

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 24-048 (SE), AN APPLICATION BY RP LOGISTICS, LLC, AND ADOPTION OF RESOLUTION NO. 24-17 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 EXISTING BUILDING IN THE INDUSTRIAL LIMITED (IL) ZONING DISTRICT IN ORDER TO OPERATE A 24,373 SQUARE FOOT CERTIFIED FEDERAL AVIATION ADMINISTRATION REPAIR STATION WITHIN THE ALDI PARK PLANNED INDUSTRIAL DISTRICT (PID) AND LOCATED AT 100 ALDI WAY.

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 24,373 square foot Certified Federal Aviation Administration Repair Station focusing on commercial airplane components, primarily engine parts, on a property currently constructed and site planned for a 128,500 square foot office warehouse combination. The Applicant states that “The components are shipped to the tenant’s location, usually by FedEx or similar carrier when they are repaired or replaced utilizing inventory parts stored by the tenant which the tenant purchase from various vendors who ship them to the tenant. The repaired items are then shipped back to the party that requested the repair. There is also a small office component in the tenant’s premises which tracks all of the paperwork and orders from customers and parts vendors. There are usually a maximum of 20 employees working in the premises at any one time.”. The property is situated within the Aldi Park Planned Industrial District (PID) and 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

The Applicant Contends: *“This use is approved under Section 26-92(3)(p) of the Royal Palm Beach Zoning Code as a “special exception use” for manufacturing, limited processing and assembly within the IL zoning district. Therefore, it is consistent with the Village Comprehensive Plan.”*

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2. The proposed Special Exception complies with all applicable development regulations of the Village Code; or

The Applicant Contends: *“Yes, the proposed Special Exception will comply with all applicable development regulations. Novo Aero's use of its premises will not involve retail sales nor will they serve any of their customers at the premises thus greatly reducing the number of parking spaces necessary for the operation of their business. Per its lease, Novo Aero is limited to 28 parking spaces which they have deemed more than sufficient. Therefore, the provided parking spaces will be sufficient to more than satisfy the use requirements without impacting other tenants in the building.”*

3. The proposed Special Exception does not have adverse environmental impacts which cannot be prevented by the imposition of conditions; or

The Applicant Contends: *“The proposed special exception use will not have any adverse environmental impacts and no imposition of conditions would be required for this use.”*

4. The proposed Special Exception does not have adverse vehicular or pedestrian traffic impacts which cannot be prevented by the imposition of conditions; or

The Applicant Contends: *“The proposed Special Exception will have no impact on vehicular traffic or interfere in any way with existing vehicular traffic patterns as the use will not involve a large workforce or inordinately high amount of vehicles.”*

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

The Applicant Contends: *“The proposed Special Exception is not adding any new building area or creating any activities that would require additional public facilities including, but not limited to, police fire protection, drainage systems, refuse disposal water and sewer.”*

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

The Applicant Contends: *“The proposed tenant uses will not have any detrimental impact or loss of peaceful enjoyment to any properties within the Village or the building in which it is located.”*

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

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The Applicant Contends: *“The proposed Special Exception is compatible with other industrial uses within the building and within the area of the building and will have no effect on existing neighborhoods or impair public safety. All activities related to the use will be conducted inside the building.”*

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

The Applicant Contends: *“The proposed Special Exception will have no effect on property values. The building is adding a tenant that serves the neighboring areas and citizens of the Village.”*

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

The Applicant Contends: *“The use will not deter the improvement or development of any adjacent property. As a practical matter, all properties surrounding the subject building have already been fully developed.”*

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 Special Exception Use will not seriously reduce the quality or quantity of light and air available to adjacent properties as all elements of the use will be conducted inside the building.”*

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. 24-048 (SE) on August 27, 2024 and recommended Approval by a vote of 5-0, with the condition that Parking Variance Application No. 24-049 (PVAR) be approved by the Village Council or the Site Plan be modified to provide all required parking spaces.

Recommended Action:

Staff is recommending Approval of Application No. 24-048 (SE) and Resolution No. 24-17.

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RESOLUTION NO. 24-17

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 24-048(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. 24-048(SE) was presented to the Village Council at its public hearing conducted on September 19, 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. 24-048(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 19th day of September, 2024.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
100 Aldi Way @ Aldi Park PID
Application 24-048(SE)
Res. No. 24-17

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
100 Aldi Way @ Aldi Park PID
Application 24-048(SE)
Res. No. 24-17

1. Development Order:

This development order constitutes approval for:

A Special Exception Use for 24,373 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, Novo Aero Services 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.