

**VILLAGE OF ROYAL PALM BEACH  
PLANNING AND ZONING COMMISSION MEETING MINUTES  
TUESDAY, FEBRUARY 25, 2020 AT 7:00PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Chairman David Leland	Present
Vice Chair Ross Shillingford	Present
Commissioner June Perrin	Present
Commissioner Philip Marquis	Present
Commissioner Ray Nazareth	Present
Adam Miller, Alternate 1	Present
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 January 28, 2020 Planning and Zoning Commission meeting were reviewed.

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

**ITEMS FOR DISCUSSION**

- 1. Application No. 19-108 (LW) – Dunkin Donuts - The applicant, Architect Bruce Celenski, Inc., is requesting a Landscape Waiver from Section 15-131 to reduce the landscape buffer width from 25 feet to 5 feet in certain areas, for a property located at 1351 Royal Palm Beach Boulevard.*

Staff presented the board with an overview of the proposed request for a Landscape Waiver. 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 5-0.*

2. Application No. 19-002 (SP, SE, AAR) – Dunkin Donuts - The applicant, Architect Bruce Celenski, Inc., is requesting Site Plan and Architectural Approval for 3,183 square foot commercial development on a 1.28-acre parcel of land, located at 1351 Royal Palm Beach Boulevard.

Staff presented the board with an overview of the proposed request for a Site Plan and Architectural 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 5-0.*

3. Application No. 19-105 (PVAR) – Village Centre at RPB - The agent for the applicant, Insite Studio, Inc., is requesting a variance from Sec. 23-51.2.L to reduce the required parking on the site to 108 spaces where the Village Code requires 119 spaces, for a property located at 11700 Okeechobee Boulevard.

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

*Commissioner Ross Shilingford made a motion to approve the application as submitted, seconded by Commissioner Philip Marquis. Motion carried 4-1 with Commissioner Nazareth dissenting.*

## **BOARD BUSINESS –N/A**

## **ADJOURNMENT**

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David Leland, Chairman

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Bradford O'Brien, AICP

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Respectfully Submitted, Lauren McPherson