



PLANNING & ZONING COMMISSION MEETING AGENDA
TUESDAY, MAY 25, 2021 7:00 P.M.
VILLAGE MEETING HALL

***FACE MASK MUST BE WORN INSIDE VILLAGE MEETING HALL**

Ways to Participate

- In Person: Public may participate in person at the Village Meeting Hall, 1050 Royal Palm Beach Boulevard, Royal Palm Beach, FL 33411. Physical attendance will be governed by current public health directives and shall be limited to ensure adequate social distancing to provide a minimum of six feet of open space between all persons physically present.
- Computer, Tablet, Smartphone: Public may participate remotely by joining GoToWebinar from your computer, tablet or smartphone via www.royalpalmbeach.com/webmeetings.
- Telephone: Public may listen only via phone remotely by dialing United States +1 (562) 247-8321, Webinar ID: 723-336-779, Access Code: 675-520-620.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Chairman Adam Miller
Vice Chairman Philip Marquis
Commissioner June Perrin
Commissioner David Leland
Commissioner Ray Nazareth
Lauren McClellan, Alternate 1
Gerald Brown, Alternate 2

III. MINUTES

Approval of minutes of the April 27, 2021 Planning & Zoning Commission Meeting

IV. ITEMS FOR DISCUSSION

1. Application No. 21-20 (AAR) – Access Specialty Animal Hospital – The applicant, Kendal Signs, Inc., is requesting Architectural approval for new wall signage, for a property located at 10465 Southern Boulevard.

Board Documents

2. Application No. 21-04 (VAR) – Publix – The applicant, Robert Wilson, is requesting a Variance from Sec. 26-89(4)(e)51(2)(s) to allow for a total pervious area of 24.0% where Village Code requires 25%, a variance of 1.0%, for a property located at 1180 Royal Palm Beach Boulevard.

Board Documents

3. Application No. 21-03 (PVAR) – Publix – The applicant, Robert Wilson, is requesting a Parking Variance from Sec. 23-51(2)(s) to allow for 653 parking spaces where Village Code requires 687 spaces, a variance of 34 parking spaces, for a property located at 1180 Royal Palm Beach Boulevard.

Board Documents



4. Application No. 21-02 (SPM, AAR) – Publix – The applicant, Robert Wilson, is requesting a Site Plan Modification and Architectural Approval to demolish the existing Publix and adjacent retail shops and build a new 55,454 sf Publix, covered pedestrian walkway and reconfigured parking, for a property located at 1180 Royal Palm Beach Boulevard.

Board Documents

5. Application No. 21-15 (SE) – Costco – The applicant, Scott Backman, Esq., is requesting a Special Exception Approval to allow for an expanded “automotive service station” in the General Commercial (CG) Zoning District which includes the addition of three (3) fueling pumps for a total of six (6) additional fueling stations, for a property located at 11001 Southern Boulevard.

Board Documents

6. Application No. 21-14 (PVAR) – Costco – The applicant, Scott Backman, Esq., is requesting a Parking Variance from Sec. 23-51(2)(s) of the Village Code to allow for 1,752 parking spaces where previously granted variance order VC-09-04 allowed for a reduced parking requirement of 1,764 spaces in lieu of the 1,792 required by Code, for a property located 11001 Southern Boulevard.

Board Documents

7. Application No. 21-13 (SPM, AAR) – Costco – The applicant, Scott Backman, Esq., is requesting a Site Plan Modification and Architectural Approval to expand the existing member-only fueling station to add three (3) fueling pumps for a total of six (6) additional fueling stations, relocate the existing kiosk to accommodate a larger gas canopy, and modify the parking area to accommodate additional stacking, for a property located at 11001 Southern Boulevard.

Board Documents

V. BOARD BUSINESS

Next meeting is Tuesday, June 22, 2021.

VI. ADJOURNMENT

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