

**VILLAGE OF ROYAL PALM BEACH
PLANNING AND ZONING COMMISSION MEETING MINUTES
TUESDAY, JUNE 25, 2019 AT 7:00PM**

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman David Leland	Absent
Vice Chair Ross Shillingford	Present
Commissioner June Perrin	Absent
Commissioner Philip Marquis	Present
Commissioner Ray Nazareth	Present
Adam Miller, Alternate 1	Present
Gary Specht, Alternate 2	Present
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 May 14, 2019 Planning and Zoning Commission meeting were reviewed.

Commissioner Adam Miller made a motion to approve minutes as submitted; seconded by Commissioner Ray Nazareth. Motion carried unanimously 5-0.

ITEMS FOR DISCUSSION

1. Application No. 19-001 (AAR) -Verse Apartments at Royal Palm Beach-The applicant, American Landmark, is requesting Architectural Approval for an existing monument sign, located at 222 Kingfisher Way.

Staff presented the board with an overview of the proposed request for Architectural 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 5-0.

2. Application No. 19-032 (AAR) – Verse Apartments at Royal Palm Beach- The applicant, Excel Consultant, Inc., is requesting Architectural Approval for decorative sunshades and awnings on an existing building, located at 222 Kingfisher Way.

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

Commissioner Adam Miller made a motion to approve the application as submitted, seconded by Commissioner Philip Marquis. Motion carried unanimously 5-0.

3. Application No. 18-120 (SVAR) - CarMax - The applicant, CenterPoint Integrated Solutions, LLC, is requesting a Sign Variance from Section 20-60(2) to allow for a 17'-4" wide by 10 foot high sign, 173 square feet in area where Village Code allows a maximum monument sign size no more than 8 feet in width and 7 feet in height and 42 square feet in area, a Sign Variance from Section 20-60(2) to allow for 21 5/16" letters on the monument sign where Village Code allows a maximum letter height no more than 15", a Sign Variance from Section 20-60(4)f. to allow for a 3'2" wide by 4' foot high directional sign where Village Code allows a maximum directional sign that is 2' high and 2 square feet in area, and a Sign Variance from Section 20-60(4)f. to allow a maximum mounting height of 8'-0" for directional signage in the sales display lot, where Village Code allows a maximum height of 2'-0", for a 13.47-acre property located at 10501 Southern Boulevard.

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

Commissioner Ray Nazareth made a motion to deny the application as submitted, seconded by Adam Miller. Motion carried 3-2.

4. Application No.18-0107 (VAR) - Southern Boulevard Properties POD 4 – The applicant, Urban Design Kilday Studios, is requesting a Variance from Section 26-80(2)(b) to allow for a minimum lot width of 45 feet where the Village Code requires 55 feet on a 33.75± acre parcel of land located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7.

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

Commissioner Ray Nazareth made a motion to deny the application as submitted, no second. The motion failed for lack of a second. Commissioner Adam Miller then made a motion to approve the application as submitted, seconded by Commissioner Gary Specht. Motion carried 4-1.

5. Application No. 18-122(VAR) - Southern Boulevard Properties POD 4 – The applicant Urban Design Kilday Studios, is requesting a Variance from Section 23-18(b)(3)b.2. to allow for a minimum of 625 square feet of landscaped area in the front yard where the Village Code requires that the lesser of one thousand (1,000) square feet or seventy-five (75) percent of the front yard (844 square feet) be landscaped on a 33.75± acre parcel of land located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7.

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

Commissioner Philip Marquis made a motion to approve the application as submitted, seconded by Commissioner Gary Specht. Motion carried 4-1.

6. Application No.18-123(VAR) - Southern Boulevard Properties POD 4 - The applicant, Urban Design Kilday Studios, is requesting a Variance from Section 26-63(a) Minimum lot dimensions to allow for 4,500 square foot lots where Village Code requires 5,000 square feet and a Variance from Section 26-63(b) Minimum setbacks to allow for a 15 foot setback where Village Code requires 20 feet on a 33.75± acre parcel of land located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7.

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

Commissioner Philip Marquis made a motion to approve the application as submitted, seconded by Commissioner Adam Miller. Motion carried 4-1.

7. Application No.18-0085(SP, SE, LW) - Southern Boulevard Properties POD 4 – The applicant, Urban Design Kilday Studios, is requesting Site Plan Approval for 102 patio home (zero lot line) single-family style units on a 33.75± acre parcel of land located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7. The applicant is also requesting Special Exception Approval to allow for one-unit type within a singular pod of a Planned Development on the same parcel. Finally, the applicant is requesting a Landscape Waiver from Section 15-131(e) in order to allow the required 15 foot wide landscape buffer to be reduced to 10 feet to allow for a 5 foot walking path on the south side of the buffer on the same parcel.

Staff presented the board with an overview of the proposed request for Site Plan, Special Exception and Landscape Waiver 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 Gary Specht. Motion carried unanimously 5-0.

ADJOURNMENT

Ross Shillingford, Vice Chairman

Bradford O'Brien, ACIP

Respectfully Submitted, Lauren McPherson

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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 May 14, 2019 Local Planning Agency meeting were reviewed.

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

ITEMS FOR DISCUSSION

1. Application 18-0078(LSCPA) - Southern Boulevard Properties POD 8 - The applicant, Urban Design Kilday Studios, is requesting a Large Scale Comprehensive Plan Amendment to change the land use designation of 13.144± acres from Palm Beach County's Low Residential-2 (PBC, LR2) Land Use Designation to the Village's Open Space (OS) Land Use Designation, for an area located on the south side of Southern Boulevard approximately 0.27 miles west of the State Road 7.

Commissioner Philip Marquis made a motion to approve application as submitted; seconded by Commissioner Adam Miller. Motion carried unanimously 5-0.

BOARD BUSINESS – N/A

ADJOURNMENT

Ross Shillingford, Vice Chairman

Bradford O'Brien, AICP

Respectfully Submitted, Lauren McPherson