

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 November 20, 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		12/18/25	

**VILLAGE OF ROYAL PALM BEACH
MINUTES OF COUNCIL REGULAR MEETING
VILLAGE COUNCIL CHAMBERS
THURSDAY, NOVEMBER 20, 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 (562) 247-8422, Webinar ID: 375-537-955, Access Code: 775-068-434.

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 with Councilwoman Rodusky appearing virtually, along with the Village Manager, Village Attorney (Keith Davis), Village Attorney (Mitty Barnard) and the Village Clerk.

Mayor Hmara presented a Centennial Lifetime Achievement Award to Angelina Dawkins in celebration of her 103rd birthday.

PRESENTATION BY PALM BEACH COUNTY FIRE CHIEF PATRICK KENNEDY

District Fire Chief Vomero and Fire Chief Kennedy made presentations on the plan for future growth, service areas and annexations.

PRESENTATION BY SERGIO PIEDRA, CTA, SENIOR DIRECTOR, INTERGOVERNMENTAL AFFAIRS, DISCOVER THE PALM BEACHES

Mr. Piedra delivered a tourism update for Royal Palm Beach. Gustav Weibull, Senior Vice President for Business Intelligence Strategy and Distinction Development, presented rankings of the Village's top restaurants and local hotels, including their performance over the years. He reported that Royal Palm Beach receives about 87,000 visitors annually and outlined where these visitors come from. Mr. Weibull also reviewed visitor demographics, described key visitor segments, and explained how tourism benefits the entire community.

REPORTS

Councilwoman Sharps reported on several recent events, including the Veterans Day Observance, the Green Market, the Cypress Hall senior art sale, the Young at Heart program, and the Farm City Luncheon.

Vice Mayor Valuntas reported that a resident had been feeding wild ducks, prompting a discussion. It was noted that staff is already in the process of developing an ordinance to address the issue.

Councilman Miller reported that he completed his annual ethics training and attended several recent events, including the Young at Heart Halloween party, the Suits for Seniors graduation, and the Veterans Day event, where he thanked the speakers. He also volunteered at the Mark Cuban business event, visited the Green Market last week, and participated in the first annual senior craft fair. He thanked Shakeera Thomas for her contributions. Additionally, he commented on the Strategic Planning session, specifically the streamlining of Item No. 6, and noted the development of a well-crafted ordinance. Councilman Miller also shared his AI tip of the month, reminding everyone that when reviewing a draft, it is important to verify the information by cross-checking the facts. He also wished everyone a Happy Thanksgiving and expressed gratitude for his family, friends, and the Council.

Councilwoman Rodusky reported from the National League of Cities Summit in Salt Lake City, Utah, and provided an update on the sessions she is attending.

Mayor Hmara reported on the Veterans Day Observance and thanked everyone involved. He invited the community to the Community Band's Holiday Show on December 16. He also noted that the Village received the GFOA financial reporting award for the 35th consecutive year, and this year earned an additional award for Outstanding Popular Financial Reporting. He reported on the Education Advisory Board meeting, highlighting Royal Palm Beach Elementary School—described as “the happiest place on earth”—which also held a Veterans Day Observance. He recognized the “Thank a Teacher” award recipient, Sergio Sandoval from Royal Palm Beach High School, noting that the award includes a \$500 check rather than just a certificate. Lastly, he shared a handwritten note from a participant in the congregate meal program at the recreation center.

PETITIONS – None

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

Judith Kohler of 138 Royal Pine Circle West reported that her neighbor is feeding invasive wild ducks and birds and expressed concerns about health and safety.

Following an extensive discussion, which included suggestions such as relocating the ducks and pressure-cleaning the sidewalks, and with consensus from the Council, the Village Manager reported that staff is reviewing the ordinance and will return it to the Council for further consideration.

David Sager of 10559 Misty Lane expressed safety concerns regarding roadway construction in the Counterpoint neighborhood and inquired about the project's expected completion date.

The Village Engineer provided an update on the roadway project, noting that it is expected to be completed within a month. He confirmed that the necessary permits are in place and the completion dates are scheduled.

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 October 16, 2025. (Village Clerk)**
- 2. Approval of a special event permit for the Village of Royal Palm Beach to hold a Winter Festival at Royal Palm Beach Commons Park on Saturday, December 6, 2025 from 2:00 p.m. to 9:00 p.m. (Director of P & Z)**
- 3. Approval and authorization for the Village Manager to enter into the Second Amendment to Agreement with ET Pressure Cleaning LLC, to add additional pressure cleaning and renew the agreement for the first renewal term commencing March 1, 2026 and ending February 28, 2027. (Director of Parks & Recreation)**
- 4. Approval to purchase fireworks and pyrotechnician services from Zambelli Fireworks Manufacturing Co., for the annual displays at Winter Fest and the July 4th celebration being held at Royal Palm Beach Commons Park in the amount of \$57,650.00, with such purchase being in accordance with procurement guidelines set forth in Village Code Section 10-98(d). (Director of Parks & Recreation)**
- 5. Public Works is requesting ratification of Council action on Consent Agenda Item C-10 at its regular meeting on August 21, 2025 regarding approval of the Third Addendum to Agreement for Roadway Grounds Maintenance Service with Epicurean Park, LLC dba Nex Era Services to correct a scrivener's error in the Agenda Item Summary. (Director of Public Works)**
- 6. Adoption of Resolution No. 25-39, a resolution of the Village Council of the Village of Royal Palm Beach, Florida, approving and authorizing, in accordance with established policy, the making of a budget amendment for Fund 001, 105, 407 and 408 in the Fiscal Year 2024-2025 Budget. Said amendment represents the year-end budget adjustment and appropriates \$122,178 from Restricted Fund Balance for Police Education, Fund 105 Transfers Out and Interest Earnings Revenue to increase amounts budgeted in the Police, Stormwater and Transfers In. (Finance Director)**
- 7. Adoption of Resolution No. 25-40, a resolution of the Village Council of the Village of Royal Palm Beach, Florida, approving and authorizing, in accordance with established policy, the making of a budget amendment for Fund 303 in the Fiscal Year 2025-2026**

Budget. Said amendment to transfer a total of \$7,500 from Fund 304 Undesignated Fund Balance to David Farber Building Renovation (EN2401). (Finance Director)

- 8. Approval and authorization for the Village Manager to enter into the First Addendum to Agreement with Brightview Landscape Services, Inc. to renew the agreement for Park Maintenance Services for the first of two available 1-year renewal terms commencing December 1, 2025 and ending November 30, 2026. (Director of Parks & Recreation)**
- 9. Approval and authorization for the Mayor to execute the “Consent to Assignment of Lease Agreement for Village-Owned Property” in order to assign the current Lease Agreement with Above and Beyond Preschool, LLC to Camelia Drive Holdings, LLC in accordance with Section 6 of the original Lease Agreement. (Director of Parks & Recreation)**
- 10. Approval and authorization for the Village Manager to enter into an Independent Contractor Agreement with Early Childhood Adventures, LLC for the provision of Early Childhood Educational Programs at the Recreation Center to the community at large. (Director of Parks & Recreation)**
- 11. Approval and authorization for the Village Manager to execute Change Order 6 with R & D Paving, LLC to install 1,305 linear feet of underdrain along Bilbao Street and Las Palmas Street as part of the PW2204 La Mancha Underdrain Project. The cost for these services shall not exceed \$231,660.90. (Village Engineer)**

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

REGULAR AGENDA

- 1. Public hearing to consider Application No. 25-092 (MCIC), an application by Wyndham Village Homeowners Association Inc. and adoption of Resolution No. 25-28. The Applicant is seeking Modification to a Council Imposed Condition (MCIC) in order to amend previously imposed Condition 27 of Resolution No. 01-04 to modify the “On Center” (O.C.) distance required for street trees, for the Wyndham Village property located east of Crestwood Boulevard on Oakwater Drive. * (Director of P & Z)**

Village Attorney Mitty Barnard swore in all individuals intending to speak on this agenda item and requested any ex-parte disclosures. The Director of Planning and Zoning explained that the applicant is requesting a modification to a previously approved condition. Specifically, the applicant seeks to adjust the spacing of street trees to be planted on each side of the road, allowing a

maximum spacing of 55 feet on center at the locations shown on the submitted Tree Plan. The Director of Planning and Zoning reported that the applicant stated this modification is necessary due to site constraints and existing neighborhood infrastructure, including driveways, fire hydrants, and water and sewer lines. These constraints prevent the originally required maximum spacing of 40 feet. Increasing the spacing to 55 feet would allow the trees to be planted without damaging neighborhood infrastructure. Village staff recommended that Council review the request and make a final decision to grant, deny, or grant with conditions.

Pierre Rodriguez, a member of the HOA representing the homeowners' association, made a presentation in support of the requested modification. He also provided details on the types of trees that would be used as replacements for the plantings.

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 Councilman Miller. Hearing no discussion, Mayor Hmara put the motion to a vote and it passed unanimously.

2. Public hearing to consider Application No. 25-127 (SE), an application by Jamie Diaz of Dynamite Dog Training, on behalf of owner Yellowbird International, Corp., and adoption of Resolution No. 25-36 confirming Council action. The Applicant is requesting Special Exception Use Approval to allow for a "Pet Training" facility within the Commercial General (CG) zoning district, for a property located at 601-650 Royal Palm Beach Boulevard, Suites 500-503. * (Director of P & Z)

Village Attorney Mitty Barnard swore in all individuals intending to speak on this agenda item and requested any ex-parte disclosures. The Director of Planning and Zoning reviewed the criteria and considered compatibility with adjacent land uses, consistency with the Village's Comprehensive Plan and conformance with the Village's Development Standards for the General Commercial (CG) Zoning District. The Director reported that the applicant's Justification Statement provides responses to each of the Special Exception criteria and additionally the facility will only offer daytime pet training services with no overnight boarding and operate only during normal business hours and follow all noise, waste, and safety regulations, ensuring minimal impact on the surrounding area and alignment with the CG zoning district's purpose. The Planning and Zoning Commission and staff recommended approval.

Jaime Diaz, owner was available for questions.

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.

3. **Public hearing to consider Variance Application No. 25-066 (SVAR), an application by Gopermit, on behalf of TT of N Royal Palm, Inc., requesting Sign Variances from Section 20-95(e) to allow for a cabinet sign of 110.22 square feet where Village Code limits to a maximum of ten (10) square feet, a variance of 100.22 square feet; and a variance from Section 20-95(a) to allow for a total of four (4) wall signs on the front (south) façade of a building where Village Code limits to a maximum of three (3) wall signs, a variance of one (1) wall sign for, for a property located at 9405 Southern Boulevard.
* (Director of P & Z)**

Village Attorney Mitty Barnard swore in all individuals intending to speak on this agenda item and requested any ex-parte disclosures. The Director of Planning and Zoning reviewed the applicant's request and the criteria required to grant a variance. He also provided background on the dealership's prior variance approval—Variance Order VC-08-04—which permitted a 29.16-square-foot cabinet sign. He clarified that the approval of a previous sign variance does not create a precedent. The Director presented the newly proposed signage, including the proposed location of the cabinet sign (logo) and the wall sign on the existing building. He noted that the applicant contends the dealership is located on a high-traffic arterial corridor (Southern Boulevard) and must operate under strict national brand standards explaining that the Nissan tablet logo is a required corporate identity element that is distinct from textual signage. He added the applicant's statement said that unlike typical single-tenant buildings, automobile dealerships depend heavily on logo recognition due to brand-specific customer targeting. These conditions are unique to auto dealerships and are not generally applicable to other commercial uses within the same zoning district. He reported that the Planning and Zoning Commission recommended approval by a vote of 3-2.

Jennifer Ronneburger of GoPermit requested approval for exterior signage for the Nissan dealership, noting that the request follows the recent completion of building renovations. She reviewed the two proposed signs: the redesigned, iconic Nissan logo to be installed on the front façade, and a directional sign to be placed over the service entrance. She described the updated logo design and requested approval for the new signage package.

Statements from the public:

David Sager, residing at 10559 Misty Lane, voiced his concerns and indicated his opposition to the approval of a larger sign.

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

Vice Mayor Valuntas clarified the difference between the previously approved sign and the current request. He referenced Criterion No. 2, which states that

special conditions and circumstances must not result from the actions of the applicant and noted that the applicant's response indicated the logo is dictated by national branding requirements issued by Nissan Corp. and is not a discretionary choice and the second part states the dealership obligated themselves to apply these standards and asked for an explanation.

Ms. Ronneburger responded the building was in need of updating, the exterior existing signs were removed and new branding is needed and is again requesting the sign variances. She also confirmed she was aware that a variance would be needed and noted this is a higher end material sign.

Gary Gabor of AGI, the sign manufacturer representing the applicant, provided a presentation outlining the recent building renovations and displaying visuals of the Nissan brand standards. He also requested consideration for approval of the requested sign variances.

A discussion was held regarding the previously approved variance sign and the possibility of reinstalling it on the building. Ms. Ronneburger explained that the original signage was destroyed and once again showed the signs that are being requested for variance approvals.

Councilman Miller made a motion to deny Application No. 25-066 for criteria nos. 2 and 3; seconded by Councilwoman Sharps. Hearing no discussion, Mayor Hmara put the motion to a vote and it passed unanimously.

Councilwoman Rodusky was disconnected from the meeting unexpectedly immediately after the vote was called on Regular Agenda Item No. 3 (8:35 p.m.).

4. Public hearing to consider Application No. 25-024 (Comp Plan – Text Amendment) and adoption of Ordinance No. 1057 on second 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)

Village Attorney Mitty Barnard read into the record Ordinance No. 1057 by title only. 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, Treasure Coast Regional Planning Council 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. 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.

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 4-0.

5. Public hearing for first reading and approval of Ordinance No. 1066, an application by the Village of Royal Palm Beach, amending Chapter 26. Zoning. at Sec. 26-22. – Definitions. to amend the definition of clinic and to add two (2) entirely new definitions for medical office and vehicle sales (new, used and/or rental), indoor or outdoor. (Director of P & Z)

Village Attorney Mitty Barnard read into the record Ordinance No. 1066 by title only. The Director of Planning and Zoning stated that this is a Village-initiated zoning text amendment to clarify a medical office and vehicle sales and locational limitations for outdoor sales of cars. 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.

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 4-0.

6. Public hearing for first reading and approval of Ordinance No. 1060, an application by the Village of Royal Palm Beach, amending Chapter 26. Zoning. at Sec. 26-40 to add additional modifications that can be processed administratively through minor site plan modification. (Director of P & Z)

Village Attorney Mitty Barnard read into the record Ordinance No. 1060 by title only. The Director of Planning and Zoning stated that this is a Village-initiated amendment to Administration and Procedures., Sec. 26-40 – Minor amendments to previously approved site plans. to add additional modifications that can be processed administratively through minor site plan modification. 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.

Councilman Miller made a motion to approve; seconded by Councilwoman Sharps. Hearing no discussion, Mayor Hmara put the motion to a vote and it passed 4-0.

7. Public hearing for first reading and approval of Ordinance No. 1063, an application by the Village of Royal Palm Beach, amending Chapter 22. Subdivision of Land., Chapter 7. Bulkheads and Waterways. and Chapter 2. Administration. of the Code of Ordinances of the Village of Royal Palm Beach at various sections to comply with recent changes to Section 177.071, Florida Statutes governing the plat approval process. (Director of P & Z)

Village Attorney Mitty Barnard read into the record Ordinance No. 1063 by title only. The Village Attorney explained that the legislature has amended state law regarding preliminary and final plat approval. This amendment revises the Village's plat ordinance to ensure compliance with the updated state law. The overall plat approval process remains unchanged. Changes in the ordinance are primarily cross-references and other adjustments to align with state law requirements.

The Village Manager further explained that bond requirements and infrastructure standards will remain in place.

Statements from the public:

David Sager of 10559 Misty Lane asked for and received clarification on this proposed amendment.

After confirming with the Village Clerk and the Village Manager there were no further 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 4-0.

8. Public hearing for first reading and approval of Ordinance No. 1065, an application by the Village of Royal Palm Beach, amending Chapter 26. Zoning. at Article III. – Administration and Procedures. to create entirely new Section 26-42 – Reasonable Accommodations. in order to codify the Village's existing process for processing reasonable accommodation requests in housing, including such requests from certified recovery residences as required by Florida Statute 397.487 and repealing Resolution No. 16-53. (Director of P & Z)

Village Attorney Mitty Barnard read into the record Ordinance No. 1065 by title only. The Village Attorney explained that the change in state law establishes a reasonable accommodation process. The ordinance codifies the existing resolution, with modifications only to reflect the changes required by state law.

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 4-0.

ADJOURNMENT

Mayor Jeff Hmara

Diane DiSanto, Village Clerk