



**Planning, Zoning
& Building Department**

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 Compliance 233-5500
Contractor Regulations 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbc.gov/pzb



**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

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Bobby Powell Jr.

County Administrator

Verdenia C. Baker

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Official Electronic Letterhead

March 25, 2025

Jeanne Ducharme
1934 Commerce Ln, Ste 1
Jupiter, FL 33458

RE: NOTIFICATION OF ADMINISTRATIVE POSTPONEMENT

Dear Jeanne Ducharme:

This letter is to provide confirmation that the attached request dated March 18, 2025, for a postponement meet the requirements of Article 2.B.6.E.1 for the application administratively postponed as referenced below. The Zoning Director has approved the associated Time extension request.

Application:	EI Carwash Boca , ZV/PDD-2024-01280
Control:	EI Carwash Boca, 1974-00122
Request Date:	March 18, 2025
Prior Hearing Date:	March 27, 2026, Board of County Commissioners
New Hearing Date:	April 24, 2025, Board of County Commissioners

This application will be heard at new date provided above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you should have any questions and/or require further information, contact Michael Birchland, Project Manager, at 561-233-5408 or MBirchland@pbc.gov.

Sincerely,

Wendy N. Hernández
Deputy Zoning Director

Attachments: *Applicant's Postponement Request*

C: Lisa Amara, Zoning Director
Carlos Torres, AIA, Principal Site Planner
Michael Birchland, Project Manager
Don Hearing, Agent'



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March 3, 2025

Jeanne Ducharme
Cotleur & Hearing, Inc.
1934 Commerce Ln, Ste 1
Jupiter, FL 33458

RE: NOTIFICATION OF BCC PUBLIC HEARING POSTPONEMENT

Dear Jeanne Ducharme:

This letter is to inform you that the application referenced below was postponed at the Board of County Commissioners (BCC) Public Hearing on February 27, 2025.

Application:	El Carwash Boca , ZV/PDD 2024-01280
Control:	El Carwash Boca, 1974-00122
BCC Hearing:	March 27, 2025

This application will be heard at BCC date provided in the table above provided that the postponement fee is paid to the Zoning Division within 10 days of the date of this letter.

If you have any questions and/or require further information, please contact me at 561-233-5408 or MBirchland@pbc.gov.

Sincerely,

Michael Birchland
Site Planner II

C: Lisa Amara, Zoning Director
Wendy N. Hernández, Deputy Zoning Director
Carlos Torres, AIA, Principal Site Planner
Don Hearing, Agent

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

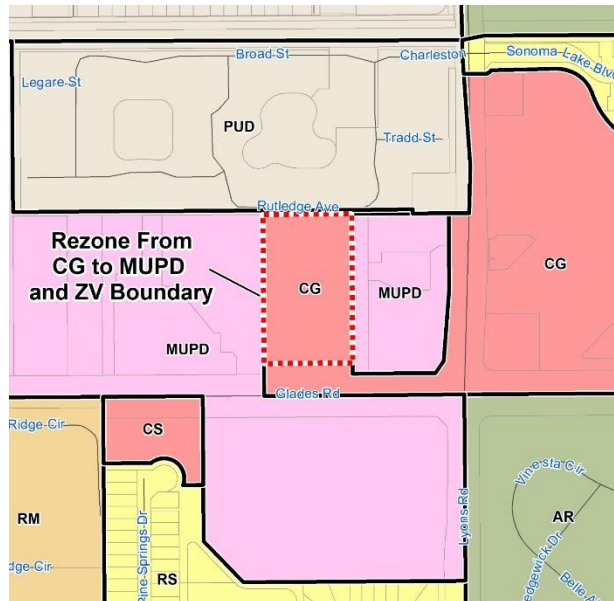
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: El Carwash Boca , ZV/PDD-2024-01280
Location: North side of Glades Road, approximately 430 feet west of Lyons Road
Zoning Commission Hearing: February 6, 2025 at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411
Board of County Commissioners Hearing: February 27, 2025 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Michael Birchland, Site Planner II
(561) 233-5408 or MBirchland@pbc.gov
Notice Date: January 21, 2025



Zoning Application Summary

Application:	El Carwash Boca , ZV/PDD-2024-01280
Control:	El Carwash Boca, 1974-00122
Location:	North side of Glades Road, approximately 430 feet west of Lyons Road
District:	Commission District 5
Title/Request:	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

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.