



PLANNING & ZONING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 27, 2026 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 (914) 614-3221, Webinar ID: 181-394-275, Access Code: 772-809-450

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 November 17, 2025 Planning & Zoning Commission Meeting.

Minutes Document

IV. ITEMS FOR DISCUSSION

1. Application No. 25-160 (AAR) – Mathnasium Wall Sign – The Applicant, Fastsigns West Palm Beach, on behalf of Owner Crossroads R2G Owner, LLC, is requesting Architectural Approval in order to install one (1) wall sign, for a property located at 1244 Royal Palm Beach Boulevard

Agenda Item Summary

Board Backup Documents

2. Application No. 25-144 (AAR) – Our Lady Queen of Peace Cemetery Monument Sign – The Applicant, Alternative Sign Group, Inc., on behalf of Owner Bishop Gerald M. Barbarito Diocese of Palm Beach, is requesting Architectural Approval in order to install one (1) new monument sign, for a property located at 10941 Southern Boulevard.

Agenda Item Summary

Board Backup Documents

3. Application No. 25-139 (AAR) – Royal Plaza South Façade Update – The Applicant, Yellowbird International Corp., is requesting Architectural Approval for various exterior modifications to the existing buildings (1, 2, 3A, 3B, 5, 6, 7, 8A, 8B, 12 & 13) onsite, for a property located at 200 Royal Palm Beach Boulevard.

[Agenda Item Summary](#)

[Board Backup Documents](#)

4. Application No. 25-018 (SE) – MSM180 Auto Repair – The Applicant, Milestone Motor, LLC, on behalf of MSML, LLC, is requesting Special Exception Use Approval to allow for an “Automobile and/or water craft repair and/or service” within the Industrial General (IG) Zoning District, for a property located at 180 Business Parkway, Bay 4.

[Agenda Item Summary](#)

[Board Backup Documents](#)

5. Application No. 25-129 (VAR) – Kids Cancer Foundation – The Applicant, Urban Design Studio, on behalf of 100 Civic Center, LLC, is requesting Variance Approval to allow a variance from Sec. 26-89(4)(c) in order to allow for a 25 foot front yard setback where Village Code requires 50 feet, a variance of 25 feet, for a property located at 100 Civic Center Way.

[Agenda Item Summary](#)

[Board Backup Documents](#)

6. Application No. 25-130 (SPM, AAR) – Kids Cancer Foundation – The Applicant, Urban Design Studio, on behalf of 100 Civic Center, LLC, is requesting a Major Site Plan Modification and Architectural Approval to construct a 6,697 square foot commercial facility, with associated play area, parking, landscaping and signage, which will serve as a personal counseling building to support operations for the Kids Cancer Foundation on Parcel 3 of the Village Center, for a property located at 100 Civic Center Way.

[Agenda Item Summary](#)

[Board Backup Documents](#)

V. BOARD BUSINESS

Next meeting is on Tuesday, February 24, 2026.

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.