

**VILLAGE OF ROYAL PALM BEACH  
PLANNING AND ZONING COMMISSION MEETING MINUTES  
TUESDAY, MAY 24, 2022 AT 7:00PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

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

**MINUTES**

Minutes of the April 26, 2022 Planning and Zoning Commission meeting were reviewed.

*Commissioner Philip Marquis made a motion to approve the minutes as submitted; seconded by Commissioner Adam Miller. Motion carried unanimously 5-0.*

**ITEMS FOR DISCUSSION**

1. Application No. 22-8 (VAR) – Aldi Way Warehouse – The applicant, R.P. Logistics, LLC, is requesting a Variance from Code Sec. 26-92 (4) (d), in order to allow for a warehouse building with a building height of 37 feet 9 inches where Village Code limits building height in the Industrial Limited (IL) Zoning District to 32 feet, a variance of 5 feet 9 inches, for a property located at 1131, 1141, 1151 & 1161 N. State Road 7.

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

*Commissioner Adam Miller made a motion to approve the application as submitted; seconded by Commissioner Philip Marquis. Motion carried unanimously 5-0.*

2. Application No. 22-6 (SP, AAR) – Aldi Way Warehouse – The applicant, R.P. Logistics, LLC, is requesting a Site Plan Approval and Architectural Approval to construct a 128,550 sq. ft. warehouse and associated parking and landscaping on

four currently vacant parcels, for a property located at 1131, 1141, 1151 & 1161 N. State Road 7.

*Staff presented the board with an overview of the proposed request for a Site Plan 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 Commissioner Adam Miller. Motion carried unanimously 5-0.*

3. Application No. 22-12 (LW) – Cypress Key Town Centre, West Commercial Parcel – The applicant, JMorton Planning & Landscape Architecture, is requesting two (2) Landscape Waivers as follows: (a) a waiver from Sec. 15-131 (b) (2) to eliminate the berm along the south parcel line where Village Code requires a 3-foot berm and (b) a waiver from Sec. 15-131 (c) (3) to allow greater than 20 foot tree spacing on the south property line to accommodate a utility easement and pedestrian pathway, for a property located at 11925 & 11931 Southern Boulevard.

*Alternate 1 Lauren McClellan announced a voting conflict and abstained from discussing or voting on this agenda item (Form 8B attached to these minutes).*

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

*Vice Chairwoman June Perrin made a motion to approve the application as submitted; seconded by Commissioner Adam Miller. Motion carried unanimously 4-0.*

4. Application No. 21-129 (SPM, SE, AAR) – Cypress Key Town Centre, West Commercial Parcel – The applicant, JMorton Planning & Landscape Architecture, is requesting a Major Site Plan Modification and Architectural Approval in order to add a combined 1,249 square feet to buildings B1 and B2; expand the width of the plaza between buildings B1 and B2 an additional 15 feet; and add 40 parking spaces to the site; and Special Exception Approval for a reconfigured “restaurant with drive through”, for a property located at 11925 & 11931 Southern Boulevard.

*Alternate 1 Lauren McClellan's voting conflict also applied to this application. Alternate 1 Lauren McClellan abstained from discussing or voting on this agenda item (Form 8B attached to these minutes).*

*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 Chairwoman June Perrin made a motion to approve the application as submitted; seconded by Commissioner Adam Miller. Motion carried unanimously 4-0.*

5. Application No. 20-113 (SPM) – Lakeside Landing – The applicant, WGI, Inc., is requesting Major Site Plan Modification Approval to remove 125,520 sq. ft. of approved and unbuilt commercial square footage from the existing site plan of record for Waterway Plaza, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

*Alternate 1 Lauren McClellan returned to the dais at approximately 7:44pm.*

*Chair David Leland announced a voting conflict and abstained from discussing or voting on this agenda item (Form 8B attached to these minutes). The gavel was passed to Vice Chairman June Perrin in the absence of the Chair.*

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

*Commissioner Adam Miller made a motion to approve the application as submitted; seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0.*

6. Application No. 21-22 (PVAR) – Lakeside Landings – The applicant, WGI, Inc., is requesting two (2) Parking Variances, as follows: (a) a variance from Sec. 23-49(b)(1)(b) to allow for tandem parking within a multifamily residential development where the Code allows tandem parking only for single-family residences and (b) from Sec. 23-18(b)(3)b.2. to allow vehicles which are neither prohibited or restricted to park in the front yards and front setbacks of residential property where only 11% of the front yards are landscaped, where Village code prohibits parking in these areas except when the lesser of 1,000 square feet or 75% of the front yards are landscaped, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

*Chair David Leland's voting conflict also applied to this application. Chair David Leland abstained from discussing or voting on this agenda item (Form 8B attached to these minutes).*

*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.*

*Alternate 1 Lauren McClellan made a motion to approve the application as submitted; seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0.*

7. Application No. 21-23 (VAR) – Lakeside Landings – The applicant, WGI, Inc., is requesting four (4) Variances, as follows: (a) a variance from Sec. 26-83(4)(c) to allow for 20 foot front setback where Village Code requires 25 feet, a variance of 5 feet; (b) a variance from Sec. 26-83(4)(d) to allow for a 0 foot perimeter landscape setback width adjacent to interior lot lines where Village Code requires 10 feet, a variance of 10 feet; (c) a variance from Sec. 26-83(4)(c) to allow for 20 foot side setback where Village Code requires 30 feet, a variance of 10 feet; and (d) a

variance from Sec. 26-83(4)(c) to allow for 10 foot rear setback where Village Code requires 20 feet, a variance of 10 feet, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

*Chair David Leland's voting conflict also applied to this application. Chair David Leland abstained from discussing or voting on this agenda item (Form 8B attached to these minutes).*

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

*Commissioner Philip Marquis made a motion to approve the application as submitted; seconded by Commissioner Adam Miller. Motion carried unanimously 4-0.*

8. Application No. 20-116 (VAR) – Lakeside Landing - The applicant, WGI, Inc., is requesting a Variance from Sec. 22-51(b)(4) to allow for a 50' right-of-way where Village Code requires a 60' right-of-way, a variance of 10 feet, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

*Chair David Leland's voting conflict also applied to this application. Chair David Leland abstained from discussing or voting on this agenda item (Form 8B attached to these minutes).*

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

*Commissioner Adam Miller made a motion to approve the application as submitted; seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0.*

9. Application No. 20-115 (LW) – Lakeside Landing – The applicant, WGI, Inc., is requesting four (4) Landscape Waivers as follows: (a) waiver from Sec. 15-131(e) to allow for a 0 foot buffer along the western property line where Village Code requires 15 feet; (b) waiver from Sec. 15-131(d) to allow for a zero (0) foot buffer along the entrance drive where Village Code requires 25 feet; (c) waiver from Sec. 15-131(b) to allow for no berms within the buffers where Village Code requires a 3-foot berm; and (d) waiver from Sec. 15-78(e) to allow for 386 replacement specimen trees to be counted towards other lot requirements where Village Code does not allow for such counting, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

*Chair David Leland's voting conflict also applied to this application. Chair David Leland abstained from discussing or voting on this agenda item (Form 8B attached to these minutes).*

*Staff presented the board with an overview of the proposed request for a Landscape Waiver. The Applicant confirmed that Waiver request (d), waiver from Sec. 15-78(e) to allow for 386 replacement specimen trees to be counted towards other lot requirements where Village Code does not allow for such counting, had been withdrawn from their request. The Applicant was also present to answer any questions. Discussion ensued.*

*Commissioner Philip Marquis made a motion to approve the application as submitted; seconded by Alternate 1 Lauren McClellan. Motion carried unanimously 4-0.*

10. Application No. 20-114 (SP, AAR) – Lakeside Landing – The applicant, WGI, Inc., is requesting a Site Plan Approval and Architectural Approval for a 12.28-acre parcel to develop a 100 townhouse unit development, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

*Chair David Leland's voting conflict also applied to this application. Chair David Leland abstained from discussing or voting on this agenda item (Form 8B attached to these minutes).*

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

*Commissioner Adam Miller made a motion to approve the application as submitted; seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0.*

11. Application No. 21-56 (PP) - Lakeside Landings – The applicant, WGI, Inc., is requesting a Preliminary Plat approval to plat one (1) parcel of land totaling 12.28± acres, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

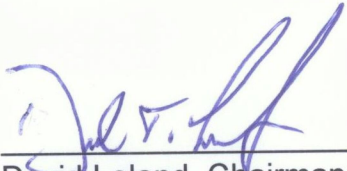
*Chair David Leland's voting conflict also applied to this application. Chair David Leland abstained from discussing or voting on this agenda item (Form 8B attached to these minutes).*

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

*Commissioner Philip Marquis made a motion to approve the application as submitted; seconded by Commissioner Adam Miller. Motion carried unanimously 4-0.*

**BOARD BUSINESS –N/A**

**ADJOURNMENT**



David Leland, Chairman



Bradford O'Brien, AICP



Respectfully Submitted, Christina Carruolo