

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

**Agenda Item:**

**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.**

**Issue:**

The Applicant is seeking Special Exception Use approval to allow “Manufacturing, Limited Processing and Assembly (i.e., cabinetry, etc.)” in order to operate a 42,143 square foot industrial-scale butcher and meat processing establishment on a property currently constructed and site planned for a 128,500 square foot office warehouse combination. The property is situated within the Aldi Park Planned Industrial District (PID) and located at 1131, 1141, 1151 and 1161 N. State Road 7.

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

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| Initiator:              | Village Manager | Agenda Date      | Village Council |
| <u>P&amp;Z Director</u> | <u>Approval</u> | <u>2-15-2024</u> | <u>Action</u>   |

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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 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 contends: "The Project complies with almost all property development regulations as well as other requirements of the Code of Zoning Ordinance. The requested use for manufacturing, limited processing and assembly (i.e., cabinetry, etc.) is allowed by special exception approval. The use is needed for a Food grade facility, for production and meat processing, to include cutting, grinding, and aging, trimming facility, food production; dry storage, cold storage, warehousing and wholesale manufacturing and distribution of the foregoing and fine foods, paper products, and other related items; and ancillary office and administrative uses related to the foregoing. The proposed tenant is a longtime company in Palm Beach County."

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 Application No. 23-158 on January 23, 2024 and recommended Approval by a vote of 5-0.

**Recommended Action:**

Staff is recommending Approval of Application No. 23-158 (SE) and Resolution No. 23-48.

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|-------------------------|-----------------|------------------|-----------------|
| Initiator:              | Village Manager | Agenda Date      | Village Council |
| <b>P&amp;Z Director</b> | <b>Approval</b> | <b>2-15-2024</b> | <b>Action</b>   |

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**RESOLUTION NO. 23-48**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 23-158 (SE) – THE APPLICATION OF RP LOGISTICS LLC - PERTAINING TO APPROVAL OF A SPECIAL EXCEPTION USE FOR A “MANUFACTURING, LIMITED PROCESSING AND ASSEMBLY (I.E., CABINETRY, ETC.)” WITHIN THE INDUSTRIAL LIMITED (IL) ZONING DISTRICT, FOR A PROPERTY LOCATED AT 1131, 1141, 1151 AND 1161 N. STATE ROAD 7; 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. 23-158 (SE) was presented to the Village Council at its public hearing conducted on February 15, 2024; 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. 23-158 (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 15th day of February, 2024.

VILLAGE OF ROYAL PALM BEACH

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MAYOR FRED PINTO

ATTEST:

(SEAL)

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DIANE DISANTO, VILLAGE CLERK

**Exhibit A**  
**Legal Description**  
**RP Logistics @ 1131, 1141, 1151 and 1160 N. State Road 7**  
**Application No. 23-158 (SE)**  
**Resolution No. 23-48**

LEGAL DESCRIPTION:

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

**Exhibit B**  
**Conditions of Approval**  
**RP Logistics @ 1131, 1141, 1151 and 1160 N. State Road 7**  
**Application No. 23-158 (SE)**  
**Resolution No. 23-48**

**1. Development Order:**

This development order constitutes approval for:

- A. Special Exception Use Approval to permit an “Manufacturing, limited processing and assembly (i.e., cabinetry, etc.)” within the Industrial Limited Zoning District. RP Logistics LLC is seeking 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. Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied.

**2. Site Specific Conditions:**

- A. Any change of use for the butcher and meat processing establishment building will require a site plan amendment which must include a review of compliance with PBC traffic concurrency.
- B. The Applicant shall provide an update to the current Site Plan of record showing the location within the building of the Special Exception Use.
- C. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- D. No automobiles or other type of inventory may be parked or stored for any length of time on any part of the site except in areas specifically designated for such use on the site plan.
- E. The site shall remain in compliance with the noise limits set forth in Section 26-101 Performance Standards 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.
- F. All chain link fencing shall only be the vinyl coated variety.