



May 13, 2022

Yexsy Schomberg
URBANA
950 Peninsula Corporate Circle, Suite 1027
Boca Raton FL 33487

RE: TIME EXTENSION - APPROVAL

Dear Ms. Schomberg,

This letter is to inform you that the Zoning Commission approved the time extension request in accordance with F.S. 125.022(1) for the application referenced below.

Application:	Palm Elite Car Wash, ABN/CA 2021-00797
Control:	2013-00200 (Palm Elite Car Wash)
Request Date:	May 5, 2022
Extension:	60- days
Initial Deadline:	November 4, 2021 certification and January 3, 2022 final decision
New Deadline:	July 7, 2022 Zoning Commission and July 28, Board of County Commissioners final decision

Any resubmittals must be approved by Staff prior to submission. If you should have any questions and/or require further information, please contact James Borsos, Site Planner II at 561-233-5034 or JBorsos@pbcgov.org

Sincerely,

Wendy N. Hernández
Deputy Director

C: **Digital/Email Copy:**
Lisa Amara, Zoning Director
Jeff Gagnon, Principal Planner
Timothy Haynes, Senior Site Planner
James Borsos, Site Planner II

Department of Planning,
Zoning & Building
2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Robert Weinroth, Mayor
Gregg K. Weiss, Vice Mayor

Maria G. Marino
Dave Kerner

Maria Sachs
Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

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April 15, 2022

RE: Notice of a Proposed Zoning Application

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 feet of your property. The application summary is provided below and in the attachment.

Application:	Palm Elite Car Wash, ABN/CA-2021-00797
Control:	Palm Elite Car Wash, 2013-00200
Location:	Northeast corner of South Military Trail and Vermont Avenue
ZC Hearing:	May 5, 2022, April 7, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	May 26, 2022 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The Zoning Commission (ZC) and Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The Board may accept, reject or modify Staff's recommendation and take such other appropriate and lawful action including continuing said public hearing. The staff report will be available online five-days prior to each hearing at the following website:

www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings

Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Comments may be provided at the public hearings and/or submitted in writing to the Project Manager identified below. Be advised that anyone choosing to appeal any final decision made by the BCC, with respect to any matter discussed at the hearing will need to provide their own court report to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact project manager James Borsos, Site Planner II at (561) 233-5034 or JBorsos@pbcgov.org.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachments: Application Summary and Map

- C: Lisa Amara, Zoning Director
- Jeff Gagnon, Principal Planner
- Timothy Haynes, Senior Site Planner
- James Borsos, Site Planner II

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Official Electronic Letterhead

Zoning Application Summary

Application:	Palm Elite Car Wash, ABN/CA-2021-00797
Control:	Palm Elite Car Wash, 2013-00200
Location:	Northeast corner of South Military Trail and Vermont Avenue
BCC District:	3
Title:	a Development Order Abandonment
Request	to abandon a Type 2 Waiver to allow the primary entrance to face the interior parking area; reduce the setback for outdoor uses to Non-PRA residential use; and, increase the setback from the build-to-line
Title:	a Class A Conditional Use
Request:	to allow a Car Wash
Overall Acres:	0.93 acres

Summary: Proposed is a Development Order Abandonment (ABN) and a Class A Conditional Use (CA) for Palm Elite Car Wash. The 0.93 acre site was previously approved by the Board of County Commissioners on April 27, 2017 to allow Type 2 Waivers.

The Applicant is requesting to abandon the Type 2 Waivers that were previously approved for the site which allowed the primary entrance to face the interior parking area, reduce the setback for outdoor uses to Non-PRA residential use, and increase the setback from the build-to-line under Resolution R-2017-0603. In accordance with allowances by the Comprehensive Plan and the Unified Land Development Code (ULDC), the Applicant has received approval to opt out of the Urban Infill (UI) Zoning District requirements and use the previous Zoning District, Commercial Neighborhood (CN), for the property development regulations and use approval processes.

The Automatic Self-Service Car Wash use is a Class A Conditional Use within the CN District. The Preliminary Site Plan indicates a 2,700 square foot (sq. ft.) building containing a 1,771 sq. ft. car wash tunnel, 300 sq. ft. of office space, and 629 sq. ft. mechanical room. There are nine proposed parking spaces on site. Access is proposed from Fuller Street.

Location Map:

