



PLANNING & ZONING COMMISSION MEETING AGENDA  
TUESDAY, AUGUST 27, 2024 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 (415) 655-0060, Webinar ID: 555-831-947, Access Code: 633-874-977

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

Chairwoman Lauren McClellan  
Vice Chairman Kamar Williams  
Commissioner David Leland  
Commissioner Kara Dery  
Commissioner Adam Miller  
Andrew Alba, Alternate 1  
Jonathan Dickinson, Alternate 2

**III. MINUTES**

Approval of minutes of the July 23, 2024 Planning & Zoning Commission Meeting.

**IV. ITEMS FOR DISCUSSION**

1. Application No. 24-033 (AAR) – Salon Centric Signage – The Applicant, Kemp Signs & Services Inc, on behalf of 511 SR7 Owner LLC, is requesting Architectural Approval to install new wall signage and tenant panel replacement on the existing monument sign, for a property located at 543 N. State Road 7, Suite 101.

Board Documents

2. Application No. 24-067 (AAR) – 501 103rd Ave Repaint – The Applicant, Riteway Contracting & Painting, on behalf of CICF II FL2MO1, LLC, is requesting Architectural Approval to repaint an existing building, for a property located at 501 103<sup>rd</sup> Avenue N.

Board Documents

3. Application No. 24-068 (AAR) – 601 103rd Ave Repaint – The Applicant, Riteway Contracting & Painting, on behalf of CICF II FL2MO1, LLC, is requesting Architectural Approval to repaint an existing building, for a property located at 601 103<sup>rd</sup> Avenue N.

Board Documents



4. Application No. 24-084 (AAR) – 3 Natives at Crossroads – The Applicant, 3 Natives Acai & Juicery, on behalf of Crossroads R2G Owner LLC, is requesting Architectural Approval to install wall signage, for a property located at 1192 Royal Palm Beach Boulevard.

Board Documents

5. Application No. 24-049 (PVAR) – 100 Aldi Way Parking – The Applicant, RP Logistics, LLC, is requesting a Parking Variance from Sec. 23-51(2)(j) to allow for 159 spaces where Village Code required 256 spaces, a variance of 97 spaces, for a property located at 100 Aldi Way.

Board Documents

6. Application No. 24-048 (SE) – 100 Aldi Way – The Applicant, RP Logistics, LLC, is requesting Special Exception Approval to allow for 24,373 sf of “Manufacturing, limited processing and assembly (i.e. cabinetry, etc.)” within the existing warehouse building in the Industrial Limited (IL) Zoning District, for a property located at 100 Aldi Way.

Board Documents

## V. BOARD BUSINESS

Next meeting on Tuesday, September 24, 2024.

## 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.