Dery
Commissioner Kamar Williams
Andrew Alba, Alternate 1
Jonathan Dickinson, Alternate 2

III. MINUTES

Approval of minutes of the January 23, 2024 Planning & Zoning Commission Meeting.

IV. ITEMS FOR DISCUSSION

1. Application No. 23-164 (SPM, SE, AAR) Primrose College Use – The Applicant, Bar Education, Inc., is requesting Site Plan Modification to modify the previously approved site plan, Special Exception Approval to modify the use of the 300 Building to allow for college use as part of the existing “Private Academic Institution” in lieu of the existing middle school use, and Architectural Approval to modify the wall signage on the northern facade of the 300 Building, for a property located at 300 and 400 Royal Commerce Road.

Board Documents

2. Application No. 23-183 (VAR) 3564 Haldin Place Pool – The Applicant Kristina Dye, is requesting Variance Approval to allow for a variance from Section 26-62 to allow for a 5.75 foot rear pool setback where Village code requires eight (8) feet, a variance of 2.25 feet, for a property located at 3564 Haldin Place.

Board Documents

3. Application No. 23-136 (AAR) Lakeside Landing Signage – The Applicant, DR Horton, Inc., is requesting Architectural Approval to install a new Monument Sign, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

Board Documents



4. Application No. 23-071 (AAR) Village Shoppes Signage – The applicant, Dov Werdiger, on behalf of JBL Village Shoppes LLC, is requesting Architectural and Aesthetic Review (AAR) Approval to update the Master Signage Plan for Village Shoppes which dictates tenant signage criteria, for a property 10101 – 10499 Southern Boulevard.

Board Documents

5. Application No. 23-182 (AAR) Village Shoppes Façade – The Applicant, Michael Rem, on behalf of JBL Village Shoppes LLC, is requesting Architectural Approval to make improvements to the façade of an existing retail shop, for a property located at 10101 Southern Boulevard.

Board Documents

6. Application No. 23-194 (AAR) Nissan Dealership Façade – The applicant, Riteway Contracting & Painting, is requesting Architectural approval to modify the façade by replacing ACM panels, repainting of the building (within the same color pallet) and changing out the store front windows, for a property located at 9405 Southern Boulevard.

Board Documents

7. Application No. 23-193 (AAR) Cypress Key Town Centre – West Commercial Parcel – The applicant, JMorton Planning & Landscape Architecture, is requesting Architectural approval to modify the façade and architectural features of Building B1, addition of a flag pole and screening wall and fencing, and changes the signage plan which include adding a wall sign and monument sign, and removal of a meu pricing sign, for a property located at 11925 & 11931 Southern Boulevard.

Board Documents

V. BOARD BUSINESS

Next meeting is Tuesday, March 26, 2024.

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.