



PLANNING & ZONING COMMISSION MEETING AGENDA
TUESDAY, MARCH 26, 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 (562) 247 - 8422, Webinar ID: 255-873-251, Access Code: 581-225-234.

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 February 27, 2024 Planning & Zoning Commission Meeting.

IV. ITEMS FOR DISCUSSION

1. Application 23-178 (AAR) Paint Lux Autobody Signage – The Applicant, HM2V, Inc., on behalf of AMG Business Enterprises LLC, is requesting Architectural Approval to install new wall and monument signage for an existing auto collision repair facility, for a property located at 500 Royal Plaza Road.

Board Documents

2. Application 23-179 (MPM) Basis Independent School Pod 7 - The Applicant, Gunster, on behalf of EDX Royale Property, LLC, is requesting a Master Plan Modification in order to convert the referenced use for Pod 7 on the Master Plan from a “Charter School” to a “Public and Private Academic Institution”, for a property located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Board Documents

3. Applicant 23-180 (SPM) Basis Independent School Pod 7 - The Applicant, Gunster, on behalf of EDX Royale Property, LLC, is requesting Site Plan Modification Approval in order to convert the referenced use for Pod 7 from a “Charter School” to a “Public and Private Academic Institution”, for a property located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Board Documents



4. Application No. 23-127 (SP, AAR) – Jabrewski’s – The applicant, Coteur & Hearing, on behalf of Andrade Associates Limited Partnership, is requesting Site Plan and Architectural & Aesthetic Review Approval to construct a 4,090± sq. ft. restaurant with outdoor dining, associated landscape improvements and signage, for a property located at 1301 Royal Palm Beach Boulevard.

Board Documents

5. Application No. 23-128 (LW) Jabrewski’s – The Applicant, Coteur & Hearing, on behalf of Andrade Associates Limited Partnership, is requesting a Landscape Waiver Approval Consideration of two (2) Landscape Waivers from SEC. 15-131(B)(1) To allow for a 10-Foot Landscape buffer along the west property line where Village Code requires 25-Feet, and to allow for an 11.5-Foot Landscape buffer along the South property line where Village Code requires 25-Feet, for a property located at 1301 Royal Palm Beach boulevard.

Board Documents

V. BOARD BUSINESS

1. Elections for Chair and Vice-Chair will be held at the next meeting on Tuesday, April 23, 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.