

**VILLAGE OF ROYAL PALM BEACH  
LOCAL PLANNING AGENCY MEETING MINUTES  
TUESDAY, MAY 25, 2021 AT 7:00PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Chairman Adam Miller	Present
Vice Chair Philip Marquis	Present
Commissioner June Perrin	Absent
Commissioner David Leland	Present
Commissioner Ray Nazareth	Absent
Lauren McClellan Alternate 1	Present
Gerald Brown Alternate 2	Present
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 March 23, 2021 Local Planning Agency meeting were reviewed.

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

**ITEMS FOR DISCUSSION**

1. Application No. 20-112 (RZ) – Lakeside Landing – The applicant, Wantman Group, Inc., is requesting Rezoning Approval to rezone a 12.28-acre parcel from the General Commercial (CG) Zoning District to the Multifamily Residential (RM-9) Zoning District to allow for the development of a 100 townhouse unit 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 Rezoning. The Applicant gave a presentation and was present to answer any questions. Discussion ensued.

*Commissioner Lauren McClellan made a motion to approve Application No. 20-112 (RZ) as submitted; seconded by Commissioner Philip Marquis. Motion carried unanimously 5-0.*

**BOARD BUSINESS – N/A**

**ADJOURNMENT**

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Adam Miller, 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, MAY 25, 2021 AT 7:00PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Chairman Adam Miller	Present
Vice Chair Philip Marquis	Present
Commissioner June Perrin	Absent
Commissioner David Leland	Present
Commissioner Ray Nazareth	Absent
Lauren McClellan Alternate 1	Present
Gerald Brown Alternate 2	Present (arrived at 7:06 p.m.)
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 April 27, 2021 Planning and Zoning Commission meeting were reviewed.

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

**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.

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

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

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.

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

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

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.

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

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

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.

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

*Commissioner David Leland made a motion to approve the application with the two conditions of approval read into the record by staff; seconded by Commissioner Philip Marquis. Motion carried unanimously 5-0.*

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.

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

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

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.

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

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

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.

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

*Commissioner Philip Marquis made a motion to approve the application with the condition of approval read into the record by staff; seconded by Commissioner Gerald Brown. Motion carried unanimously 5-0.*

**BOARD BUSINESS –N/A**

**ADJOURNMENT**

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Adam Miller, Chairman

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Bradford O'Brien, AICP

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Respectfully Submitted, Lauren McPherson