



## PLANNING & ZONING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 26, 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 (631) 992-3221, Webinar ID: 415-322-003, Access Code: 400-887-068

### 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 July 22, 2025 Planning & Zoning Commission Meeting.

Minutes Document

### IV. ITEMS FOR DISCUSSION

1. Application No. 25-062 (AAR) – Popeyes Signage - The Applicant, Kemp Signs & Service, Inc., on behalf of JBL Village Shoppes, LLC, is requesting Architectural Approval to install new wall signage on an existing building, for a property located at 10101 Southern Boulevard.

Agenda Item Summary

Board Backup Documents

2. Application No. 25-068 (AAR) – Nissan Signage ARCH - The Applicant, GOPermit, on behalf of TT of N Royal Palm, Inc., is requesting Architectural Approval for wall mounted and stand-alone signage, for a property located at 9405 Southern Boulevard.

Agenda Item Summary

Board Backup Documents

3. Application No. 24-121 (SPM, AAR) – Tuttle Royale Pod 4 Model Homes – The Applicant, Urban Design Studio, on behalf of TPG AG EHC III (HOV) MULTI STATE 3 LLC, is requesting a Site Plan Modification and Architectural Approval

to remove the entry guardhouse structure, redesign the cabana, multi-use court and pool areas and other modifications to the site, for a property located 0.27 miles west of State Road 7 (U.S. 441).

Agenda Item Summary

Board Backup Documents

4. Application 25-059 (MPM) – Pod 7 Academic Institution - The Applicant, Schmidt Nichols, 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 161 106<sup>th</sup> Avenue South.

Agenda Item Summary

Board Backup Documents

5. Applicant 25-060 (SPM) – Pod 7 Academic Institution - The Applicant, Schmidt Nichols, on behalf of EDX Royale Property, LLC, is requesting Site Plan Modification and Architectural & Aesthetic Approval in order to convert the referenced use for Pod 7 from a “Charter School” to a “Public and Private Academic Institution”, revise the phasing of the project from the previously approved three phases to one phase of construction; and other site modifications including the installation of canopies, shifting of bike corrals, conversion of one basketball court to a general activity area, installation of additional landscaping and outdoor tables/chairs, increase in floor-to-ceiling heights, adjustment of window configurations, addition of an exterior staircase adjacent to the basketball court, accurately reflect rooftop equipment and downspouts, and update signage, for a property located at 161 106<sup>th</sup> Avenue South.

Agenda Item Summary

Board Backup Documents

## V. BOARD BUSINESS

Next meeting on Tuesday, September 23, 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.