



## PLANNING & ZONING COMMISSION MEETING AGENDA

TUESDAY, SEPTEMBER 23, 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 (562) 247-8321, Webinar ID: 382-402-443, Access Code: 707-697-997

### 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 August 26, 2025 Planning & Zoning Commission Meeting.

Minutes Document

### IV. ITEMS FOR DISCUSSION

1. Application No. 25-097 (AAR) – Wells Fargo Paint – The Applicant, Vericon Construction Company, LLC, on behalf of Wells Fargo – Royal Palm North, is requesting Architectural Approval in order to repair and repaint an existing building, mullions, handrails and exterior light fixtures, for a property located at 11707 Okeechobee Boulevard.

Agenda Item Summary

Board Backup Documents

2. Application No. 25-010 (AAR) – Dripbar Wall Sign – The Applicant, Expedite The Diehl, LLC, on behalf of Fee Lur Best 358, Inc., is requesting Architectural Approval to install new wall signage on the existing building, for a property located at 11965 Southern Boulevard.

Agenda Item Summary

Board Backup Documents

3. Application No. 25-078 (AAR) – Cano Health Signage – The Applicant, Signalite, Inc., on behalf of 11700 Okeechobee Blvd, LLC, is requesting Architectural

Approval to install new wall signage on the existing building, for a property located at 11700 Okeechobee Boulevard.

Agenda Item Summary

Board Backup Documents

4. Application 25-089 (AAR) – Mid-County Vet Paint and Sign - The Applicant, As You Like It Painting Company, on behalf of Cynthia Benjamin Rayva Holdings, LLC, is requesting Architectural Approval in order to repaint an existing building and reface an existing monument sign, for a property located at 11368 Okeechobee Boulevard.

Agenda Item Summary

Board Backup Documents

5. Application No. 25-086 (AAR) – Southern Palms Crossing Master Sign Criteria - The Applicant, Fastsigns Sarasota, on behalf of IVT Southern Royal Palm Beach 1031, LLC, is requesting Architectural Approval to update the Master Signage Plan for the Southern Palm Crossing plaza, for a property located at 11001 Southern Boulevard.

Agenda Item Summary

Board Backup Documents

6. Application No. 25-093 (SE) – RP Logistics Limited Manufacturing - The Applicant, Smiley & Associates, Inc., on behalf of RP Logistics, LLC, is requesting Special Exception Use Approval to allow for an additional 35,540 square feet of “Manufacturing, limited processing and assembly (i.e. cabinetry, etc.)” within the existing warehouse building located in the (IL) Limited Industrial Zoning District, for a property located at 100 Aldi Way.

Agenda Item Summary

Board Backup Documents

7. Application No. 25-012 (SPM) – Lulfs Rd Site Plan Modification - The Applicant, Urban Design Studio, on behalf of the Tuttle Royale Property Owners Association, Inc., is requesting a Major Site Plan Modification in order to modify the previously approved site and landscape plans to increase the sidewalk widths to 10 feet, include sidewalk cutouts along Lulfs Road to accommodate the approved trees, revise the Royal Palm specification to depict minimum 5’ grey wood and update the plans to reflect utilities, for a property located on Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441).

Agenda Item Summary

Board Backup Documents

## V. BOARD BUSINESS

Next meeting is on Tuesday, October 28, 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.