



**BOARD OF COUNTY COMMISSIONERS ZONING HEARING
AMENDMENTS TO THE AGENDA
APRIL 24, 2025**

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. Postponements

3. AB66912 Westmoor Pines Plat Abandonment

AMEND – To modify the Agenda to move to the Postponements/Remands/Withdrawals Agenda and to modify the motion as shown with the deleted text struck out and added text underlined:

MOTION: To postpone to May 22, 2025 ~~To adopt a resolution approving~~ item 3.a.

REGULAR AGENDA

B. Zoning Applications

5. ZV/PDD-2024-01280 El Car Wash (1974-00122)

ADD – To add letters to the Correspondence Exhibit of the Staff Report (attached)

AMEND – To modify Development Order Amendment Conditions of Approval in Exhibit C-1 as shown with the deleted text struck out and added text underlined:

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)~~

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)

C. ULDC Revisions

6. Loxahatchee Estates Overlay (LEO), First Reading

AMEND – To modify the Agenda to remove the reference to a Business Impact Estimate with the deleted text shown in strike out:

Staff Recommendation: Staff recommends approval of ~~first reading of an Ordinance to revise the ULDC, and permission to advertise for~~ second reading and adoption of an Ordinance, ~~on April 24, 2025 at 9:30 a.m.~~

BCC Permission to Advertise: On February 27, 2025, the BCC approved Request for Permission to Advertise ~~and publication of the Business Impact Estimate,~~ by a vote of 6-0.

JARC FLORIDA

Extraordinary People Leading Ordinary Lives.

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""OF BLESSED MEMORY
• PAST PRESIDENT

April 23, 2025

Board of County Commissioners
301 North Olive Ave.
Suite 1201
West Palm Beach, FL 33401

Dear Commissioners,

My name is Jeff Zirulnick, and I have the privilege of serving as the Chief Executive Officer for JARC Florida, a non-profit organization serving the needs of adults with developmental and intellectual disabilities and autism in Palm Beach County. I am reaching out to you requesting your support for the El Car Wash application for the construction of a car wash facility on the corner of Glades Road and Lyons Road in Boca Raton, Florida.

I have met with the principles of this organization and have been impressed with the program they have already created with the DeMoya Foundation to support adults with developmental and intellectual disabilities and am extremely excited to replicate this program here in Palm Beach County. We are working closely to making El Car Wash one of our twenty community works sites joining other businesses like Cheesecake Factory, Woodfield Country Club, Burlington, and Farmer's Table, to name a few. Providing work opportunities for more than one hundred individuals being trained in this program leading to 40 I/DD adults already being hired and giving back to our community. In addition, they are a well-respected business entity that provides superior projects in the community.

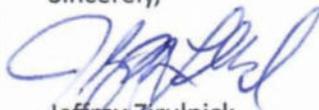
The close proximity of this project to JARC Florida will provide an outstanding partnership along with their other sites in the southern portion of the county.

Business partnerships such as this help strengthen social relationships, enhance both gross and fine motor skills, teaches responsibility, stimulates the senses, and allows care-recipients to role reverse and develop a sense of purpose and confidence.

Any opportunity to provide increased community awareness and enhance public engagement with adults with intellectual disabilities and autism is something that cannot be passed up. I encourage you to look into your heart and soul at approving this project and the impact it will have on a population far too often ignored.

Thank you for your time and efforts on behalf of Palm Beach County.

Sincerely,



Jeffrey Zirulnick
Chief Executive Officer

THE LYNNE & HOWARD HALPERN JARC CAMPUS

21160 95TH AVENUE SOUTH | BOCA RATON FL 33428 | JARC Main (561) 558-2550 | Fx (561) 487-7840

<https://iarcfl.org>

Carli Heifetz
8276 Crystal Downs Avenue
Boca Raton, FL 33434
Phone: (443) 841-6703

April 14, 2025

RE: Support for the El Car Wash Boca Project

Dear Mayor Marino, Vice Mayor Baxter, and Commissioners Weiss, Flores, Woodward, Sachs, and Powell,

As a parent raising a family in West Boca, I wanted to share my support for the proposed El Car Wash and self-storage project. I know development can be a sensitive topic, but this one really seems like a thoughtful fit for the area.

From what I've learned, the team behind the project has made a real effort to protect the environment. They're not just keeping green space, they're expanding the conservation area and saving several large, beautiful trees. That kind of care for the natural surroundings makes a difference, especially for families like mine who enjoy the outdoors and want to see it preserved.

The self-storage component is also something we could really use. Between kids' sports gear, seasonal items, and all the things' families accumulate over the years, extra space is a welcome option—and right now, there aren't many quality storage choices nearby.

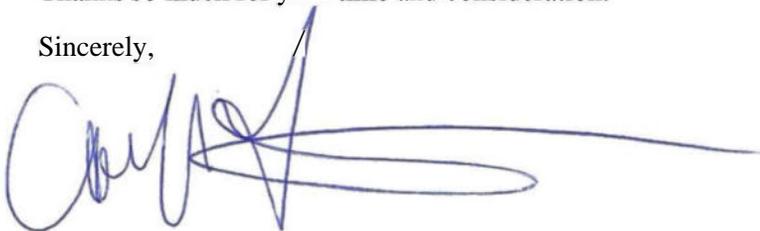
I also appreciate the plan to include cross-access with the neighboring development, which should help keep traffic on Glades Road from getting worse. Every little bit helps when you're faying to run errands or get kids to school and practice without sitting in endless traffic.

As for the car wash, I love that El Car Wash is so eco-friendly—they reuse most of their water, which is much better than the old way of washing a car in the driveway and wasting gallons. It's good to know we can keep our cars clean in a more responsible way.

What stands out most to me, though, is how involved the company is in the community. From supporting local causes to hiring adults with special needs, it's clear they're about more than just business, they care about people. That's exactly the kind of company I want in our neighborhood.

Thanks so much for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carli Heifetz', with a long horizontal flourish extending to the right.

Carli Heifetz

Stephanie Mitchell
8148 Crystal Downs Avenue
Boca Raton, FL
stephlmitchell1@gmail.com
954-224-8111

April 8, 2025

RE: Support for the El Car Wash Boca Project

Dear Mayor Maria Marino, Vice Mayor Sara Baxter, and Commissioners Gregg Weiss, Joel Flores, Marci Woodward, Maria Sachs, and Bobby Powell,

I'm writing to share my support for the proposed El Car Wash and self-storage project in West Boca Raton. As someone who lives in the area, I think this project will be a great addition to the community for several reasons.

First off, I really appreciate how much effort the team has put into preserving the natural environment. They're not only keeping a conservation easement but expanding it, and they've also made a big effort to save a number of beautiful specimen trees on the property.

The self-storage facility that's part of the project will also be a welcome improvement, it's going to be climate-controlled and modern, which is something our area really needs.

One thing I think a lot of neighbors will appreciate is the cross-access to the nearby mixed-use development, which should help ease traffic on Glades Road—always a plus!

As for the car wash itself, El Car Wash is known for being eco-friendly, recycling up to 90% of their water, which is a smart and responsible alternative to washing cars at home.

On top of that, the company is very community focused. They support local groups and causes and even offer jobs to adults with special needs, which I think is just incredible and something more businesses should be doing.

All in all, I think this project will bring real value to West Boca, and I'm happy to support it.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stephanie Mitchell".

Stephanie Mitchell

Jackie Drozdow
8342 Essex Country Club Drive
Boca Raton, FL 33434
Phone: (305) 331-9332
Email: jacquelynkate111@gmail.com

April 14, 2025

RE: Support for the El Car Wash Boca Project

Dear Mayor Marino, Vice Mayor Baxter, and Commissioners Weiss, Flores, Woodward, Sachs, and Powell,

I'm a resident of West Boca and wanted to share my support for the proposed El Car Wash and self-storage facility. I've been following the project as it's moved through the process, and honestly, I think it's a smart addition to our part of the county.

We've seen a lot of new homes and developments go up in recent years, and with that comes the need for more practical services — not just restaurants and retail, but things like car care and additional storage. These are the kinds of uses that help support the daily life of residents.

What I appreciate about this project is that it's not overbuilt or flashy but thoughtfully designed. The developers seem to have gone the extra mile to work with the site rather than clear it entirely. Saving green space and keeping mature trees shows they've taken some care with the layout, and that matters to those of us who value the character of West Boca.

I'm also glad to see a business like El Car Wash coming in. I've used their locations before — they're clean, efficient, and environmentally friendly. It's a clear upgrade over many of the aging, traditional car washes still operating around here.

And the storage facility? Absolutely necessary. A lot of newer homes — like the one I live in — just don't come with the kind of storage space you need for tools, seasonal items, or small business inventory. Having a high-quality option nearby is incredibly helpful.

Overall, I think this project reflects where West Boca is heading — growing but still grounded. I hope it gets your support.

Best Regards,



Jackie Drozdow

From: bocaburns@aol.com <bocaburns@aol.com>

Sent: Wednesday, March 26, 2025 11:53 AM

To: Don Hearing <dhearing@coteur-hearing.com>; Justin Landau <justin@elcarwash.com>

Cc: Sheri Scarborough <sheri@superiormgmt.net>; Ellen Winikoff <ewinikoff@aol.com>; Nick Rongione <qtarg2@aol.com>; Jana Steinberg <stampbyme2003@yahoo.com>; Andrea Frydman <ajf612@aol.com>; Westbocapaul <westbocapaul@aol.com>; Neil Schiller <neil@neilschiller.com>; STANLEY SIEGEL <berstan@comcast.net>; Margi Helschien <margicc@yahoo.com>; Elliot Burns <bocaburns@aol.com>

Subject: "Thank You!"...

Dear Donaldson and Justin... Thank you SO much for your presentation yesterday morning to our West Boca Community Council on the proposed carwash and Mini Storage Area. It was complete and well presented. Your knowledge, and your slide presentation of the area and research on the property and surrounding area was very helpful and superb. On a personal note, I was glad that you took into consideration the aesthetic land use. Your warmth and personal attention to our Council needs were very evident and we appreciated your taking a small parcel and made it very warm and welcoming. We look forward to it's completion and meeting you at the "Grand Opening"!

We wish you much success...

Warmly...

Elliot Burns, Secretary
West Boca Community Council

(561) 866-6048(c)
bocaburns@aol.com
West Boca Community Council



BOARD OF COUNTY COMMISSIONERS

ZONING HEARING

Thursday, April 24, 2025

9:30 A.M.

**BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers
301 N. Olive Avenue, West Palm Beach, FL 33401**

CALL TO ORDER

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Swearing In

AGENDA APPROVAL

- A. Additions, Deletions Substitutions
- B. Adoption of the Agenda
- C. Request to Pull Items From Consent

POSTPONEMENTS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

ZONING HEARING AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
April 24, 2025

CALL TO ORDER

- A. Roll Call – 9:30 a.m.
- B. Invocation and Pledge of Allegiance
- C. Notice

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Mayor, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- D. Proof of Publication - **Motion** to receive and file
- E. Swearing In - County Attorney

AGENDA APPROVAL

- A. Additions, Deletions Substitutions
- B. Adoption of the Agenda – **Motion** to adopt the Agenda
- C. Request to Pull Items From Consent

POSTPONEMENTS/WITHDRAWALS AGENDA

A. Postponements

1. [CA-2023-01791 Southland Water Resource \(2023-00122\)](#)

Zoning Application of Philips and Jordan - Matt Edison by Carlton Fields P.A.

Location: South side of access easement approx. 1 mile south of Okeelanta Rd, approx. 1.3 miles east of Miami Canal Rd and 4.2 miles west of US-27

Project Manager: Wendy Hernandez, Deputy Zoning Director

a. **Title:** a Class A Conditional Use **Request:** to allow a Type 3B Excavation on 8,611.52 acres

MOTION: No motion necessary. Item was administratively postponed to May 22, 2025.

B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

A. DISCLOSURES for Consent Items

B. Zoning Applications

2. [DOA-2024-01246 The Cagigas Organization \(2005-00346\)](#)

Zoning Application of Cagigas Organization, Inc by Civil Design Engineering LLC

Location: West side of Military Trail, approx. 1,000 feet north of Lantana Road

Project Manager: Jerome Small, Senior Site Planner

BCC District: 3

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C.

Zoning Commission: Recommended approval by a vote of 8-0-0.

a. **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan, relocate access point, and reconfigure the parking on 5.62 acres

MOTION: To adopt a resolution approving item 2.a.

D. Other County Division Items

3. [AB66912 Westmoor Pines Plat Abandonment](#)

Land Development Application of Town of Palm Beach

Location: south of Okeechobee Boulevard and west of Haverhill Road

Project Manager: Scott B. Cantor, Director, Land Development Division

BCC District: 2

Staff Recommendation: Staff recommends approval of the request.

a. **Title:** Right-of-Way Abandonment **Request:** to abandon any public interest in a portion of Block 4, all of Block 5, Block 16, and Block 23, Plat No. 1 Westmoor Pines, according to the plat thereof, as recorded in Plat Book 4, Page 21 (Abandonment Site), Public Records of Palm Beach County

MOTION: To adopt a resolution approving item 3.a

4. [AB66953 Westmoor Pines ROW Abandonment](#)

Land Development Application of County Engineer

Location: south of Okeechobee Boulevard and west of Haverhill Road

Project Manager: Scott B. Cantor, Director, Land Development Division

BCC District: 2

Staff Recommendation: Staff recommends approval of the request.

- a. **Title:** Right-of-Way Abandonment **Request:** to abandon any public interest in all of Archer Street lying between Block 4 and Block 5, together with all of Berkley Street lying between Block 5 and Block 15, together with all of Clarendon Street lying between Block 15 and Block 16, together with all of Dartmouth Street lying between Block 16 and Block 23, together with all of Elmhurst Street lying south of said Block 23, together with portions of Emerson Avenue and Westmoor Avenue, all as shown on Plat No. 1 Westmoor Pines, according to the plat thereof, as recorded in Plat Book 4, Page 21, (Abandonment Site), Public Records of Palm Beach County

MOTION: To adopt a resolution approving item 4.a

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Zoning Applications

5. [ZV/PDD-2024-01280 El Carwash Boca \(1974-00122\)](#)

Zoning Application of El Car Wash, LLC, Christ Fellowship Church, Inc. by Cotleur & Hearing Inc.

Location: North side of Glades Road, approximately 430 feet west of Lyons Road

Project Manager: Michael Birchland, Site Planner II

BCC District: 5

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 and C-2.

Zoning Commission: Recommended approval by a vote of 6-0-1.

- a. **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

MOTION: To adopt a resolution approving item 5.a.

C. ULDC Revisions

6. [Loxahatchee Estates Overlay \(LEO\), Second Reading and Adoption](#)

Summary: The item before the Commission is consideration of a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to implement the LGA-2024-00010 Rawlings Estates Comprehensive Plan future land use and text amendment which establishes the Loxahatchee Estates Overlay (LEO). This ULDC amendment will establish property development regulations and access requirements to implement the new Overlay. On February 27, 2025, the BCC adopted the LGA-2024-00010 Rawlings Estates amendment by ordinance, and approved the permission to advertise for this ULDC Revision.

Staff Recommendation: Staff recommends approval of first reading of an Ordinance to revise the ULDC, and permission to advertise for second reading and adoption of an Ordinance on April 24, 2025 at 9:30 a.m.

BCC Permission to Advertise: On February 27, 2025, the BCC approved Request for Permission to Advertise and publication of the Business Impact Estimate, by a vote of 6-0.

ZC/LDRC Recommendation: On March 6, 2025, the ZC recommended approval by a vote of 8-0, and the ZC, serving as the Land Development Regulation Commission pursuant to 163.3194, F.S., recommended a finding of consistency with the Comprehensive Plan by a vote of 8-0.

BCC First Reading: On March 27, 2025, the BCC approved first reading and permission to advertise for second reading and adoption of an Ordinance by a vote of 7-0.

MOTION: To adopt an ordinance approving item 6.

END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY**
- B. PLANNING DIRECTOR**
- C. ZONING DIRECTOR**
- D. EXECUTIVE DIRECTOR**
- E. BOARD DIRECTION**
- F. COMMISSIONERS**

ADJOURNMENT