

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 25-018 (SE), AN APPLICATION BY MILESTONE MOTOR, LLC, ON BEHALF OF MSML, LLC, AND ADOPTION OF RESOLUTION NO. 25-13 CONFIRMING COUNCIL ACTION. THE APPLICANT IS REQUESTING SPECIAL EXCEPTION USE APPROVAL TO ALLOW FOR AN “AUTOMOBILE AND/OR WATER CRAFT REPAIR AND/OR SERVICE” WITHIN THE INDUSTRIAL GENERAL (IG) ZONING DISTRICT, FOR A PROPERTY LOCATED AT 180 BUSINESS PARKWAY, BAY 4.

Issue:

The Applicant is requesting Special Exception Use Approval to allow for an “Automobile and/or water craft repair and/or service” within the Industrial General (IG) Zoning District, for a property located at 180 Business Parkway, Bay 4.

In reviewing this petition, the following criteria for approving Special Exceptions are provided at Sec. 26-32(f)(4)of the Village Code:

1. The proposed special exception is consistent with the policies and standards of the village comprehensive plan; or
2. The proposed special exception complies with all applicable development regulations of the Village Code; or
3. The proposed special exception does not have adverse environmental impacts which cannot be prevented by the imposition of conditions; or
4. The proposed special exception does not have adverse vehicular or pedestrian traffic impacts which cannot be prevented by the imposition of conditions; or
5. The proposed special exception does not have an adverse impact upon public facilities, including, but not limited to, impacts on police and fire protection, drainage systems, refuse disposal, water, sewers, and schools, which cannot be prevented by the imposition of conditions; or
6. The design of the proposed special exception does not have adverse impacts on adjacent properties or is detrimental to their use and peaceful enjoyment and will cause objectionable noise, vibrations, [and/or] fumes; or

Initiator:	Agenda Date	Village Council
P&Z Director	2-19-2026	Action

7. The proposed special exception is compatible with the character and living conditions of the existing neighborhood in which it is to be located; or
8. The proposed special exception does not have an adverse impact on property values in adjacent areas which cannot be prevented by the imposition of conditions; or
9. The proposed special exception is not a deterrent to the improvement or development of adjacent property, in accordance with applicable Village Code development regulations, which cannot be prevented by the imposition of conditions; or
10. The proposed special exception will not seriously reduce the quality or quantity of light and air available to adjacent properties, which cannot be prevented by the imposition of conditions.

The Applicant contends that “the new location is surrounded by businesses in the automotive or related industries, making our shop a natural fit. Our presence will align with the area’s current commercial use and cause no disruption to the surrounding environment. With our long-standing experience, existing business approval, compatibility within the area, and direct investment in the property, we respectfully request your approval to operate our auto repair business at the new location. We remain committed to running a professional, compliant, and community-centered business.” The Applicant’s Justification Statement provides responses to each of the above Special Exception criteria.

The Planning and Zoning Commission considered this application on January 27, 2026 and recommended Approval by a vote of 3-2 with Commissioners Andrew Alba and David Leland dissenting.

Recommended Action:

Consider and make a final decision to grant, or deny with conditions Application No. 25-018 (SE) and Resolution No. 25-13.

Initiator:	Agenda Date	Village Council
P&Z Director	2-19-2026	Action

Attachment A
Conditions of Approval
MSM 180 Auto Repair @ 180 Business Parkway, Bay 4
Application No. 25-018 (SE)
Resolution No. 25-13

1. Development Order:

The Applicant is requesting Special Exception Use Approval to allow for a 1,000 square foot “Automobile and/or water craft repair and/or service” within the Industrial General (IG) Zoning District, for a property located at 180 Business Parkway, Bay 4.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied.

2. Site Specific Conditions:

- A. The “Automobile and/or watercraft repair and/or service” and supporting parking shall be located only in the area designated on the accompanying site plan.
- B. The site shall be maintained free of all trash at all times.
- C. No outdoor storage of any automobiles waiting to be repaired, and any automobiles being kept overnight shall be stored within the building.
- D. No outdoor storage of any materials of any kind shall be permitted on site including but not limited to chemicals or waste products.
- E. No repair activities shall be permitted outside of any bay.
- F. This Special Exception use approval shall be limited to the repair of automobiles only.
- G. The Applicant shall comply with all federal state and local environmental regulations at all times.
- H. There shall be no wet washing of the garage bays at any time.
- I. The Applicant shall submit a Site Plan Modification application identifying this building (bay) use on the Site Plan and incorporating any other required site updates, including minimum parking requirements and landscaping, within thirty (30) days of approval of this Special Exception use by Village Council. The Applicant shall not operate Bay 4 as an “Automobile and/or water craft repair and/or service” facility until such time as the Applicant obtains final Site Plan Modification approval by the Village.
- J. Failure of the applicant to comply with any of the Conditions of Approval at any time may result in the denial or revocation of building permits, issuance of a stop work

Initiator:	Agenda Date	Village Council
P&Z Director	2-19-2026	Action

order, denial of certificates of occupancy or the denial or revocation of other Village issued permits or approvals.

Initiator:	Agenda Date	Village Council
P&Z Director	2-19-2026	Action

RESOLUTION NO. 25-13

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 25-018 (SE) – THE APPLICATION OF MILESTONE MOTOR, LLC ON BEHALF OF MSML, LLC - PERTAINING TO APPROVAL OF A SPECIAL EXCEPTION USE FOR “AUTOMOBILE AND/OR WATER CRAFT REPAIR AND/OR SERVICES” WITHIN THE INDUSTRIAL GENERAL (IG) ZONING DISTRICT, FOR A PROPERTY LOCATED AT 180 BUSINESS PARKWAY, BAY 4; 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. 25-018 (SE) was presented to the Village Council at its public hearing conducted on February 19, 2026; 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, APPLICATION NO. 25-018 (SE), THE APPLICATION OF MILESTONE MOTOR, LLC ON BEHALF OF MSML, 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:

PLEASE SEE EXHIBIT ‘B’ ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of February, 2026.

VILLAGE OF ROYAL PALM BEACH

MAYOR JEFF HMARA

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
MSM 180 Auto Repair @ 180 Business Parkway, Bay 4
Application No. 25-018 (SE)
Resolution No. 25-13

LEGAL DESCRIPTION:

Lots 5 and 6, LESS the West 80 feet of Lot 6, ROYAL PALM BEACH BUSINESS PARK, according to the plat thereof recorded in Plat Book 52, Page s 71 and 72 , of the Public Records of Palm Beach County, Florida.

Exhibit B
Conditions of Approval
MSM 180 Auto Repair @ 180 Business Parkway, Bay 4
Application No. 25-018 (SE)
Resolution No. 25-13

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- J. Failure of the applicant to comply with any of the Conditions of Approval at any time may result in the denial or revocation of building permits, issuance of a stop work order, denial of certificates of occupancy or the denial or revocation of other Village issued permits or approvals.