

**VILLAGE OF ROYAL PALM BEACH
LOCAL PLANNING AGENCY MEETING MINUTES
TUESDAY, OCTOBER 22, 2019 AT 7:00PM**

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Also present was Kevin Erwin, Development Review Coordinator; Lauren McPherson, Administrative Assistant II.

MINUTES

Minutes of the June 25, 2019 Local Planning Agency meeting were reviewed.

Commissioner June Perrin made a motion to approve minutes as submitted; seconded by Commissioner Ray Nazareth. Motion carried unanimously 4-0.

Minutes of the September 24, 2019 Local Planning Agency meeting were reviewed.

Commissioner Ray Nazareth made a motion to approve minutes as submitted; seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0.

ITEMS FOR DISCUSSION

1. Application No. 19-0120 (DA) Southern Boulevard Properties POD 2 -The applicant, Urban Design Kilday Studios, is requesting a Development Agreement to allow for reduced unit sizes for a proposed 401 unit multi-family development that has a proposed building intensity of 13.66 dwelling units per acre, 1,003 projected residents, and a proposed maximum building height of 42.33 feet, located on a 29.356± acre parcel of land located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (U.S. 441).

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

Commissioner June Perrin made a motion to approve the application as submitted; motion failed for lack of a second. Additional discussion ensued.

Commissioner June Perrin made a motion to approve the application as submitted; motion failed for lack of a second. Additional discussion ensued.

Commissioner Ray Nazareth made a motion to deny the application as submitted; seconded by Commissioner Philip Marquis. Motion failed 2-2. Additional discussion ensued.

Commissioner June Perrin made a motion to approve the application as submitted; motion failed for lack of a second. Additional discussion ensued.

Commissioner Ray Nazareth made a motion to approve the application as submitted; seconded by Commissioner June Perrin. Motion carried unanimously 4-0.

2. Ordinance No. 995 proposing to amend the Village's Code of Ordinances at Chapter 15. Adds language regarding a state law exemption to local government regulation of tree trimming, pruning, and removal, replacement, and mitigation requirements on residential properties under certain circumstances

Commissioner June Perrin made a motion to approve ordinance as submitted; seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0.

3. Ordinance No. 997 proposing to amend Chapter 26. Zoning of the Village's Code of Ordinances at Sec. 26-40 in order to increase the percentage of previously approved landscape material species that may be substituted for different species through the minor site plan modification process

Commissioner Ray Nazareth made a motion to approve ordinance as submitted; seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0.

BOARD BUSINESS – N/A

ADJOURNMENT

Ross Shillingford, Vice Chairman

Bradford O'Brien, AICP

Respectfully Submitted, Lauren McPherson

**VILLAGE OF ROYAL PALM BEACH
PLANNING AND ZONING COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 22, 2019 AT 7:00PM**

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Also present was Kevin Erwin, Development Review Coordinator; Lauren McPherson, Administrative Assistant II.

MINUTES

Minutes of the August 27, 2019 and September 24, 2019 Planning and Zoning Commission meeting were reviewed.

Commissioner June Perrin made a motion to approve minutes as submitted; seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0.

ITEMS FOR DISCUSSION

1. Application No. 19-0068 (VAR) –The applicant is requesting a variance from Sec. 26-57 for a reduced side setback of 0.9' where the Village Code requires 10' for an existing playset, for a property located at CONFIDENTIAL RECORD.

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

Commissioner June Perrin made a motion to approve the application as submitted; seconded by Commissioner Philip Marquis. Motion carried 3-1.

2. Application No. 17-0005 (13-18 UU) (MP, SE) – Southern Boulevard Properties - The applicant, Urban Design Kilday Studios, is requesting a Master Plan Approval and Special Exception Approval for a Planned Commercial Development (PCD) for a 156.258± acre property, located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (U.S. 441).

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

Commissioner Ray Nazareth made a motion to approve the application as submitted, seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0.

3. Application No. 17-0036 (PP) – Southern Boulevard Properties - The applicant, Urban Design Kilday Studios, is requesting Preliminary Plat approval for one (1) parcel of land totaling 156.258± acres, located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (U.S. 441).

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

Commissioner Ray Nazareth made a motion to approve the application as submitted, seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0

4. Application No. 19-020 (PVAR) – Southern Boulevard Properties POD 2 - The applicant, Urban Design Kilday Studios, is requesting a Parking Variance from Section 23-49(b)(1)(b) to allow 163 tandem parking spaces where Village Code does not allow tandem parking; from Section 23-51(1)(d) to allow 9 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 Section 23-51(1)(d) to reduce the number of required parking spaces from 946 to 812, for a variance of 134 parking spaces, for a proposed 401 unit multi-family development for a 29.356± acres of land located on the south side of Southern Boulevard approximately 0.27 miles west of the State Road 7 (U.S. 441).

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

Commissioner June Perrin made a motion to approve the application as submitted, seconded by Commissioner Philip Marquis. Motion carried 3-1.

5. Application No. 19-019 (SP, AAR, LW) - Southern Boulevard Properties POD 2 - The applicant, Urban Design Kilday Studios, is requesting Site Plan Approval and Architectural Approval for 401 residential apartment units on a 29.356± acre parcel of land located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (U.S. 441). The applicant is also requesting a Landscape Waiver from Section 26-86(4)(e) to allow the required fifteen (15) foot landscape buffer adjacent to interior lot lines to be reduced to five (5) feet adjacent to the north property line.

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

Commissioner June Perrin made a motion to approve the application as submitted, seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0.

BOARD BUSINESS – N/A
ADJOURNMENT

Ross Shillingford, Vice Chairman

Bradford O'Brien, AICP

Respectfully Submitted, Lauren McPherson