

RESOLUTION NO. R-2026-0613

RESOLUTION APPROVING ZONING APPLICATION DOA/CA-2025-00502  
(CONTROL NO. 1984-00079)  
a Class A Conditional Use  
APPLICATION OF Current Capital Realty, Inc., Coco Plum Plaza, LLC  
BY Bowman Consulting Group, AGENT  
(Del Taco West Palm Beach)

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 DOA/CA-2025-00502 was presented to the Board of County Commissioners at a public hearing conducted on May 28, 2026;

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 a Class A Conditional Use;

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 DOA/CA-2025-00502, the Application of Current Capital Realty, Inc., Coco Plum Plaza, LLC, by Bowman Consulting Group, Agent, for a Class A Conditional Use to allow a Type 1 Restaurant with a drive-through on 4.43 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 May 28, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marino 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 Sara Baxter, Mayor

- Aye

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

The Mayor thereupon declared that the resolution was duly passed and adopted on May 28, 2026.

Filed with the Clerk of the Board of County Commissioners on May 28, 2026.

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

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

BY:   
COUNTY ATTORNEY

MICHAEL A. GARUSO,  
CLERK & COMPTROLLER  
BY:   
DEPUTY CLERK



**EXHIBIT A**

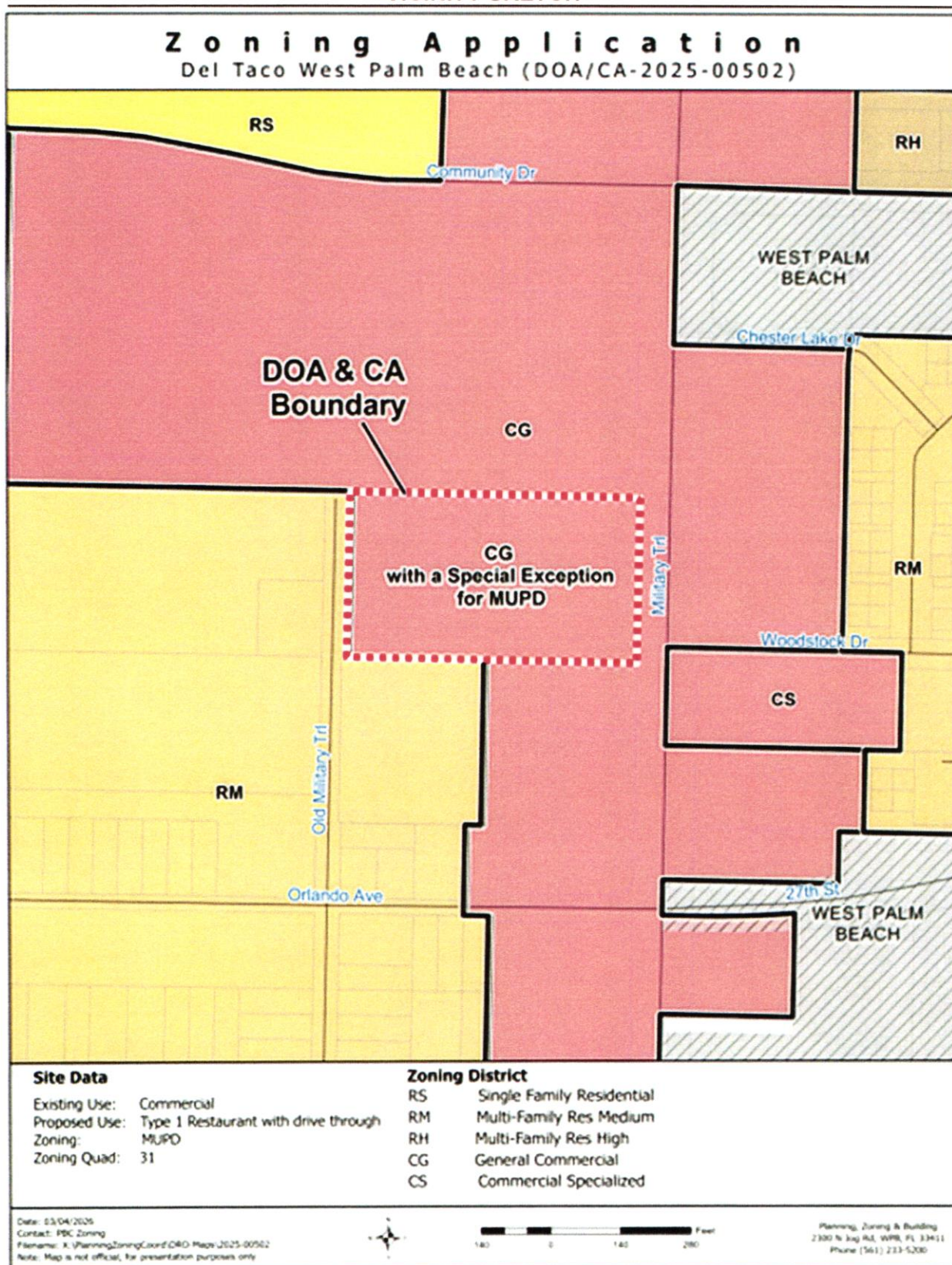
**LEGAL DESCRIPTION**

THE NORTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PLAM BEACH COUNTY, FLORIDA, LESS THE EAST 50 FEET THEREOF FOR RIGHT-OF-WAY DEEDED TO PALM BEACH COUNTY IN DEED BOOK 931, PAGE 444, OF THE PUBLIC RECORDS OF PLAM BEACH COUNTY, FLORIDA AND LESS ROAD RIGHT-OF-WAYS CONVEYED TO PALM BEACH COUNTY IN OFFICIAL RECORD BOOK 4531, PAGE 253, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 192,955 SQUARE FEET OR 4.43 ACRES MORE OR LESS

EXHIBIT B

VICINITY SKETCH



**Site Data**

Existing Use: Commercial  
 Proposed Use: Type 1 Restaurant with drive through  
 Zoning: MUPD  
 Zoning Quad: 31

**Zoning District**

RS Single Family Residential  
 RM Multi-Family Res Medium  
 RH Multi-Family Res High  
 CG General Commercial  
 CS Commercial Specialized

Date: 03/04/2025  
 Contact: PBC Zoning  
 Filename: X:\Planning\ZoningCoord\DOA Maps\2025-00502  
 Note: Map is not official, for presentation purposes only



Planning, Zoning & Building  
 2300 N. Jog Rd, WPB, FL 33411  
 Phone (561) 233-5200

## EXHIBIT C

### CONDITIONS OF APPROVAL

#### **Class A Conditional Use on 4.43 acres**

##### **ALL PETITIONS**

1. The approved Preliminary Site Plan is dated March 18, 2026. 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. At time of submittal for Final Approval by the Development Review Officer (DRO), the Architectural Elevations for the Type 1 Restaurant, Building B shall be submitted for review and approval by the Zoning Division. Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC) and shall be generally consistent with the Architectural Elevations dated March 13, 2026. Development shall be consistent with the approved Architectural Elevations, the DRO approved Final Plan, all applicable Conditions of Approval, and all ULDC requirements. (DRO: ZONING - Zoning)

2. Prior to the issuance of the Certificate of Occupancy for the Type I Restaurant with drive-through (Building B), the Property Owner shall repaint the existing buildings on the property with the same primary color(s) as provided for the proposed Building B. (BLDG/PMT/CC: BUILDING DIVISION - 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.