

**VILLAGE OF ROYAL PALM BEACH
PLANNING AND ZONING COMMISSION MEETING MINUTES
TUESDAY, MAY 14, 2019 AT 7:00PM**

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman David Leland	Present
Vice Chair Ross Shillingford	Absent
Commissioner June Perrin	Present
Commissioner Philip Marquis	Present
Commissioner Ray Nazareth	Present
Adam Miller, Alternate 1	Absent
Gary Specht, Alternate 2	Present
Jan Rodusky, Council Liaison	Absent
Jennifer Ashton Gardner, Village Attorney	Present

Also present was Bradford O'Brien, Planning and Zoning Director; Lauren McPherson, Administrative Assistant II

MINUTES

Minutes of the April 23, 2019 Planning and Zoning meeting were reviewed.

Commissioner Ray Nazareth made a motion to approve minutes as submitted; seconded by Commissioner Phillip Marquis Motion carried unanimously 5-0.

ITEMS FOR DISCUSSION

1. Application No.18-106 (SPM, AAR) – Toyota - The applicant, UAG Royal Palm Auto, is requesting Architectural Approval for a new sign, for a property located at 9305 Southern Boulevard.

Staff presented the board with an overview of the proposed request for Architectural Approval. Applicant is present to answer any questions Discussion ensued.

Commissioner Ray Nazareth made a motion to approve application as submitted, seconded by Commissioner Phillip Marquis. Motion carried unanimously 5-0.

2. Application No. 19-003 (AAR) - Pioneer Inn -The applicant, Ferrin Signs, is requesting Architectural Approval for a new signage, for a property located at 9121 Southern Boulevard.

Staff presented the board with an overview of the proposed request for Architectural Approval. Applicant is present to answer any questions Discussion ensued.

Commissioner Philip Marquis made a motion to approve application as submitted, seconded by Commissioner June Perrin. Motion carried unanimously 5-0.

3. Application No. 19-012 (AAR) - Huntington Woods -The Applicant, Donnie Benett Lighting, is requesting Architectural Approval for an existing monument sign, for a property located at Parkwood Drive.

Staff presented the board with an overview of the proposed request for Architectural Approval. Applicant is present to answer any questions Discussion ensued.

Commissioner June Perrin made a motion to approve application as submitted, seconded by Commissioner Ray Nazareth Motion carried unanimously 5-0.

4. Application No. 18-0115 (SPM) - Pioneer Estates– The applicant, Luxcom, LLC, is requesting Site Plan Modification for a previously approved Landscape Plan for a property located at 9919 Pioneer Road.

Staff presented the board with an overview of the proposed request for Site Plan Modification. Applicant is present to answer any questions Discussion ensued.

Commissioner June Perrin made a motion to approve application as submitted, seconded by Commissioner Ray Nazareth. Motion carried unanimously 5-0.

5.. Application No. 18-0007(LW) Southern Boulevard Properties Lowes Road – The applicant, Urban Design Kilday Studios, is requesting a Landscape Waiver from Section 15-131(d) to allow the required twenty-five (25) foot landscape buffer along the south side of the proposed Lowe's Road to taper down to 0-feet wide as the roadway jogs to the east and joins the Lake Worth Drainage District S-4 Canal right-of-way.

Staff presented the board with an overview of the proposed request for Landscape Waiver. Applicant is present to answer any questions Discussion ensued

Commissioner Ray Nazareth made a motion to approve application as submitted, seconded by Commissioner Phillip Marquis. Motion carried unanimously 5-0.

6. Application No. 18-0113(SP,AAR) Southern Boulevard Properties Lowes Road – The applicant, Urban Design Kilday Studios, is requesting a Site Plan Approval for roadway purposes on 11.20 acres of land located on the south side of Acme Road and west of State Road 7 / US 441.

Staff presented the board with an overview of the proposed request for Site Plan Approval. Applicant is present to answer any questions Discussion ensued

Commissioner Ray Nazareth made a motion to approve application as submitted, seconded by Commissioner June Perrin. Motion carried unanimously 5-0.

7. Application No. 18-0093 (PVAR) Southern Boulevard Properties POD 3 – The applicant, Urban Design Kilday Studios, is requesting a Parking Variance from Sec. 23-49(b)(1)(b) to allow 30 tandem parking spaces to be counted towards required parking where Village Code does not allow tandem parking; from Sec. 23-51(1)(d) to allow 6 parking spaces to be used exclusively by the U.S. Postal Service during certain times where Village Code requires that such spaces be available for residents and guests at all times; and from Sec. 23-51(1)(d) to reduce the number of required parking spaces from 735 to 717, for a variance of 18 parking spaces, for a proposed

318 unit multi-family development located on a 23.952 acre parcel of land located on the south side of Southern Boulevard, approximately 0.27 miles west of State Road 7 / US 441.

Staff presented the board with an overview of the proposed request for Parking Variance Approval Applicant is present to answer any questions Discussion ensued

Commissioner Ray Nazareth made a motion to approve application as submitted, seconded by Commissioner Phillip Marquis. Motion carried unanimously 4-1.

8. Application No.18-0092 (SP, AAR) Southern Boulevard Properties POD 3 - The applicant, Urban Design Kilday Studios, is requesting Site Plan and Architectural Approval for a proposed 318 unit multi-family development located on a 23.952 acre parcel of land located on the south side of Southern Boulevard, approximately 0.27 miles west of State Road 7 / US 441.

Staff presented the board with an overview of the proposed request for Site Plan and Architectural Approval Applicant is present to answer any questions Discussion ensued

Commissioner June Perrin made a motion to approve application as submitted, seconded by Commissioner Phillip Marquis. Motion carried unanimously 5-0.

ADJOURNMENT

David Leland, Chairman

Bradford O'Brien, ACIP

Respectfully Submitted, Lauren McPherson

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Adam Miller, Alternate 1	Absent
Gary Specht, Alternate 2	Present
Jan Rodusky, Council Liaison	Absent
Jennifer Ashton Gardner, Village Attorney	Present

Also present was Bradford O'Brien, Planning and Zoning Director; Lauren McPherson, Administrative Assistant II

MINUTES

Minutes of the April 23, 2019 Local Planning Agency meeting were reviewed.

Commissioner June Perrin made a motion to approve minutes as submitted; seconded by Commissioner Phillip Marquis. Motion carried unanimously 5-0.

ITEMS FOR DISCUSSION

1. Application No. 19-30 (DA) Southern Boulevard Properties POD 3 – The applicant, Urban Design Kilday Studios, is requesting a Development Agreement to allow for reduced unit sizes for a proposed 318 unit multi-family development that has a proposed building intensity of 13.28 units per acre, 795 projected residents, and a proposed maximum building height of 29 feet, located on a 23.952 acre parcel of land located on the south side of Southern Boulevard, approximately 0.27 miles west of State Road 7 / US 441.

Commissioner June Perrin made a motion to approve application as submitted; seconded by Commissioner Ray Nazareth. Motion carried unanimously 4-1 with Commissioner Marquis dissenting.

BOARD BUSINESS – N/A

ADJOURNMENT

David Leland, Chairman

Bradford O'Brien, AICP

Respectfully Submitted, Lauren McPherson