



PLANNING & ZONING COMMISSION MEETING AGENDA

TUESDAY, APRIL 22, 2025 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 (631) 992-3221, Webinar ID: 686-921-707, Access Code: 278-115-918

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Chairwoman Lauren McClellan
Vice Chairman Kamar Williams
Commissioner David Leland
Commissioner Kara Dery
Commissioner Andrew Alba
Christopher Butler, Alternate 1
Edward Patterson, Alternate 2

III. MINUTES

Approval of minutes of the March 25, 2025 Planning & Zoning Commission Meeting.

Minutes Document

IV. ITEMS FOR DISCUSSION

1. Application No. 25-017 (AAR) – Shoma Paint – The Applicant Smart Coat Painting, LLC, on behalf of Shoma at Royal Palm is requesting Architectural Approval in order to repaint all 26 existing buildings, for a property located at 2300 Shoma Drive.

Agenda Item Summary

Board Backup Documents

2. Application No. 25-002 (AAR) – Steak N Shake Façade and Signage – The Applicant, Architectural Construction Services, Inc., on behalf of Steak n Shake, Inc., is requesting Architectural Approval in order to renovate the exterior façade, repaint, and install new wall mounted signs on an existing building, for a property located at 133 S. State Road 7.

Agenda Item Summary

Board Backup Documents

3. Application No. 24-089 (VAR) – Ranger Asphalt Silos – The Applicant, Urban Design Studio, on behalf of WPB OPS LAND LLC, is requesting Variances from Code Sec. 26-92(4)(d) in order to allow for three (3) 75-foot tall silos where Village Code limits the maximum building height to 32 feet, a variance of 43 feet, and to allow for asphalt piles not to exceed 78-feet where Village code limits the height to 32 feet, a variance of 46 feet, for a property located at 606 95th Avenue North.

Agenda Item Summary

Board Backup Documents

4. Application No. 24-125 (SE) – Ranger Asphalt Silos – The Applicant, Urban Design Studio, on behalf of WPB OPS LAND LLC, is requesting Special Exception Use Approval to allow for expansion of the existing “Asphalt or Concrete Plant” Use in order to permit the addition of three (3) 75-foot silos on the existing foundation, for a property located 606 95th Avenue North.

Agenda Item Summary

Board Backup Documents

5. Application No. 24-088 (SPM, AAR) – Ranger Asphalt Silos – The Applicant, Urban Design Studio, on behalf of WPB OPS LAND LLC, is requesting a Major Site Plan Modification and Architectural Approval to construct three (3) 75-foot tall silos to be used in the existing asphalt production facility, stripe and pave an existing employee space to be ADA accessible, and update the site plan to reflect existing conditions, for a property located at 606 95th Avenue North.

Agenda Item Summary

Board Backup Documents

V. ELECTIONS

VI. BOARD BUSINESS

Next meeting on Tuesday, May 27, 2025.

VII. ADJOURNMENT

Any person who wishes to appeal any decision made by the Planning & 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 or (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.