

Agenda Item No. C - 1

VILLAGE OF ROYAL PALM BEACH
Agenda Item Summary

AGENDA ITEM: Approval of the minutes of the First Public Budget Hearing of September 11, 2025, Final Public Budget Hearing of September 18, 2025 and Council Regular Meeting of September 18, 2025.

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

RECOMMENDED ACTION: Motion to Approve

Initiator	Village Manager Approval	Agenda Date	Village Council Action
Village Clerk		10/16/25	

**VILLAGE OF ROYAL PALM BEACH
MINUTES OF THE FIRST PUBLIC BUDGET HEARING
VILLAGE COUNCIL CHAMBERS
1050 ROYAL PALM BEACH BOULEVARD
THURSDAY, SEPTEMBER 11, 2025
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.
- Telephone: Public may listen only via phone remotely by dialing United States +1 (415) 655-0052, Webinar ID: 465-037-707, Access Code: 214-806-437.

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Jeff Hmara
Vice Mayor Richard Valuntas
Councilwoman Jan Rodusky
Councilman Adam Miller
Councilwoman Sylvia Sharps

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

PUBLIC HEARING

- 1. Announce that the proposed operating millage rate necessary to fund the budget is 6.15% above the rolled-back rate of 1.8087 mils.**

The Mayor announced that the proposed operating millage rate necessary to fund the budget is 6.15% above the rolled-back rate of 1.8087 mils.

- 2. Announce the proposed operating millage rate is 1.9200 for the General Fund.**

The Mayor announced the proposed operating millage rate is 1.9200 for the General Fund.

- 3. Summary of the tentative budget.**

The Finance Director provided an overview of the budget process and timeline. She gave a summary of the 2025-2026 budget showing the total budget of \$60,450,829 with a -11.42% decrease. She stated that 52% for General Operating, 26% Capital Projects, 20% for reserves and 2% stormwater utility. She stated the budget highlights are as follows: property values are projected to increase this year to 7.09% or \$327 million dollar increase from prior year, the millage rate of 1.92 has been maintained and consumption based revenues are projected to decrease 4% with the one-cent sales surtax revenue anticipated to sunset in December 2025. The American Rescue Plan Act (ARPA) funds are expected to be fully expended prior to the December 2026 deadline. She reviewed the Property Tax Base Classifications as follows: Single Family Residential – 58.0%, Multi-Family Residential – 5.5%, Condominiums – 6.4%, Commercial – 24.5%, Vacant Residential – 0.5%, Vacant Commercial – 0.8%, Personal Property – 3.5% and Other at 0.9%.

She provided an overview of the Ad Valorem Tax for the tax years 2021 through 2024, noting that these will impact the taxable values for 2024 and 2025. She explained that as construction activity slows, the year-over-year change in property values is expected to decrease. She reported that the Village's property values, including new construction, have increased by 7.09%.

The Finance Director presented examples illustrating the median and average taxable values of residential properties, based on the proposed total millage rate of \$1.9200. For homes valued at \$244,682, the estimated tax would be approximately \$373.79, while homes valued at \$382,371 would see a tax of about \$638.15. Both examples account for the homestead exemption. She also provided a visual breakdown of the total property tax bill, showing that only 10.55% of the total amount goes to the Village. The largest portions go to the School Board at 34.70% and Palm Beach County at 24.95%.

The General Fund Revenue Summary totals \$32,294,411, reflecting a 2.93% increase over the prior year's budget.

The Expenditure Summary totals \$31,328,949. The Finance Director noted a decrease in "Other Charges and Services," attributed to the Village's adoption of a self-insured windstorm policy, which reduced property insurance premiums. As a result, a projected surplus of revenues over expenditures is estimated at \$965,462.

The General Fund Expenditure Summary includes projected employee merit adjustments averaging 3.5% across all staff, along with a cost-of-living adjustment (COLA) of 2.83%. The contract with the Palm Beach County Sheriff's Office (PBSO) reflects a budgeted increase of 3%. Property and liability insurance premiums were reduced by 83%—approximately \$800,000—due to the cancellation of the previous windstorm policy and the adoption of a self-insured windstorm policy. Additionally, departmental capital expenditures under \$10,000 were reduced by 10%.

The Finance Director presented the following personnel changes:

Human Resources

- **Added:**
 - (1) Part-time Intern Position

Planning & Zoning

- **Eliminated:**
 - The Public Art Professional Position

Finance

- **Reclassifications:**
 - Assistant Finance Director → **Procurement & Financial Analyst**
 - Financial/Budget Analyst → **Senior Financial & Budget Analyst**
 - Finance Technician → **Procurement Specialist**
- **Added:**
 - (1) Administrative Assistant II Position

Information Systems

- **Eliminated:**
 - Network Support Specialist Position
- **Reclassification:**
 - Information Systems Analyst → **Information Systems Senior Analyst**

Engineering

- **Eliminated:**
 - Special Projects Manager Position

Public Works

- **Reclassifications:**
 - (1) General Maintenance Worker I → **General Maintenance Worker II**
 - *Note: Position to be split with the Stormwater Utility Fund*
- **Added:**
 - (1) General Maintenance Worker I for Grounds

Parks & Recreation

Parks Division

- **Added:**
 - (2) Part-time Intern Positions

Recreation Division

- **Reclassification:**
 - Facility Attendant Position → *Split with the Cultural Center*

The Finance Director stated that the Stormwater Utility Fund Revenue Summary is \$1,380,140 which is funded 97% by the stormwater utility fee and 3% Misc. Revenue. She reported that the stormwater fee is \$6.50 per equivalent residential unit (ERU).

The expenditure summary is \$1,284,717 where there is a decrease of -6.11% from the prior year. This fund has a surplus of revenues over expenditures of \$95,423.

The Finance Director reviewed the Capital Improvements Funds – CIP at \$26,776,278 with an estimated FY2025 carryover budget at \$29,105,553. She added that 41% or \$10,900,278 is budgeted for reserves for future CIP and the remaining \$15.9 million are for new project requests. She added that the projected carryover budget for FY2025 is approximately \$29,105,553. The Finance Director closed her presentation by expressing appreciation to her staff and department directors, highlighting their work on managing the budget and CIP planning.

4. Comments from the public.

After confirming with the Senior Administrative Assistant and the Village Manager there were no public comments, Mayor Hmara closed public comment with no response.

5. Council adoption of proposed operating millage rate of 1.9200 for fiscal year 2025/2026.

Councilwoman Sharps made a motion to adopt the proposed operating millage rate of 1.9200 for fiscal year 2025/2026; seconded by Vice Mayor Valuntas. Hearing no discussion, Mayor Hmara put the motion to a vote and it passed unanimously.

6. Council adoption of tentative Budget for fiscal year 2025/2026.

Councilwoman Rodusky made a motion to adopt tentative Budget for fiscal year 2025/2026; seconded by Vice Mayor Valuntas. Hearing no discussion, Mayor Hmara put the motion to a vote and it passed unanimously.

7. Announce final budget public hearing – Thursday, September 18, 2025 – 6:30 p.m.

Mayor Hmara announced the final budget hearing would be held at 6:30 p.m. on Thursday, September 18, 2025 in the Village Council Chambers.

8. Close public hearing.

ADJOURNMENT

Mayor Jeff Hmara

Diane DiSanto, Village Clerk

**VILLAGE OF ROYAL PALM BEACH
MINUTES OF FINAL PUBLIC BUDGET HEARING
VILLAGE COUNCIL CHAMBERS
1050 ROYAL PALM BEACH BOULEVARD
THURSDAY, SEPTEMBER 18, 2025
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.
- Telephone: Public may listen only via phone remotely by dialing United States +1 (213) 929-4212, Webinar ID: 281-544-587, Access Code: 790-224-128.

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Jeff Hmara
Vice Mayor Richard Valuntas
Councilwoman Jan Rodusky
Councilman Adam Miller
Councilwoman Sylvia Sharps

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

PUBLIC HEARING

1. **Announce that the proposed operating millage rate necessary to fund the budget is 6.15% above the rolled-back millage rate of 1.8087 mils.**

Mayor Hmara announced that the proposed operating millage rate necessary to fund the budget is 6.15% above the rolled-back rate of 1.8087 mils.

2. **Announce the proposed operating millage rate is 1.9200 for the General Fund.**

Mayor Hmara announced the proposed operating millage rate is 1.9200 for the General Fund.

3. **Finance Director Review since First Budget Hearing.**

The Finance Director presented the proposed FY 2025-2026 budget, reporting a total budget of \$60.4 million, broken down as follows:

- **General Fund:** \$32.3 million
- **Stormwater Utility Budget:** \$1.4 million
- **Capital Improvement Budget:** \$26.7 million

She also confirmed that no changes have been made since the First Budget Hearing.

4. **Comments from the public.**

Mayor Hmara opened the floor to public comment.

5. Close public comment.

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

6. ADOPTION OF FINAL MILLAGE RATE OF 1.9200 FOR THE GENERAL FUND.

Motion to adopt Resolution No. 25-25, a Resolution of the Village Council of the Village of Royal Palm Beach, Florida, adopting the final millage rate for the Village of Royal Palm Beach for the fiscal year commencing on October 1, 2025 and ending on September 30, 2026; providing an effective date; and for other purposes.

Vice Mayor Valuntas made a motion to adopt the final millage rate of 1.9200 for fiscal year 2025/2026; seconded by Councilman Miller. The Village Attorney (Keith Davis) read Resolution No. 25-25 into the record by title only. Hearing no discussion, Mayor Hmara put the motion to a vote and it passed unanimously.

7. ADOPTION OF FINAL BUDGET FOR FISCAL YEAR 2025/2026. Motion to adopt Resolution No. 25-26, a Resolution of the Village Council of the Village of Royal Palm Beach, Florida, adopting its final budget for Fiscal Year 2025/2026; providing that the budget hereby adopted may be adjusted or modified by subsequent resolution of the Village Council under certain circumstances; providing a conflicts clause and a severability clause; providing an effective date; and for other purposes.

The Village Attorney (Keith Davis) read Resolution No. 26-26 into the record by title only.

Councilwoman Rodusky made a motion to adopt the final Budget for fiscal year 2025/2026; seconded by Councilwoman Sharps. Hearing no discussion, Mayor Hmara put the motion to a vote and it passed unanimously.

8. Close public hearing/adjourn.

Councilman Valuntas made a motion to close the public hearing; seconded by Councilman Miller. Hearing no discussion, Mayor Hmara put the motion to a vote and it passed unanimously.

ADJOURNMENT

Mayor Jeff Hmara

Diane DiSanto, Village Clerk

**VILLAGE OF ROYAL PALM BEACH
MINUTES OF THE COUNCIL REGULAR MEETING
VILLAGE COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 18, 2025 – 6:38 p.m.
IMMEDIATELY FOLLOWING FINAL BUDGET HEARING**

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.
- Telephone: Public may listen only via phone remotely by dialing United States +1 (213) 929-4212, Webinar ID: 281-544-587, Access Code: 790-224-128.

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Jeff Hmara
Vice Mayor Richard Valuntas
Councilwoman Jan Rodusky
Councilman Adam Miller
Councilwoman Sylvia Sharps

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

Mayor Hmara requested to postpone Regular Agenda Item No. 11, citing the length of the current agenda as the reason for the postponement. Following a brief discussion, Vice Mayor Valuntas made a motion to remove Regular Agenda Item No. 11 from the current agenda and to place it on the Council Regular Meeting agenda for October 16, 2025, at 6:30 p.m. The motion was seconded by Councilwoman Sharps. Hearing no further discussion, Mayor Hmara put the motion to a vote and it passed unanimously.

REPORTS

Councilwoman Sharps recently attended the grand opening of Topsail Steamer, a new business in the community. She also announced her upcoming role on the Royal Palm Beach School Advisory Council (SAC) Committee, where she will help support and shape educational initiatives in the area.

Vice Mayor Valuntas recently attended a School Advisory Council (SAC) meeting, where he shared the school's enthusiasm about the Village's presentation on the newly established Royal Palm Beach Youth Civic Leadership Program. He also provided an update on the high school football team's season. Additionally, the Vice Mayor requested a moment of silence in honor of the anniversary of September 11th, and at that time, Mayor Hmara respectfully called for the observance. In addition to his report, Vice Mayor Valuntas addressed the recent incidents of politically motivated violence, emphasizing the importance of unity and respectful civic engagement.

Councilman Dr. Miller reported that following the presentation of the Royal Palm Beach Youth Civic Leadership Program, 32 students have already signed up and are eager to get involved in civic activities. He expressed his excitement about the student engagement and the program's potential impact. He also announced that the Royal Palm Beach Green Market is returning for the season, opening on Saturdays beginning October 11, 2025. In addition, Councilman Miller highlighted the upcoming launch of the Village's new mobile application, *Royal Palm Beach Connect*, which aims to improve communication between the Village and its residents. As part of his commitment to innovation, he also shared an AI tech tip—introducing Co-Pilot, a tool that can assist with emails by helping set the tone, crafting responses, and suggesting replies to improve efficiency and clarity.

Mayor Hmara recognized the Royal Palm Beach High School football team for their achievements and commended the strong performance of schools within the Village. He also highlighted the recent Youth Civic Leadership Program held at the high school, noting its success and announcing that 37 students have already registered for the upcoming year. Mayor Hmara attended and reported on the joint session with the Central Palm Beach County Chamber of Commerce held on September 4th during which a small business roundtable was conducted. He also announced his appointment to the Florida League of Cities Legislative Committee on Finance and Taxation and provided an update on the Countywide Transportation Plan.

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 August 21, 2025. (Village Clerk)**
2. **Adoption of Resolution No. 25-27, a Resolution of the Village Council of the Village of Royal Palm Beach, Florida, authorizing publication of Village legal notices on a publicly accessible website as an alternative to newspaper publication; providing for notice of the use of such website for legal advertising purposes; providing for maintenance of a registry of persons desiring receipt of Village notices by first class mail or email; directing that a link to the notice website be conspicuously posted on the Village's website; providing an effective date; and for other purposes. (Village Clerk)**
3. **Authorization for the Village Manager to execute the Second Addendum to the Agreement for Village Hall Custodial Services with Clean Space, Inc. to extend the agreement for the second one-year renewal period under the existing terms. Funding for the Second**

Addendum to the Agreement for Custodial Services is budgeted in the Public Works operating budget. (Director of Public Works)

- 4. Adoption of Resolution No. 25-31, a Resolution of the Village Council of the Village of Royal Palm Beach, Florida adopting a revised Schedule of Fees and Charges; specifically repealing Resolution No. 25-02; providing that this Schedule of Fees and Charges shall be available for inspection at all times at the Village Hall during regular business hours; providing an effective date; and for other purposes. (Village Clerk)**
- 5. Approval of a special event permit for the Village of Royal Palm Beach to hold "Rock n Fall Fest" on Friday, October 3, 2025 from 5:00 p.m. to 10:00 p.m. and Saturday, October 4, 2025 from 3:00 p.m. to 9:00 p.m. at Royal Palm Beach Commons. (Director of P & Z)**
- 6. Approval of a special event permit for the Village of Royal Palm Beach to hold a Green Market and Bazaar at Village Hall every Saturday, beginning October 11, 2025 through May 16, 2026 from 7:00 a.m. to 2:00 p.m. (Director of P & Z)**
- 7. Approval of a special event permit for Palm Beach County Sheriff's Office to hold a Night Out Against Crime at Royal Palm Beach Commons on Wednesday, October 15, 2025 from 6:00 p.m. until 9:00 p.m. (Director of P & Z)**
- 8. Approval and authorization for the Village Manager to enter into a renewal contract with the Florida Municipal Insurance Trust to cover property, casualty, cyber, auto and workers' compensation for policy period FY26 and FY27 for the Village of Royal Palm Beach. (Director of HR and Risk)**
- 9. Approval and authorization for the Village Manager to enter into a contract with Aquatic Vegetation Control, Inc. for Aquatic Vegetation Maintenance Services within the Village's canal system in an amount not to exceed \$243,300.00. (Director of Public Works)**
- 10. Consideration of the approval and authorization for the Village Manager to enter into an Agreement with Vertosoft, LLC to provide Gravity Software Services for the budgeting suite. This Agreement piggybacks off of Omnia Partners Contract # 01-165. The total cost under the agreement shall not exceed \$105,727.00, which will be funded by the General Fund. (Director of Finance)**
- 11. Approval of the bid award in the amount of \$131,810.00 and authorization for the Village Manager to execute a contract with Johnson-Davis, Inc., the highest ranked bidder for Stormwater Pipe Repair & Replacement. Funds to come from the Stormwater Pipe Repair & Replacement project, Project Number SW2502. (Director of Engineer)**

12. **Approval of the bid award in the amount of \$625,569.30 and authorization for the Village Manager to execute a contract with the lowest responsive, responsible bidder for La Mancha Avenue Drainage to Heavy Civil Inc. (Director of Engineer)**
13. **Approval and authorization for the Mayor to enter into an Interlocal Agreement with Palm Beach County for the Collection of Transportation Impact Fees. (Village Manager)**
14. **Approval and authorization for the Village Manager to renew the Custodial Services – Cultural Center Events Agreement with Nieves Cleaning Services, commencing October 1, 2025 and ending September 30, 2026. (Director of Parks & Recreation)**
15. **Approval and authorization for the Village Manager to enter into a Professional Services Agreement for Entertainment Services with The Nine Society, commencing October 1, 2025 and ending September 30, 2026. (Director of Parks & Recreation)**

Councilman Miller pulled item no. 15 for discussion.

Councilwoman Rodusky made a motion to approve the Consent Agenda less item no. 15; seconded by Vice Mayor Valuntas. Hearing no discussion, Mayor Hmara put the motion to a vote and it passed unanimously.

Councilman Miller confirmed that the entertainment services team (The Nine Society) has heard recent concerns regarding the need for kid-friendly shows and music.

Councilman Miller made a motion to approve the Consent Agenda item no. 15; seconded by Councilwoman Sharps. Hearing no further discussion, Mayor Hmara put the motion to a vote and it passed unanimously.

REGULAR AGENDA

1. **Public hearing to consider Application No. 25-076 (ZTEXT) and Ordinance No. 1064 on first reading, an application by Dynamite Dog Training, amending the Village's Zoning Code to amend Secs. 26-22 and 26-89 of the Village Code to add a definition for the term "Pet Training" and add "Pet Training" as a Special Exception Use within the General Commercial (CG) zoning district and add entirely new Sec. 26-75.9. Pet Training to provide for supplemental land use regulations for this use. (Director of P & Z)**

The Director of Planning and Zoning reported that the applicant is requesting a zoning text amendment as outlined in the agenda item. The proposed amendment includes adding a definition for the term "Pet Training" to the zoning code as well as including "Pet Training" as a Special Exception Use within the General Commercial (CG) Zoning District. The Director also reviewed

the proposed definition and the required supplemental regulations related to the use. The Local Planning Agency and staff recommended approval.

Jamie Diaz, a Professional Dog Trainer, was present and available to answer questions. She noted that this is going to be her fifth location for dog training.

The Village Attorney (Mitty Barnard) read into the record Ordinance No. 1064 by title only.

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

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

- 2. Public hearing to consider Application No. 25-057 (AAR), an application by Insite Studio, on behalf of Florida South Division, LLC. The applicant is requesting Architectural & Aesthetic Approval for the purchase and installation of three (3) pedestal ring sculptures ranging from four (4) feet to (6) feet in diameter and up to 13 feet tall (without base) titled “Colorful Perspectives” by artist Lucy Keshavarz in order to fulfill the Art in Public Places requirement, for a property located at 1171 N. State Road 7.
* (Director of P & Z)**

This was quasi-judicial and the Village Attorney Mitty Barnard swore in all individuals intending to speak on the item and requested ex-parte disclosures.

The Director of Planning and Zoning presented an agenda item concerning an application for Architectural and Aesthetic Approval. The applicant seeks approval for the purchase and installation of three (3) pedestal ring sculptures, titled “*Colorful Perspectives*” by artist Lucy Keshavarz. The sculptures will range in size from 4 to 6 feet in diameter and reach up to 13 feet in height. This installation is proposed to satisfy the Art in Public Places requirement. The Planning and Zoning Commission and staff recommended approval.

At this point in the meeting, the Village Attorney administered the oath to the applicants, swearing them in to provide testimony.

Lucy Keshavarz, the artist, referred to the presentation that had been given and offered to answer any questions.

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

Mayor Hmara inquired about the specific location of the approved site for the proposed public artwork. Artist Lucy Keshavarz provided clarification on the location and described the physical aspects of the piece, which consists of three sculptural elements measuring approximately 15 feet, 12 feet, and 9 feet in

height. Each piece will be mounted on a pedestal, include lighting, and be surrounded by simple landscaping.

In response to a question from Councilwoman Rodusky regarding the inspiration behind the design, Ms. Keshavarz presented a scale model and shared that the artwork, formerly titled *Infinite Possibilities*, has been renamed *Colorful Perspectives*. The circular forms in the piece represent infinity and the cycles of life. She explained that the arrangement gives the impression of the artwork emerging organically from the earth, with its visual experience shifting depending on the viewer's perspective. Ms. Keshavarz also elaborated on the symbolic use of color in the design.

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

- 3. Public hearing to consider Application No. 24-121 (SPM, AAR) an application by Urban Design Studio and Resolution No. 24-40 confirming Council action. The applicant is seeking Major Site Plan Modification and Architectural Approval to remove the entry guardhouse structure, redesign the cabana, multi-use court and pool areas along with other modifications to the site, for a property located 0.27 miles west of State Road 7 (U.S. 441). Agent: Lentzy Jean-Louis of Urban Design Studio. * (Director of P & Z)**

Village Attorney Mitty Barnard conducted the quasi-judicial proceedings by swearing in all individuals intending to speak on the item. She also requested disclosures of any ex-parte communications from the Council. The Director of Planning and Zoning presented the item, noting that it involves a major site plan modification along with landscape and fencing adjustments. The revised site plan identifies the primary access point from Lulfs Road. The Director explained that the modifications largely consist of minor adjustments necessary to bring the development into full compliance with Village code. All proposed changes, including landscaping and fencing updates, were reviewed and determined to be in compliance. The Planning and Zoning Commission and staff recommended approval.

Lentzy Jean-Louis of Urban Design Studio, representing the applicant, was present and available to answer any questions from the Council.

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

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

- 4. Public hearing to consider Application No. 25-059 (MPM) an application by Schmidt Nichols on behalf of EDX Royale Property, LLC, and Resolution No. 25-20 confirming Council action. The applicant is seeking a Master Plan Modification in order to convert**

the referenced use for Pod 7 on the Master Plan from a “Charter School” to a “Public and Private Academic Institution”, for a property located on the south side of Southern Boulevard approximately 0.27 miles west of State Road 7 (US 441). Agent: Jon Schmidt of Schmidt Nichols. * (Director of P & Z)

Village Attorney Mitty Barnard swore in all individuals intending to speak on agenda items 4 and 5 and requested any ex-parte disclosures. The Director of Planning and Zoning presented the applicant's request regarding Pod 7, seeking to amend the Master Plan designation from “Charter School” to “Public and Private Academic Institution.” He noted that all structures on the Site Plan must have their intended use clearly labeled. In this case, the two buildings currently labeled as "Charter School" would need to be revised to reflect "Academic Institution" to align with the proposed change. The Director also referenced a prior request that had been denied by the Village Council, which found that the proposed use was incompatible with the character and living conditions of the surrounding neighborhood. Both the Planning and Zoning Commission and staff recommended approval.

Alicia Lewis, Esq., land use attorney with Nason, Yeager, Gerson, White, presented a proposal for an academic institution to be located on a 10-acre site within Pod 7 of the Tuttle Royale Master Plan. This request is to amend the Master Site Plan for Pod 7 to allow for a public and private academic institution. She showed and reported if the site plan is approved it would include a 77,674 institution, parking lot, drive aisles, buffers and a 9,500 square foot gymnasium. At full capacity, there will be 1,500 students with more parking than required by code. The grades K – 8 will be in a 40,000 square foot two story building and grades 9 – 12 will also be located in a two story that is approximately 37,000 square with a gymnasium and includes the required fire lanes and emergency exits. She reviewed the elevations of the proposed Architectural Approval and agreed to accept all conditions of approval. The school will accept the universal voucher program and scholarships will be provided on a financial needs basis. Ms. Lewis also referred to a letter of support from the Business Development Board of Palm Beach County. Lastly, Ms. Lewis turned to the audience, who showed their support for the school by raising handheld support paddles.

Michael Tuttle, of 4033 Winding Woods Drive, Lake Worth, FL 33467, representing the Tuttle Royale property owners, stated his support for the charter school.

Bjarne Borg, of 1000 N. U.S. Highway 1, #902, Jupiter, FL 33477, property owner of Pod 7, stated his support.

Ralph Arza of 5569 Sea Biscuit Road, Palm Beach Gardens, FL 33418 stated his support.

Amy Bennet of 71 El Verano Avenue, Arcadia, FL 34266 stated her support.

Dr. Bobby Bennett of 71 El Verano Avenue, Arcadia, FL 34266 stated his support.

Michael Glazer of 70 Celestial Way, Juno Beach, FL 33408 submitted a comment card in support.

Bradford Bell of 10550 Acme Road, Royal Palm Beach, FL 33414 submitted a comment card in support.

Pastor Cedric Mays of 1106 SW 16th Street, Boynton Beach, FL 33426 submitted a comment card in support.

Bob Bradley of 200 Business Parkway, Royal Palm Beach, FL 33411 stated his support.

Mark Rodberg of 11741 Cottonwood Avenue, Palm Beach Gardens, FL 33410 stated his support.

Missy Rodberg of 11741 Cottonwood Avenue, Palm Beach Gardens stated her support.

Sharard Walker of 6690 Aliso Avenue, West Palm Beach, FL 33411 stated his support.

Stephanie Russell of 442 Rainbow Springs Terrace, Royal Palm Beach, FL 33411 stated her support.

The following individuals submitted comment cards indicating support but did not speak:

Stephanie Blake of 380 Laurie Road, West Palm Beach, FL 33405

Vernestine William Palmer of 15097 SW Manatee Street, Indiantown, FL 34956

Lauren Hollander of 8668 Native Dancer Road, Palm Beach Gardens, FL 33418

Robert Whiddell of 3500 Harbor Road, Kissimmee, FL 34746

Andrew Lockwood of 613 North Pinto Court, Winter Springs, FL 32708

Darin A. Longwood, P.E. of 613 N. Pinto Court, Winter Springs, FL 32708

Danny Montoya of 2758 Purple Orchid Street, Orlando, FL 32824

Allan Gehr of 111 Lake Oats Boulevard, Longwood, FL 32750

Jerrold Parker of 4622 Little Grove Lane, Lakeland, FL 33813

Ed Ferguson of 3421 S. Flagler Drive, West Palm Beach, FL 33405

Jennifer Mercado of 6658 Aliso Avenue, West Palm Beach, FL 33413

Ainaldo Mercado of 6658 Aliso Avenue, West Palm Beach, FL 33413

Jada M. Walker of 6690 Aliso Avenue, West Palm Beach, FL 33413

Diondria Walker of 6690 Aliso Avenue, West Palm Beach, FL 33413

Ava Walker of 6690 Aliso Avenue, West Palm Beach, FL 33413

Clarence William of 712 Royal Palm Beach Boulevard, Royal Palm Beach, FL 33411

Debbie Schatz of 7564 Oakboro Drive, Lake Worth, FL 33467

Joanna Mayo of 1618 Tropical Drive, Lake Worth, FL 33460

Lynette Licorish of 2177 Big Wood Cay, West Palm Beach, FL 33411

Sean Loomis of 11353 49th Street North, West Palm Beach, FL 33411

Patrina Mesquita of 8064 Briantea Drive, Boynton Beach, FL 33472

Merle Buckmire of 6682 Aliso Avenue, West Palm Beach, FL 33413

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

Councilwoman Sharps provided a background on her experience in both public and private education and expressed her support for Regular Agenda Items 4 and 5.

Vice Mayor Valuntas confirmed that the traffic impact would remain the same regardless of whether the school was private or charter, and expressed his support.

Councilwoman Rodusky emphasized that the educational aspect of the project is most important, but inquired how it would become an integrated component of the community and foster partnership.

At this time, the Village Attorney administered the oath to Lauren Hollander. Ms. Hollander stated that the school is part of the Florida School Choice Advocacy and expressed support for the Education Advisory Board. She reported that the school will support all initiatives, with a focus on educational needs, scholarship programs, and the voucher program. She confirmed that STEAM will be incorporated into the school's curriculum and that it will address student needs through opportunities such as dual enrollment.

Mayor Hmara raised a question regarding the affordability of the school. In response, Ms. Hollander reiterated that the school aims to be a community partner and referenced demand identified through an analysis conducted for Royal Palm Beach. She further emphasized that scholarships will be available, based on academic merit as well as a combined merit- and needs-based assessment.

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

- 5. Public hearing to consider Application No. 25-060 (SPM, AAR) an application by Schmidt Nichols on behalf of EDX Royale Property, LLC, and Resolution No. 25-21 confirming Council action. The applicant is requesting Site Plan Modification and Architectural Approval in order to convert the referenced use for Pod 7 from a "Charter School" to a "Public and Private Academic Institution", along with other various modifications to the site, for a property located at 161 106th Avenue South. Agent: Jon Schmidt, of Schmidt Nichols. * (Director of P & Z)**

As this was a quasi-judicial item, Village Attorney Mitty Barnard had previously sworn in all individuals intending to speak and requested ex-parte disclosures. The Director of Planning and Zoning then gave a presentation, noting a change in the project phasing from three phases to one, and reviewed minor site modifications. He also presented the architectural design of the building. Both the Planning and Zoning Commission and staff recommended approval.

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

Councilwoman Sharps made a motion to approve; seconded by Vice Mayor Valuntas. Hearing no discussion, Mayor Hmara put the motion to a vote and it passed unanimously.

- 6. Public hearing to consider Application No. 25-024 (Comp Plan – Text Amendment) and Ordinance No. 1057 on first reading, an application by the Village of Royal Palm Beach, amending the Future Land Use Element of the Village's Comprehensive Plan to**

create an entirely new future land use designation, the mixed use social center less than 40 acres (MXS<40). (Director of P & Z)

The Director of Planning and Zoning stated that this is a Village-initiated Comprehensive Plan Text Amendment. He reported in June 2021, the Village partnered with the Treasure Coast Regional Planning Council (TCRPC) to conduct a comprehensive State Road 7 Corridor Study. The purpose of the study was to assist the Village in envisioning future redevelopment opportunities along the SR-7 corridor and to provide recommendations for potential amendments to the Comprehensive Plan and Zoning Code to better align with emerging market demands. The corridor, consisting almost entirely of commercial uses, is experiencing increased pressure for residential and mixed-use development. The study area extended along State Road 7 from Okeechobee Boulevard south to Southern Boulevard. The study included extensive public outreach, explored various redevelopment scenarios, and resulted in Land Use and Zoning Text Amendment recommendations. As part of the effort, TCRPC developed conceptual redevelopment plans for four sites along the corridor. These concepts included proposed new buildings, blocks, roadways, and public open spaces, and were intended to evaluate potential densities and intensities for future development. Based on this work, the Local Planning Agency and staff recommended approval.

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

The Village Attorney (Keith Davis) read into the record Ordinance No. 1057 by title only.

Vice Mayor Valuntas confirmed that the open space will be reviewed at a later date. Mayor Hmara commented that this new land use will be compatible with the transportation options outlined in the Countywide Master Plan.

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

7. Public hearing for first reading and approval of Ordinance No. 1059, amending Chapter 26. Zoning. at Sec. 26-57 to clarify language regarding the current requirement governing the architecture of accessory structures/dwelling units. (Director of P & Z)

The Director of Planning and Zoning stated the proposed amendment clarifies the design requirements for accessory structures. For structures 150 square feet or larger, they would be required to fully match the architectural style of the primary structure — not just color, but also façade materials, treatments, and roof type, pitch, and style. In addition, any accessory structure taller than the primary structure must be attached as an addition and meet these same matching requirements. This strengthens the current Code, which only requires color and roof consistency. The Local Planning Agency and staff recommended approval.

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

The Village Attorney (Keith Davis) read into the record Ordinance No 1059 by title only.

Councilwoman Rodusky confirmed that the nonconforming structures will be grandfathered in.

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

8. Public hearing for first reading and adoption of Ordinance No. 1061, amending Chapter 15. Landscaping and Vegetation Management. at Sec. 15-79 Tree Replacement, to specify the timing of replacement tree installation or required bonding or payment into the Village's tree bank. (Director of P & Z)

The Director of Planning and Zoning stated that this amendment is intended to clarify the timing of tree mitigation when a specimen tree is removed. Currently, the Code does not specify when mitigation must occur. Under the proposed amendment, mitigation would be required prior to the issuance of the first permit — whether from Planning and Zoning, Engineering, or Building — including vegetation removal permits, whichever comes first. The Planning and Zoning Commission and staff have recommended approval.

The Village Attorney (Keith Davis) read Ordinance No. 1061 into the record by title only.

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

Councilwoman Sharps made a motion to approve; seconded by Councilwoman Rodusky. Hearing no discussion, Mayor Hmara put the motion to a vote and it passed unanimously.

9. Public hearing for first reading and approval of Ordinance No. 1062, amending Chapter 23. Traffic and Vehicles. at Sec. 23-49 required minimum number of parking spaces, to revise the parking requirements applicable to Manufacturing, Limited Processing Uses. (Director of P & Z)

The Director of Planning and Zoning stated that the current Code requires one parking space per 500 square feet of floor area, plus one space per employee on the maximum work shift. Following recent variance requests for a site at 100 Aldi Way, and at the direction of the Village Council through the Strategic Planning process, staff has re-evaluated this standard and is now bringing forward a proposed revision. Village staff surveyed surrounding municipalities and evaluated the parking demands for the Manufacturing, Limited Processing

use. Based on this analysis, staff concluded that the proposed parking ratio will adequately meet the parking needs for future Manufacturing, Limited Processing uses within the Village. The Local Planning Agency and staff have recommended approval.

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

The Village Attorney (Keith Davis) read Ordinance No. 1062 into the record by title only.

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

10. Approval and authorization for the Village Manager to execute the Third Amendment to Agreement for Purchase and Sale Agreement to provide a three-month extension to Artemis Investments LLC to obtain the required approvals under the Agreement. (Village Manager)

The Village Manager stated that this would be the final extension to the agreement in order to complete the project.

Andrea Kaiser, Esq. representing the applicant, made the request for the extension.

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

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

11. Presentation and discussion of the Strategic Plan. (Village Manager)

This item was postponed to a time certain of October 16, 2025.

ADJOURNMENT

Mayor Jeff Hmara

Diane DiSanto, Village Clerk