

RESOLUTION NO. R-2025-0525

RESOLUTION APPROVING ZONING APPLICATION ZV/PDD-2024-01280
(CONTROL NO. 1974-00122)
an Official Zoning Map Amendment
APPLICATION OF El Car Wash, LLC, Christ Fellowship Church, Inc.
BY Cotleur & Hearing, Inc., AGENT
(El Carwash Boca)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application ZV/PDD-2024-01280 was presented to the Board of County Commissioners at a public hearing conducted on April 24, 2025;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for an Official Zoning Map Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application ZV/PDD-2024-01280, the Application of El Car Wash, LLC, Christ Fellowship Church, Inc., by Cotleur & Hearing, Inc., Agent, for an Official Zoning Map Amendment to allow a rezoning from General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 4.21 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on April 24, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Flores moved for the approval of the Resolution.

The motion was seconded by Commissioner Woodward and, upon being put to a vote, the vote was as follows:

Commissioner Maria G. Marino, Mayor	- Aye
Commissioner Sara Baxter, Vice Mayor	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Joel G. Flores	- Aye
Commissioner Marci Woodward	- Aye
Commissioner Maria Sachs	- Aye
Commissioner Bobby Powell, Jr.	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on April 24, 2025.

Filed with the Clerk of the Board of County Commissioners on April 24, 2025.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

THE EAST 60 FEET OF TRACT 94 AND ALL OF TRACT 95, LESS THE EAST 60 FEET THEREOF, BLOCK 77, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, LESS THE RIGHT OF WAY FOR STATE ROAD 808 CONVEYED BY DEEDS RECORDED IN DEED BOOK 917, PAGE 179 AND O.R. BOOK 2417, PAGE 507, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 94 AND 95, BLOCK 77, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 60.00 FEET OF SAID TRACT 94; THENCE N89°36'50"E ALONG THE NORTH LINE OF SAID BLOCK 77, A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF THE EAST 60.00 FEET OF SAID TRACT 95; THENCE S00°28'42"E ALONG THE WEST LINE OF SAID 60.00 FEET, A DISTANCE OF 554.55 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF GLADES ROAD (STATE ROAD 808); THENCE S89°38'08"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 330.00 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE AFOREMENTIONED EAST 60.00 FEET OF TRACT 94; THENCE N00°28'42"W ALONG SAID WEST LINE, A DISTANCE OF 554.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 182,981 SQUARE FEET/4.201 ACRES MORE OR LESS.

LYING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

EXHIBIT B

VICINITY SKETCH

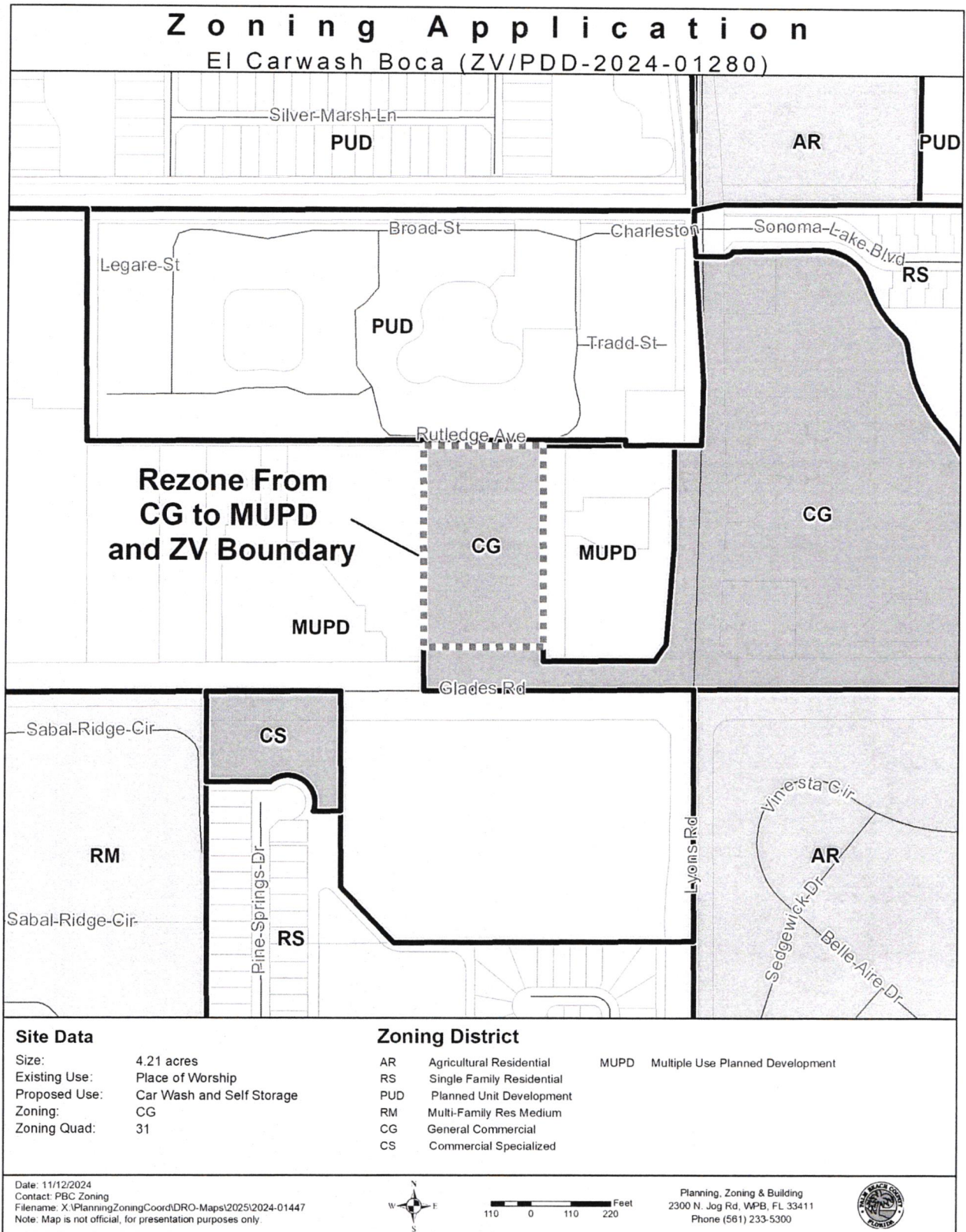


EXHIBIT C

CONDITIONS OF APPROVAL

Non Residential Planned Development District

ALL PETITIONS

1. The approved Preliminary Site Plan is dated December 12, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. Prior to Final approval by the DRO, the Architectural Elevations shall be submitted and reviewed for compliance with Art. 5.C, and consistent with the elevations presented to the Board of County Commissioners on April 24, 2025. The elevations shall be constructed consistent with the approved elevations. (BLDGPMT/DRO: ZONING - Zoning)

ENGINEERING

1. No Building Permits for the site may be issued after December 31, 2029, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPMT: MONITORING - Engineering)

3. Prior to final approval of the final site plan by the Development Review Officer, the Property Owner shall provide a drainage easement from the Water Management Tract to the property line. (DRO: ENGINEERING - Engineering)

ENVIRONMENTAL

1. Prior to building permit approval, in a form approved by and acceptable to ERM and the County Attorney's Office, the Property Owner shall submit and record an amendment to the Conservation Easement recorded in Official Record Book 17150 Page 1170 to include the areas depicted as "Additional Easement Area" in Conservation Easement B as indicated on the Site Plan. (BLDGPMT: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

2. Prior to final approval by the Development Review Officer (DRO), a Preserve Management Plan shall be provided to ERM for review and approval for the area depicted as Conservation Easement B as shown on the Site Plan, which includes the Additional Easement Areas. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

PLANNING

1. Prior to Final Approval by the Development Review Officer (DRO), in a form approved by and acceptable to the County Attorney's Office, the Property Owner shall submit a recorded vehicular and pedestrian cross access easement agreement for the locations depicted on the Site Plan. (DRO: PLANNING - Planning)

2. Prior to Final Approval by the Development Review Officer (DRO), the Property Owner shall revise the Site Plan to add the Official records book and page number for the recorded vehicular and pedestrian cross access easements. (DRO: PLANNING - Planning)

3. Prior to the release of the Certificate of Occupancy, the Property Owner shall grade, construct, and pave the access points for the cross access easements to the property line so that they are usable for both vehicular and pedestrian cross access from the adjacent property at the locations shown on the Site Plan. (CO: MONITORING - Planning)

SIGNS

1. At time of Final DRO the Applicant shall submit a Final Master Sign Plan indicating any proposed Outparcel or Wall Mounted Sign (DRO: ZONING - Zoning)

SITE DESIGN

1. Prior to final approval by the Development Review Officer, the site plan shall be modified to indicate the southern lane as a bypass lane. This lane may also serve as overflow point of service and associated queuing for the Car Wash when the northern queuing lanes are full.
(DRO: ZONING - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.