



## PLANNING & ZONING COMMISSION MEETING AGENDA

TUESDAY, NOVEMBER 26, 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 (914) 614-3221, Webinar ID: 333-951-555, Access Code: 988-964-499

### 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 October 22, 2024 Planning & Zoning Commission Meeting.

### IV. ITEMS FOR DISCUSSION

1. Application No. 24-108 (AAR) La Cantinita – The Applicant, Sign Partners, on behalf of IVT Southern Royal Palm Beach 1031 LLC, is requesting Architectural Approval to install new signage on the existing building, for a property located at 11111 Southern Boulevard.
2. Application No. 24-109 (AAR) – Conviva Care Center – The Applicant, Signations, Inc., on behalf of ANBEST, LLC, is requesting Architectural Approval to install a new wall mounted sign on the side of an existing building, for a property located at 1440 Royal Palm Blvd, Suite A.
3. Application No. 24-127 (AAR) – Commons at Royal Palm Point – The Applicant, Tiffany Gonzalez., on behalf of Hiffman National 511SR7. LLC, is requesting Architectural Approval for exterior modifications in order to repair stucco and repaint existing Buildings No. 501, 551, 561, & 573, for a property located at 501 North State Road 7.

4. Application No. 24-120 (LW) – Primrose Schools Perpendicular Island – The Applicant, BAR Education, Inc., on behalf of Artemis Investments LLC, is requesting a Landscape Waiver from Sec. 15-133(b)(1) to allow a 6.3-foot minimum perpendicular divider strip instead of the required 9-foot width for a length of 70 feet along the proposed parking, for a property located at 300 & 400 Royal Commerce Road and 6846 Seminole Palms Drive.
  
5. Application No. 24-070 (SPM, SE, AAR) – Primrose Schools Additional Parking – The Applicant, BAR Education Inc., on behalf of Artemis Investments LLC, is requesting a Site Plan Modification, Special Exception, and Architectural Approval to allow for a “Public or private academic institution” with the Industrial General (IG) Zoning District and construct additional parking for the existing adjacent academic use, for a property located on 6846 Seminole Palms Drive.

## **V. BOARD BUSINESS**

Next meeting on Tuesday, January 28, 2025.

## **VI. ADJOURNMENT**

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