



PLANNING & ZONING COMMISSION MEETING AGENDA
TUESDAY AUGUST 23, 2022 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.royalpalmbeach.com/webmeetings.
- **Telephone:** Public may listen only via phone remotely by dialing United States +1 (213) 929-4212, Webinar ID: 932-408-123, Access Code: 406-595-684.

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
Vacant, Alternate 2

III. MINUTES

Approval of minutes of the July 26, 2022 Planning & Zoning Commission Meeting.

IV. ITEMS FOR DISCUSSION

1. Application No. 22-50 (AAR) – Indian Trail Homeowner’s Association, Inc. – The applicant, Darlene Louderback, is requesting Architectural Approval to repaint existing buildings within the residential community, for a property located at 100 Indian Trail Drive.

Board Documents

2. Application No. 22-56 (AAR) – Cobblestone Village – The applicant, Brixmore GA Cobblestone Village at Royal Palm Beach, LLC, is requesting Architectural Approval to repaint the existing buildings with a new paint color and replace the awning fabric within the residential community, for a property located at 10229 Okeechobee Boulevard.

Board Documents

3. Application No. 22-67 (AAR) – Smart Stop Self Storage - The applicant, Art Sign Company, is requesting Architectural Approval to replace the existing monument signed with a double faced, internally illuminated 42 sq. ft. monument sign, for a property located at 10719 Southern Boulevard.

Board Documents



4. Application No. 22-73 (LW) – El Motor City Car Wash – The applicant, MMCW Wellington, LLC, is requesting a Landscape Waiver from Sec. 15-133 (b) (1) & (2) to allow for a perpendicular divider strip with a width of three (3) feet where Village Code requires five (5) feet and the installation of two (2) trees where Village Code requires five (5) trees for the length of the divider strip in order to accommodate relocated parking spaces and a pay station, for a property located at 135 S. State Road 7.

Board Documents

5. Application No. 21-97 (SPM) – El Motor City Car Wash – The applicant, MMCW Wellington, LLC, is requesting Site Plan Modification Approval for modifications to the existing canopy, parking and parking lot landscaping islands to introduce a new pay station and self-service vacuum stanchions and other various modifications to the site situated within the Anthony Groves Shopping Center, for a property located at 135 S. State Road 7.

Board Documents

6. Application No. 21-95 (AAR) – El Motor City Car Wash – The applicant, MMCW Wellington, LLC, is requesting Architectural Approval for various modifications to include updating sign faces, painting the existing building, removing an existing awning and other various modifications situated within Anthony Groves Shopping Center, for a property located at 135 S. State Road 7.

Board Documents

7. Application No. 22-29 (SPM, SE, AAR) – Dirty Dog’s Car Wash – The applicant, Dunay, Miskel and Backman, LLP, is requesting a Site Plan Modification and Architectural Approval to develop a 7,822 sq. ft. standalone enclosed car wash facility on a currently vacant parcel, and Special Exception Approval to allow for a “car wash, self-service or other” in the General Commercial (CG) Zoning District, for a property located at 1001 N. State Road 7.

Board Documents

V. BOARD BUSINESS

Next meeting is Tuesday, September 27, 2022.

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.