



**PLANNING & ZONING COMMISSION MEETING AGENDA**  
TUESDAY, FEBRUARY 25, 2025 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: 158-784-691, Access Code: 519-988-609

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

Chairwoman Lauren McClellan  
Vice Chairman Kamar Williams  
Commissioner David Leland  
Commissioner Kara Dery  
Commissioner Andrew Alba  
Alternate 1 (vacant)  
Christopher Butler, Alternate 2

**III. MINUTES**

Approval of minutes of the January 28, 2025 Planning & Zoning Commission Meeting.

[Minutes Document](#)

**IV. ITEMS FOR DISCUSSION**

1. Application No. 25-004 (AAR) – Royal Palm Floors Paint – The Applicant, Royal Palm Floors Supply LLC, is requesting Architectural Approval in order to repaint an existing building, for a property located at 11378 Okeechobee Boulevard.

[Agenda Item Summary](#)

[Board Backup Documents](#)

2. Application No. 24-137 (AAR) – Costco Gas Sign Relocation – The Applicant, Miskel Backman, LLP, on behalf of IVT Southern Royal Palm Beach 1031 LLC, is requesting Architectural Approval in order to relocate the existing canopy signage from the south elevation to the north elevation, for a property located at 11001 Southern Boulevard.

[Agenda Item Summary](#)

[Board Backup Documents](#)

3. Application No. 24-116 (AAR) – Wingstop Signage – The Applicant, Mirza Veljkovic, on behalf of Crossroads R2G Owner LLC, is requesting Architectural Approval in order to install new signage on the existing building, for a property located at 1128 Royal Palm Beach Boulevard, Unit B128.

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4. Application No. 24-144 (AAR) – Tuttle Royale Pod 4 Model Homes and Signs – The Applicant, K Hovnanian at Parkside SEFL, LLC, on behalf of TPG AG EHC III (HOV) Multi State 3 LLC, is requesting Architectural Approval for five (5) single-family residential models each with three (3) elevation styles and five (5) color schemes and a temporary sales center, for a property located 0.27 miles west of State Road 7 (U.S. 441).

Agenda Item Summary

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5. Application No. 24-133 (SE) – NRI Institute Extension Campus – The Applicant, NRI Institute of Health Sciences, on behalf of Orion Bantry, LLC, is requesting Special Exception Use Approval to allow for a “public or private academic institution” within the Office Commercial (CO) Zoning District, for a property located at 1402 Royal Palm Beach Boulevard, Building 600.

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6. Application No. 24-118 (SPM, AAR) – Royal Palm Auto Spa – The Applicant, Cotleur & Hearing, on behalf of PSN Consultants, Inc., is requesting a Major Site Plan Modification and Architectural Approval in order to add 923 square feet to an existing automobile service station, for a property located at 11503 Southern Boulevard.

Agenda Item Summary

Board Backup Documents

## V. BOARD BUSINESS

Next meeting on Tuesday, March 25, 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.