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

## Agenda Item

PUBLIC HEARING TO CONSIDER APPLICATION NO. 25-036 (FP) PAINT LUX, AN APPLICATION BY AMG BUSINESS ENTERPRISES, LLC, AND ADOPTION OF RESOLUTION NO. 25-17 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING FINAL 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 KAFER.

### Issue:

This is an application for Final Plat approval to add 0.235± acres to the existing development for a total platted 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). Please find as **Attachment A** an illustration of the Final Pat.

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

- Sec. 22-24 Final Plat Requirements Generally.: the plat contains all of the information required; and
- The platted property meets all dimensional requirements of the zoning districts that are within the platted area.

This Final Plat is consistent with the Approved Site Plan for this property.

### Recommended Action:

Village Staff is recommending Approval of Application No. 25-036 (FP) and adoption of Resolution No. 25-17.

Initiator:	Village Manager	Agenda Date	Village Council	
Director of P & Z	Approval	7-17-2025	Action	

# Attachment A Paint Lux Application No. 25-036 (FP) Resolution No. 25-17

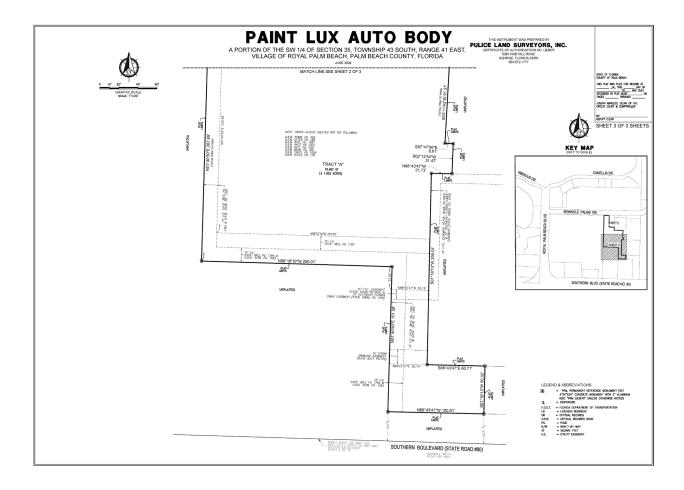
Directly below is an illustration of the Final Plat.

LEGAL DESCRIPTION:  NOW ALL MAY BY THESE PRESING THAT AND BUSINESS DISERPRESS LLC. A FLORIDA LIMITED LIMBULTY COMPANT, OWING OF THE LAND SHOWN MEDIUM AND THAT LIMIT AND DOCUMENT TO THE BLOCA PLANT REPORT CONTRY, FLORIDA SHOW THE WITH THE PROPERTY CONTRACTORS OF THE BLOCA PLANT REPORT CONTRY, FLORIDA SHOW THE PROPERTY SECRETARY TO SHOW THE BLOCA PLANT REPORT CONTRY, FLORIDA SHOW THE PROPERTY THE SHOWN THE PROPERTY FLORIDA S	PAINT LUX AUTO BOIL A PORTION OF THE SW 1/4 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE	GE 41 EAST,
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:	VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLOR	RIDA
	JUNE 2024	
CONSIDER AT THE SOURCE ASSESS THE SOURCE AS ASSESSED AS THE CORN OF THE WILL ARE AS	THE INSTRUMENT WAS PREPARED BY  PULCE LAND SURVEYORS, INC. CERTIFICATE OF AUTHORIZATION NO LIBERTO SHAPE AND SHAPE HAVE AND SHAPE AND SH	VILLAGE APPROVAL.  VILLAGE OF YAMA DESCRIPTION AND RESON TO SECRETOR APPROVES THE MANAGEMENT OF THE BOOK OF THE BO
SAD LANCS LYING AND BEING IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND		BC DEPUTY CLERK
CONTAINING 79,487 SQUARE FEET (1.825 ACRES), MORE OR LESS.		IDN. DISANTO SHEET 1 OF 3 SHEETS
DEDICATIONS AND RESERVATIONS:		WILDAZE COERK
THE LANDS DESCRIBED HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS AND/OR RESERVATIONS:	SEMNOLE PALMS OR.	
DELUMENTOR OF CONDUMENTAL AT OR BODY 33565, PAIGE 489. BERDSHOMEN FOR SALE OF LIKES OF CILL OR AND MEMBRAL RECHTS AT OR BODY 9785, PAIGE 951. INDESS/UDERSS LEGISIMENT & SORE DESCRIPT AT OR BODY 27723, PAIGE 168. INDESS/UDERSS LEGISIMENT AT OR BODY 4777, PAIGE 1431, MAN AUMENDERS AT OR BODY 4271, PAIGE 1087.	g THIS PLAT	VILLAGE ACKNOWLEDGMENT: STATE OF FLORING )
INGRESS/CORESS EASEMENT & DRAINAGE EASEMENT AT OR BOOK 6211, PAGE 1091.	3 [*]	COUNTY OF PALM BEACH ) 35
UNITY OF CONTROL & CROSS-ACCESS DAN BOND, PAGE 350.  UNITY OF CONTROL & CROSS-ACCESS DAN BOND AT OR BOOK 12677, PAGE 1059.	i[	BEFORE ME PERSONALLY APPEARED AND CLERK OF THE CRCUIT WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE COURT & COMPTROLLER
INDESTRUCTIONS DESIGNED AT ON EXCHANGE THE NOW ARROWSHED AT OR BOOK 6111, NOT 1000.  FERRITHING ACCURATE CONTROL FOR THE TOTAL OF THE T	4 Wasa	BEFORE ME PRODUCTIVE APPEARED TO ME, AND HID DECORDED AND CORPS OF THE CRICILITY OF THE CRI
		WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF, 202
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE, THIS DAY OF 202		In-
AUTHORIZED REPRESENTATIVE, THIS DAY OF 202	SOUTHERN BLVD. (STATE ROAD NO. 60)	
		NAME: DATE ATTORNEY AT LAW LICONSED IN FLORIDA FLORIDA DARK NUMBER:
WITNESS: AMG BUGINESS ENTERPRISES LLC (SIGNATURE) A FLORIDA LIMITED LIABILITY COMPANY		
PRINT NAME:	COTA MACROS TRE	
BY: ANDELLE CIBSON	**Diet In.	VILLAGE ENGINEER:
WINESS:		THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.
(SIGNATURE) PRINT NAME:	LOCATION MAP	
PRINT NAME:	SCALE 1" = 300" DATE OF SURVEY:	SY:CHRISTOPHER MARCH, P.F. NO. 62560
ACKNOWLEDGMENT:	04/16/2024	CHRISTOPHER MARSH, P.E. NO. 62560 VILLAGE ENGINEER
		DATED:
COUNTY OF ) 255		unicu-
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTACIZATION, THIS DAY OF COMMODER OF AND SUSPENS ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY,	NOTES:	
OF AND BUSINESS ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED.  AS INSTRUCTORS	<ol> <li>NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY FASSIENT WITHOUT WRITTEN CONSENT OF ALL FASSIENT REVENIGABLES AND ALL APPLICABLE COUNTY</li> </ol>	REVIEWING SURVEYOR'S STATEMENT:
WHO IS [ ] PERSONALLY KNOWN TO ME ON [ ] HAS PRODUCED AS IDENTIFICATION.	<ol> <li>And DALLMOND OF MAY MEND OF CONTROLLING ON THEIR OF MENDERS SHALL BE FAMILED ON MAY AMPROVED, OF THEIR AS OPERATION FOR CONTROLLING ONLY.</li> <li>In 1900, CASES WHICH A OPERATION FOR STORE OF CONTROLLING CONTROLLING ONLY.</li> <li>In 1900, CASES WHICH EXPLORED TO FORTION FOR THE CONTROLLING ONLY.</li> <li>IN 1900, CASES WHICH EXPLORED ONLY OF CONTROLLING ONLY.</li> <li>IN 1900, CASES WHICH EXPLORED ONLY OF CONTROLLING ONLY.</li> <li>IN 1900, CASES WHICH THE STORE OF COST OF COST OF THE PORTON PARTY OF THE COST OF THE C</li></ol>	THE FLY MIS BED BEVERTED IN ACCORDANCE WITH CHAPTER 177.061(1), FURRAL STATUTES, TO DETERMINE THAT ALL ARM REQUIRED OF CHAPTER 177, FLORED STATUTES OF SHORM WHELE REACON CHICKS OF THE GEOGREE DATA BEFALLET ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERFEATION OF SAID DATA WAS MADE.
MY COMMISSION EXPIRES:SIGNATURE - NOTARY PUBLIC	EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS	CHECKS OF THE GEODETIC DATA REPLIET ITS ADEQUACY, NO REPRESENTATION OF THE FULL
SIGNATURE - NOTARY PUBLIC PRINT NAME:	MITH THEIR PROPRIES BEING DETERMINED BY USE RIGHTS GRANTED.	VERFICATION OF SAID DATA WAS MADE.
MORTGAGEE'S JOINDER AND CONSENT:	SECULATIONS.  A ALL PERFORMED DOCUMENTS ARE DEP DAILY DEVOLUTION OF DECORDS DICTION.	BY: NAME: BRYAN MERRITY DATE
	5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBGRIDDED	NAME: BRYAN MERRIT DATE FLORED PROTESSOM, SURVEYOR AND MAPPER FLORED CREATERS IN D. 6558
STATE OF	MILLION CONTROL DESCRIPTION OF THE PARK MILLION CONTROL PURILION CONTROL CONTR	FLORIDA CERTIFICATE. LS NO. 6558
THE UNDERSIONED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTDAGE, UPON THE PROPERTY DESCRIBED	6. BEARNING ARE BASED ON STATE PLANE COORDINATES AND ARE RELIATIVE TO BE NORTH AMERICAN DATUM OF 1883 WITH THE 1990 ADJUSTMENT, FL—E ZONE, WITH THE EAST LINE OF THE NW 1/4 OF SECTION	
THE UNCESSAND HEISEY CRITICS THAT IS THE HOLDER OF A MOSTRUCK, UNDO THE PROPERTY EXCURSED HEISECH AND DOOS REPETER AND AND COLORIST TO THE CRICIATION OF THE LAND DESCRIBED IN SAN DESCRIBED HEAVY OF THE CRICIATION OF THE CRICIATI	35-43-41 BBING SOTISTISTS.  7. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.	TITLE CERTIFICATION:
WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 33720 AT PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.	7. DIMENSIONS SHOWN HEREON ARE IN U.S. SUNYEY FEET.	STATE OF FLORIDA COUNTY OF PALM BEACH ) SS
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS	SURVEYOR'S CERTIFICATE:	
IN WINESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS  AND ITS CORPORATE SIZE TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS  BOARD OF DIRECTORS THE	DIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF	HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE
	A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT PERMANENT REFERENCE MONUMENTS	ANG BUSINESS ENTERPRISE LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN
WITNESS: TRUST BANK.	THE IS TO CORPET THAT THE FLAT SHOWN INTEGED IF A TIME AND CONTROL EMPRESSATIONS OF A ASSET WANT UNDER HE REPORTED RECEIVED AND SUPPRIVIOUS WITH ADD SHOWN IS OFFICE AND THE CONTROL OF THE PROPERTY ACCORDING TO SCIENCE 177 CORPET THE CORP. AND AND ADDRESSATION FOR CONTROL OF THE VALUE OF FORTH, PAUL SECURITY, PAUL	I NEW COSTIFY THAT I HAVE DAMAGE THE TILE TO BE RESIDED ATTEMED. THE EXECUTION THAT I HAVE DAMAGE TO BE TILE TO THE RESIDENCE ACCESSED PROFITS THAT THAT I HAD THE TILE TO THE PROTURED SECRETION SHOULD A FLORIDA AND DAMAGE SECRETION SECRETION AND THE TILE THAT I HAVE DESCRIBED AND THE TILE THAT T
PRINTED NAME: A NORTH CAROLINA BANKING CORPORATION	FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.	THE STATE OF THE STATE OF THE STATE OF THE PLAN.
WITNESS:		BY: NAME: CATE
PRINTED NAME: PRINTED NAME:	DATE	NAME: CATE ATTORNEY AT LAW LICENSED IN FLORIDA FLORIDA PAR NAMPER
ACKNOWLEDGMENT: TITLE:	BY: DAY F PULL SERVICYOR AND MAPPEN NO. LSCHOOL PRINCE TO THE PULL SERVICYOR AND MAPPEN NO. LSCHOOL PULCE LAND SERVICIONS, INC.	FLURIDA DATI NUMBER
STATE OF		
COUNTY OF	SUMPOSE, PL 33351 CERTIFICATE OF AUTHORIZATION NO. LB3870	SUMMARY DATA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ]	CENTRIALE OF AUTOMOLATION NO. LEGISTO	PROJECT ENGINEER: NA
OSLINE NOTAMEATION, THIS DAY OF THE ANY A NORTH CAROLINA BLANKING CORPORATION, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED.  AS IDENTIFICATION.	VELACE OF DESIGNATION	NUMBER OF LOTS 1
	CORPORATE SEAL VILLAGE ENGINEER ROYAL PALM BEACH SURVEYOR SURVEYOR	APPROXIMATE LOT DIMENSIONS
MT COMMISSION EXPIRES:  SIGNATURE:  PRINT NAME:  NOTARY PUBLIC		288 L X 240 W
NOTARY PUBLIC		
	SEAL SEAL SEAL SEAL SEAL	LINEAL FEET OF STREETS = N/A
	( OPUR ) ( OPUR ) ( OPUR ) ( OPUR )	TOTAL AREA THIS PLAT = 79,487 SF (+/- 1,825 ACRES)  OWNER: AMIG BUSINESS ENTERPRISES LLC
		AGENT: PULICE LAND SURVEYORS, NC
		ABENT: POLICE DAID SURVETORS, NC

Initiator:	Village Manager	Agenda Date	Village Council	
Director of P & Z	Approval	7-17-2025	Action	

# Attachment A Continued Paint Lux Application No. 25-036 (FP) Resolution No. 25-17

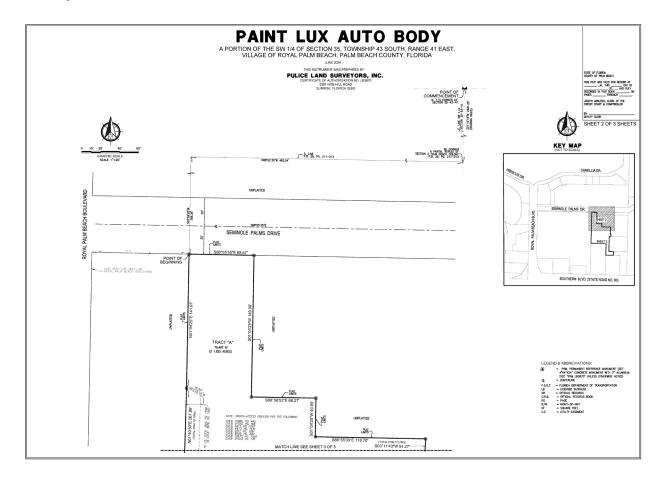
Directly below is an illustration of the Final Plat.



Initiator:	Village Manager	Agenda Date	Village Council	
Director of P & Z	Approval	7-17-2025	Action	

# Attachment A Continued Paint Lux Application No. 25-036 (FP) Resolution No. 25-17

Directly below is an illustration of the Final Plat.



Initiator:	Village Manager	Agenda Date	Village Council	
Director of P & Z	Approval	7-17-2025	Action	

### **RESOLUTION NO. 25-17**

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 25-036 (FP) – THE APPLICATION OF AMG BUSINESS ENTERPRISES, LLC - PERTAINING TO FINAL PLAT APPROVAL OF 1.825± ACRES OF LAND LOCATED ON 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. 25-036 (FP) was presented to the Village Council at its public hearing conducted on July 17, 2025; 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 Village 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. 25-036 (FP), THE APPLICATION OF AMG BUSINESS ENTERPRISES, LLC, PERTAINING TO LAND MORE PARTICULARLY DESCRIBED ON EXHIBIT "A", WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WAS APPROVED.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of July, 2025.

	VILLAGE OF ROYAL PALM BEACH
	MAYOR JEFF HMARA
ATTEST:	(SEAL)
DIANE DISANTO, VILLAGE CLERK	

# Exhibit A Legal Description Paint Lux Application No. 25-036 (FP) Resolution No. 25-17

Directly below is the Legal Description:

## LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT AMG BUSINESS ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "PAINT LUX AUTO BODY", BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, IN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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"9"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" WEST 100.81 FEET; THENCE NORTH 88"43"47" WEST 101.81 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 Conditions of Approval Paint Lux Application No. 25-036 (FP) Resolution No. 25-17

## 1. Site Specific Conditions of Approval:

A. The Final Plat shall be recorded in the Official Records of Palm Beach County within ten (10) calendar days of Final Plat Approval.