

**VILLAGE OF ROYAL PALM BEACH
PLANNING AND ZONING COMMISSION MEETING MINUTES
TUESDAY, APRIL 26, 2022 AT 7:00PM**

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman Adam Miller	Present
Vice Chair Philip Marquis	Present
Commissioner June Perrin	Absent
Commissioner David Leland	Present
Commissioner Ray Nazareth	Absent
Lauren McClellan Alternate 1	Present
Gerald Brown Alternate 2	Present
Jan Rodusky, Council Liaison	Absent
Mitty Barnard, Assistant Village Attorney	Present

Also present were Bradford O'Brien, Planning and Zoning Director, Debora Slaski, Senior Planner and Christina Carruolo, Administrative Assistant III.

MINUTES

Minutes of the March 22, 2022 Planning and Zoning Commission meeting were reviewed.

Vice Chair Philip Marquis made a motion to approve the minutes as submitted; seconded by Commissioner David Leland. Motion carried unanimously 5-0.

ITEMS FOR DISCUSSION

1. Application No. 21-115 (PVAR) – Starbucks @ Southern Palm Crossing – The applicant, IVT Southern Royal Palm Beach 1031 LLC, is requesting a Parking Variance from Sec. 23-49 (b)(18)b. to eliminate a portion of the bypass lane along the one-way access to the drive-through on the north and west sides where Village Code requires a continuous 10 foot bypass lane, for a property located at 11001 Southern Boulevard and situated within the Southern Palm Crossing Shopping Center.

Staff presented the board with an overview of the proposed request for a Parking Variance. The Applicant was present to answer any questions. Discussion ensued.

Vice Chair Philip Marquis made a motion to approve the application as submitted; seconded by Alternate Lauren McClellan. Motion carried unanimously 5-0.

2. Application No. 21-116 (SPM, SE, AAR) – Starbucks @ Southern Palm Crossing – The applicant, IVT Southern Royal Palm Beach 1031 LLC, is requesting Site Plan

Modification and Architectural Approval for a 4,000 square foot coffee shop with associated outdoor seating, and Special Exception Approval to allow for a “Restaurant with drive-through” in the General Commercial (CG) Zoning District, for a property located at 11001 Southern Boulevard and situated within the Southern Palm Crossing Shopping Center.

Staff presented the board with an overview of the proposed request for a Site Plan Modification, Special Exception and Architectural Approval. The Applicant was present to answer any questions. Discussion ensued.

Vice Chair Philip Marquis made a motion to approve the application as submitted; seconded by Alternate Gerald Brown. Motion carried unanimously 5-0.

3. Application No. 21-127 (SPM) – Storage Rentals of America – The applicant, Steven E. Myott, Architect Inc., is requesting Major Site Plan Modification Approval to allow for exterior site improvements and to update landscaping, for a property located at 330 Business Parkway.

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

Commissioner David Leland made a motion to approve the application as submitted; seconded by Vice Chair Philip Marquis. Motion carried unanimously 5-0.

4. Application No. 22-24 (AAR) – Papichulo Taco – The applicant, Papichulo Taco Bar Royal Palm, Inc., is requesting Architectural Approval to install a 560 square foot canvas canopy over the outdoor seating area on the south side of building, for a property located at 1005 N. State Road 7.

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

Alternate Lauren McClellan made a motion to approve the application as submitted; seconded by Vice Chair Philip Marquis. Motion carried unanimously 5-0.

BOARD BUSINESS –N/A

1. Reorganization
 - a. Election of Chairperson

Commissioner Philip Marquis made a motion to appoint David Leland as the new Chairman, seconded by Commissioner Gerald Brown. Motion carried 4-1.

b. Election of Vice Chairperson

Commissioner David Leland made a motion to appoint June Perrin as the Vice Chairman, seconded by Alternate Gerald Brown. Motion carried unanimously 5-0.

ADJOURNMENT



Adam Miller, Chairman

Bradford O'Brien, AICP



Respectfully Submitted, Christina Carruolo

DRAFT

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LOCAL PLANNING AGENCY MEETING MINUTES
TUESDAY, APRIL 26, 2022 AT 7:00PM**

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman Adam Miller	Present
Vice Chair Philip Marquis	Present
Commissioner June Perrin	Absent
Commissioner David Leland	Present
Commissioner Ray Nazareth	Absent
Lauren McClellan Alternate 1	Present
Gerald Brown Alternate 2	Absent
Jan Rodusky, Council Liaison	Absent
Mitty Barnard, Assistant Village Attorney	Present

Also present were Bradford O'Brien, Planning and Zoning Director, Debora Slaski, Senior Planner and Christina Carruolo, Administrative Assistant III.

MINUTES

Minutes of the February 22, 2022 Local Planning Agency meeting were reviewed.

Commissioner David Leland made a motion to approve the minutes as submitted; seconded by Vice Chair Philip Marquis. Motion Carried unanimously 4-0.

ITEMS FOR DISCUSSION

1. Application No. 22-4 (ZTA) – Royal Palm Beach Health & Rehabilitation Center – The Applicant, Redd & Associates, is requesting a Zoning Text Amendment to add “Senior Housing Facility” as a Special Exception Use in the Industrial General (IG) Zoning District, specifically requested for a property located at 600 Business Parkway.

Staff presented the board with an overview of the proposed amendment. The Applicant was present to answer any questions of the board. Discussion ensued.

Commissioner David Leland made a motion to approve the application as submitted; seconded by Vice Chair Philip Marquis. Motion carried unanimously 4-0.

BOARD BUSINESS – N/A

ADJOURNMENT



Adam Miller, Chairman

Bradford O'Brien, AICP



Respectfully Submitted, Christina Carruolo

DRAFT