

Agenda Item No. C - 1

**VILLAGE OF ROYAL PALM BEACH**  
Agenda Item Summary

**AGENDA ITEM: Approval of the minutes of the Council Regular Meeting of February 15, 2024.**

**ISSUE: It is necessary for Village Council to approve all Village Council meeting minutes.**

**RECOMMENDED ACTION: Motion to Approve**

<b>Initiator</b>	<b>Village Manager Approval</b>	<b>Agenda Date</b>	<b>Village Council Action</b>
<b>Village Clerk</b>		<b>3/21/24</b>	

**VILLAGE OF ROYAL PALM BEACH  
MINUTES OF COUNCIL REGULAR MEETING  
VILLAGE COUNCIL CHAMBERS  
1050 ROYAL PALM BEACH BOULEVARD  
THURSDAY, FEBRUARY 15, 2024  
6:30 P.M.**

**Ways to Participate**

- In Person: Public may participate in person at the Village Council Chambers, 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.royalpalmbeachfl.gov/webmeetings](http://www.royalpalmbeachfl.gov/webmeetings).
- Telephone: Public may listen only via phone remotely by dialing United States +1 (914) 614-3221, Webinar ID: 965-876-643, Access Code: 673-188-634.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

All members of the Council were present along with the Village Manager, Village Attorney (Mitty Barnard) and the Village Clerk.

**PROCLAMATION RECOGNIZING MARCH AS ROYAL PALM BEACH BICYCLE MONTH**

**PROCLAMATION RECOGNIZING GOVERNMENT FINANCE PROFESSIONALS WEEK**

**REPORTS**

Mayor Pinto asked for consideration to purchase a table to honor and recognize the Town-Crier Newspaper at the annual Royal Palm Beach Rotary fundraiser event. Councilman Hmara immediately recused himself with regard to this discussion item due to being an Officer of the Rotary Club (see attached Form 8B). A discussion ensued and clarification was given that the tickets were \$100 per seat for either a table of 8 or 10. Discussion continued with regard to the Mayor's participation, budget and other non-profits requesting donations as well as past Rotary events. Councilman Valuntas made a motion to purchase a table of eight for the Annual Man of the Year Rotary Banquet on February 24, 2024 noting the public purpose of purchasing the tickets is the Mayor's presentation on behalf of the Village. It was noted that there was no second to the motion. The motion failed.

Councilwoman Samios reported on the Daddy/Daughter dance where there were 115 attendees, the Senior Valentine's Day dance had 120 seniors attend, the Young at Heart is now at capacity with 275 members, West Fest is being held this weekend at Commons Park, Opening Day for Bob Marcello Park will be held on Friday night, all spring primary sports are full and underway, and Free Vita Tax Service is being provided by the United Way at the Recreation

Center for households that gross income is less than \$75,000. She reported there is 60.2 miles within the Village of paved pathways for bicycles and pedestrian walkways. Councilwoman Samios congratulated the Royal Palm Beach High School Boys' Soccer team for winning the Performance of the Week from ESPN and their second straight District Title with over 700 children registered for the spring soccer season. She reported on projects currently underway, includes the lighting at Ferrin Park, Crestwood Park North improvements. She added that the two large Corporate Pavilion will be open for public rentals starting March 20<sup>th</sup>. She referred everyone interested to [palmbeachschools.org](http://palmbeachschools.org) to a section "here comes the bus" where you can track the school buses.

Councilman Valuntas also congratulated and recognized the Royal Palm Beach Boys' Soccer team.

Councilman Hmara reported on the Education Advisory Board where H.L. Johnson Elementary school was showcased noting the school now offers both a STEAM Choice Program and Cambridge Program. He announced that Royal Palm Beach High School graduation rate is now at 94% and announced the high school established a new Interact Club. He reported on the Palm Beach County Transportation Planning Agency meeting where the board adopted the roadway safety target "Vision Zero" and an update was given on the long range 2050 plan. He announced a family member, Sharon Best, who is a sculpture will be having an exhibit at the Palm Beach County Fine Crafts Show at the Convention Center as well as at the ArtiGras in Palm Beach Gardens this weekend.

**PETITIONS – None**

**STATEMENTS FROM THE PUBLIC ON NON AGENDA ITEMS OR CONSENT AGENDA ITEMS - None**

**CONSENT AGENDA**

The Village Clerk read into the record the Consent Agenda as follows:

- 1. Approval of the minutes of the Council Regular Meeting of January 18, 2024. (Village Clerk)**
- 2. Approval and authorization, in accordance with established policy, to make a budget amendment for Fund 001 in the Fiscal Year 2023/2024 Budget. Said amendment to transfer a total of \$95,122 from Parks Division Personnel Related Costs in Fund 001 to Parks Division Other Contractual. (Finance Director)**
- 3. Approval and authorization for the Village Manager to enter into an agreement with Nieves Cleaning Services, as the lowest responsive, responsible bidder for Custodial Services – Cultural Center events commencing March 1, 2024 and ending September 30, 2024. (Director of Parks and Recreation)**

4. **Approval of a Special Event permit for the Village of Royal Palm Beach to hold “West Fest” 11600 Poinciana Blvd., the Royal Palm Beach Commons Park on Friday, February 16, 2024 from 5:00 p.m. to 10:00 p.m., Saturday, February 17, 2024 from 12:00 p.m. to 9:00 p.m., Sunday, February 18, 2024 from 12:00 to 6:00 p.m. (P & Z Director)**
5. **Approval of a Special Event Permit for Amber’s Animal Outreach to hold a Easter adoption fundraiser at the Community Animal Hospital of Royal Palm Beach on Sunday, March 24, 2024 from 12:00 p.m. to 3:00 p.m. (P & Z Director)**
6. **Approval of a Special Event Permit for POTTC events to hold a Seafood Festival at Royal Palm Beach Commons on Saturday, March 16, 2024, from 11:00 a.m. to 8:00 p.m. and Sunday, March 17, 2024, from 11:00 a.m. to 6:00 p.m. (P & Z Director)**
7. **Approval and authorization for the Village Manager to execute the “Third Addendum to Provision of Services Agreement Between the Village of Royal Palm Beach and Haverland AG Innovations, Inc.”, to revise the Compensation section of the current Agreement (Section 3) to add additional mowing, edging sand topdressing, verticut and vacuum services at the Seminole Palms Park Fields and Katz Soccer Complex Fields at the same unit rates as provided in the underlying contract being piggybacked, with such services to be provided through the end of the current term under the Second Addendum. (Director of Parks and Recreation)**

Councilwoman Samios made a motion to approve the Consent Agenda; seconded by Councilman Hmara. Hearing no discussion, Mayor Pinto put the motion to a vote and it passed unanimously.

## **REGULAR AGENDA**

1. **Public hearing to consider Application No. 23-176 (SE) an application by Royal Palm Center LLC, and adoption of Resolution No. 23-53 confirming Council action. The applicant is requesting Special Exception approval to allow for a “Recreational facilities, commercial (indoor)” within the General Commercial (CG) zoning district and situated within the Village Royale Shopping Center, for a property located at 1169 A & B Royal Palm Beach Boulevard. \* (P & Z Director)**

This was quasi-judicial and the Village Attorney (Mitty Barnard) swore in all who will speak on this item and asked for ex-parte disclosures. The Director of P & Z stated this is for special exception use approval as stated above. He showed the existing site plan where the bay is located and read the applicant’s justification statement into the record. He reviewed staff’s criteria for approving special exception use and conformity with the development standards for the General Commercial zoning district. The Planning & Zoning Commission and staff recommended approval.

Amber Rudishauser, Owner and Linda Griffiths were available for any questions.

After confirming with the Village Clerk and the Village Manager there were no public comments, Mayor Pinto closed public comment with no response.

Councilwoman Samios received information from the owner on open play times, bulk packages and month membership options for all age groups.

Councilman Hmara questioned if this was for special needs and autism only. Amber Rudishauser responded that this whole mission is for inclusion for every child but it does provides specialized equipment for children with sensory issues to exercise and develop various skills and abilities.

Vice Mayor Rodusky asked and received information regarding the different programs available. Ms. Rudishauser added the facility will serve toddlers to children about 10 years old to start, but the plans could serve middle school social clubs, offer summer camps and parents' night out.

Councilwoman Samios made a motion to approve; seconded by Vice Mayor Rodusky. Hearing no further discussion, Mayor Pinto put the motion to a vote and it passed unanimously.

**2. Public hearing to consider Application No. 23-181 (SE) an application by 99Lives LLC, on behalf of JBL Village Shoppes LLC, and adoption of Resolution No. 23-56 confirming Council action. The applicant is requesting Special Exception use approval to allow for "Recreational facilities, commercial (indoor)" within the General Commercial (CG) zoning district and situated within Village Shoppes on 441 Shopping Center, for a property located at 10113-100 Southern Boulevard. \* (P & Z Director)**

This was quasi-judicial and the Village Attorney (Mitty Barnard) swore in all who will speak on this item and asked for ex-parte disclosures. The Director of P & Z stated the applicant proposes to create a unique and engaging platform for video gamers aged 7 -17, offering competitive Esports training, mentorship, gaming skills development, personal brand building for athletes, and other team building activities. The P & Z Commission and staff recommended approval.

Rob Eckert and Irina Eckert, applicants stated they were available for questions and expressed their excitement to be a part of the community.

After confirming with the Village Clerk and the Village Manager there were no public comments, Mayor Pinto closed public comment with no response.

Councilman Valuntas asked if there was anything similar to this concept in the area and the applicant responded this facility would be similiar from others located in areas like Miami that only rents computers and hold competitions,

but would include other skills such as graphic and character design, but not programming.

Councilwoman Samios clarified the gaming aspect vs. programing, the subscriptions available as well as the hours of operation which will be from 2:00 p.m. to 10:00 p.m. It was also noted that the various age groups being served are from 7 years old to 17.

Vice Mayor Rodusky stated her concerns regarding security and safety. Mr. Eckert addressed questions about content, and explained they will be using a list of approved games from the school district. Mrs. Eckert added that coaches will be monitoring as well as strict rules being in place.

Councilman Hmara made a motion to approve; seconded by Councilman Valuntas. Hearing no further discussion, Mayor Pinto put the motion to a vote and it passed unanimously.

- 3. Public hearing to consider Application No. 23-158 (SE), an application by RP Logistics, LLC, and adoption of Resolution No. 23-48 confirming Council action. The applicant is seeking a Special Exception use approval to allow for a “manufacturing, limited processing and assembly (i.e., cabinetry, etc.)” within the Industrial Limited (IL) zoning district in order to operate a 42,143 square foot industrial-scale butcher and meat processing establishment within the Aldi Park Planned Industrial District (PID) and located at 1131, 1141, 1151 and 1161 N. State Road 7. \* (P & Z Director)**

This was quasi-judicial and the Village Attorney (Mitty Barnard) swore in all who will speak on this item and asked for ex-parte disclosures. The Director of P & Z stated in reviewing this petition staff confirmed this is in conformity with the Village Code and reviewed the criteria for approving a Special Exception. He said this use is allowed by special exception approval and needed for a food grade facility, for production and meat processing, to include cutting, grinding, aging, trimming facility, food production, dry storage, cold storage, warehousing and wholesale manufacturing and distribution of the foregoing of fine foods, paper products, and other related items as well as an ancillary office and administrative uses. He reported that staff has determined that the proposed special exception conforms to Village Standards. The P & Z Commission and staff recommended approval.

Mark Smiley, Engineer of Record for RP Logistics, LLC stated that Bush Brothers Provision, Co. is the potential tenant.

Mayor Pinto asked if this was an expansion of their business.

Doug Bush, owner responded that this is a relocation from West Palm Beach where they have been in their current location since 1931, have been operating in Palm Beach County since 1925, and is a fifth-generation wholesale meat processing business.

After confirming with the Village Clerk and the Village Manager there were no public comments, Mayor Pinto closed public comment with no response.

Councilwoman Samios asked for clarification on the code description of manufacturing, limited processing and assembly. Mr. Bush responded they are a wholesale meat cutting facility with all commercial sales, no retail sales. He clarified they purchase only sub-primal, not carcasses, which are portions of beef. He added there is inedible food waste that will be stored in a cooler in the facility and picked up and removed. Again it was confirmed this is a manufacturing and distribution center only. Mr. Bush added that are expected to bring 24 to 30 new jobs to the area as well. He also reported he has a 10 year lease with the possibility of three, five year extensions.

Councilwoman Samios made a motion to approve; seconded by Councilman Hmara. Hearing no further discussion, Mayor Pinto put the motion to a vote and it passed unanimously.

**4. Public hearing to consider Application No. 23-156 (PVAR), an application by RP Logistics, LLC, to allow a Parking Variance from Village Code Sec. 23-51 (2) j. to allow for 159 parking spaces where Village code requires 217 parking spaces, a variance of 58 parking spaces, for a property located at 1131, 1141, 1151 and 1161 N. State Road 7. \* (P & Z Director)**

This was quasi-judicial and the Village Attorney (Mitty Barnard) noted everyone has been sworn in on this item and asked for ex-parte disclosures. The P & Z Director reported that the code requires one space per 500 square feet of gross floor area, plus one space per employee on a maximum work shift. The applicants intends to use this space for an industrial scale butcher shop. He explained the 42,143 square foot space is designed for an office-warehouse combination that requires one parking space per 300 square feet of office and one parking space per 1,000 square feet of warehouse space. The P & Z Director reviewed the criteria for granting a variance. Staff did not support the variance; however he said the current parking ratio that has been applied to this bay, has ample parking for these tenant at maximum work shift with a surplus of parking spaces. The P & Z Commission recommended approval.

Mark Smiley, Engineer of Record for the applicant confirmed this amount of parking will be sufficient for the business.

After confirming with the Village Clerk and the Village Manager there were no public comments, Mayor Pinto closed public comment with no response.

Councilman Valuntas stated his reasons for support of this variance. Councilwoman Samios clarified the office/warehouse building is not fully leased at this time and there will be no conflict in the future with the office/warehouse zoning.

Councilman Valuntas made a motion to approve; seconded by Councilman Hmara. Hearing no further discussion, Mayor Pinto put the motion to a vote and it passed unanimously.

**5. Public hearing to consider Application No. 23-137 (ZTEXT) and approval of Ordinance No. 1043 on first reading, an application by Urban Design Studio on behalf of Baptist Health South Florida Inc., amending the Village's zoning code to amend Sections 26-22, 26-75.7 and 26-89 of the Village Code to add a definition for the term "integrated care center", to allow for Integrated Care Centers as a Special Exception use within the General Commercial (CG) zoning district, and to provide for supplemental land use regulations for this use, for a property located at 450 S. State Road 7. \* (P & Z Director)**

This was quasi-judicial and the Village Attorney (Mitty Barnard) swore in all who will speak on this item and asked for ex-parte disclosures. The Director of P & Z introduced the application with some background and details stating that an Integrated Care Center has an emergency room component, in addition, to a broad spectrum of services. It shall provide medical office uses and a hospital based off-campus emergency department associated with a Florida licensed hospital physically separate and off campus from the main hospital. He reviewed the remainder of the definition for Integrated Care Centers. The Planning & Zoning Commission and staff recommended approval.

Lentzy Jean-Louis of Urban Design Studio representing the applicant stated their request is that while the facility will have an ER associated with a licensed hospital, it will also have physicians' offices, ambulatory surgery, out-patient services such as physical therapy, diagnostic imaging and a laboratory. The intent is to provide comprehensive emergency services and an on-site physician 24 hours a day, seven days a week. No emergency vehicles will be permitted to occupy required parking spaces, will not face any residential zoned property and emergency vehicles sirens will be prohibited while on site. He summarized the proposed special exception use stating that several requirements must be met, patients cannot be kept on site for more than 23 hours, at that point they must be discharged or transferred to a hospital of their choice depending on their additional care needs. This request must comply with the supplemental regulations and be in compliance with special exception standards. He added that representatives from Baptist Health is available for any questions.

After confirming with the Village Clerk and the Village Manager there were no public comments, Mayor Pinto closed public comment with no response.

Councilwoman Samios asked for examples of services that would not be performed in the ER if a person could not stay overnight.

Ken Tuma of Urban Design Studio stated heart issues that could not be stabilized, that person would be transferred to the closest, most appropriate hospital where their care would be taken care of. He also cited stoke as an



example that could not be handled at this facility; however, this facility would be a perfect spot for a broken arm.

Mayor Pinto received overwhelming concerns from residents that did not want to be transported to a hospital 15 miles away from this facility. The Village Manager explained that the initial decision of where the patient goes is first determined by the ambulance that picked them up. Vicky Ruiz, representing Baptist Health explained the differences between walk-in situations and ambulance drop offs. The patient would be assessed on site within 30 minutes, if a patient needed to be transported and was stable, they would be transported to the hospital of their choice.

District Battalion Chief Amanda Vomero, Palm Beach County Fire Rescue confirmed the patient would be taken by ambulance where they could best be treated, however, the fire department always tries to take the patient to the hospital of their choice.

Vice Mayor Rodusky confirmed the differences between walk-in clinics as opposed to an Integrated Care Center.

Councilman Valuntas confirmed this is not a unique facility, it has been tested, and there are other facilities like this in this area. He asked if there were other sites in the Village available with the 35,000 square feet to do another facility like this one. The Village Manager responded because of the requirements, the only size opportunities at this time would be on State Road 7 and/or State Road 80.

Councilman Hmara made a motion to approve; seconded by Vice Mayor Rodusky. Hearing no further discussion, Mayor Pinto put the motion to a vote and it passed unanimously.

**ADJOURNMENT**

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Mayor Fred Pinto

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Diane DiSanto, Village Clerk