

**VILLAGE OF ROYAL PALM BEACH
COUNCIL REGULAR MEETING
VILLAGE MEETING HALL
THURSDAY, JUNE 16, 2022
6:30 P.M.**

Ways to Participate

- In Person: Public may participate in person at the Village Meeting Hall, 1050 Royal Palm Beach Boulevard, Royal Palm Beach, FL 33411.
- Computer, Tablet, Smartphone: Public may participate remotely by joining GoToWebinar from your computer, tablet or smartphone via www.royalpalmbeach.com/webmeetings.
- Telephone: Public may listen only via phone remotely by dialing United States +1 (562) 247-8422, Webinar ID: 881-499-123, Access Code: 873-901-893.

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Fred Pinto
Vice Mayor Selena Samios
Councilman Jeff Hmara
Councilwoman Jan Rodusky
Councilman Richard Valuntas

REPORTS

PETITIONS

**STATEMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS OR CONSENT
AGENDA ITEMS**

CONSENT AGENDA

1. Approval of the minutes of the Council Regular Meeting of May 19, 2022. (Village Clerk)
2. Approval and authorization, in accordance with established policy, to make a budget amendment for Fund 102 in the fiscal year 2021/2022 Budget. Said amendment to transfer a total of \$160,000 from Undesignated Fund Balance (3990100) Okeechobee Blvd W Landscape Imps (PW2006). (Finance Director)
3. Approval and authorization for the Village Manager to enter into a contract with A Cut Above Landscape & Maintenance, Inc. the lowest responsible, responsive bidder for the construction of landscape improvements for the Okeechobee Boulevard W Landscape Improvement Project, PW2006 in an amount not to exceed \$235,812.58. (Director of Public Works)
4. Authorization for the Mayor to execute a Participation Agreement to sign-on to the additional settlement agreement between the State of Florida and Walgreens and any future settlement agreements related to the opioid litigation and resulting remediation. (Village Manager)
5. Approval and authorization for the Village Manager to execute Consultant Services Authorization No. 20 with Erdman Anthony of

Florida, Inc. to provide Engineering design services for the Water Treatment Plant Site Modification, PW1902, demolition of the water treatment plant. The cost for said services shall not exceed \$89,900.00. (Director of Public Works)

6. Approval of a special event permit for the Village of Royal Palm Beach to hold Concerts for Weekend Spectacular at Royal Palm Beach Commons on Saturday, July 2, 2022 and Sunday, July 3, 2022, from 4:00 p.m. until 9:00 p.m. (Director of P & Z)
7. Approval and authorization for the Village Manager to enter into an agreement with Kool Runnings, LLC as recommended by the selection committee, as the most responsive, responsible proposer for a monthly lease amount of \$300.00 for the use of building 1036A in Veterans Park to provide ice cream vendor services. (Director of Parks & Recreation)

REGULAR AGENDA

1. Public hearing for second reading and adoption of Ordinance No. 1026 and Application 22-4 (Zoning Text), an application by Redd & Associates, regarding a zoning text amendment to Chapter 26 of the Village's Zoning Code to include "Senior Housing Facility" as a Special Exception Use in the Industrial General (IG) zoning district. By Frank Baynham * (Director of P & Z)
2. Public hearing for second reading and adoption of Ordinance No. 1029, amending Chapter 6. Buildings and Building Regulations. at Article XI. Standard Housing Code. to add entirely new Division 4. – Landlord Tenant Notice Requirements. and Sections 6-200. - Notice of Termination of monthly residential tenancy without specific duration. and 6-201 - Written Notification Requirements related to rental payment increases for all residential tenancies., to require 60-days' written notice for termination of tenancies and increases in rental rates. (Village Attorney)
3. Public hearing to consider Variance Application 22-8 (VAR) and approval of Variance Order VC-22-06, an application by R P Logistics, LLC, to allow a warehouse building with a building height of 37 feet 9 inches and a parapet wall height of 8 feet above the building height, where village code sections 26-92(4)(d) and 26-22 requires a maximum building height of 32 feet and a maximum parapet wall height of 5 feet above the proposed building height, a variance of 5 feet 9 inches for the building height and 3 for parapet height, for a property located at 1131, 1141, 1151, and 1161 North State Road 7 within the Aldi Park PID. Applicant: Steven E. McCraney. * (Director of P & Z)
4. Public hearing to consider Application 22-6 (SP, AAR), an application by R P Logistics, LLC, and adoption of Resolution 22-16 confirming Council action. The applicant is seeking site plan and architectural approval to construct a 128,500 sq. ft. office warehouse combination building and associated parking and landscaping on a 7.9± acre site located on four (4) vacant parcels, for a property located at 1131, 1141, 1151, and

1161 North State Road 7. Applicant: Steven E. McCraney. * (Director of P & Z)

5. Public hearing to consider Application No. 22-7 (FP), an application by R P Logistics, LLC, and adoption of Resolution 22-18 confirming Council action. The applicant is seeking final plat approval to replat four parcels of land totaling 7.9 ± acres into one parcel for a property located at 1131, 1141, 1151, and 1161 North State Road 7. Applicant: Steven E. McCraney. (Director of P & Z)
6. Public hearing to consider Application 22-12 (LW), an application by JMorton Planning and Landscaping Architecture, for the consideration of landscape waivers from Village Code section 15-131 (b)(2) to allow the elimination of the required three (3) foot high berm within the south perimeter buffer, and from Village code section 15-131 (c)(3) to allow trees to be located a minimum of 54 feet on center near utility easements, where a minimum of 20 feet on center is required, for a property located at 11925 & 11931 Southern Boulevard situated within the Cypress Key Town Centre development. Agent: Jennifer Morton. * (Director of P & Z)
7. Public hearing to consider Application 21-129 (SP, SE, AAR), an application by JMorton Planning and Landscaping Architecture, and adoption of Resolution 22-19 confirming council action. The applicant is seeking site plan modification, special exception, and architectural approval to allow a “restaurant with drive through”, add a combined 1,249 square feet to buildings B1 and B2, and various reconfigurations, for a property located at 11925 & 11931 Southern Boulevard and situated within the Cypress Key Town Centre MXD. Agent: Jennifer Morton. * (Director of P & Z)
8. Public hearing to consider Application 20-113 (SPM), an application by D.R. Horton, Inc, and adoption of Resolution 22-12. The applicant is seeking a site plan modification in order to remove approximately 125,520 square feet of approved and unbuilt commercial square footage and a total of 12.28± acres of vacant and partially developed land from the existing site plan of record for Waterway Plaza, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection. Agent: Edwin Muller of WGI, Inc. * (Director of P & Z)
9. Public hearing to consider Variance Application 21-22 (PVAR) an application by D.R. Horton, Inc. and approval of Variance Order VC-22-04, to allow the use of tandem parking spaces for a townhouse residential development to count toward the required parking, where Village Code Section 23-49 (b) (1) b. allows tandem parking to be counted only for single-family residences and from Village Code Section 23-18 (b) (3) b. 2 to allow vehicles which are neither prohibited or restricted to park in front yards front setbacks of residential property where only 11% of the front yards are landscaped where village code prohibits parking in these areas except when the lesser of 1,000 square feet or 75% of the front yards are landscaped, for a property located northwest of the

Okeechobee Boulevard and Royal Palm Beach Boulevard intersection. Agent Edwin Muller of WGI, Inc. * (Director of P & Z)

10. Public hearing to consider Variance Application 21-23 (VAR) and approval of Variance Order VC-22-05, an application by D.R. Horton, Inc. requesting variances from section 26-83 (4) (c) to allow for 20 foot front setbacks where Village code requires 25 feet, a variance of five (5) feet, a 20 foot side setback to adjacent structure where Village code requires 30 feet, a variance of 10 feet, and a variance for a 10 foot rear setback where Village code requires 20 feet, a variance of 10 feet; and a variance from section 26-83 (4) (d) to allow for a zero (0) foot perimeter landscape setback width adjacent to interior lot lines where Village code requires 10 feet, a variance of 10 feet, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection. * (Director of P & Z)
11. Public hearing to consider Variance Application 20-116 (VAR) and approval of Variance Order VC-22-03, an application by D.R. Horton, Inc., to allow for a 50-foot right-of-way (private roadway) in lieu of the required 60-foot right-of-way required by Village Code Section 22-51 (b) (4) a., for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection. * (Director of P & Z)
12. Public hearing to consider Landscape Waiver Application 20-115 (LW) and approval of order LW-22-02, an application by D.R. Horton, Inc. for consideration of three (3) landscape waivers as follows: (1) waiver from sec. 15-131 (d) to allow for a zero (0) foot buffer along the entrance drive where Village code requires 25 feet; (2) waiver from sec. 15-131 (e) to allow for a zero (0) foot buffer along the western property line where Village code requires 15 feet; and (3) waiver from sec. 15-131 (b) to allow for no berms within the buffers where Village code requires a 3-foot berm, for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection. * (Director of P & Z)
13. Public hearing to consider application 20-114 (SPM, AAR), an application by D.R. Horton, Inc., and adoption of Resolution 22-13 confirming council action. The applicant is seeking a site plan modification and architectural approval for a 100 unit townhouse development for a property located northwest of the Okeechobee Boulevard and Royal Palm Beach Boulevard intersection. Agent: Edwin Muller of WGI, Inc. * (Director of P & Z)
14. Public hearing to consider Application 21-56 (PP) an application by WGI, Inc. and adoption of Resolution 22-14 confirming council action. The applicant is seeking preliminary plat approval to plat one (1) parcel of land totaling 12.28± acres; for a property located on the northwest corner of Okeechobee Boulevard and Royal Palm Beach Boulevard. Agent: Edwin Muller. (Director of P & Z)
15. Public hearing for first reading and approval of Application No. 22-19 (CPA Text) and Ordinance No. 1028, an application by Urban Design Studios, regarding a Comprehensive Plan Text Amendment to the Village's Comprehensive Plan to create an entirely new Mixed Use Social

Center (MXS) future land use designation within the future land use element. Agent: Lentzy Jean-Louis of Urban Design Studios. (Director of P & Z)

ADJOURNMENT

ATTACHMENT – Minutes of the Planning and Zoning Commission Meeting

If a person decides to appeal any decision made by this group with respect to any matter considered at this meeting or hearing, he or she will need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based. The Village of Royal Palm Beach does not provide such a record. In accordance with the provisions of the American With Disabilities Act (ADA), this document can be made available in an alternative format (large print) upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting by contacting the Village Clerk's office, Village of Royal Palm Beach, 1050 Royal Palm Beach Boulevard, Royal Palm Beach, FL 33411. (561) 790-5100. Hearing Assistance: If any person wishes to use a ListenAid hearing device, please contact the Village Clerk prior to any meeting held in the Council Chambers.