



## PLANNING & ZONING COMMISSION MEETING AGENDA

TUESDAY, JUNE 24, 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](http://www.royalpalmbeachfl.gov/webmeetings).
- Telephone: Public may listen only via phone remotely by dialing United States +1 (415) 655-0052, Webinar ID: 162-374-643, Access Code: 575-968-025

### I. PLEDGE OF ALLEGIANCE

### II. ROLL CALL

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

### III. MINUTES

Approval of minutes of the April 22, 2025 Planning & Zoning Commission Meeting.

Minutes Document

### IV. ITEMS FOR DISCUSSION

1. Application No. 25-032 (AAR) – Ithink Financial Signage – The Applicant, Sign ARAMA USA, on behalf of Kolonial Holdings, LLC, is requesting Architectural Approval to install a new monument sign and new wall signage on an existing building, for a property located at 11317 Okeechobee Boulevard.

Agenda Item Summary

Board Backup Documents

2. Application No. 25-054 (AAR) – Bush Brothers Signage - The Applicant, Sign Arama West Palm, on behalf of RP Logistics, LLC, is requesting Architectural Approval to install new wall signage on an existing building, for a property located at 100 Aldi Way, Suite 600.

Agenda Item Summary

Board Backup Documents

3. Application No. 25-050 (SE) – ShangHai Foot Spa & Massage – The Applicant, ShangHai Foot Spa & Massage, Inc., on behalf of Victoria Shoppes, LLC, is requesting Special Exception Use Approval to allow for a “State licensed

massage therapist establishment” within the General Commercial (CG) Zoning District, for a property located at 129 S. State Road 7, Suite 403B.

Agenda Item Summary

Board Backup Documents

4. Application No. 25-027 (SPM, AAR) – Tuttle Pod 3 Mail Pavilion, Rec Area and Site Data – The Applicant, Urban Design Studio, on behalf of Southern Blvd. Villas, LLC, is requesting a Major Site Plan Modification and Architectural Approval in order to modify the previously approved site plan to add a mail pavilion, revise the recreational areas, and update parking site data, for a property located on Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Agenda Item Summary

Board Backup Documents

5. Street Reassignment Crestwood – Recommendation to Village Council regarding adoption of Resolution No. 25-18, a resolution of the Village Council of the Village of Royal Palm Beach, Florida, supporting the renaming of a portion of Crestwood Boulevard south of Okeechobee Boulevard to Cocoplum Lane within the corporate limits of the Village of Royal Palm Beach to Verdenia C. Baker Boulevard; providing an effective date; and for other purposes.

Agenda Item Summary

Board Backup Documents

## **V. BOARD BUSINESS**

Next meeting on Tuesday, July 22, 2025.

## **VI. 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.