



PLANNING & ZONING COMMISSION MEETING AGENDA
TUESDAY, SEPTEMBER 24, 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.
- **Telephone:** Public may listen only via phone remotely by dialing United States +1 (562) 247-8422, Webinar ID: 470-374-283, Access Code: 512-918-244

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 August 27, 2024 Planning & Zoning Commission Meeting.

IV. ITEMS FOR DISCUSSION

1. Application No. 24-074 (AAR) 600 & 700 Royal Commerce Park – The Applicant, Vincent Kafer of HM2V, Inc., on behalf of Royal Commerce Park 2 Condo Bldg 600 LLC, is requesting Architectural Approval to paint two (2) existing buildings in one phase, for properties located at 600 and 700 Royal Commerce Road.

Board Documents

2. Application No. 24-085 (AAR) – We Rock the Spectrum Kids Gym – The Applicant, Forever Signs, on behalf of Royal Palm Center LLC, is requesting Architectural Approval to install one wall sign on the east elevation, for a property located at 1169 Royal Palm Beach Boulevard, Unit A & B.

Board Documents

3. Application No. 24-038 (VAR) – Baptist Health Integrated Care Center – The Applicant, Urban Design Studio, on behalf of Baptist Health South Florida Inc., is requesting a Variance from Sec. 26-73(c)(13)b. to provide for 3,206 sf of perimeter plantings where Village Code requires 5,873 sf, for a property located at 450 S. State Road 7.

Board Documents



4. Application No. 24-101 (VAR) – Baptist Health Integrated Care Center – The Applicant, Urban Design Studio, on behalf of Baptist Health South Florida Inc., is requesting a Zoning Code Variance from Sec. 22-51(b)(12).e. to allow for a 24' drive aisle width for the 2nd and 5th drive aisle from the north where Village Code requires 25' and a 24.4' drive aisle width for the 3rd drive aisle from the north where Village Code requires 25', for a property located at 450 S. State Road 7.

Board Documents

5. Application No. 24-039 (SVAR) – Baptist Health Integrated Care Center Signage – The Applicant, Urban Design Studio, on behalf of Baptist Health South Florida Inc., is requesting Sign Variances from 1) Sec. 20-60(1)a. to allow a 10'6", 63 sf entry feature sign where Village Code allows a maximum of 7' and 42 sf; 2) Sec. 20-60(1)e. to allow for six (6) wayfinding signs where Village Code limits to four (4) total; 3) Sec. 20-60(4)a. to allow for three (3) wall signs on the building where Village Code limits to one (1) wall sign; 4) Sec. 20-60(4)a.1. to allow for side wall signage on a corner building to face the exterior of the planned development on the south façade where Village Code requires side wall signage to face the interior of the planned development; 5) Sec. 20-60(4)f. to allow for an 11.6 sf sign area for the front façade emergency entrance directional sign where Village Code limits to 2 sf; 6) Sec. 20-60(4)f. to allow for an 14 sf sign area for the front façade medical offices directional sign where Village Code limits to 2 sf; 7) Sec. 20-60(4)f. to allow for a 5.6 sf sign area for the north façade ambulance entrance only directional sign where Village Code limits to 2 sf; 8) Sec. 20-60(4)f. to allow for a 10'8" high, 10.6 sf sign area for the north façade emergency entrance directional sign where Village Code limits to 2' height and 2 sf; 9) Sec. 20-60(4)f. to allow for four (4) directional signs where Village Code limits to 2 total; and 10) Sec. 20-95(e) to allow for a 53.7 sf cabinet sign where Village Code allows only 10 sf, for a property located at 450 S. State Rd. 7.

Board Documents

6. Application No. 24-035 (SE) – Baptist Health Integrated Care Center – The Applicant, Urban Design Studio, on behalf of Baptist Health South Florida Inc., is requesting Special Exception Approval to allow for an "Integrated Care Center" within the General Commercial (CG) Zoning District in the Toys R Us/Royal Office Park, for a property located at 450 S. State Road 7.

Board Documents



7. Application No. 24-034 (SPM, AAR) – Baptist Health Integrated Care Center – The Applicant, Urban Design Studio, on behalf of Baptist Health South Florida Inc., is requesting a Site plan Modification and Architectural Approval to rehabilitate and reuse the existing 58,341 SF retail building, with a 390 SF addition to be used as an Integrated Care Center with allocated medical office uses, for a property located at 450 S. State Road 7.

Board Documents

V. BOARD BUSINESS

Next meeting on Tuesday, October 22, 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.