

Agenda Item - R - 1

VILLAGE OF ROYAL PALM BEACH

Agenda Item Summary

AGENDA ITEM:

INITIAL CONSIDERATION BY VILLAGE COUNCIL OF A PROPOSED CONVEYANCE OF VILLAGE-OWNED PROPERTY BY APPLICANTS: 1) PAINT LUX, LLC AND 2) KEISER UNIVERSITY.

ISSUE:

The Village has received two (2) requests to purchase the Village-owned parcel of land located at 6845 Camellia Park Drive (Parcel Number 72-41-43-35-00-000-7350) on the south side of Seminole Palms Drive west of the recently vacated Ideal School.

Request #1

Applicants, Corey and Angelle Gibson, owners of Paint Lux, LLC, have requested to purchase the above-referenced parcel with the intent “to change the use to private, secured parking according to Sec. 26-92. IL Industrial Limited District.” They also intend to enclose the site with a fence, hedges, gate, lighting and security cameras, as provided in their correspondence dated October 7, 2021.

Request #2

Keiser University has also requested to purchase the above-referenced parcel with the intent to incorporate the parcel into their adjacent development at 300 and 400 Royal Commerce Park. Additional details are provided in their correspondence dated November 16, 2021.

Per Village Code Sec. 2-3 (a) Village Council prior to the disposing of any Village-owned real property, the Village Council shall first consider and take action at a Village Council meeting by voting either in favor or against any such proposal. The costs of the two (2) appraisals would be split equally between the Village and the party requesting such conveyance. A contract for sale and purchase will be brought back to Council for approval at a later date.

Furthermore, the property meets Village Code Sec. 2-3 (a) (1) in that interested purchaser Keiser University owns land adjacent to the Village-owned land which is capable of being incorporated into the proposed purchaser’s development. Therefore, staff is

recommending approval by Council of the proposed request for conveyance from Keiser University to be considered for final determination by the Council in the future.

RECOMMENDED ACTION:

Approval of Council Proceeding with Proposed Request for Conveyance of Village-owned land to Keiser University pursuant to Village Code Sec. 2-3.

| | | | |
|--------------------|-----------------|-------------|-----------------|
| Initiator: | Village Manager | Agenda Date | Village Council |
| Village Manager | Approval | 12-16-2021 | Action |

PAINT LUX PURCHASE ADJACENT PROPERTY

10/07/21

OVERVIEW

1. Purchase 6845 Cameilla Park Drive, Royal Palm Beach FI 33411

i *Currently 6845 Cameilla Park Drive is an empty, unused parking lot. Paint Lux owns the adjacent property and would like to purchase this land. Paint Lux is a family owned and operated collision center that has been serving the Western Communities since 2012; after 8 years of leasing, they purchased their building in December 2020. Paint Lux owners, Angelle and Corey Gibson are residing members of the community with four children who attend public school in the area. Paint Lux services local dealerships, insurance carriers, and Palm Beach County sheriff's department. Purchasing this property will give Paint Lux an opportunity to better serve our local community.*

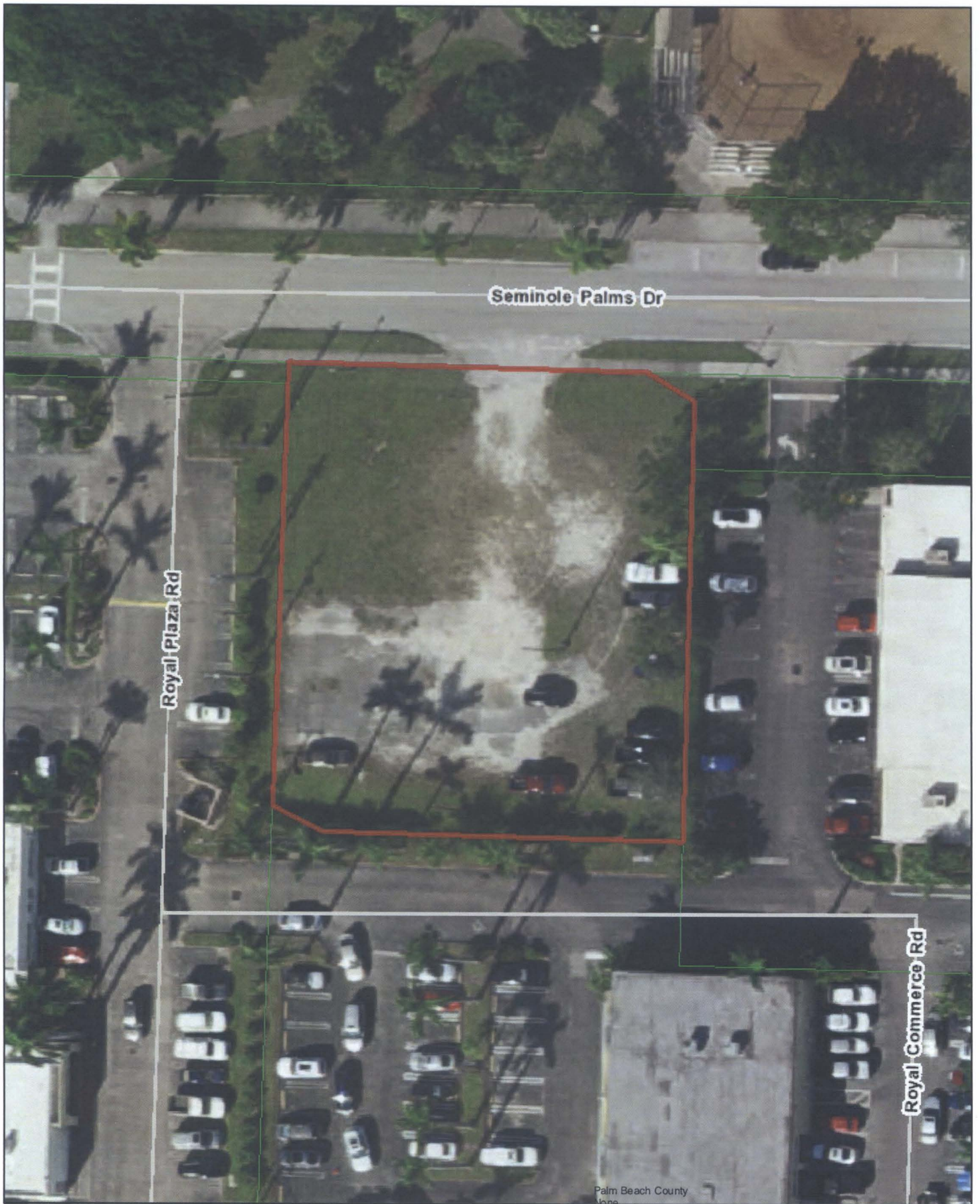
2. Project Scope

i *The parking lot in question sits entirely unused. Paint Lux would like to purchase the property and change the use to private, secured parking according to Sec. 26-92. -IL Industrial Limited District. As a repair facility they can use this space to safely secure vehicles. They would like to enclose the entire property with a fence, hedges and gate that is accessible from 500 Royal Plaza Rd. Suite A, B & D Royal Palm Beach. They would like to add lighting and security cameras to ensure it is well lit and secure.*

3. Implementation Plan

i *The solution to maintain 6845 Cameilla Park Drive is to consider sale to the adjacent property owners who will ensure the property is secure and well maintained. The whole community will be better served by allowing Paint Lux to transform this empty, unused lot into something purposeful to the business and their local customers.*

72414335000007350



Palm Beach County
None

October 1, 2021

1:576

0 0.00475 0.0095 0.019 mi

0 0.0075 0.015 0.030



Electronically submitted via e-mail to rliggins@royalpalmbeach.com

November 16, 2021

Raymond C. Liggins, P.E., *Village Manager*
Village of Royal Palm Beach
1050 Royal Palm Beach Boulevard
Royal Palm Beach, FL 33411

RE: 6845 CAMELLIA PARK DR
PCN #: 72-41-43-35-00-000-7350

Dear Mr. Liggins,

My firm represents the property owner of 300 and 400 Royal Commerce Road in the Village of Royal Palm Beach (“Village”), Palm Beach County (“County”), Florida. My client’s property is located adjacent to 6845 Camellia Park Drive, a Village-owned property (“Village Property”).





Pursuant to the Village's Code of Ordinances ("Code") Section 2-3(a)(1), the purpose of this letter is to notify the Village that my client, an owner of land adjacent to the Village Property, is an interested purchaser of the Village Property. As required by the Village's Code, the Village Property can be incorporated into my client's adjacent development.

My client acknowledges that:

- A. Pursuant to Code Section 2-3(a)(1), the cost of two (2) appraisals of the Village Property will be split equally between my client and the Village;
- B. Pursuant to Code Section 2-3(a)(2), the Village shall not assist my client with any financing to purchase the Village Property, and it is my client's responsibility to deliver the full amount (or any remaining balance) of the purchase price to the Village at closing; and
- C. Pursuant to Code Section 2-3(a)(5), the Village Council must approve of any conveyance of Village real property and reserves the right to reject any and all offers in their sole determination so long as it is in the best interests of the citizens of the Village.

We thank the Village for their kind consideration of this requested conveyance, and please do not hesitate to reach out to me if you have any questions or require additional information. We look forward to your response.

Best,

Andrea M. Keiser, Esq.

On Behalf of Artemis Investments LLC

Enclosures

Sec. 2-3. - Guidelines for disposal of all village-owned property.

- (a) *Disposal of real property.* Prior to the disposing of any village-owned real property, the village council shall first consider and take action at a village council meeting by voting either in favor or against any such proposal. If the council votes to proceed with the proposal for sale or the proposal request for conveyance, then the following regulations apply:
- (1) A minimum of two (2) appraisals shall be required in order to dispose of any and all real property owned by the Village of Royal Palm Beach, except when the conveyance is to another governmental entity, which conveyance shall be governed only by paragraphs (2), (5) and (6) hereinbelow. When the request for the conveyance of a specific parcel of village-owned property is initiated by an interested purchaser who owns land adjacent to the village-owned land and where such land is capable of being incorporated into the proposed purchaser's development, it shall thereafter be governed only by this paragraph and by paragraphs (2) and (5) hereinbelow, with the costs of the two (2) appraisals being split equally between the village and the party requesting such conveyance.
 - (2) The village shall not assist any purchaser of village lands in the financing of the purchase of said village lands; the purchaser must procure his own financing, if necessary, and the full amount (or the balance remaining if there was a down payment) of the purchase price must be delivered to the village at closing.
 - (3) No village-owned property may be conveyed, except by a majority-plus-one vote of the council membership, if the highest proposed purchase amount is less than the average of the two (2) appraisals obtained as set forth in paragraph (1) above, if applicable.
 - (4) The appraisals, if applicable, may be requested simultaneously once the council votes to proceed with the conveyance.
 - (5) Any conveyance of real property requires final approval by the village council; council reserves the right to reject any and all offers and to make such conveyance as in their sole determination would be in the best interests of the citizens of the Village of Royal Palm Beach.
 - (6) Real property to be sold to any other governmental entity shall be negotiated on a case-by-case basis without regard to the guidelines set forth in paragraphs (1), (3) and (4) hereinabove; however, such conveyance shall be subject to village council approval.
- (b) *Disposal of all other village-owned property.*
- (1) All other village-owned property may be disposed of by any means allowed by law.

(Ord. No. 465, § 1, 1-20-94; Ord. No. 524, § 1, 4-3-97; Ord. No. 677, § 1, 9-4-03; Ord. No. 723, § 1, 7-21-05; Ord. No. 850, § 1, 5-19-11)