



## PLANNING & ZONING COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 28, 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 (914) 614-3221, Webinar ID: 235-990-307, Access Code: 370-308-978

### 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 September 23, 2025 Planning & Zoning Commission Meeting.

Minutes Document

### IV. ITEMS FOR DISCUSSION

1. Application No. 25-112 (AAR) – WOB Patio Sunshades – The Applicant, WOB Royal Palm, LLC, on behalf of IVT Southern Royal Palm Beach 1031, LLC, is requesting Architectural Approval in order to install commercial sunshades over the existing outdoor patio, for a property located at 11121 Southern Boulevard.

Agenda Item Summary

Board Backup Documents

2. Application No. 25-109 (AAR) – Jabrewski's Pizza Signage – The Applicant, Signarama, on behalf of Andrade Assoc Ltd Partnership, is requesting Architectural Approval in order to install two (2) wall signs and one (1) monument sign, for a property located at 1301 Royal Palm Beach Boulevard.

Agenda Item Summary

Board Backup Documents

3. Application No. 25-103 (AAR) – Euroland Window Façade – The Applicant, Euroland Food, LLC, on behalf of 511 SR7 Owner, LLC, is requesting Architectural Approval in order to modify the existing building façade with the

installation of new storefront windows and a new entrance door and install new signage, for a property located at 511 N. State Road 7.

Agenda Item Summary

Board Backup Documents

4. Application No. 25-114 (AAR) – CubeSmart Belvedere Paint – The Applicant, GoPermit, on behalf of CubeSmart LP PTA-CS# 413, is requesting Architectural Approval in order to repaint walls, trim, doors (swing and roll-up) on Buildings A-D, Building A roofs, and entrance and exit fencing and gates, for a property located at 8970 Belvedere Road.

Agenda Item Summary

Board Backup Documents

5. Application No. 25-066 (SVAR) – Nissan Signage – The Applicant, GOPermit, on behalf of TT of N Royal Palm, Inc., is requesting a Sign Variance for the following: 1) a variance from Sec. 20-95(a) to allow a total of four (4) walls signs on the building where Village Code limits to three (3) wall signs, a variance of one (1) wall sign; and 2) a variance from Sec. 20-95(e) to allow a 110.22 square foot cabinet sign where the Village Code limits to 10 square feet, a variance of 100.22 square feet, for a property located at 9405 Southern Boulevard.

Agenda Item Summary

Board Backup Documents

## **V. BOARD BUSINESS**

Next meeting is on Tuesday, November 25, 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.