

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 20-126 (SE), AN APPLICATION BY PROTEK AUTOMOTIVE, LLC, AND ADOPTION OF RESOLUTION NO. 21-01 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING SPECIAL EXCEPTION USE APPROVAL FOR AN “AUTOMOBILE AND/OR WATER CRAFT REPAIR AND/OR SERVICE; SERVICE STATION” ON A 0.47 ACRE PARCEL OF LAND LOCATED AT 300 BUSINESS PARKWAY, SUITE A-2. BY: AGENT AMAR PATEL.

Issue:

The applicant is seeking Special Exception Use Approval to allow for 2,721 square feet of automobile repair service within an office-warehouse facility, located at 300 Business Parkway, Suite A-2 and situated within the Industrial General (IG) Zoning District. The “Automobile and/or water craft repair and/or service; service station” is listed as a Special Exception Use within the Industrial General (IG) Zoning District. The automobile repair service will occupy Suite A-2 inside an existing 5,542 square foot building on Tract D of the Westland Center Plat.

In reviewing the proposed Special Exception, Village Staff considered compatibility with adjacent land uses, consistency with the Village’s Comprehensive Plan and conformance with the Village’s Development Standards for the Industrial General (IG) Zoning District. Staff has determined that the proposed Special Exception conforms to Village Standards.

The Planning and Zoning Commission considered the application on January 26, 2021, and recommended Denial by a vote of 5-0.

Recommended Action:

Staff is recommending Approval of Application No. 20-126 (SE) and Resolution 21-01.

Initiator:	Village Manager	Agenda Date	Village Council
P & Z Director	Approval	2-18-2021	Action

RESOLUTION NO. 21-01

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 20-126(SE) - THE APPLICATION OF PROTEK AUTOMOTIVE, LLC - PERTAINING TO APPROVAL OF A SPECIAL EXCEPTION USE FOR "AUTOMOBILE AND/OR WATER CRAFT REPAIR AND/OR SERVICE; SERVICE STATION", LOCATED AT 300 BUSINESS PARKWAY, SUITE A-2, 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. 20-126(SE) was presented to the Village Council at its public hearing conducted on February 18, 2021; 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. 20-126(SE), THE APPLICATION OF PROTEK AUTOMOTIVE, 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 18th day of February, 2021.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
ProTek @ 300 Business Parkway, Suite A-2
Application 20-126(SE)
Res. 21-01

LEGAL DESCRIPTION:

Lots 9, 10 and 11 OF PLAT OF ROYAL PALM BEACH BUSINESS PARK,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, AT
PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

Attachment B
Conditions of Approval
ProTek @ 300 Business Parkway, Suite A-2
Application 20-126(SE)
Res. 21-01

1. Development Order:

This development order constitutes approval for:

A Special Exception to allow an “Automobile and/or watercraft repair and/or service” to occupy 2,721 square feet of floor area within an existing warehouse building located at 300 Business Parkway, Suite A-2 and as outlined in the use and justification statement.

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.
- H. There shall be no wet washing of the garage bays at any time.
- I. 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.