



PLANNING & ZONING COMMISSION MEETING AGENDA
TUESDAY FEBRUARY 28, 2023 7:00 P.M.
VILLAGE MEETING HALL

Ways to Participate

- In Person: Public may participate in person at the Village Meeting Hall, 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: 290-629-787, Access Code: 781-584-078

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Chairman David Leland
Vice Chairwoman June Perrin
Commissioner Adam Miller
Commissioner Philip Marquis
Commissioner Ray Nazareth
Lauren McClellan, Alternate 1
Kara Cowser, Alternate 2

III. MINUTES

Approval of minutes of the January 10, 2023 Planning & Zoning Commission Meeting.

IV. ITEMS FOR DISCUSSION

1. Application No. 22-180 (AAR) – Ponce De Leon Office Park Exterior Building Painting – The applicant, Michael M. Bahrami, is requesting Architectural Approval for exterior paint, for a property located at 11337 Okeechobee Boulevard.

Board Documents

2. Application No. 22-171 (AAR) – Extra Space Storage Monument Sign – The applicant, Art Sign Company on behalf of MHC 127 Palm Beach FL, LLC, is requesting Architectural & Aesthetic Review for a sign face change of an existing monument sign and to install a new wall sign, for a property located at 10200 Fox Trail Road South.

Board Documents

3. Application No. 22-128 (PVAR) – Starbucks @ Village Center – The applicant, Insite Studio on behalf of Investment Equity Group III, LLC, is requesting a Parking Variance from Sec. 23-51(2)(Q) to provide 17 parking spaces where Village Code requires 42 spaces, a variance of 25 spaces, for a property located at 11710 Okeechobee Boulevard.

Board Documents



4. Application No. 22-164 (LW) – Starbucks @ Village Center – The applicant, Insite Studio on behalf of Investment Equity Group III, LLC, is requesting a Landscape Waiver from Sec. 15-133(d)(2) to allow for a reduced landscape island width of 5 feet north of the dumpster and 3 feet on the southwest corner where Village Code requires 8 feet, waivers of 3 feet and 5 feet respectively, for a property located at 11710 Okeechobee Boulevard.

Board Documents

5. Application No. 22-127 (SPM, SE, AAR) – Starbucks @ Village Center – The applicant, Insite Studio on behalf of Investment Equity Group III, LLC, is requesting Site Plan Modification Approval to reconfigure the site plan to allow for a 2,221 sf. restaurant with outdoor seating, Special Exception Approval to allow for a “Restaurant with a drive-thru” within the General Commercial (CG) Zoning District and Architectural Approval for the structure and associated parking and landscaping, for a property located at 11710 Okeechobee Boulevard.

Board Documents

V. BOARD BUSINESS

Next meeting is Tuesday, March 28, 2023.

VI. ADJOURNMENT

Any person who wishes to appeal any decision made by the Planning and 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. (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.