

**Village of Royal Palm Beach**  
**Village Council**  
**Agenda Item Summary**

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER APPLICATION NO. 25-093 (SE), AN APPLICATION BY SMILEY & ASSOCIATES, INC., ON BEHALF OF RP LOGISTICS, LLC, AND ADOPTION OF RESOLUTION NO. 25-29 CONFIRMING COUNCIL ACTION. THE APPLICANT IS REQUESTING SPECIAL EXCEPTION USE APPROVAL TO ALLOW FOR AN ADDITIONAL 35,540 SQUARE FEET OF “MANUFACTURING, LIMITED PROCESSING AND ASSEMBLY (I.E. CABINETRY)” WITHIN THE INDUSTRIAL LIMITED (IL) ZONING DISTRICT IN ORDER TO OPERATE A 35,540 SQUARE FOOT MEDICAL DEVICE REFURBISHMENT ESTABLISHMENT WITHIN THE EXISTING WAREHOUSE BUILDING LOCATED AT 100 ALDI WAY.**

**Issue:**

The Applicant is requesting Special Exception Use Approval to allow for an additional 35,540 square feet of “Manufacturing, limited processing and assembly (i.e. cabinetry, etc.)” within the existing warehouse building located in the Industrial Limited (IL) Zoning District, for a property located at 100 Aldi Way.

In reviewing this petition, Village Staff considered conformity with the Village of Royal Palm Beach Code of Ordinances, Section 26-32 (f) (4) *Special exception applications*. Please find below the criteria for approving Special Exceptions:

1. The proposed Special Exception is consistent with the policies and standards of the Village comprehensive plan; or
2. The proposed Special Exception complies with all applicable development regulations of the Village Code; or
3. The proposed Special Exception does not have adverse environmental impacts which cannot be prevented by the imposition of conditions; or
4. The proposed Special Exception does not have adverse vehicular or pedestrian traffic impacts which cannot be prevented by the imposition of conditions; or
5. The proposed Special Exception does not have an adverse impact upon public facilities, including, but not limited to, impacts on police and fire protection, drainage

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systems, refuse disposal, water, sewers, and schools, which cannot be prevented by the imposition of conditions; or

6. The design of the proposed Special Exception does not have adverse impacts on adjacent properties or is detrimental to their use and peaceful enjoyment and will cause objectionable noise, vibrations, [and/or] fumes; or
7. The proposed Special Exception is compatible with the character and living conditions of the existing neighborhood in which it is to be located; or
8. The proposed Special Exception does not have an adverse impact on property values in adjacent areas which cannot be prevented by the imposition of conditions; or
9. The proposed Special Exception is not a deterrent to the improvement or development of adjacent property, in accordance with applicable Village Code development regulations, which cannot be prevented by the imposition of conditions; or
10. The proposed Special Exception will not seriously reduce the quality or quantity of light and air available to adjacent properties which cannot be prevented by the imposition of conditions.

The Applicant's Justification Statement provides responses to each of the above special exception criteria. The Applicant states that the Project complies with nearly all property development regulations and other requirements of the Zoning Ordinance. The proposed use "manufacturing, limited processing, and assembly (i.e., cabinetry)" is permitted by special exception. The request is intended to accommodate a medical device refurbishment company, including the repair of flexible and rigid endoscopes, warehousing, limited manufacturing and distribution of related products, as well as ancillary office and administrative functions.

In reviewing the proposed Special Exception Use application, Village Staff considered compatibility with adjacent land uses, consistency with the Village's Comprehensive Plan and conformance with the Village's Development Standards for the Industrial Limited (IL) Zoning District. Staff has determined that the proposed Special Exception conforms to Village Standards.

The Planning and Zoning Commission considered the application on September 23, 2025, and recommended Approval by a vote of 4-0.

### **Recommended Action:**

Staff is recommending Approval of Application No. 25-093 (SE) and Resolution No. 25-29.

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## **RESOLUTION NO. 25-29**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 25-093(SE) - THE APPLICATION OF RP LOGISTICS, LLC - PERTAINING TO APPROVAL OF A SPECIAL EXCEPTION USE FOR "MANUFACTURING, LIMITED PROCESSING AND ASSEMBLY (I.E. CABINETRY, ETC.)" LOCATED AT 100 ALDI WAY, IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Village Council of the Village of Royal Palm Beach, Florida ("Village"), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166 Florida Statutes, is authorized and empowered to consider applications relating to zoning and land development; and

**WHEREAS**, the notice and hearing requirements provided for in the Village Code have been satisfied where applicable; and

**WHEREAS**, Application No. 25-093(SE) was presented to the Village Council at its public hearing conducted on October 16, 2025; and

**WHEREAS**, the Village Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various Village review agencies, boards, and commissions, where applicable; and

**WHEREAS**, this approval is subject to all applicable Zoning Code requirements that development commence in a timely manner.

**NOW THEREFORE**, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPLICATION NO. 25-093(SE), THE APPLICATION OF RP LOGISTICS, LLC, ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLEASE SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Was approved, subject to the following conditions:

PLEASE SEE EXHIBIT 'B' ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 16th day of October, 2025.

VILLAGE OF ROYAL PALM BEACH

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MAYOR JEFF HMARA

ATTEST:

(SEAL)

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DIANE DISANTO, VILLAGE CLERK

**Exhibit A**  
**Legal Description**  
**RP Logistics Lim Man - IL @ 100 Aldi Way**  
**Application 25-093(SE)**  
**Res. No. 25-29**

**LEGAL DESCRIPTION:**

Parcels 5, 6, 7 and 8, ALDI PARK, according to the Plat thereof, recorded in Plat Book 116, Page 17, of the Public Records of Palm Beach County, Florida.

**Attachment B**  
**Conditions of Approval**  
**RP Logistics Lim Man - IL @ 100 Aldi Way**  
**Application 25-093(SE)**  
**Res. No. 25-29**

**1. Development Order:**

This development order constitutes approval for:

A Special Exception Use for 35,540 sf of “Manufacturing, limited processing and assembly (i.e. cabinetry, etc.)” within the existing warehouse building located at 100 Aldi Way.

This constitutes the only approval granted by this resolution. Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied.

**2. Site Specific Conditions:**

- A. This Special Exception use approval shall become null and void should the operator, Scopes LLC, cease operations at this location.
- B. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- C. The site shall remain in compliance with the noise limits set forth in Section 26-101. Performance Standards. of the Village Code of Ordinances at all times and if at any point in the future should not comply with those noise limits the applicant agrees to take whatever action is necessary to comply with the noise limits in Section 26-101.

**3. Standard Conditions:**

- A. This Special Exception approval shall expire one (1) year from the date of council approval unless development is commenced within that time frame or appropriate applications for extensions are submitted pursuant to Section 26-66 of the Village Code or Ordinances. In no case shall the approval be extended beyond code-established time frames.
- B. Failure of the developer to comply with any of the Conditions of Approval at any time may result in the denial or revocation of building permits, issuance of a stop work order, denial of certificates of occupancy or the denial or revocation of other Village issued permits or approvals. Failure to commence development in a timely manner may also result in the revocation of development approval.
- C. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.

- D. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.