



## PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

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BOARD OF COUNTY COMMISSIONERS, APRIL 24, 2025

### A. Application Summary

#### I. General

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**Application Name:** El Carwash Boca , ZV/PDD-2024-01280  
**Control Name:** El Carwash Boca (1974-00122)  
**Applicant:** El Car Wash, LLC and Christ Fellowship Church, Inc.  
**Owner:** Christ Fellowship Church, Inc.  
**Agent:** Cotleur & Hearing, Inc. – Jeanne Ducharme and Don Hearing  
**Project Manager:** Michael Birchland

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**Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from General Commercial (CG) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 4.21 acres **Title:** a Type 2 Variance **Request:** to allow a reduction in minimum lot size for an MUPD on 4.21 acres

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**Summary:** The application is for the Christ Fellowship site. The site was originally approved by the Board of County Commissioners (BCC) on August 1974, to rezone from the Agricultural (AG) Zoning District to the Single family (RS) Zoning District including a Special Exception to allow a Church, including sanctuary facilities, educational building and administrative offices. A subsequent approval in September 1999 rezoned the property again to General Commercial (CG) and expanded the site to include a General Daycare. In 2022, the approval for the church and daycare was abandoned, and the Place of Worship was reapproved administratively. The buildings are currently vacant and would be demolished for the redevelopment of the site if the requests are approved.

The request proposes to rezone the site from the Commercial General (CG) Zoning District to the Multiple Use Planned Development (MUPD) District. The proposed Type 2 Variance proposes to reduce the minimum lot size needed for an MUPD from 5 acres to 4.21 acres. The Preliminary Site Plan (PSP) indicates two uses within two structures, a Car Wash and a Self-Service Storage facility. The total square footage proposed is 120,199 square feet (sq. ft.) (Car Wash 3,429 sq. ft. and Self-Service Storage 116,770 sq. ft.) and 11 parking spaces. Access is from Glades Road.

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#### II. Site Data

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**Acres:** 4.21 acres  
**Location:** North side of Glades Road, approximately 430 feet west of Lyons Road  
**Parcel Control:** 00-42-43-27-05-077-0941  
**Future Land Use:** Commercial High, with an underlying MR-5 (CH/5)  
**Zoning District:** General Commercial District (CG)  
**Proposed Zoning:** Multiple Use Planned Development District (MUPD)  
**Tier:** Urban/Suburban  
**Utility Service:** Palm Beach County Water Utilities  
**Overlay/Study:** N/A  
**Neighborhood Plan:** N/A  
**CCRT Area:** N/A  
**Comm. District:** 5, Commissioner Maria Sachs

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#### III. Staff Assessment & Recommendation

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**ASSESSMENT:** Staff has evaluated the standards listed under Article 2.B., and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C-1 and C-2

**STAFF RECOMMENDATION:** Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff had received no contacts from the public regarding this application.

#### IV. Hearing History

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**ZONING COMMISSION:** At the February 6, 2025 ZC Hearing, this item was on the Consent Agenda. There was no public comment or discussion on this item. Commissioner Vinikoor made a motion to approve the items on the Consent Agenda and was seconded by Commissioner Caliendo. The motion was carried by a vote of 6-0-1, with Commissioner Pavlik recusing herself due to a conflict.

**BCC HEARING:** At the February 27, 2025 BCC Hearing this item was moved from the Consent Agenda to the Postponements Agenda, as the Applicant submitted a letter requesting postponement in order to discuss the project further with the District Commissioner. A motion to postpone the item was carried by a vote of 6-0-0. This item was then later administratively postponed to April 24, 2025 BCC Hearing.

**BCC HEARING:** *Scheduled April 24, 2025*

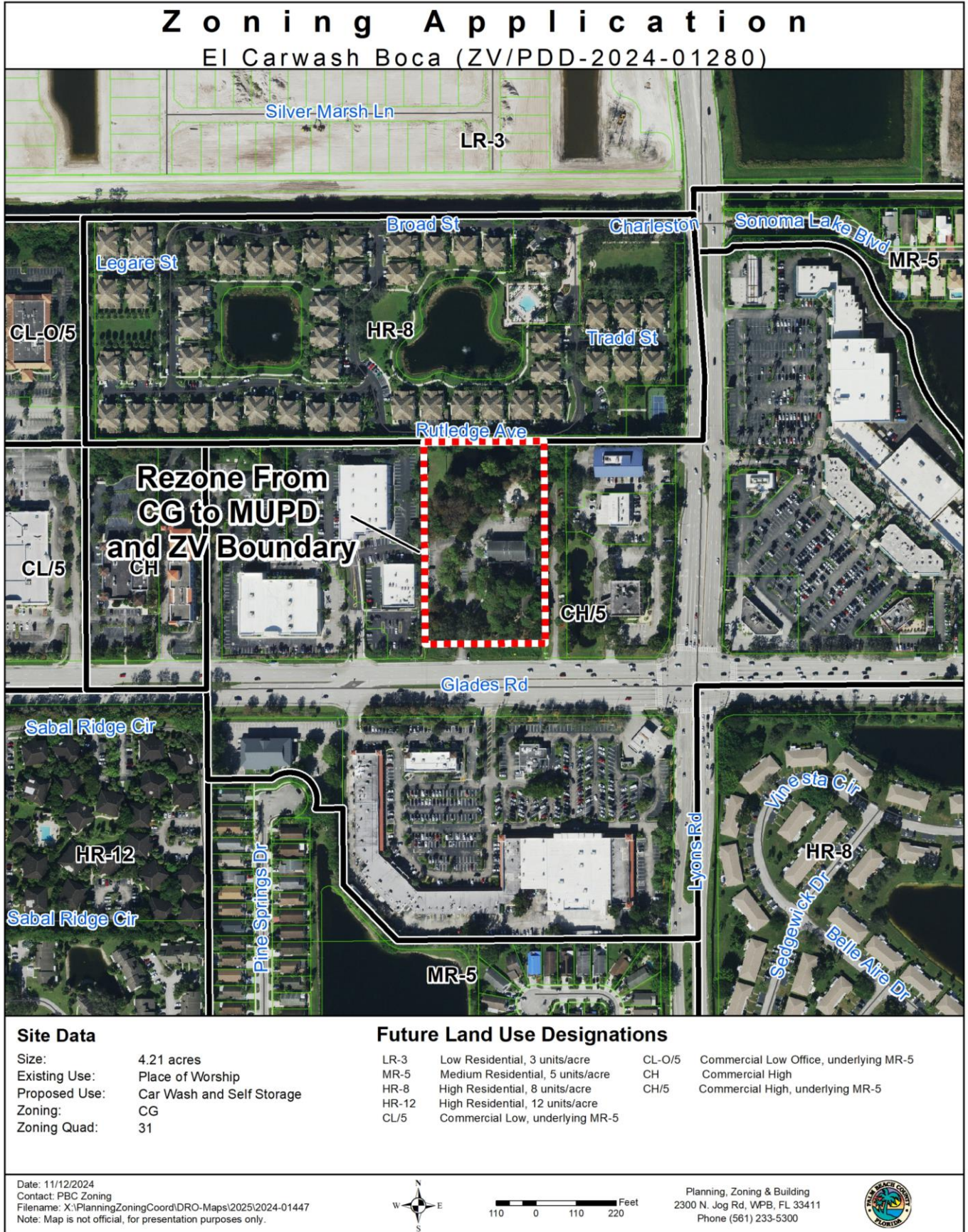
#### B. Data & Analysis

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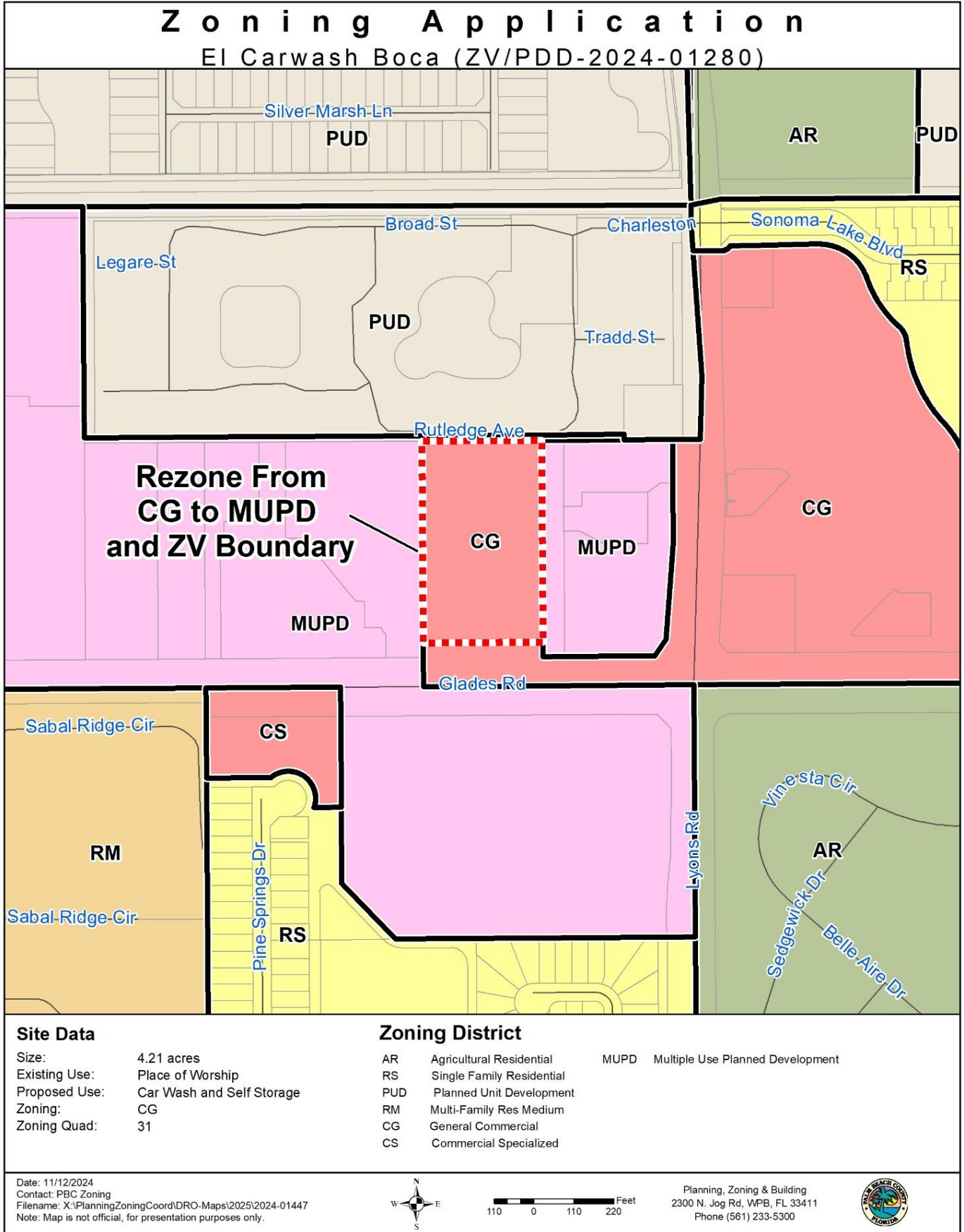
The supporting data and analysis is provided within the following Exhibits.

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# Exhibit A - Future Land Use Map



# Exhibit A - Zoning Map



## Exhibit B - Standards Analysis & Findings

### Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHF) not subject to these Standards. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

**a. Consistency with the Plan** - *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

○ *Consistency with the Comprehensive Plan:* The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ *Relevant Comprehensive Plan Policies:* The subject site is located within the Urban Suburban Tier and has a Future Land Use (FLU) designation of Commercial High, with an underlying Medium Residential, 5 units per acre (CH/5). The requested Multiple Use Planned Development (MUPD) Zoning District is consistent with the CH FLU designation per FLUE Table 2.2-f.1, Non-Residential Future Land Use - Zoning Consistency.

The Comprehensive Plan's Future Land Use Element (FLUE) policies 4.3-g and 4.3-k employ planning techniques to facilitate uses with similar or like land uses to provide interconnectivity which reduced potential traffic conflicts along the primary roadway. The policies read as follows:

Policy 4.3-g: Where appropriate, similar and/or complementary neighboring land uses shall employ access management techniques such as shared entrances (to reduce the number of curb cuts) and vehicular and/or pedestrian cross access between like development projects (to encourage inter-connectivity both within and between sites, and reduce the need to use the primary street system to access adjacent sites).

Policy 4.3-k: The County shall require, where feasible, that commercial land uses employ access management techniques, such as shared entrances and vehicular cross access, between adjacent existing and proposed commercial land uses.

The above policies are general and allows for some discretion ("where appropriate") in requiring cross access in instances between similar or complimentary land uses. However, Staff determined that FLUE Policy 4.4.7-b also applies, as the proposed Zoning District is MUPD with commercial uses.

Policy 4.4.7-b: MUPD Design Objectives - The Multiple Use Planned Development (MUPD) shall be subject to the following design objectives:

1. Provide innovative building location and orientation;
2. Protect adjacent residential uses from potential adverse impacts;
3. Provide interconnection between uses in and adjacent to the project; and
4. Allows for both residential and non-residential uses within a single project designed in a manner that fosters compatibility within the project and with adjacent properties.

As previously indicated, the subject site has CH/5 Future Land Use designation. Further, the adjacent site to the east has the same Future Land Use designation. Staff finds that the requirement in Policy 4.4.7-b #3 necessitates an "interconnection" between the subject development and the adjacent development to the east as they feature the same future land use designation. However, a connection to the west was not warranted give the potential to conflict with existing/established buildings and the expanded conservation areas. However, a future connection could be explored at the northern end of the parcel at the northwest corner with a reconfiguration of the water management tract. A connection to the north was not pursued given the requirement in objective #2, to protect adjacent residential areas from potential adverse impacts.

The Preliminary Site Plan incorporates two vehicular and pedestrian cross access points to the adjacent parcel to the east of the subject site for future interconnectivity as encouraged by the aforementioned policies. Staff are recommending conditions of approval to record a cross access easement in the indicated locations prior to Final Approval by the DRO, and to pave to the property line prior to issuance of the Certificate of Occupancy.

○ *Intensity:* A maximum Floor Area Ratio (FAR) of 0.85 is allowed for a nonresidential project with a Commercial High, 5 units per acre (CH/5) future land use (FLU) designation in the Urban Suburban Tier (182,981 surveyed sq. ft. or 4.20 acres x 0.85 maximum FAR = 155,533 sq. ft. maximum). The request for a total of 129,952 sq. ft. equates to a FAR of approximately 0.71 (129,952 / 182,981 surveyed sq. ft. or 4.20 acres = 0.71). The request is therefore below the maximum allowed FAR.

- *Special Overlay District/Neighborhood Plan/Planning Study Area:* The site is not located within any neighborhood plans, overlays or plan study areas as identified in the Comprehensive Plan.
- *Planning Conditions:* Planning has applied conditions to carry out the implementation of vehicular and pedestrian interconnectivity.

**b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.***

The proposed Amendment is consistent with the stated purpose and intent of the County Unified Land Development Code (ULDC).

- *Existing/Proposed Request:* The current existing Place of Worship was approved in 1974 and received additional approval for a Daycare in 1999. In 2022, the Daycare and Place of Worship were subject to an abandonment and the Place of Worship was subsequently approved through DRO. In 2024, the DRO approval for the Place of Worship was abandoned. The Applicant is now requesting to rezone the subject site to MUPD.

The Preliminary Site Plan (PSP) indicates two buildings. Building A is a 3,429 sq. ft. single-story Car Wash. Building B is a four-story 116,770 sq. ft. Limited Access Self-Service Storage. Access is provided from State Rd. 7 and cross access is provided to the adjacent property to the east.

- *Property Development Regulations:* The proposed rezoning to MUPD is consistent with the CH/8 FLU. The setbacks identified on the PSP are consistent with or exceed requirements listed in Table 3.E.3.D, with the exception of minimum acreage. As indicated above, the Applicant is requesting a Type 2 Variance to receive relief from this requirement. The request is also in compliance with the objectives and standards of MUPDs as established in Art. 3.E.3.B. The PSP indicates continuous pedestrian circulation and improved landscaping design throughout the site that also acts to minimize impacts on the adjacent residential use to the north.

- *Use Specific Criteria:* The development is an MUPD because the intensity of the development is over 50,000 sq. ft. The development includes a mix of different commercial uses. The PSP indicates a Car Wash and Limited Access Self-Service Storage. Per Table 4.B.2.A, are these uses when located on a MUPD are allowed through the administrative process.

- The proposed Car Wash is consistent with the standards in Art. 4.B.C.4.
- The proposed Limited Access Self-Service Storage is consistent with Art. 4.B.C.35. As identified on the PSP, there are limited access points to the storage building with interior halls that serve individual storage units. Access points are screened from public view and located near a covered access drive with no visibility from the adjacent residential development. The Preliminary Architectural Elevations (PAE) indicate that the request is consistent with fenestration requirements. No Outdoor Storage is proposed.

- *Architectural Review:* The Applicant submitted PAE for Building A and Building B, and requested for these be reviewed for compliance with Article 5.C. during the BCC approval (Exhibit 3). Staff provided comments during the review process and the Limited Access Self-Service Storage and Car Wash elevations were revised and staff has determined that these meet the standards listed in 5.C.

- *Parking:* The Applicant had the option to use either the parking requirements under Article 3.E.1.C.h.2)a) PDD Performance Standards Parking Non-Residential Uses or to use the requirements from Article 6 Table 6.B.1.B for Minimum Parking and Loading Requirements. The Applicant wishes to follow the standards under Table 6.B.1.B. As indicated, a Car Wash is required to provide one space per 200 sq. ft. of office, retail or indoor seating area and Limited Access Self-Service Storage is required to provide one space per 200 storage bays, with a minimum of 5 customer spaces. The PSP indicates one parking space for the Car Wash and 10 spaces for the Limited Access Self Service Storage for a total of 11 parking spaces. An additional 34 vacuum stations are provided for the Car Wash.

Per table 6.B.3.A, a minimum of 5 queuing spaces are required for the Car Wash. The PSP indicates that 21 queuing spaces are provided in two dedicated lanes. A third lane is identified as a by-pass lane and a Condition of Approval has been provided in Exhibit C-1 limiting the use of the queuing lane only when the other lanes are at capacity as indicated on the Preliminary Site Plan or vehicles start spilling into the drive aisle.

In addition, the parking on-site complies with MUPD requirements in Art. 3.E.3.B.2.d. The PSP indicates pedestrian access ways with unique paving treatment and all required parking is located within 400 feet of the public entrances.

Per Table 6.B.1.B, three loading spaces are required for the Self-Service Storage use and the PSP indicates that five loading spaces have been provided. Three loading spaces are approximately 267 ft. away from the adjacent residential property to the north and will be screened by a 6 ft. wall located within the Type 3 Incompatibility Buffer. Two additional loading spaces are screened by Building B.

○ *Landscape/Buffering:* The PSP indicates a 20 ft. Right of Way (ROW) Buffer with a 5 ft. overlap along the west portion of the buffer on the southern property line abutting Glades Road, an 8 ft. Compatibility Buffer along the eastern and western property lines and a Type 3 Incompatibility Buffer along the northern property line. Foundation Planting and Landscape Islands are provided in accordance with requirements for the U/S Tier as identified in Article 7. In addition the Applicant will be required to provide the required interior trees and shrubs calculation at time of final DRO. The interior trees/shrubs requirements are based on the vehicular use areas, that exclude parking spaces, (ie drive aisles, loading and maneuvering areas)

○ *Signs:* The Preliminary Sign Plan (PSP) indicates one ground mounted freestanding sign adjacent to the access from Glades Rd. The proposed sign will meet the standards in Art. 8.G.2 for Ground-Mounted Signs and will not exceed 10 ft. in height or 200 sq. ft. in sign face area. No outparcel signs are proposed at the moment. The applicant will be required to provide a Final Master Sign Plan at time of Final DRO that indicates any propose Outparcel or Wall Mounted sign. Staff has included a Condition of Approval to assure compliance.

**c. Compatibility with Surrounding Uses - *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.***

The proposed rezoning is compatible with surrounding uses. The properties directly adjacent to the east and west and the property directly south across Glades Rd. are zoned MUPD. MUPD is also consistent with the CH/5 FLU. The commercial nature of the proposed uses on the subject site are consistent with the commercial uses provided on adjacent properties. The proposed building placement is largely consistent with the buildings on adjacent properties. The requested rezoning is not compatible with the residential property to the north; however, the PSP indicates a Type 3 Incompatibility Buffer as required by Art. 7 of the ULDC.

**d. Design Minimizes Adverse Impact – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.***

The proposed rezoning and design of the proposed structures minimize adverse impacts. The Applicant provided a Visual Impact Analysis (VIA) indicating that the proposed Self Service Storage will be architecturally consistent with surrounding retail uses. The PAE provided by the Applicant indicate that the buildings have been designed to meet compliance with Article 5.C. The PAE indicates the Limited Self Service Storage building with a maximum height 43 feet and the Car Wash building with 35 feet in height. In addition, Building B has been located with an increased rear setback to reduce the impact on the residential property to the north and the proposed Car Wash with the vacuum areas to the south and west away from the Promenade at Boca Raton PUD located north of the development. Staff has analyze the proposed Site Design and has determined that the design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

**e. Design Minimizes Environmental Impact – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.***

**ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:**

○ *Vegetation Protection:* The site is heavily vegetated with native upland species (e.g., Slash Pines, Cypress, Cabbage Palm and Live Oak). Under a prior approval (2021), a Tree Preservation Area was required, and two separate conservation easements were placed over the areas of significant vegetation in order to preserve the native species. The 7,615 sq. ft. conservation area located along the southwest portion of the site will remain. The existing 19,089 sq. ft. conservation easement located along the northwest portion of the site will be expanded to 21,796 sq. ft. to enlarge the preservation area for the trees. ERM Staff finds both these areas to meet to 25% set-aside for upland preserve areas as required by the ULDC, Article 14.C.7.C.5.h, Tree Preservation Areas. A Tree Preserve Management Plan is to be provided via condition of approval along with Conservation Easement, Restrictive Covenant or Plat to be approved by ERM prior to final site plan approval.

○ *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.

○ *Irrigation Conservation Concerns and Surface Water:* All new installations of automatic irrigation systems shall be equipped with a water-sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non-stormwater discharge or the maintenance or use of a connection that results in a non-stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.

o *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

f. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The proposed amendment will result in a logical, orderly, and timely development. The development patterns along Glades Road in the area surrounding the subject property has been developed with primarily commercial uses. This project is consistent with these existing development patterns.

g. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

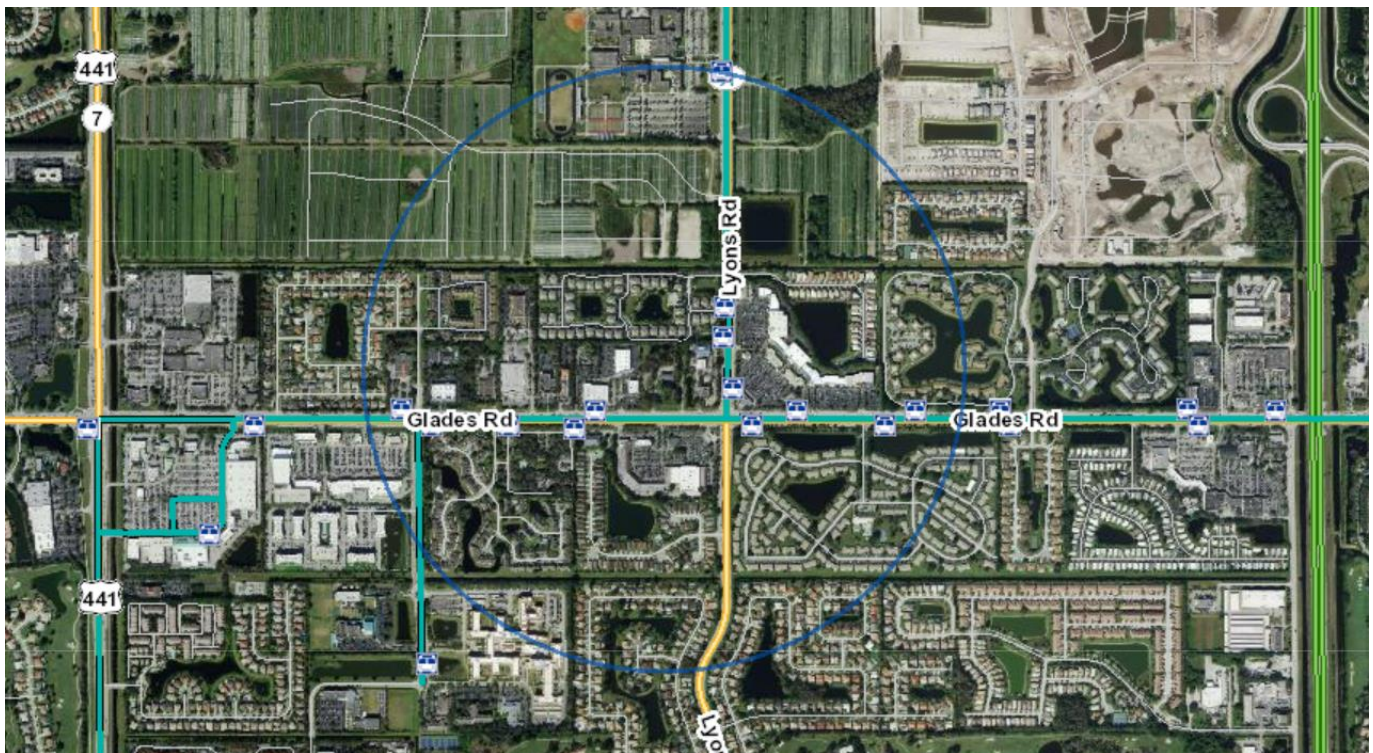
**TRAFFIC DIVISION:**

The Department of Engineering and Public Works Traffic Division provided comments throughout the review of this application. The proposed redevelopment of the site that has an existing Place of Worship into a Mini-Warehouse and a Carwash facility is expected to generate 212 additional net daily trips, 17 additional net AM peak trips, and 23 additional net PM peak hour trips. Overall, the proposed site is expected to generate 318 net daily trips, 22 net AM peak hour trips, and 30 net PM peak hour trips. The build out of the project is assumed to be by 2029.

The additional trips resulting from the site redevelopment will have an insignificant impact on the roadways, as per the definition in the Traffic Performance Standards, and, therefore, the project meets PBC TPS. No roadway/intersection improvements are necessary.

**MASS TRANSIT:**

Palm Tran review Staff have no comments on this application. There are approximately 12 bus stops within a ½ mile of the subject property, with a stop at the NE corner of the subject property. Route 91 runs east west along Glades Road.



**LAND DEVELOPMENT:**

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application and requested modifications have been incorporated by the Applicant. The Property Owner will construct onsite drainage facilities, including open storage, underground storage and exfiltration trench to provide stormwater quality and flood prevention measures to this site. The property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division, subject to the following conditions of approval: The Property Owner shall configure the property into a legal lot of record. The Property Owner shall provide a drainage easement from the proposed water management tract to the property boundary (connecting to the existing easement that provides legal positive outfall).

**DRAINAGE DISTRICT:**

The subject site is located within the service boundaries of the Lake Worth Drainage District (LWDD). LWDD staff reviewed the application and have no comments for the staff report.. The Applicant must obtain required permits from the District prior to the issuance of any Building Permits.

**WATER AND WASTEWATER:**

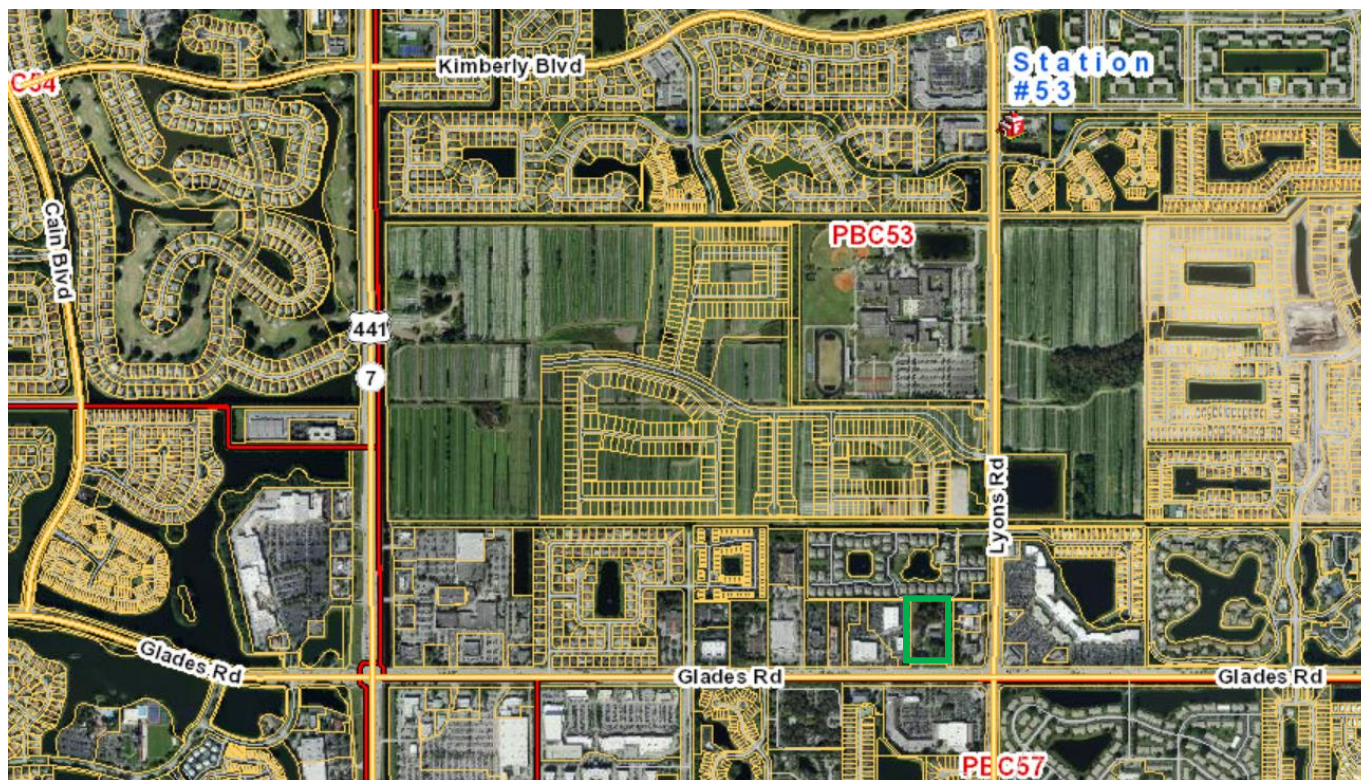
The subject site is connected to water and wastewater within the Palm Beach County Water Utilities Department (PBCWUD) service area, and PBCWUD review staff have provided comments throughout the review of this application. The PBCWUD letter is provided as Exhibit E-6. The site is subject to the permitting approval process of PBCWUD.

**PALM BEACH COUNTY HEALTH DEPARTMENT:**

Health Department review Staff have no comments on this application.

**FIRE-RESCUE:**

Fire Department review Staff have no comments on the application. The development will be reviewed again at time of building permit for compliance with Fire Codes. The subject site is located within the service boundaries of PBC Fire Rescue Station 53.

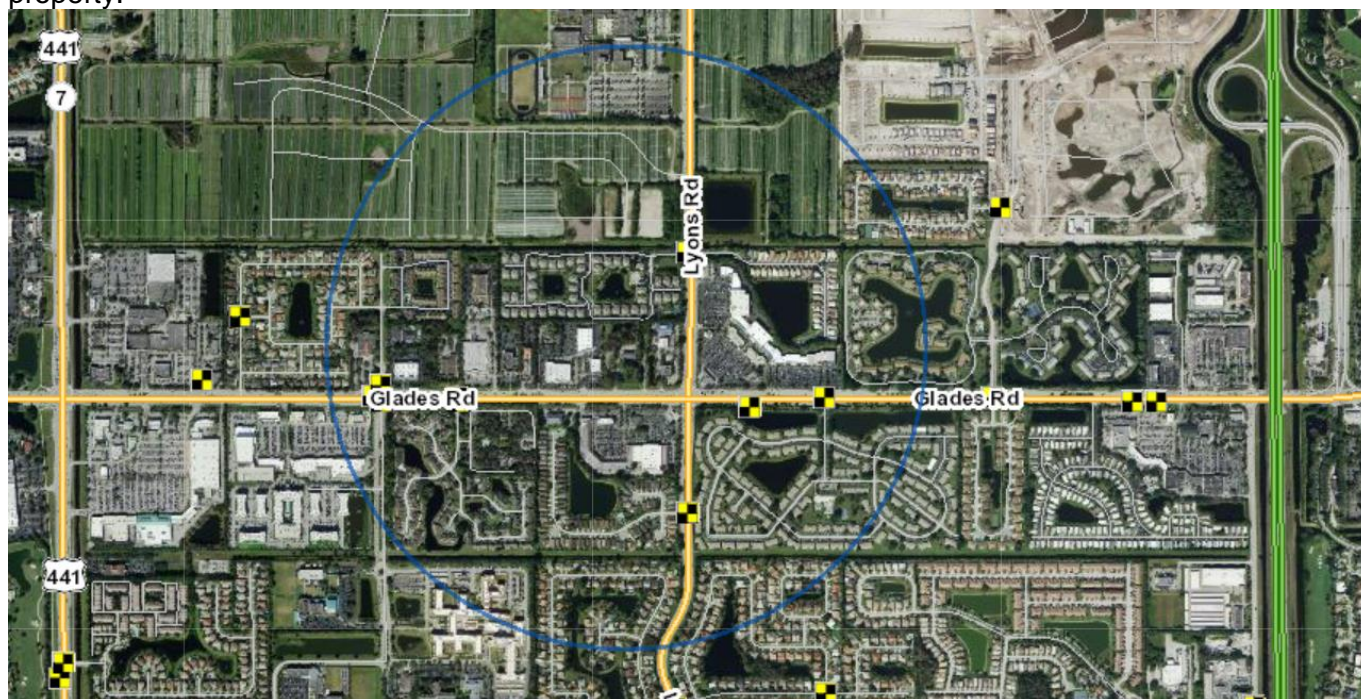


**PARKS AND RECREATION:**

The Parks and Recreation Department review staff have no comment regarding this application as this is a non-residential site, and the Parks and Recreation ULDC requirements do not apply.

**SCHOOL DISTRICT:**

The PBC School District Staff have no comments as this is a non-residential application and there is no density proposed. There are approximately four school bus stop locations within ½ mile of the subject property.



**h. Changed Conditions or Circumstances** – *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s Justification Statement indicates the following justification for their changed conditions of circumstances: *“The rezoning request is supported by changed conditions and circumstances, including the property’s history of varying land uses and zoning classifications. The transition from a Place of Worship to a Mixed-Use Planned Development reflects evolving community needs and land use trends. The applicant’s Justification Statement outlines these changes and demonstrates why the proposed rezoning is necessary to accommodate new development that aligns with current planning objectives and market demands.”*

## Exhibit B - Standards Analysis & Findings

### Type 2 Variance Standards:

Article 2.B.7.E.6, Standards for Zoning are indicated below with Applicant's Response from the Justification Statement and Staff Analysis. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved.

	ULDC Article	Required	Proposed	Variance
1	Table 3.E.3.D – MUPD Property Development Regulations	5-acre Minimum Lot Size	4.21-acres	Reduction of 0.79-acre for resulting 4.21-acres

- a. *Special conditions and circumstances exist that are peculiar to the parcel of land, building, or structure, that are not applicable to other parcels of land, structures, or buildings in the same district.***

**Applicant's Response:** *"The subject parcel at 9087 Glades Road is uniquely situated with a history of varied zoning designations, including agricultural, residential, and commercial uses. Its current configuration, shaped by past zoning decisions and uses, is distinct from other parcels in the MUPD district. The site's size and shape, combined with its history of transitioning land uses, result in conditions that are ideally met with measurements of meets and bounds therefore MUPD is the ideal zoning district."*

**Staff Analysis: YES.** Special circumstances and conditions exist which are peculiar to the property and are not applicable to other lands, structures, and buildings in the same district. The site was approved and developed in 1974 for a Place of Worship and Fellowship hall, and subsequent the addition of a Daycare., when the zoning was residential. In 1999 the property was rezoned to General Commercial. The lot size has been existing prior to the minimum lot sizes created for the MUPD Zoning District. The Applicant is unable to add additional land area to the property to increase the total acreage as the adjacent properties are fully developed. The age of the existing development, the historical subdivision of the land, and the nature of surrounding properties are special conditions that apply to the subject site.

- b. *Special circumstances and conditions do not result from the actions of the Applicant.***

**Applicant's Response:** *"The special circumstances affecting this parcel, including its size and shape, are a result of historical zoning changes and the evolution of its land use over time, rather than actions by the current applicant. The applicant's proposed use and variance request are responses to these pre-existing conditions and do not create the unique circumstances prompting the variance."*

**Staff Analysis: YES.** The special circumstances and conditions of this project are a direct result of the configuration of the land since its approval in 1974. The Comprehensive Plan was adopted in 1989, and amended over time to provide policies and objectives that give property owners entitlement densities and intensities. Adoption of entitlement intensities and density, as well as minimum lot sizes were not a result from the actions of the Applicant.

- c. *Granting the Variance shall not confer upon the Applicant any special privilege denied by the Plan and this Code to other parcels of land, buildings, or structures, in the same district***

**Applicant's Response:** *"Granting the variance will allow the project to conform to the practical needs of the site while adhering to the intent of the MUPD zoning district. It does not provide a special privilege but rather aligns the project with the standards and objectives intended for similar uses within the district. Other properties in the district are similarly subject to zoning regulations, and the variance request is consistent with providing reasonable use while adhering to the plan and code."*

**Staff Analysis: YES.** Granting of the Variance will allow the subject site to better meet the goals and objectives of the MUPD Zoning District. The 4.21-acre site is sufficient to accommodate the proposed uses. Additional properties along the Glades Rd. corridor are zoned MUPD while having less than the minimum 5-acre lot size.

- d. *Literal interpretation and enforcement of the terms and provisions of this Code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same district, and would work an unnecessary and undue hardship.***

**Applicant's Response:** *"Strict adherence to the minimum lot size requirements for MUPD zoning would significantly limit the development potential of this parcel, given its unique historical and physical characteristics. This would result in hardship by preventing the reasonable use of the property, which would*

otherwise be permitted in the district. Granting the variance allows for practical use of the land in line with the intent of the MUPD zoning while mitigating undue constraints.”

**Staff Analysis: YES.** Literal interpretation of the Code would work an undue hardship on the Applicant. The CG Zoning District’s Property Development Regulations would prevent redevelopment of the property for intensities allowed by the Plan. In addition, the Applicant is unable to acquire additional land to meet the 5-acre minimum lot size. Literal interpretation of the Code would prevent the Applicant from Rezoning, and preventing the Applicant from Rezoning will limit their ability to utilize the property.

**e. Granting the Variance is the minimum Variance that will make possible the reasonable use of the parcel of land, building, or structure.**

**Applicant’s Response:** “The requested variance is limited to the minimum necessary to address the unique characteristics of the site. It specifically seeks relief from the minimum lot size requirement, which is essential for accommodating the proposed self-storage and car wash facilities without imposing excessive constraints on the development. This approach ensures the variance is the least impactful means to achieve reasonable and functional use of the property.”

**Staff Analysis: YES.** Granting the variance for a reduction in the minimum lot size for the MUPD District makes reasonable use of the land. The proposed development complies with the ULDC to the greatest extent possible. The lot is currently developed with structures previously used as a Place of Worship and General Daycare. The request is to redevelop the site with multiple commercial uses, rather than multiple civic/institutional uses. The proposed development meets all other Property Development Regulations as established in Table 3.E.3.D. The reduction in minimum lot size is the minimum Variance available to allow the development of the site.

**f. Grant the Variance will be consistent with the purposes, goals, objectives, and policies of the Plan and this Code.**

**Applicant’s Response:** “The variance supports the overall goals and policies of the Comprehensive Plan and zoning code by facilitating the development of a mixed-use project that enhances the commercial viability of the area. It aligns with the plan’s objectives to promote compatible and efficient land use, and the development will contribute to achieving the district’s planning goals by introducing valuable services and amenities.”

**Staff Analysis: YES.** There are no Policies and Objectives of the Plan that require a minimum lots size for an MUPD. The overall proposed development is consistent with the purpose, objectives and standards of the MUPD Zoning District by allowing for a more efficient use of the land that incorporates multiple uses on a single lot and development.

**g. Granting the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

**Applicant’s Response:** “The variance request is designed to ensure that the proposed development—comprising a self-storage facility and a car wash—will be compatible with surrounding land uses and meet all regulatory requirements. The project will include appropriate landscaping, buffering, and operational controls to mitigate any potential impacts. Therefore, granting the variance will not be injurious to the area or detrimental to public welfare, but rather contribute positively by enhancing local services and supporting community needs.”

**Staff Analysis: YES.** Granting of the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The proposed commercial uses are consistent with the surrounding properties along Glades Rd. The proposed Car Wash and Self Service Storage are commercial uses consistent with adjacent commercial properties and are in compliance with Use Regulations as provided in the ULDC. Site design elements, including landscape buffers, architectural treatments, and building locations will minimize impacts on the adjacent residential development.

## Exhibit C-1 - Conditions of Approval

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### 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)

#### 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. (BLDGPM: 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. A preserve Management Plan and form of recordation such as Conservation Easement, Restrictive Covenant or Plat, shall be approved by ERM prior to final site plan approval. (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.

## Exhibit C-2 Conditions of Approval

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### Type 2 Variance - Concurrent

#### ALL PETITIONS

1. The Variance is approved based on the lot size as shown on the Preliminary Site Plan dated December 12, 2024. Modifications to the Development Order for the Type 2 Variance, which are inconsistent with the Conditions of Approval or further reductions in lot size, must be approved by the Zoning Commission. (ONGOING: ZONING - Zoning)

#### VARIANCE

1. At time of application for a Building Permit, the Property Owner shall provide a copy of this Variance approval along with copies of the approved Plan to the Building Division. (BLDGPMT: BUILDING DIVISION - Zoning)

2. Prior to the submittal for Final Approval by the Development Review Officer, the approved Variance(s) and any associated Conditions of Approval shall be shown on the Final Site Plan. (DRO: ZONING - Zoning)

3. The Development Order for this Concurrent Variance shall be tied to the Time Limitations of the Development Order for ZV/PDD-2024-01280. (ONGOING: MONITORING - Zoning)

#### COMPLIANCE

1. In Granting this Approval, the Zoning Commission 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 Zoning Commission 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.

## Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
Z/SE-1974-00122	<b>Title:</b> Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from Agricultural (AG) to Single Family Residential with a Special Exception (SE) to allow a Church and Attendant Facilities	R-1974-00765	Approved	08/29/1974
	<b>Title:</b> Official Zoning Map Amendment <b>Request:</b> to allow a rezoning from Single Family Residential (RS) to General Commercial (CG)	R-1999-01683	Approved	09/23/1999
Z/CB-1974-00122	<b>Title:</b> Class B Conditional Use <b>Request:</b> to allow a Daycare (General)	ZR-1999-00009	Approved	09/23/1999
	<b>Title:</b> Class B Conditional Use <b>Request:</b> to allow a Daycare (General)	ZR-2000-00005	Approved	09/23/1999
DOA-1974-00122	<b>Title:</b> Development Order Amendment <b>Request:</b> to modify conditions of approval	ZR-2004-00001	Approved	04/01/2004
ABN-2021-01941	<b>Title:</b> a Development Order Abandonment - Class B concurrent <b>Request:</b> to abandon a Daycare	ZR-2022-00024	Approved	07/07/2022
	<b>Title:</b> a Development Order Abandonment <b>Request:</b> to abandon a Church (Place of Worship) including sanctuary facilities, educational building and administrative offices	R-2022-00775	Approved	07/28/2022

## Exhibit E.1 - Preliminary Site Plan

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## Exhibit E.2 - Preliminary Regulating Plan

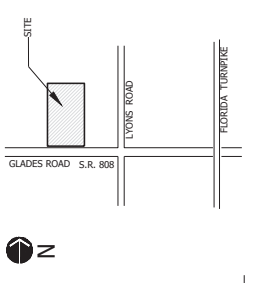
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# EL CAR WASH BOCA

## Preliminary Regulating Plan

### Palm Beach County, Florida

### LOCATION MAP

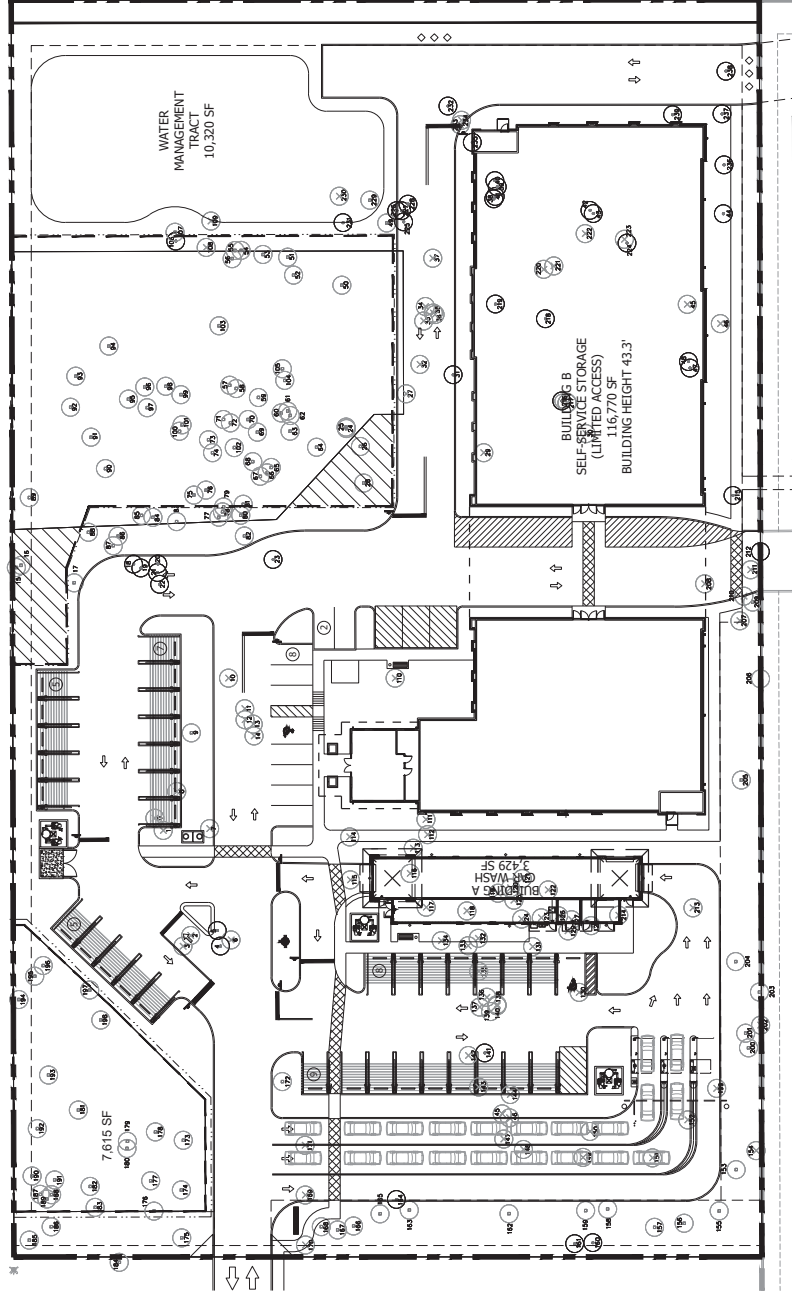


### LEGEND

- EXISTING TREE/PALM TO BE PRESERVED
- ⊗ EXISTING TREE/PALM TO BE REPLACED, W/ TIGHTER OR NEWED
- EXISTING TREE/PALM TO BE RELOCATED

**SITE DATA**  
 BOCA EL CAR WASH BOCA LATION  
 15-04-0022  
 P027-2024-01280

**NOTES**  
 THE TREE REQUIREMENT CHART AND VEGETATION CALCULATION CHART IS LOCATED ON THE FINAL SITE PLAN



### VEGETATION DISPOSITION CHART

#	TAMP	SPECIES	SIZE	PROPOSED DISPOSITION	EMR ZONING	EMR ZONING REPLACEMENT	EMR ZONING REPLACEMENT CALCULATED PER TAMP, C.L.G. (VEGETATION)	EMR ZONING REPLACEMENT CALCULATED PER TAMP, C.L.G. (REPLACEMENT)	NOTES
0	TR000	SAWY PINE	10"	Mitigate			3		
1	TR001	SAWY PINE	15"	Mitigate			5		
2	TR002	SAWY PINE	12"	Mitigate			4		
3	TR003	SAWY PINE	6"	Relocate			4		
4	TR004	CYPRESS	6"	Relocate			4		
5	TR005	CABERGE PALM	W/4.5 FT	Remove					NON-NATIVE
6	TR006	CHINESE BANYAN	6"	Remove					NON-NATIVE
7	TR007	SAWY PINE	15"	Mitigate			5		
8	TR008	SAWY PINE	10"	Mitigate			3		
9	TR009	SAWY PINE	13"	Mitigate			3		
10	TR010	SAWY PINE	15"	Mitigate			5		
11	TR011	SAWY PINE	10"	Mitigate			3		
12	TR012	SAWY PINE	10"	Mitigate			3		
13	TR013	CYPRESS	6"	Mitigate			3		
14	TR014	SAWY PINE	13"	Mitigate			4		
15	TR015	STROMBOLO LILY	15"	Remove					NON-NATIVE
16	TR016	CYPRESS	12"	Remove					NON-NATIVE
17	TR017	CYPRESS	12"	Remove					NON-NATIVE
18	TR018	CYPRESS	12"	Remove					NON-NATIVE
19	TR019	CYPRESS	12"	Remove					NON-NATIVE
20	TR020	CYPRESS	12"	Remove					NON-NATIVE
21	TR021	CYPRESS	12"	Remove					NON-NATIVE
22	TR022	CYPRESS	12"	Remove					NON-NATIVE
23	TR023	CYPRESS	12"	Remove					NON-NATIVE
24	TR024	CYPRESS	12"	Remove					NON-NATIVE
25	TR025	CYPRESS	12"	Remove					NON-NATIVE
26	TR026	CYPRESS	12"	Remove					NON-NATIVE
27	TR027	CYPRESS	12"	Remove					NON-NATIVE
28	TR028	CYPRESS	12"	Remove					NON-NATIVE
29	TR029	CYPRESS	12"	Remove					NON-NATIVE
30	TR030	BLACK OLIVE	12"	Remove					NON-NATIVE
31	TR031	CYPRESS	8"	Relocate			3		
32	TR032	CYPRESS	5"	Relocate			3		
33	TR033	CYPRESS	5"	Relocate			3		
34	TR034	CABERGE PALM	W/4.5 FT	Remove					NON-NATIVE
35	TR035	CYPRESS	6"	Remove					NON-NATIVE
36	TR036	CYPRESS	6"	Remove					NON-NATIVE
37	TR037	CYPRESS	6"	Remove					NON-NATIVE
38	TR038	CYPRESS	6"	Remove					NON-NATIVE
39	TR039	CYPRESS	6"	Remove					NON-NATIVE
40	TR040	CABERGE PALM	W/4.5 FT	Remove					NON-NATIVE
41	TR041	CABERGE PALM	W/4.5 FT	Remove					NON-NATIVE
42	TR042	CABERGE PALM	W/4.5 FT	Remove					NON-NATIVE
43	TR043	CABERGE PALM	W/4.5 FT	Remove					NON-NATIVE
44	TR044	LIVE OAK	8"	Relocate			5		
45	TR045	LIVE OAK	20"	Relocate			5		
46	TR046	LIVE OAK	12"	Relocate			5		
47	TR047	LIVE OAK	12"	Relocate			5		
48	TR048	CABERGE PALM	W/4.5 FT	Remove					NON-NATIVE
49	TR049	LIVE OAK	6"	Remove					NON-NATIVE
50	TR050	LIVE OAK	6"	Remove					NON-NATIVE
51	TR051	CYPRESS	12"	Remove					NON-NATIVE
52	TR052	CYPRESS	8"	Remove					NON-NATIVE
53	TR053	CYPRESS	8"	Remove					NON-NATIVE
54	TR054	CYPRESS	8"	Remove					NON-NATIVE
55	TR055	CYPRESS	8"	Remove					NON-NATIVE
56	TR056	CYPRESS	8"	Remove					NON-NATIVE
57	TR057	CYPRESS	8"	Remove					NON-NATIVE
58	TR058	CYPRESS	8"	Remove					NON-NATIVE
59	TR059	CYPRESS	8"	Remove					NON-NATIVE
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61	TR061	CYPRESS	8"	Remove					NON-NATIVE
62	TR062	CYPRESS	8"	Remove					NON-NATIVE
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64	TR064	CYPRESS	8"	Remove					NON-NATIVE
65	TR065	CYPRESS	8"	Remove					NON-NATIVE
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75	TR075	CYPRESS	8"	Remove					NON-NATIVE
76	TR076	CYPRESS	8"	Remove					NON-NATIVE
77	TR077	CYPRESS	8"	Remove					NON-NATIVE
78	TR078	CYPRESS	8"	Remove					NON-NATIVE
79	TR079	CYPRESS	8"	Remove					NON-NATIVE
80	TR080	CYPRESS	8"	Remove					NON-NATIVE
81	TR081	CYPRESS	8"	Remove					NON-NATIVE
82	TR082	CYPRESS	8"	Remove					NON-NATIVE
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88	TR088	CYPRESS	8"	Remove					NON-NATIVE
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92	TR092	CYPRESS	8"	Remove					NON-NATIVE
93	TR093	CYPRESS	8"	Remove					NON-NATIVE
94	TR094	CYPRESS	8"	Remove					NON-NATIVE
95	TR095	CYPRESS	8"	Remove					NON-NATIVE
96	TR096	CYPRESS	8"	Remove					NON-NATIVE
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99	TR099	CYPRESS	8"	Remove					NON-NATIVE
100	TR100	CYPRESS	8"	Remove					NON-NATIVE
101	TR101	CYPRESS	8"	Remove					NON-NATIVE
102	TR102	CYPRESS	8"	Remove					NON-NATIVE
103	TR103	CYPRESS	8"	Remove					NON-NATIVE
104	TR104	CYPRESS	8"	Remove					NON-NATIVE
105	TR105	CYPRESS	8"	Remove					NON-NATIVE
106	TR106	CYPRESS	8"	Remove					NON-NATIVE
107	TR107	CYPRESS	8"	Remove					NON-NATIVE
108	TR108	BLACK OLIVE	14"	Remove			3		NON-NATIVE
109	TR109	BLACK OLIVE	14"	Remove			3		NON-NATIVE
110	TR110	BLACK OLIVE	14"	Remove			3		NON-NATIVE
111	TR111	SAWY PINE	18"	Mitigate			6		
112	TR112	SAWY PINE	18"	Mitigate			6		
113	TR113	SAWY PINE	18"	Mitigate			6		
114	TR114	BLACK OLIVE	14"	Remove			4		NON-NATIVE

#	TAMP	SPECIES	SIZE	PROPOSED DISPOSITION	EMR ZONING	EMR ZONING REPLACEMENT	EMR ZONING REPLACEMENT CALCULATED PER TAMP, C.L.G. (VEGETATION)	EMR ZONING REPLACEMENT CALCULATED PER TAMP, C.L.G. (REPLACEMENT)	NOTES
217	TR117	SAWY PINE	18"	Relocate			3		
218	TR118	CABERGE PALM	W/4.5 FT	Remove					
219	TR119	CABERGE PALM	W/4.5 FT	Remove					
220	TR120	CYPRESS	10"	Mitigate			3		
221	TR121	CYPRESS	10"	Mitigate			3		
222	TR122	CYPRESS	10"	Mitigate			3		
223	TR123	CYPRESS	12"	Mitigate			4		
224	TR124	CABERGE PALM	W/4.5 FT	Remove					
225	TR125	CABERGE PALM	W/4.5 FT	Remove					
226	TR126	CYPRESS	12"	Remove					
227	TR127	CYPRESS	12"	Remove					
228	TR128	LIVE OAK	14"	Remove					
229	TR129	CYPRESS	10"	Remove					
230	TR130	CYPRESS	10"	Remove					
231	TR131	LIVE OAK	8"	Remove					
232	TR132	CABERGE PALM	W/4.5 FT	Remove					
233	TR133	CYPRESS	12"	Mitigate			4		
234	TR134	CYPRESS	12"	Mitigate			4		
235	TR135	LIVE OAK	8"	Relocate					
236	TR136	LIVE OAK	8"	Relocate					
237	TR137	LIVE OAK	8"	Relocate					
238	TR138	LIVE OAK	8"	Relocate					
239	TR139	LOUISIANA PALM	W/4.5 FT	Remove					

#	TAMP	SPECIES	SIZE	PROPOSED DISPOSITION	EMR ZONING	EMR ZONING REPLACEMENT	EMR ZONING REPLACEMENT CALCULATED PER TAMP, C.L.G. (VEGETATION)	EMR ZONING REPLACEMENT CALCULATED PER TAMP, C.L.G. (REPLACEMENT)	NOTES
165	TR165	LIVE OAK	14"	Remove					
166	TR166	CABERGE PALM	W/4.5 FT	Remove					
167	TR167	CABERGE PALM	W/4.5 FT	Remove					
168	TR168	LIVE OAK	10"	Remove					
169	TR169	LIVE OAK	10"	Remove					
170	TR170	LIVE OAK	10"	Remove					
171	TR171	LIVE OAK	14"	Remove					
172	TR172	SAWY PINE	12"	Remove					
173	TR173	LIVE OAK	10"	Remove					
174	TR174	LIVE OAK	12"	Remove					
175	TR175	CYPRESS	12"	Remove					
176	TR176	CYPRESS	12"	Remove					
177	TR177	CYPRESS	12"	Remove					
178	TR178	CYPRESS	12"	Remove					
179	TR179	CYPRESS	12"	Remove					
180	TR180	CABERGE PALM	W/4.5 FT	Remove					
181	TR181	CYPRESS	12"	Remove					
182	TR182	CYPRESS	12"	Remove					
183	TR183	CYPRESS	12"	Remove					
184	TR184	CYPRESS	12"	Remove					
185	TR185	CYPRESS	12"	Remove					
186	TR186	CYPRESS	12"	Remove					
187	TR187	CYPRESS	12"	Remove					
188	TR188	CYPRESS	12"	Remove					
189	TR189	CYPRESS	12"	Remove					
190	TR190	CYPRESS	12"	Remove					
191	TR191	CYPRESS	12"	Remove					
192	TR192	CYPRESS	12"	Remove					
193	TR193	CYPRESS	1						

## Exhibit E.3 – Preliminary Architectural Elevations

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## Exhibit E.4 – Disclosure of Ownership

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**DISCLOSURE OF OWNERSHIP INTERESTS – APPLICANT**

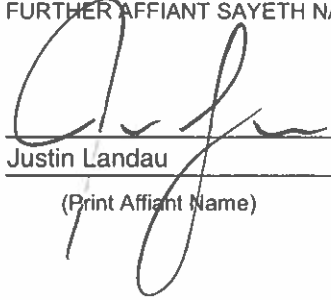
**[TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY]**

**TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared \_\_\_\_\_, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [ ] individual or [ ] \_\_\_\_\_ [position—e.g., president, partner, trustee] of \_\_\_\_\_ [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership], (hereinafter, "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for real property legally described on the attached Exhibit "A" (the "Property").
  
2. Affiant's address is: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
  
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.
  
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
  
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
  
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

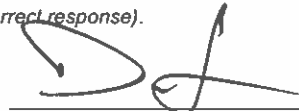
  
Justin Landau, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

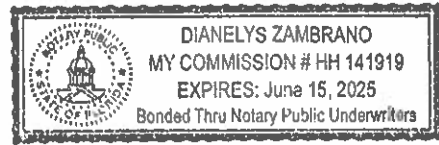
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of November, 2024 by Justin Landau (name of person acknowledging). He/she is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath (circle correct response).

Dianelys Zambrano  
(Name - type, stamp or print clearly)

  
(Signature)

My Commission Expires on: 6/15/2025

NOTARY'S SEAL OR STAMP



**EXHIBIT "A"**

**PROPERTY**



**DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY**

**[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]**

**TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Stephen P. Austin, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [ ] individual or [x] Director Treasurer [position - e.g., president, partner, trustee] of Christ Fellowship Church, Inc [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.

2. Affiant's address is: 5343 Northlake Blvd  
Palm Beach Gardens, FL 33418

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Stephen P. Austin, Treas  
Stephen P. Austin, Treas, Affiant  
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

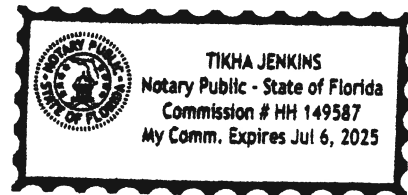
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 13<sup>th</sup> day of August, 2024 by Stephen P. Austin (name of person acknowledging). He/she is personally known to me or has produced N/A (type of identification) as identification and did/did not take an oath (circle correct response).

Tikha Jenkins  
(Name - type, stamp or print clearly)

Tikha Jenkins  
(Signature)

My Commission Expires on: 7/6/2025

NOTARY'S SEAL OR STAMP



**EXHIBIT "A"**

**PROPERTY**

**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.

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 E.5 – Drainage Statement

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**Drainage Statement For  
El Car Wash  
National Express Wash, LLC  
9087 Glades Rd, Boca Raton, FL 33434  
Zoning Application No. ZV/PDD-2024-01280**

The subject 4.20-acre property is located at 9087 Glades Rd in unincorporated Palm Beach County, and has existing 16,588 square feet of building coverage, 14,445 square feet lake, 31,695 square feet paved area, and 120,422 square feet of pervious area. This application proposes to develop a 3,429 square foot automated car wash and a 126,523 square foot Self Storage building with associated parking and site improvements on the property. The parcel is currently within a FEMA Flood Zone X per FEMA flood map 12099C1155F.

The proposed drainage system will consist of a series of inlets, open storage, underground storage, drainage pipes and exfiltration trenches and the design will provide storm attenuation to the development by storing a 5-year 1-day storm below the proposed parking lot level, a perimeter berm around the site to protect neighboring lands from a 25-year 3-day rainfall, and finished floor elevations above the 100-year 3-day storm event without discharge. Only the equivalent of 3.2-inches is allowed for storm water attenuation in exfiltration trench for large storm events.

The parcel is located within the Lake Worth Drainage District (LWDD) Hillsboro Basin.

The legal positive outfall (LPO) with off-site discharge is provided by an existing drainage pipe located near the northwest corner of the parcel which eventually connects to the LWDD Lateral No. 45 Canal per LWDD Permit No. 96-2865D.02. Proposed offsite discharge will match the permitted discharge (5.18 cfs) per LWDD Permit No. 96-2865D.02 for the 25-year 3-day storm event.

As shown on the "Savannah's Place" plat (PB 79, PGS 148-149), an existing 12-foot drainage easement (ORB 9668, PGS 677-682; modification per ORB 9723, PGS 298-301) is dedicated to the existing pipe which connects the project site to the LWDD Lateral No. 45 Canal.

Applicable required on-site drainage permits for the proposed work will be obtained from South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD), PBC Building Division's Storm Water Permitting Section, and Florida Department of Environmental Protection (FDEP). No work will commence until required permits are obtained.

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Matthew J. Cigale, P.E.  
Florida P.E. License # 74584  
Certificate of Authorization No. 27528

Matthew J. Cigale, State of Florida, Professional Engineer, License No. 74584. This document has been digitally signed and sealed by Matthew J. Cigale, P.E. on 11/19/2024. Printed copies of this document are not considered signed and sealed and must be verified on any electronic copies.

## Exhibit E.6 – Utility Letter

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Letter for  
Concurrency Reservation

To: Zoning Division  
PBC Planning, Zoning, & Building Department

From: Ebony M. Foreman, Director  
Finance and Administration  
PBC Water Utilities Department

Date: June 28, 2024

Control # 00227

Re: PZ&B Application #:  
Project Name – El Car Wash

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	<b>18.30</b>
Wastewater	<b>18.30</b>
Reclaimed Water	<b>N/A</b>

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

**00-42-43-27-05-077-0941**

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department’s facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: *Ebony Foreman*  
Director of Finance & Administration

Date: *28 June 24*

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