



PLANNING & ZONING COMMISSION MEETING AGENDA
TUESDAY, OCTOBER 22, 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 (914) 614-3221, Webinar ID: 993-083-251, Access Code: 895-621-430

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 September 24, 2024 Planning & Zoning Commission Meeting.

IV. ITEMS FOR DISCUSSION

1. Application No. 24-043 (AAR) – EL Bodegon Signage – The Applicant, NT Signs, Inc., on behalf of JBL Village Shoppes LLC, et al., is requesting Architectural Approval to install new signage on the existing building, for a property located at 10201 Southern Boulevard.

Board Documents

2. Application No. 24-107 (AAR) – Shell Monument Signs – The Applicant, Shark Signs LLC, on behalf of Reitano Enterprises, INC, is requesting Architectural Approval to change the faces of existing monument signs, for a property located at 1201 Royal Palm Beach Boulevard.

Board Documents

3. Application No. 24-105 (AAR) – El Car Wash – The Applicant, Justin Landau on behalf of El Car Wash Southern East, LLC, is requesting Architectural Approval to repaint the exterior of an existing building to branded colors, for a property located at 11453 Southern Boulevard.

Board Documents



4. Application No. 22-175 (AAR) – Royal Plaza South – The Applicant, Yellow Bird International Corp., is requesting Architectural Approval for exterior modifications in order to remove the current fascia and repaint and stucco existing Buildings 1, 2, 3A, 3B, 5, 6, 7, 8A, 8B, 12 and 13, for a property located at 200 Royal Palm Beach Boulevard.

Board Documents

5. Application No. 24-037 (LW) – Willow Plaza Landscape – The Applicant, Solid State Design Consultants, on behalf of Kennit of Palm Beach Inc., is requesting a Landscape Waiver from Sec. 15-133(b)(1) to allow for a 4-foot wide perpendicular divider strip where Village Code requires five (5) feet in width, for a property located at 11328 Okeechobee Boulevard.

Board Documents

6. Application No. 24-078 (LW) – Aldi Distribution Expansion – The Applicant, Insite Studio, on behalf of AI Florida Division South DC LLC, is requesting a Landscape Waiver from Sec. 15-133(B) to eliminate the required perpendicular divider strips a minimum of 5-feet in width, for a property located at 1171 N. State Road 7.

Board Documents

7. Application No. 24-053 (SPM, AAR) – Aldi Distribution Expansion – The Applicant, Insite Studio, on behalf of AI Florida South Division DC LLC, is requesting a Site Plan Modification and Architectural Approval to modify the previously approved site plan to reduce the Phase 2 expansion from 151,172 sf to 67,347 sf of the new dry warehouse addition, accommodate a parking lot expansion, modify the landscape areas and account for the location of required public art, for a property located at 1171 N. State Road 7.

Board Documents

V. BOARD BUSINESS

Next meeting on Tuesday, November 26, 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.