

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 23-104 (PP) AN APPLICATION BY AMG BUSINESS ENTERPRISES, LLC, AND ADOPTION OF RESOLUTION NO. 23-45 CONFIRMING COUNCIL ACTION. THE APPLICANT IS REQUESTING A PRELIMINARY PLAT APPROVAL TO ADD 0.235± ACRES TO THE EXISTING DEVELOPMENT FOR A TOTAL REPLATTED AREA OF 1.825± ACRES, FOR A PROPERTY LOCATED ON 6846 SEMINOLE PALMS DRIVE. BY AGENT: VINCENT KAHER.

Issue:

This is an application for Preliminary Plat approval to add 0.235± acres to the existing development for a total replatted area of 1.825± acres, for a property located on 6846 Seminole Palms Drive. The site has a Future Land Use Designation of Industrial (IND) and a Zoning Designation of Industrial General (IG). The proposed Preliminary Plat is being reviewed concurrently with other companion applications on the agenda, Site Plan Application No. 23-048 (SPM) and Special Exception Application No. 23-045 (SE). This Preliminary Plat is consistent with the proposed Site Plan Application. Please find as **Attachment A** an illustration of the Preliminary Plat.

Furthermore, the plat conforms to the platting requirements of Village Code, more specifically:

- *Sec. 22-22 Preliminary Plat – Requirements Generally.:* the plat contains all of the information required;
- The platted property meets all dimensional requirements of the zoning districts that are within the platted area.

The Planning and Zoning Commission considered the application on July 23, 2024, and recommended Approval by a vote of 5-0.

Recommended Action:

Village Staff is requesting Approval of Application No. 23-104 (PP) and adoption of Resolution No. 23-45.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P&Z	Approval	8-15-2024	Action

RESOLUTION NO. 23-45

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 23-104 (PP) – THE APPLICATION OF THE AMG BUSINESS ENTERPRISES, LLC – PERTAINING TO PRELIMINARY PLAT APPROVAL FOR ONE PARCEL OF LAND TOTALING 1.825± ACRES LOCATED AT 6848 SEMINOLE PALMS DRIVE, 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. 23-104 (PP) was presented to the Village Council at its public hearing conducted on August 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, THAT APPLICATION NO. 23-104 (PP), THE APPLICATION OF AMG BUSINESS ENTERPRISES, LLC, ON ONE 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 August, 2024.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Paint Lux Autobody Plat
Application No. 23-104 (PP)
Res. No. 23-45

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 01°19'18" WEST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 35 FOR 2481.25 FEET TO THE SOUTHEAST CORNER OF "A PARTIAL RE-PLAT OF SECTION 2 PALM BEACH COLONY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, AT PAGES 211 THROUGH 213 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°52'30" WEST ALONG THE SOUTH LINE OF SAID PLAT 483.04 FEET; THENCE SOUTH 01°04'25" WEST 368.36 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF SEMINOLE PALMS DRIVE AND THE POINT OF BEGINNING; THENCE SOUTH 88°55'35" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 68.67 FEET; THENCE SOUTH 01°04'25" WEST 149.99 FEET; THENCE SOUTH 88°58'52" EAST 68.27 FEET; THENCE SOUTH 01°04'25" WEST 40.95 FEET; THENCE SOUTH 88°55'35" EAST 116.70 FEET; THENCE SOUTH 03°11'43" WEST 91.27 FEET; THENCE SOUTH 87°47'06" EAST 8.61 FEET; THENCE SOUTH 02°12'54" WEST 31.47 FEET; THENCE NORTH 88°43'47" WEST 21.73 FEET; THENCE SOUTH 01°16'13" WEST 200.01 FEET; THENCE SOUTH 88°43'47" EAST 60.71 FEET; THENCE SOUTH 01°16'13" WEST 50.02 FEET; THENCE NORTH 88°43'47" WEST 100.81 FEET; THENCE NORTH 01°40'50" EAST 151.58 FEET; THENCE NORTH 88°19'10" WEST 200.01 FEET; THENCE NORTH 01°40'50" EAST 267.89 FEET; THENCE NORTH 01°04'25" EAST 141.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 79,487 SQUARE FEET (1.825 ACRES), MORE OR LESS.

Exhibit B
Legal Description
Paint Lux Autobody Plat
Application No. 23-104 (PP)
Res. No. 23-45

1. Site Specific Conditions of Approval:

- A. No Engineering permit applications shall be accepted prior to the Preliminary Plat approval by Village Council.