

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 23-048 (SPM), AN APPLICATION BY HM2V, INC, ON BEHALF OF AMG BUSINESS ENTERPRISES LLC, INC., AND APPROVAL OF RESOLUTION NO. 23-42. THE APPLICANT, IS REQUESTING A SITE PLAN MODIFICATION IN ORDER TO INCORPORATE THE NEWLY ACQUIRED 0.235± ACRES INTO THE PREVIOUSLY APPROVED SITE PLAN, FOR A PROPERTY LOCATED AT 6846 SEMINOLE PALMS DRIVE. BY AGENT: VINCENT KAHER OF HM2V, INC.

Issue:

The Applicant, Vincent Kafer of HM2V, Inc., on behalf of AMG Business Enterprises LLC, is requesting a Site Plan Modification in order to incorporate the newly acquired 0.235± acres into the previously approved site plan, for a property located at 6846 Seminole Palms Drive. The property is currently vacant. The Applicant has indicated in their Justification Statement that the ultimate goal is to develop the property for enlarging the existing Paint Lux facility parking lot. The Justification Statement further states that no storage of any material and or equipment, disabled vehicles of any kind will occur.

Overall, In reviewing this petition, Village Staff considered conformity with Chapter 26 of the Village’s Code of Ordinances. Specifically, the proposed site meets the requirements for the Industrial General (IG) Zoning District.

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

Recommended Action:

Staff is recommending Approval of Application No. 23-048 (SPM) and Resolution No. 23-42.

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

Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: Paint Lux Autobody Parking Lot

Application: 23-048 (SPM) (Res. No. 23-42)

Applicant: HM2V, Inc.
Vincent Kafer
513 US-1 Highway, Suite 110
North Palm Beach, FL 33408

Request: Site Plan Modification in order to incorporate the newly acquired 0.235± acres into the previously approved site plan, for a property located at 6846 Seminole Palms Drive.

Hearings: Planning and Zoning Commission: July 23, 2024
Village Council: August 15, 2024

Recommendation: Approval

II. Site Data:

Site Area: 0.235 ± acres

Property Control Number: 72-41-43-35-00-000-7420

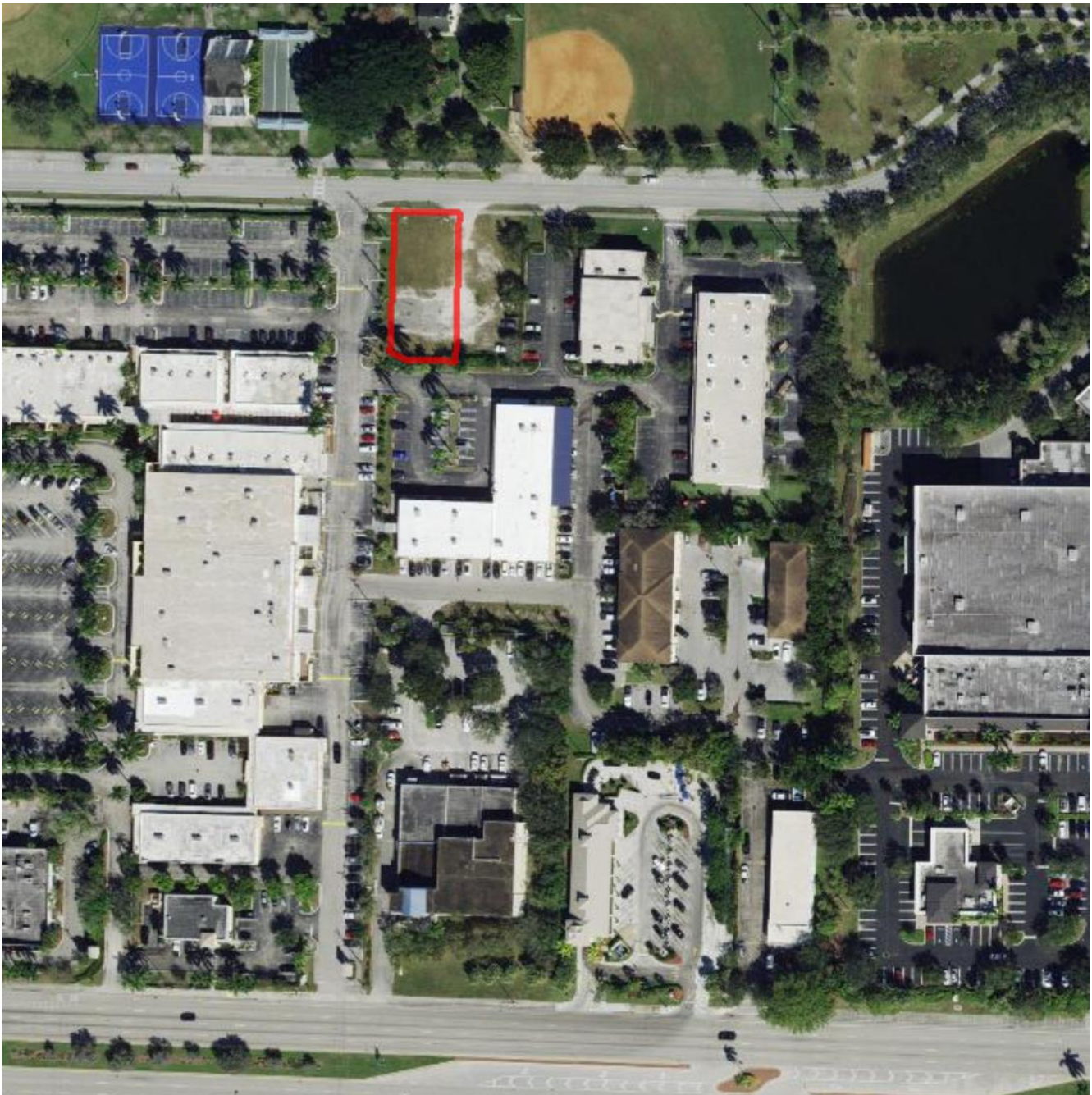
Existing Land Use: Vacant Open Space

Existing FLUM Designation: Industrial (IND)

Existing Zoning: Industrial General (IG)

Table 1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	Existing:	FLUM:	Zoning:
<i>North</i>	Camellia Park	Open Space (OS)	Public Ownership (PO)
<i>South</i>	Paint Lux Auto Body	Industrial (IND)	Industrial General (IG)
<i>East</i>	Vacant Land	Open Space (OS)	Public Ownership (PO)
<i>West</i>	Royal Plaza	Commercial (COM)	General Commercial (CG)

Directly below is an aerial photograph showing the location and extent of the affected area:



III. Intent of Petition:

The Applicant, Vincent Kafer of HM2V, Inc., on behalf of AMG Business Enterprises LLC, is requesting a Site Plan Modification in order to incorporate the newly acquired 0.235± acres into the previously approved site plan, for a property located at 6846 Seminole Palms Drive. The property is currently vacant. The Applicant has indicated in their Justification Statement that the ultimate goal is to develop the property for enlarging the existing Paint Lux facility parking lot. The Justification Statement further states that no storage of any material and or equipment, disabled vehicles of any kind will occur.

IV. History:

The subject property is located on the south side of Seminole Palms Drive approximately 0.14 miles east of Royal Palm Beach Boulevard at 6846 Seminole Palms Drive. The subject property was owned by the Village of Royal Palm Beach and was recently purchased by AMG Business Enterprises, LLC.

It is important to note that within the “Agreement for the Purchase and Sale of Real Property” the terms as to how the property is to be used is outlined in Section 1.03. and as follows:

Section 1.03. Property Information and Buyer’s Intended Use: The Buyer intends to incorporate the subject property referred to as the “West Parcel” into its existing “Automobile and/or water craft repair and/or service” facility, located at 500 Royal Plaza Road, Suite D (The “Intended Use”). Also, within Section 1.03. Property Information and Buyer’s Intended Use of the agreement, the Buyer acknowledges that in order to develop the Intended Use on this parcel, the Buyer shall be required to obtain development approvals from the Village, Which include: a Comprehensive Plan Amendment to change the Future Land Use Designation, a Zoning Map Amendment (this application), and other subsequent applications to include, a Special Exception approval, Site Plan Modification approval, Architectural and Aesthetic approval, and building permit, collectively referred to as the “Approvals” in the agreement. To-date, the Applicant submitted applications for all required applications stipulated in the said agreement.

V. Analysis:

The Applicant, Vincent Kafer of HM2V, Inc., on behalf of AMG Business Enterprises, LLC, is requesting a Site Plan Modification in order to incorporate the newly acquired 0.235± acres into the previously approved site plan, for a property located at 6846 Seminole Palms Drive. The property is currently vacant. The Applicant has indicated in their Justification Statement that the ultimate goal is to develop the property for the purpose of enlarging the existing Paint Lux facility parking lot. The Justification Statement further states that no storage of any material and or equipment, disabled vehicles of any kind will occur. For an illustration of the Site Plan, please refer to **Attachment C**, and for an Illustration of the Landscape Plan please refer to **Attachment D**.

In reviewing this petition, Village Staff considered conformity with Chapter 26 of the Village’s Code of Ordinances. Specifically, the proposed site meets the requirements for the Industrial General (IG) Zoning District as follows:

1. Parcel size: The overall PID site is 3.739± (1.825 + 1.914±) combined acres which exceeds the minimum of three (3) acres required for Planned Industrial Development (PID).
2. Setbacks: The proposed parking conforms to the setback standards for the IG Zoning District.
3. Pervious area: The proposed Site Plan complies with the minimum pervious requirements for developments in the IG Zoning District.

4. Parking Requirements: The proposed Site Plan complies with the parking standards of Village Code.
5. Landscape Areas: The proposed landscape plan meets all of the minimum planting material standards of Chapter 15 Landscaping.
6. Maximum Building Height: The proposed buildings meet the height limitations for the specific uses.
7. Stacking/Bypass: N/A

Overall, the proposed Site Plan Modification meets all of the Village's requirements for this type of use in the Industrial General (IG) Zoning District.

VI. Disposition Options:

Recommend: Approval of the application;
Denial of the application.

VII. Staff Recommendation:

Staff is recommending Approval of Application No. 23-048 (SPM) and Resolution No. 23-42.

VIII. Hearing History:

Planning and Zoning Commission:

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

Attachment A
Legal Description
Paint Lux Autobody Parking Lot
Application No. 23-048 (SPM)
Resolution No. 23-42

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.

Attachment B
Conditions of Approval
Paint Lux Autobody Parking Lot
Application No. 23-048 (SPM)
Resolution No. 23-42

1. Development Order:

This development order constitutes approval for:

Major Site Plan Modification in order to incorporate the newly acquired 0.235± acres into the previously approved site plan, for a property located at 6846 Seminole Palms Drive.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All other conditions imposed by previous approvals shall remain in full force and effect unless specifically modified herein.

2. Site Specific Conditions:

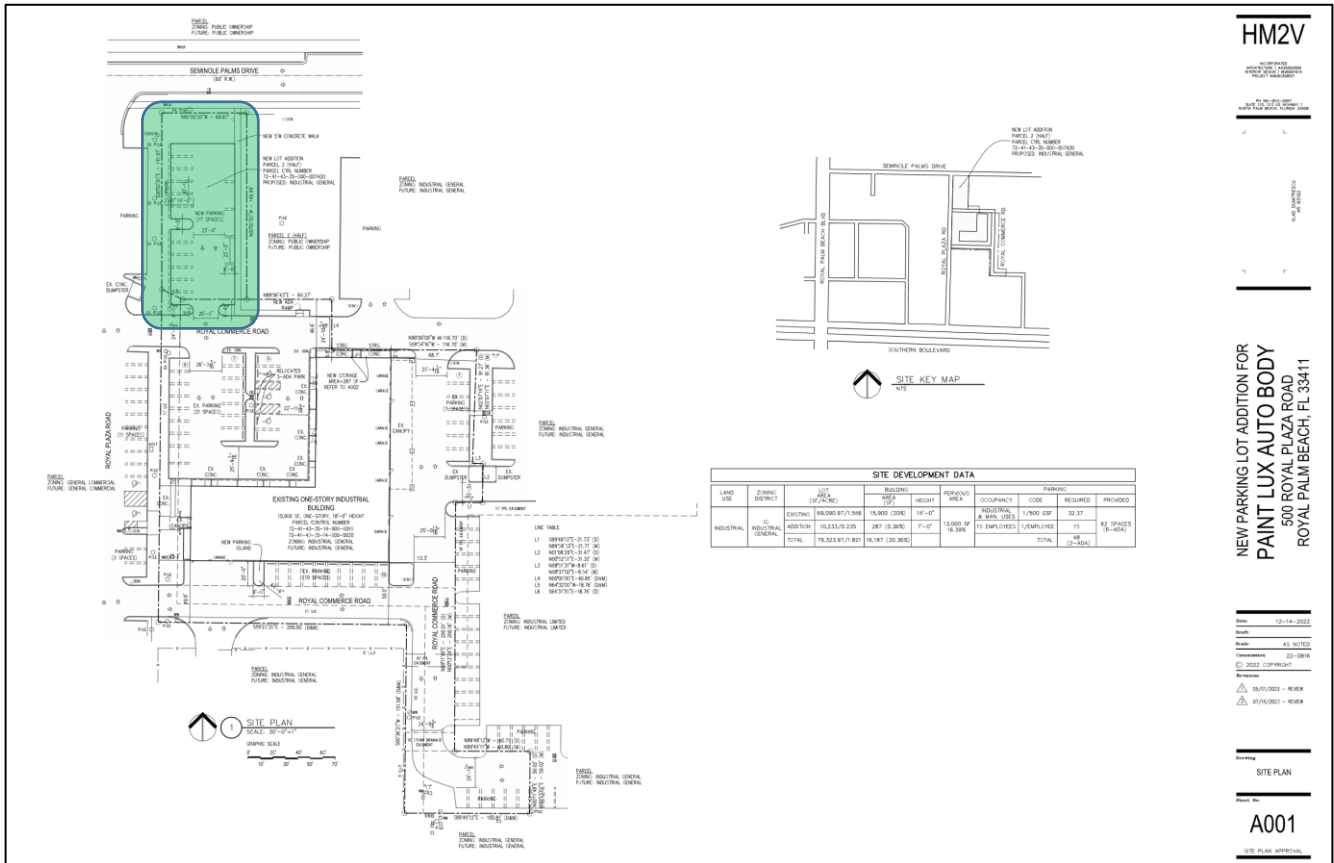
- A. There shall be no outside storage of any equipment or materials related to the operations of Paint Lux, including vehicles requiring paint and/or collision repair services.
- B. The 0.235± acre parcel shall not be fenced off from the main Paint Lux facility and shall at all times be incorporated into the main Paint Lux operation.
- C. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- D. The site shall be maintained free of all trash at all times.
- E. The signs shall meet all of the dimensional requirements of Village Code.

3. Landscaping Conditions:

- A. The property owner or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- B. Vegetation removal shall not commence until a vegetation removal permit have been issued.
- C. All shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, but must be maintained at no less than thirty-six inches (36) in height.
- D. The practice of “hat racking” defined as the severe cutting back of branches, making internodal cuts to lateral limbs, leaves branch stubs larger than 1 inch in diameter within the tree’s crown, is strictly prohibited for all trees listed in the approved landscape plan for installation. Trees shall be allowed to grow in a shape natural to their species, and shall only be pruned to remove limbs or foliage which presents a hazard to power lines or structures, or to remove dead, damaged or diseased limbs. In no case shall pruning result in trees which are smaller than the minimum requirements for spread or height, or are unnaturally shaped.
- E. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

Attachment C Site Plan Paint Lux Autobody Parking Lot Application No. 23-048 (SPM) Resolution No. 23-42

Directly below is an illustration of the Site Plan. The area highlighted below in green is the area being added to the previously approved Site Plan.



LAND USE	ZONING DISTRICT	LOT AREA (SQ. FT.)	BUILDING		PARKING					
			AREA	HEIGHT						
INDUSTRIAL	GENERAL	EXISTING	68,990	13,300	19'-0"	INDUSTRIAL & MAIL USES	1,700	52.37		
		ADDITION	10,213	18,717	27'-0"	13,900	18,395	15	63	SEAPLES (5-ADA)
		TOTAL	79,203	32,017	24'-0"	13,900	18,395	15	115	(5-ADA)

HM2V

REGISTERED ARCHITECT AND PROFESSIONAL ENGINEER
1500 N. MILITARY TRAIL, SUITE 100
WEST PALM BEACH, FL 33411
TEL: 561-833-1111
WWW.HM2V.COM

**NEW PARKING LOT ADDITION FOR
PAINT LUX AUTO BODY
500 ROYAL PALM PLAZA ROAD
ROYAL PALM BEACH, FL 33411**

Date: 12-15-2023
Scale: AS NOTED
Revision: 22-0816
© 2023 COPYRIGHT
12/15/2023 - REVISION
12/15/2023 - REVISION

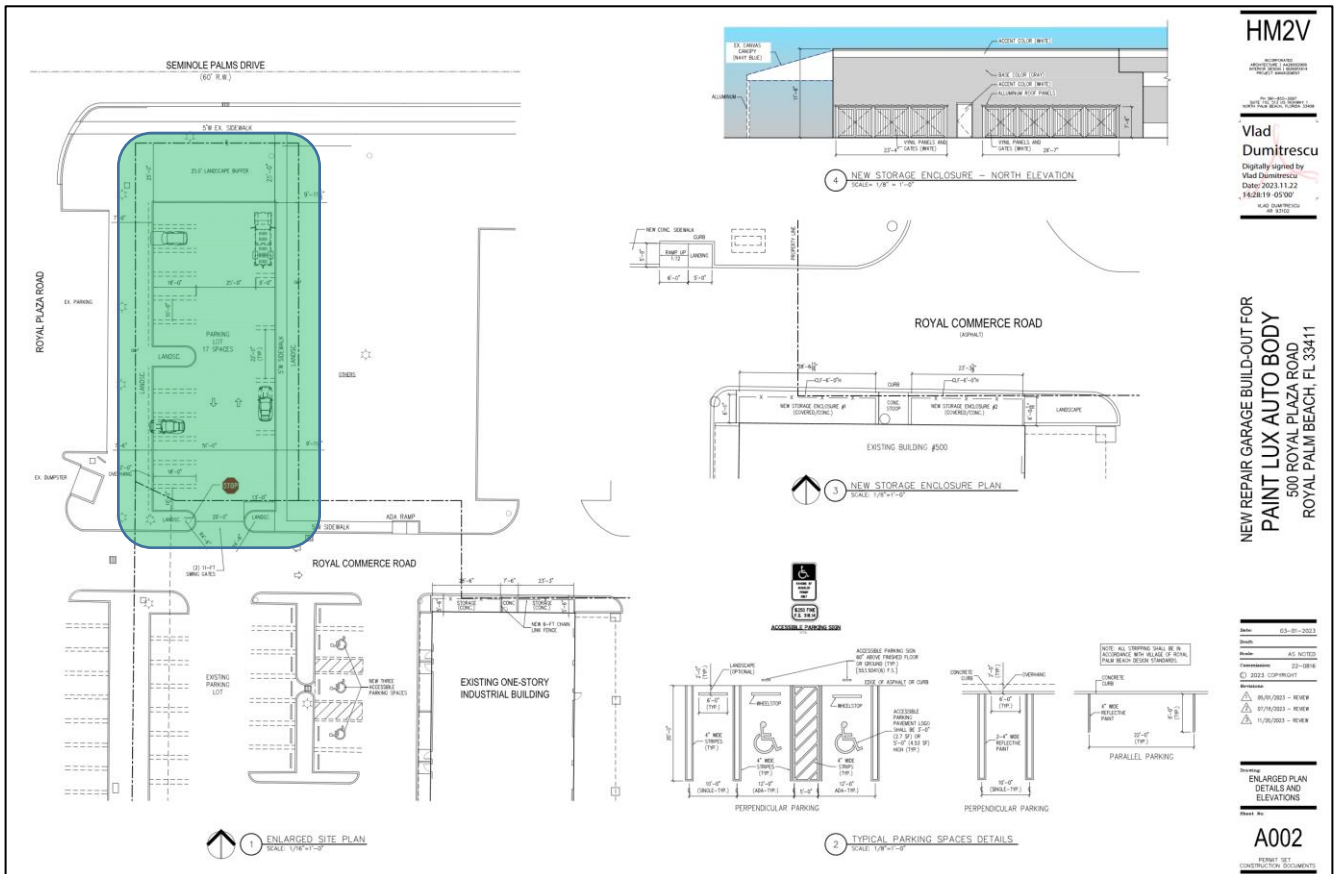
SITE PLAN

Sheet No. **A001**

SITE PLAN APPROVAL

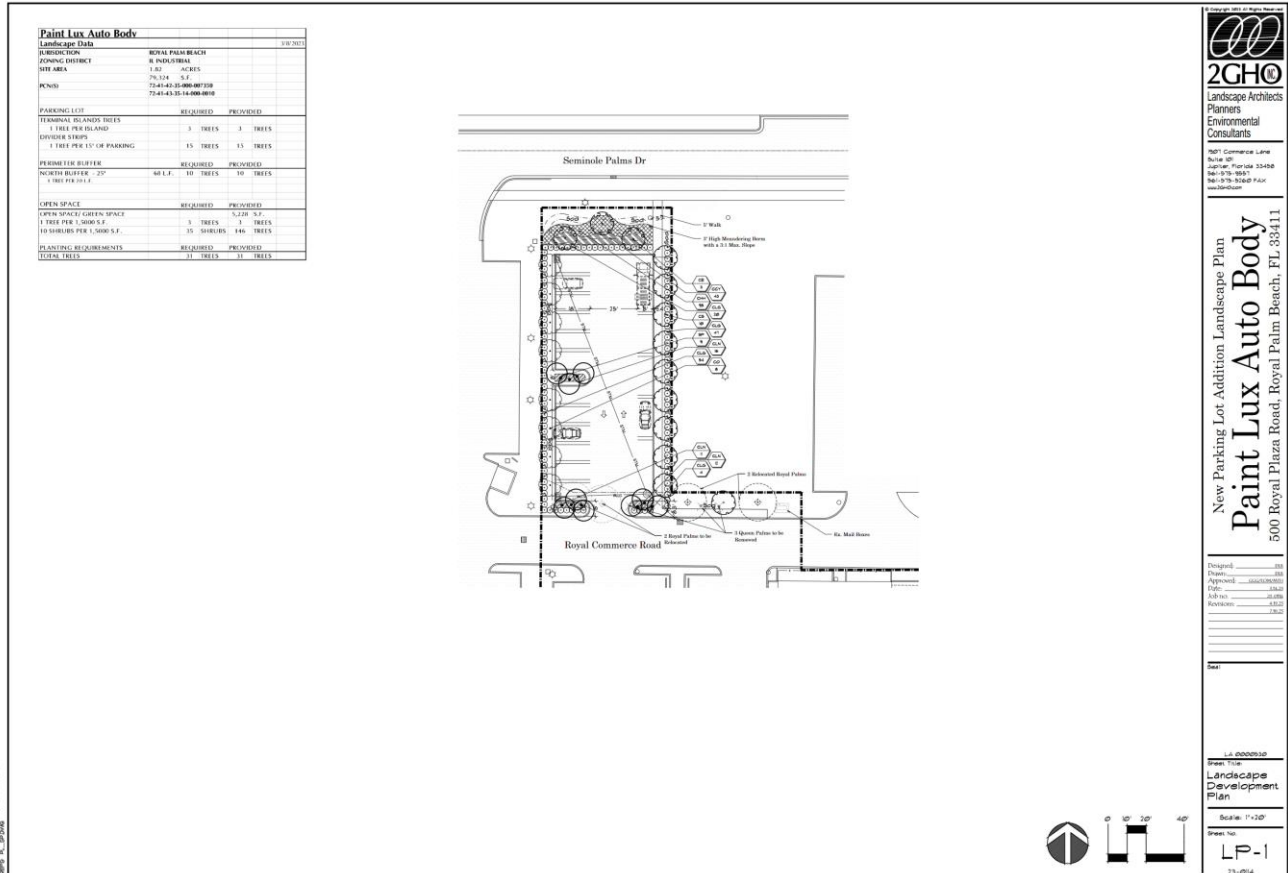
**Attachment C Cont'd
Site Plan
Paint Lux Autobody Parking Lot
Application No. 23-048 (SPM)
Resolution No. 23-42**

Directly below is an illustration of the Site Plan. The area highlighted below in green is the area being added to the previously approved Site Plan.



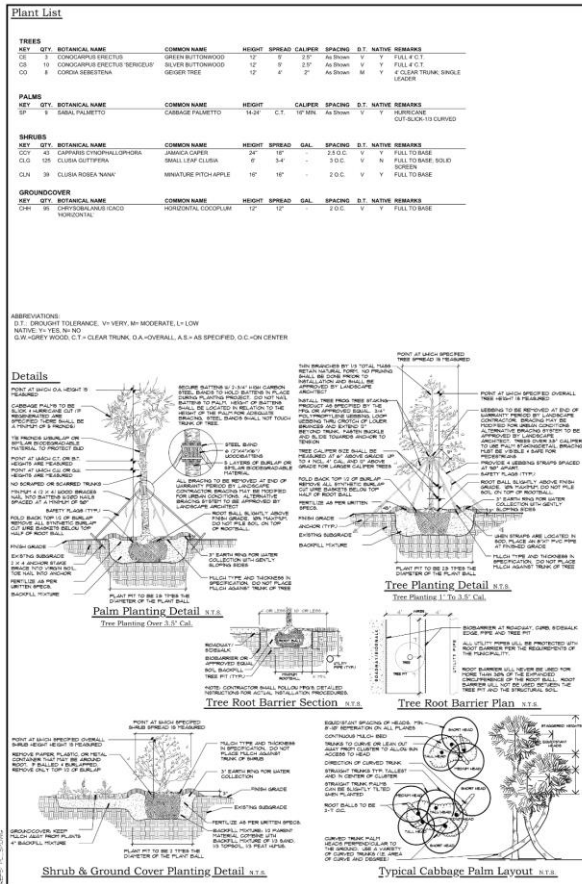
Attachment D Landscape Plan Paint Lux Autobody Parking Lot Application No. 23-048 (SPM) Resolution No. 23-42

Directly below is an illustration of the Landscape Plan.



Attachment D Cont'd Landscape Plan Paint Lux Autobody Parking Lot Application No. 23-048 (SPM) Resolution No. 23-42

Directly below is an illustration of the Landscape Plan.



2GHO
Landscape Architects
Planners
Environmental
Consultants

New Parking Lot Addition Landscape Plan
Paint Lux Auto Body
500 Royal Plaza Road, Royal Palm Beach, FL 33411

7871 Commerce Lane
Suite 405
Jupiter, Florida 33466
561-75-8867
561-75-8868 Fax
www.2gho.com

LA 000000P
Landscape Specifications & Details
Scale: Not to Scale
Sheet No. 23-048

RESOLUTION NO. 23-42

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 23-048 (SPM) – THE APPLICATION OF HM2V, INC ON BEHALF OF AMG BUSINESS ENTERPRISES, LLC - PERTAINING TO A SITE PLAN MODIFICATION APPROVAL TO INCORPORATE THE NEWLY ACQUIRED 0.235± ACRES INTO THE PREVIOUSLY APPROVED SITE PLAN, FOR A PROPERTY LOCATED AT 6846 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. 23-048 (SPM) 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. 23-048 (SPM), THE APPLICATION OF HM2V, INC ON BEHALF OF AMG BUSINESS ENTERPRISES, 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 and site plan depiction:

PLEASE SEE EXHIBIT “B” and “C” 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

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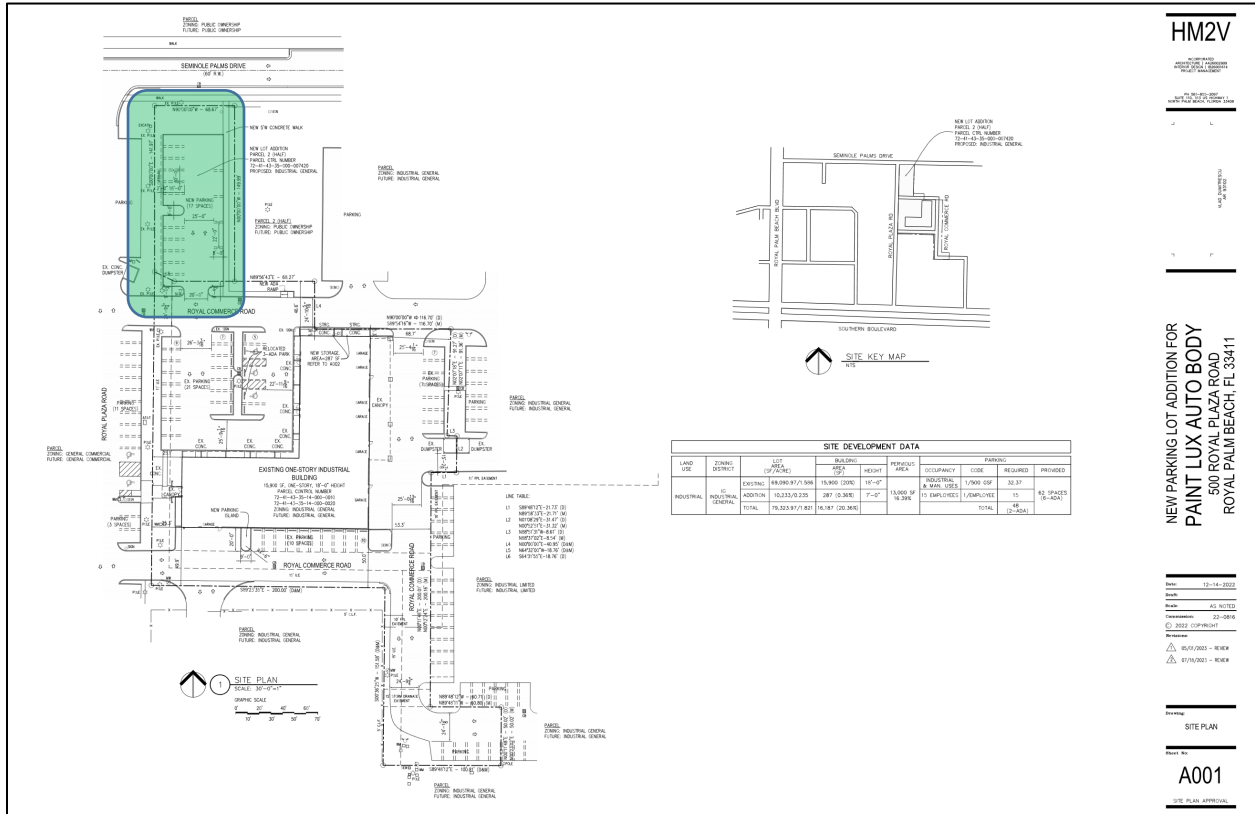
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Exhibit C Site Plan Paint Lux Autobody Parking Lot Application No. 23-048 (SPM) Resolution No. 23-42

Directly below is an illustration of the Site Plan. The area highlighted below in green is the area being added to the previously approved Site Plan.



HM2V
 500 ROYAL PALM BLVD
 SUITE 200
 WEST PALM BEACH, FL 33411
 TEL: 561-833-1111
 FAX: 561-833-1112
 WWW.HM2V.COM

**NEW PARKING LOT ADDITION FOR
PAINT LUX AUTO BODY
500 ROYAL PALAZA ROAD
ROYAL PALM BEACH, FL 33411**

Date: 11-14-2022
 Drawn: AS NOTED
 Checked: 23-0518
 © 2022 COPYRIGHT
 Project: 1501/2023 - NEW
 11/16/2023 - REVISION

SITE PLAN
 Sheet No:
A001
 SITE PLAN APPROVAL