

**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 KAHER.**

**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

Directly below is an illustration of the Final Plat.

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

P:\Royal Commerce Park\25-036 (FP) Paint Lux Final Plat\Board Documents\AIS & Staff Report\Agenda Item Summary\25-036 (FP) Paint Lux Final Plat Agenda Item VC.doc

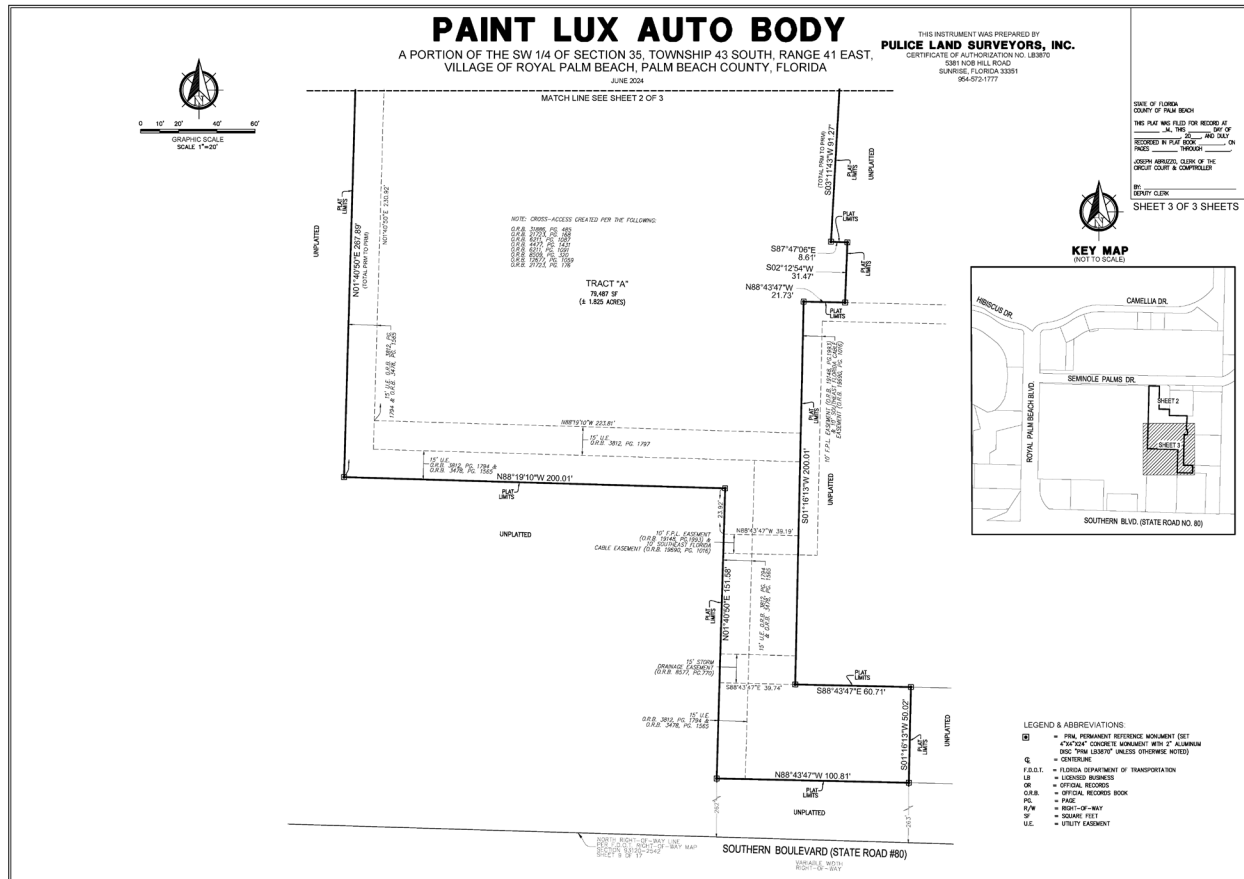
# Attachment A Continued

## Paint Lux

### Application No. 25-036 (FP)

### Resolution No. 25-17

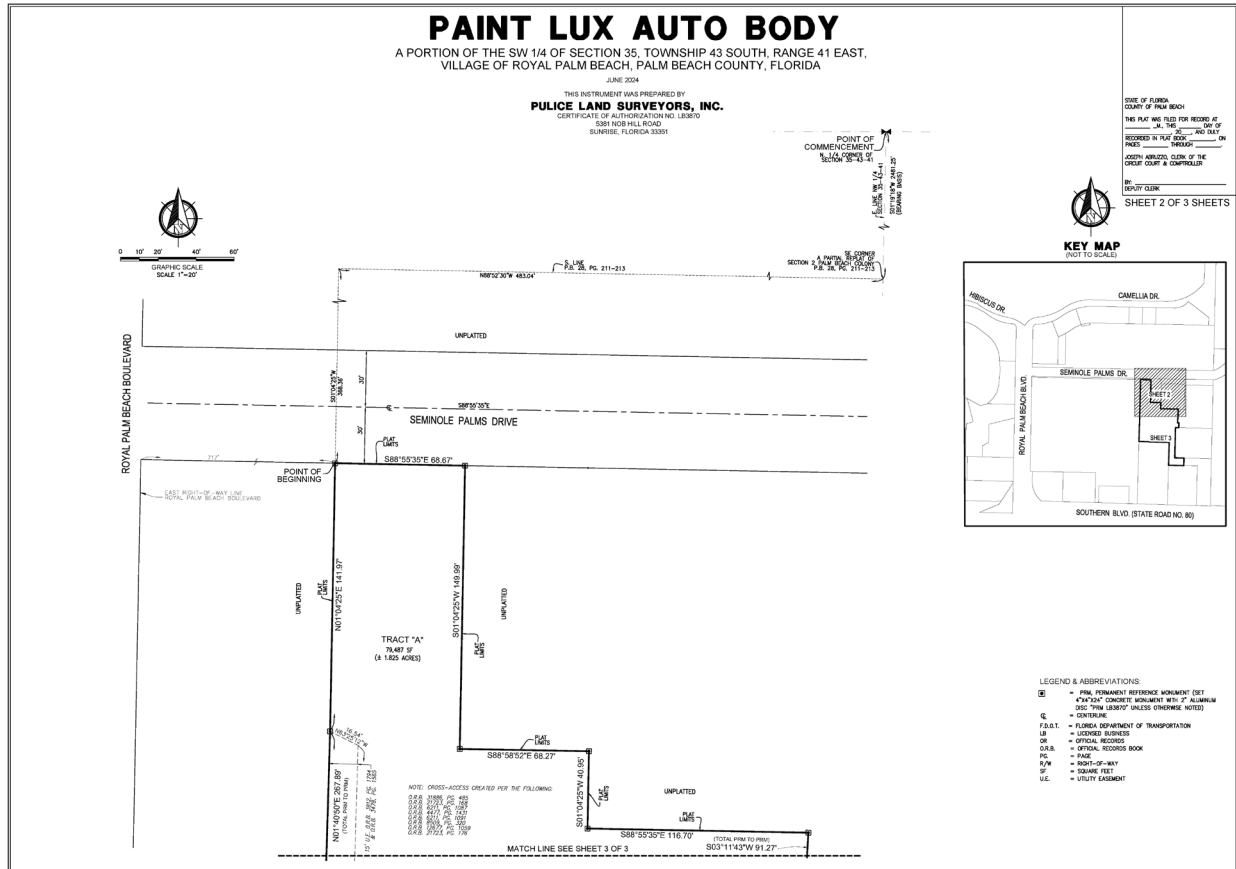
Directly below is an illustration of the Final Plat.



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°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**  
**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.