

**VILLAGE OF ROYAL PALM BEACH  
LOCAL PLANNING AGENCY MEETING MINUTES  
TUESDAY, JUNE 23, 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 (partial)
Adam Miller, Alternate 1	Present (in audience)
Gary Specht, Alternate 2	Absent
Jan Rodusky, Council Liaison	Absent
Mitty Barnard, Assistant Village Attorney	Present

Also present were Bradford O'Brien, Planning and Zoning Director and Lauren McPherson, Administrative Assistant II.

**MINUTES**

Minutes of the December 16, 2019 Local Planning Agency 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. 19-120 (LSCPA) – Lakeside Landing - The applicant, Wantman Group, Inc., is requesting a Large-Scale Comprehensive Plan Amendment for a 12.85-acre parcel in order to amend the Future Land Use designation for the site from the existing Commercial (COM) to Townhouse Residential (RT) in order to accommodate the proposed 100 unit multi-family residential development, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection.

Staff presented the board with an overview of the proposed request for a Large Scale Comprehensive Plan Amendment. The Applicant was present to answer any questions. Discussion ensued.

*Commissioner June Perrin announced a voting conflict and abstained from discussing or voting on this agenda item (Form 8B attached to these minutes). Commissioner Ray Nazareth experienced connectivity issues and was absent for*

*this item and the remainder of the LPA hearing. Commissioner Philip Marquis made a motion to approve the application as submitted; seconded by Commissioner Ross Shillingford. Motion carried unanimously 3-0.*

2. Application No. 19-129 (Zoning Text) – The applicant, Camilo Mendez Larino, is requesting a Zoning Text Amendment to allow for an “Adult Day Care Centers” within the General Commercial (GC) Zoning District and to establish supplemental regulations applicable to adult day care centers, specifically proposed for 1141-1143 Royal Palm Beach Boulevard.

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

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

3. Application No. 19-127 (Zoning Text) – The applicant, Kimley-Horn, is requesting a Zoning Text Amendment to allow for “Electric Vehicle Charging Stations” within the General Commercial (GC) Zoning District and to establish supplemental regulations applicable to electric vehicle charging stations, specifically proposed for 10287 Okeechobee Boulevard.

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

*Commissioner Ross Shillingford made a motion to approve the application and ordinance as submitted; Seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0.*

## **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

**VILLAGE OF ROYAL PALM BEACH  
PLANNING AND ZONING COMMISSION MEETING MINUTES  
TUESDAY, JUNE 23, 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	Absent
Adam Miller, Alternate 1	Present (in audience)
Gary Specht, Alternate 2	Absent
Jan Rodusky, Council Liaison	Absent
Mitty Barnard, Assistant Village Attorney	Present

Also present were Bradford O'Brien, Planning and Zoning Director and Lauren McPherson, Administrative Assistant II.

**MINUTES**

Minutes of the June 9, 2020 Planning and Zoning Commission meeting were reviewed.

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

**ITEMS FOR DISCUSSION**

1. Application No. 20-13 (VAR) – 203 Bobwhite Road - The applicant, Tonya Mills, is requesting a Variance from Section 26-57 to allow for a reduced rear setback of zero (0) feet where the code requires ten (10) feet for an existing pergola, for a property located at 203 Bobwhite Road.

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 Philip Marquis made a motion to approve the application as submitted. The motion failed for lack of a second. Commissioner Ross Shillingford made a motion to deny the application, seconded by Commissioner June Perrin. Motion carried with a vote of 3-1, with Commissioner Marquis dissenting.*

2. Application No. 20-54 (SPM, AAR) – New Village Hall – The applicant, Cotleur & Hearing, is requesting a Site Plan Modification and Architectural Approval for

construction of a new village hall and post office, for a property located at 1050 Royal Palm Beach Boulevard.

Staff presented the board with an overview of the proposed request for a Site Plan Modification and Architectural Approval Review. The 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.*

3. Application No. 19-137 (AAR) – Crestwood - The applicant, Wantman Group Inc., is requesting Architectural Approval for ten (10) new model designs with shingle roof options, for a property located 980 Crestwood Boulevard.

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

*Commissioner Ross Shillingford made a motion to approve the application in part and deny the application in part (denial of shingle roof option), seconded by Commissioner June Perrin. Motion results in a tie vote 2-2. Commissioner Ross Shillingford made a motion to approve the application as submitted, seconded by Commissioner Philip Marquis. Motion carried unanimously 4-0.*

4. Application No. 20-05 (AAR) – Domino's Pizza - The applicant, Tigo, Inc. d/b/a Expose Yourself USA, is requesting Architectural Approval for new tenant signage, for a property located at 10200 Fox Trail Road South, A-4.

Staff presented the board with an overview of the proposed request for Architectural 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 Ross Shillingford. Motion carried unanimously 4-0.*

5. Application No. 20-12 (AAR) – Fred Astaire Dance Studio – The applicant, Designs ToGo, Inc., is requesting Architectural Approval for a new wall sign, for a property located at 157 South State Road 7, Suite 103.

Staff presented the board with an overview of the proposed request for Architectural Approval. The 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.*

6. Application No. 20-40 (AAR) - Saratoga Pines - The applicant, Yellowfin Builders, is requesting Architectural Approval for an existing entrance monument sign, for a property located at 158 Saratoga Boulevard West.

Staff presented the board with an overview of the proposed request for Architectural 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 Ross Shillingford. Motion carried unanimously 4-0.*

7. Application No. 20-47 (AAR) – Biomat Plasma Center - The applicant, Testa & Sons Signs, is requesting Architectural Approval to install new wall signage and monument signs, for an existing property located at 100 Business Parkway.

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

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

8. Application No.19-0071 (SPM, AAR) - First Baptist Church - The applicant, Cotleur & Hearing, is requesting Site Plan Modification and Architectural Approval for a new worship hall, accessory buildings, and to add 5.55 acres to the site, for a property located on 10701 Okeechobee Boulevard

Staff presented the board with an overview of the proposed request for a Site Plan Modification and Architectural Approval Review. The 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 3-1, with Commissioner Shillingford dissenting.*

9. Application No. 20-42 (LW) – First Baptist Church – The applicant, Cotleur & Hearing, is requesting fourteen (14) Landscape Waivers from Section 15 of the Village Code for various areas on the Landscape Plan, for a property located on 10701 Okeechobee Boulevard.

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.

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

10. Application No. 20-07 (PP) – First Baptist Church - The applicant, Cotleur & Hearing, is requesting Preliminary Plat Approval for one (1) parcel of land totaling 14.22 acres, for a property located at 10701 Okeechobee Boulevard.

Staff presented the board with an overview of the proposed request for a Preliminary Plat. 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 June Perrin. Motion carried unanimously 4-0.*

11. Application No. 20-14 (PP) – Southern Boulevard Properties POD 4 – The applicant, Evans Land Consulting, is requesting Preliminary Plat approval for one (1) parcel of land totaling 33.748 acres, located on the south side of Acme Road and west of State Road 7.

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

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

## **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