



PLANNING & ZONING COMMISSION MEETING AGENDA

MONDAY, NOVEMBER 17, 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 (562) 247-8422, Webinar ID: 724-504-603, Access Code: 963-691-162

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 October 28, 2025 Planning & Zoning Commission Meeting.

Minutes Document

IV. ITEMS FOR DISCUSSION

1. Application No. 25-115 (AAR) – Lakeview Dental Sign – The Applicant, Shark Signs, LLC, on behalf of Z&J Enterprises, LLC, is requesting Architectural Approval in order to install one (1) new wall sign, for a property located at 1402 Royal Palm Beach Boulevard, #500.

Agenda Item Summary

Board Backup Documents

2. Application No. 25-133 (AAR) – Topsail Steamer Sign – The Applicant, Kathryn McGoff of Topsail Steamer, on behalf of Boulevard Shoppes, LLC, is requesting Architectural Approval in order to install one (1) new wall sign, for a property located at 11929 Southern Boulevard, Suite 7.

Agenda Item Summary

Board Backup Documents

3. Application No. 25-127 (SE) – Pet Training – The Applicant, Jamie Diaz of Dynamite Dog Training, on behalf of Owner Yellowbird International, Corp., is

requesting Special Exception Use Approval to allow for a “Pet training” facility within the Commercial General (CG) Zoning District, for a property located at 601-650 Royal Palm Beach Boulevard, Suites 500-503.

Agenda Item Summary

Board Backup Documents

V. BOARD BUSINESS

Next meeting is on Tuesday, December 16, 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.