

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 24-020 (SPM, AAR) AN APPLICATION BY ONSITE CIVIL GROUP, AND ADOPTION OF RESOLUTION NO. 24-06 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL TO ADD A CARWASH AND DETAIL BUILDING TO AN EXISTING “VEHICLE SALES AND/OR RENTAL” USE SITUATED ON A 33.43 ACRE PARCEL OF LAND LOCATED AT 9305 SOUTHERN BOULEVARD: BY AGENT JASON STOUGH, OF ONSITE CIVIL GROUP.

Issue:

The Applicant is seeking Site Plan Modification and Architectural Approval in order to add a carwash and detail building to an existing “Vehicle sales and/or rental” use on a 33.43± acre tract of land. The Applicant is proposing to add a 3,225 square foot automated carwash and detail building to an existing Mazda Dealership. The Architecture Style and Color will match the existing Mazda Building.

Overall, the proposed site plan is in conformance with the Village’s requirements for the Industrial Limited (IL) 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. 24-020 (SPM, AAR) and Resolution No. 24-06.

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: Mazda Carwash & Detail Bldg @ United Auto

Application: 24-020 (SPM, AAR) (Res. No. 24-06)

Applicant: OnSite Civil Group
980 Birmingham Road, Suite 501-340
Milton, GA 30004

Request: Site Plan Modification and Architectural Approval to add a carwash and detail building to an existing “Vehicle sales and/or rental” use on a 33.43± acre parcel, located at 9305 Southern Boulevard, within the Limited Industrial Zoning District.

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

Recommendation: Approval

II. Site Data:

Site Area: 33.43 ± acres

Property Control Numbers: 72-42-43-31-12-001-0000, 002-0000, and 003-0000

Existing Land Use: 3 Auto Dealerships

Existing FLUM Designation: Commercial (COM)

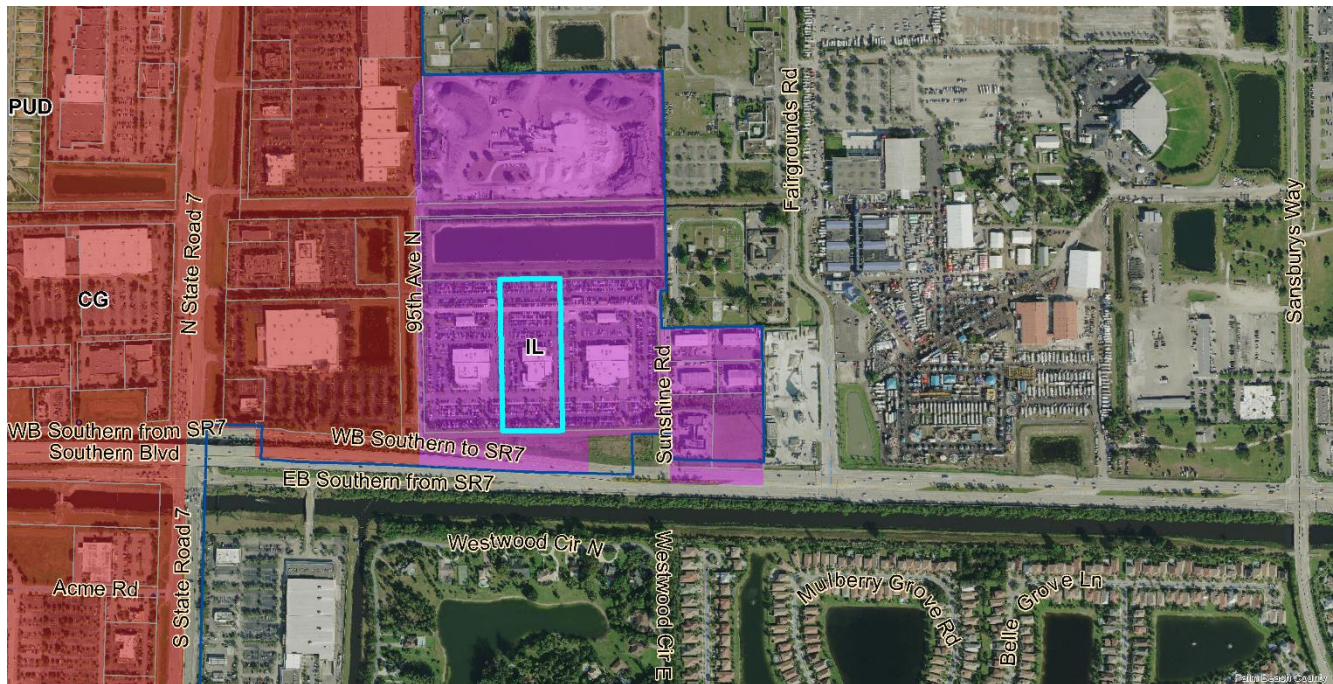
Proposed FLUM Designation: N/A

Existing Zoning District: Industrial Limited (IL)

Proposed Zoning: N/A

Table 1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	Existing:	FLUM:	Zoning:
<i>North</i>	Unincorporated PBC	Commercial (COM)	Planned Commercial Development (PCD)
<i>South</i>	Unincorporated PBC	Industrial (IND)	General Industrial (IG)
<i>East</i>	Sunshine Industrial	Industrial (IND)	Industrial Limited (IL)
<i>West</i>	Christ Fellowship	Commercial (COM)	General Commercial (CG)

Directly below is an illustration of the location of the site:



III. Intent of Petition:

The Applicant is seeking Site Plan Modification and Architectural Approval in order to add a carwash and detail building to an existing “Vehicle sales and/or rental” use on a 33.43± acre tract of land. The Applicant is proposing to add a 3,225 square foot automated carwash and detail building to an existing Mazda Dealership. The Architecture Style and Color will match the existing Mazda Building.

IV. History:

This property formerly known as the 95th Avenue Industrial Park, was previously approved for a special exception use of “asphalt or concrete plant” by the Village Council on July 20, 2000, which approval has since lapsed. This area has not been developed and the infrastructure improvements associated with the recorded plat approved in 1996 were never installed. The Site Plan and Special Exception Use approval for the site to be utilized for three automobile dealerships was approved by the Village Council on October 6, 2005 through the adoption of Resolution No. 05-39. The applicant received two minor site plan amendment approvals on August 16, 2006 and February 15, 2007. The property was also re-platted to accommodate the three proposed automobile dealerships.

V. Analysis:

The Applicant is seeking Site Plan Modification and Architectural Approval in order to add a carwash and detail building to an existing “Vehicle sales and/or rental” use on a 33.43± acre tract of land. The Applicant is proposing to add a 3,225 square foot automated carwash and detail building to an existing Mazda Dealership. The Applicant will be converting 17 inventory parking spaces to accommodate the carwash. Please refer to Attachment C for an illustration of the Site Plan. The Architecture Style and Color will match the existing Mazda Building.

Please refer to Attachment D for an illustration of the architecture of the carwash and detail building.

In reviewing the proposed Site Plan Modification, Village Staff considered compatibility with adjacent land uses, consistency with the Village's Comprehensive Plan and conformance with the Industrial Limited (IL) development standards in Section 26-92.

Specifically, the proposed site meets the requirements for the Industrial Limited (IL) Zoning District as follows:

1. Parcel size: The site is 33.43± acres and exceeds the minimum area required for Industrial Limited (IL) designated property of 2 acres.
2. Parcel width: The site exceeds the minimum parcel width of 150 feet of frontage.
3. Setbacks: The proposed Carwash and detail building meets the Setback Requirements of the Industrial Limited (IL) Zoning District.
4. Pervious area: The site meets the minimum pervious area requirements.
5. Parking Requirements: The site has provided parking that is consistent with the requirements of Chapter 23 (Traffic and Vehicles) for Auto Dealerships.
6. Landscape Areas: The proposed modifications to the Approved Landscape Plan meet all landscape requirements of Village Code.
7. Maximum Building Height: The proposed Carwash and detail building will meet the 32 foot maximum height limitation for the district.

Overall, the proposed site plan is in conformance with the Village's requirements for the Industrial Limited (IL) Zoning District.

VI. Disposition Options:

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

VII. Staff Recommendation:

Staff is recommending Approval of Application No. 24-020 (SPM, AAR) and Resolution No. 24-06.

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
Mazda Carwash & Detail Bldg @ United Auto
Application No. 24-020 (SPM, AAR)
Resolution No. 24-06**

Legal Description:

TRACT 2 OF PAG ROYAL PALM AUTOMOTIVE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110 PAGE 171, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Attachment B
Conditions of Approval
Mazda Carwash & Detail Bldg @ United Auto
Application No. 24-020 (SPM, AAR)
Resolution No. 24-06

1. Development Order:

This development order constitutes approval for:

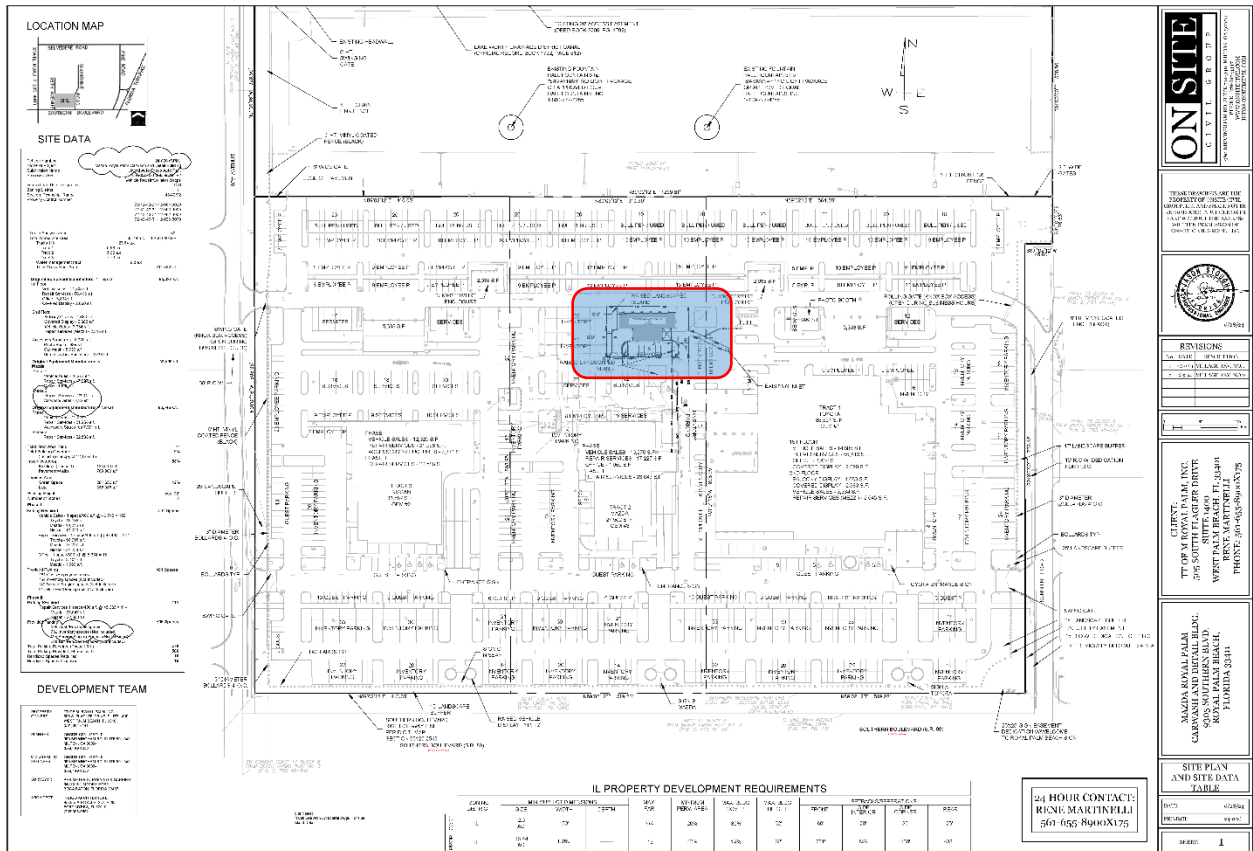
Site Plan Modification and Architectural Approval of a 3,225 square foot automated carwash and detail building located on a 33.43± acre site, located at 9305 Southern Boulevard.

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:

Attachment C Site Plan Mazda Carwash & Detail Bldg @ United Auto Application No. 24-020 (SPM, AAR) Resolution No. 24-06

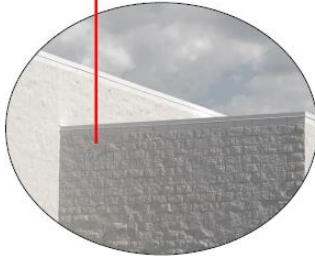
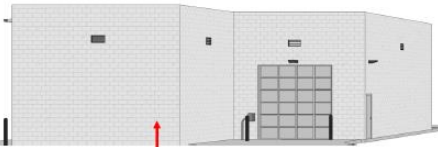
Directly below is the location of the proposed carwash and detail building outlined in red and highlighted in blue.



**Attachment C
Carwash Architecture
Mazda Carwash & Detail Bldg @ United Auto
Application No. 24-020 (SPM, AAR)
Resolution No. 24-06**

SOUTHERN PALM MAZDA NEW CAR WASH

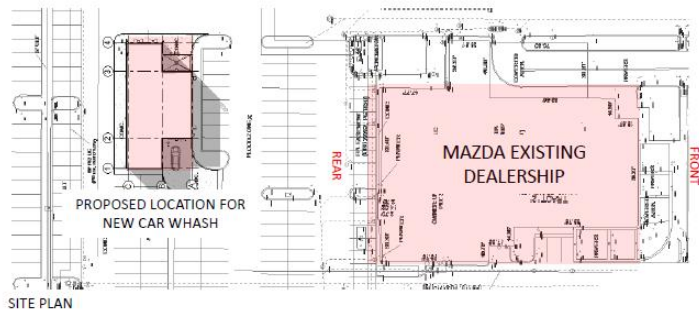
NEW BUILDING TO MATCH EXISTING EXTERIOR
BUILDING MATERIALS (CMU SPLIT FACE PAINTED WHITE)



CMU SPLIT FACE
PAINTED WHITE TO MATCH
EXISTING BUILDING



REAR ELEVATION / EXISTING IMAGES



SITE PLAN

RESOLUTION NO. 24-06

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 24-020 (SPM, AAR) – THE APPLICATION OF ONSITE CIVIL GROUP - PERTAINING TO A SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL TO ADD A CARWASH AND DETAIL BUILDING TO THE EXISTING MAZDA DEALERSHIP WITHIN THE LIMITED INDUSTRIAL ZONING DISTRICT ON A 33.43± ACRE PARCEL OF LAND LOCATED AT 9305 SOUTHERN BOULEVARD, 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. 24-020 (SPM, AAR) 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. 24-020 (SPM, AAR), THE APPLICATION OF ONSITE CIVIL GROUP, 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

Exhibit A
Legal Description
Mazda Carwash & Detail Bldg @ United Auto
Application No. 24-020 (SPM, AAR)
Resolution No. 24-06

LEGAL DESCRIPTION:

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2. Site Specific Conditions:

