

**Village of Royal Palm Beach  
Village Council  
Agenda Item Summary**

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER APPLICATION NO. 22-90 (SPM, SE, AAR) AN APPLICATION BY COTLEUR & HEARING, ON BEHALF OF EL CAR WASH RPB, LLC. THE APPLICANT IS REQUESTING SITE PLAN MODIFICATION, SPECIAL EXCEPTION USE FOR A “CAR WASH, SELF-SERVICE OR OTHER”, AND ARCHITECTURAL APPROVAL TO REDEVELOP THE SITE IN ORDER TO CONSTRUCT AND OPERATE A 3,399 SQUARE FOOT STANDALONE ENCLOSED AUTOMATED CAR WASH FACILITY, FOR A PROPERTY SITUATED WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AND LOCATED AT 151 S. STATE ROAD 7.**

**ISSUE:**

The Applicant is seeking a Site Plan Modification, Special Exception Use for a “Car wash, self-service or other”, and Architectural approval for a 1.36-acre site located at 151 S. State Road 7 and situated within the Anthony Groves Commercial Plaza. The intent of the petition is to redevelop the site in order to construct and operate a 3,399 square foot automated carwash facility. The site is zoned General Commercial (GC) and a car wash is listed as a Special Exception Use in the General Commercial (CG) Zoning District at Sec 26-89 (3). The Applicant is also requesting Architecture and Aesthetic Review (AAR) Approval for the buildings, signage, and Landscape Plan.

Overall, the proposed site plan is in conformance with the Village’s requirements for the General Commercial (CG) Zoning District.

**Recommended Action:**

Staff is recommending Approval of Application No. 22-90 (SPM, SE, AAR) and Resolution 22-39.

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Initiator:	Village Manager	Agenda Date	Village Council
Director of P&Z	Approval	12-15-2022	Action

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# Village of Royal Palm Beach - Staff Report

## I. General Data:

Project Name: National Express Car Wash

Application: 22-90 (SPM, SE, AAR) (Res. 22-39)

Owner: EI Car Wash RPB, LLC  
5201 SW 8<sup>th</sup> Street  
Coral Gables, FL 33134

Agent: Donaldson Hearing  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

Request: Site Plan Modification, Special Exception Use, and Architectural Approval for an approximately 3,399 square foot “Carwash, self-service or other” located at 151 S. State Road 7.

Recommendation: Approval

Hearings: Planning & Zoning Commission December 13, 2022  
Village Council December 15, 2022

## II. Site Data:

Site Area: 1.36 acres

Property Control Numbers: 72-41-44-01-14-000-0040

Existing Land Use: “Financial Institution with drive-through”

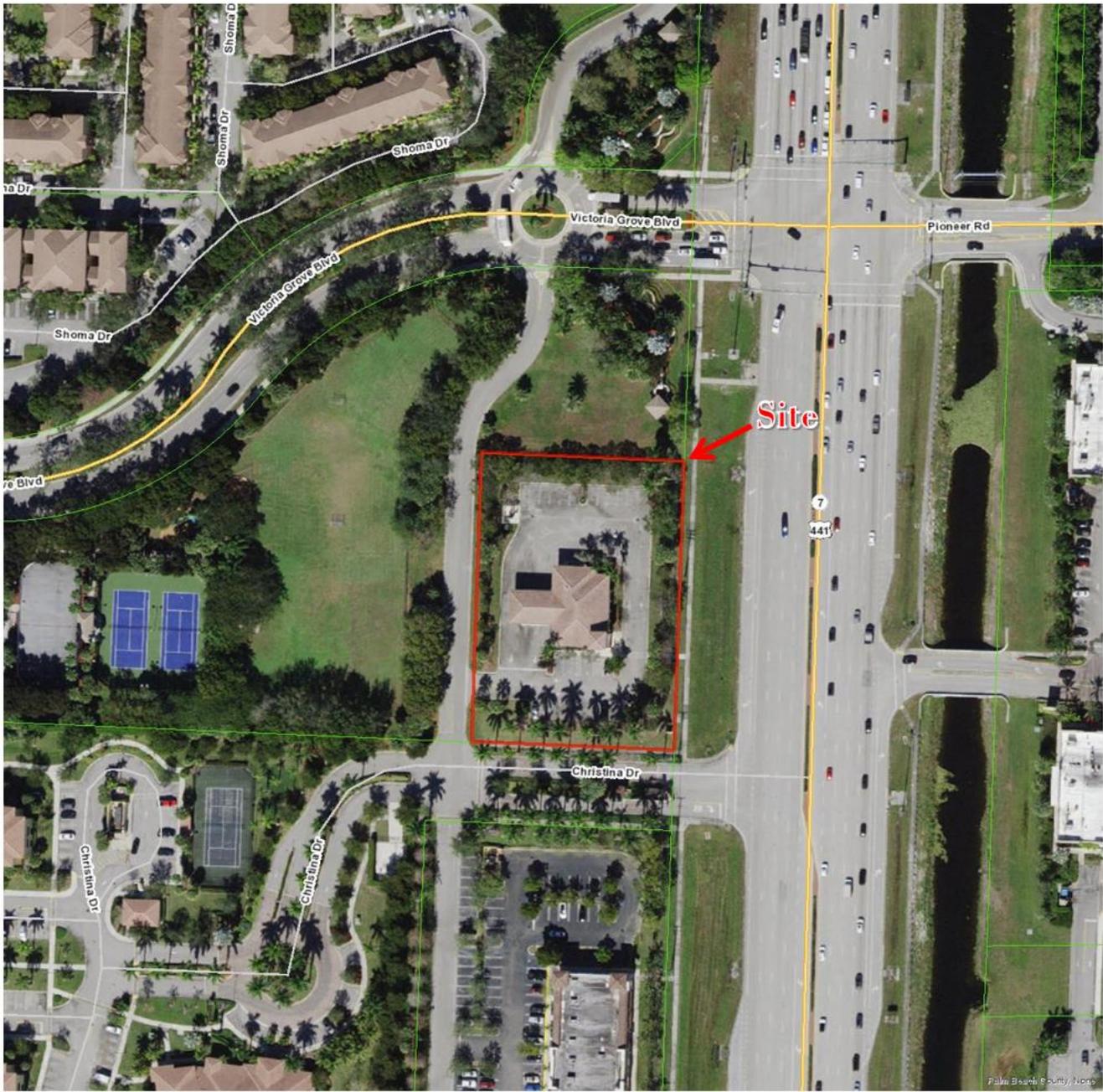
Proposed Land Use: “Car wash, self-service or other”

Existing FLUM Designation: Commercial (COM)

Existing Zoning District: General Commercial (CG)

<b>Table 1: Adjacent Existing, Future Land Uses, and Zoning</b>			
<b>Dir.</b>	<b>Existing:</b>	<b>FLUM:</b>	<b>Zoning:</b>
<i>North</i>	Anthony Groves / Victoria Groves PUD	Commercial (COM)	Residential Mixed Use (RMU)
<i>South</i>	Anthony Groves Plaza	Commercial (COM)	General Commercial (CG)
<i>East</i>	Buckingham Plaza	Commercial (COM)	General Commercial (CG)
<i>West</i>	Anthony Groves / Victoria Groves PUD	Residential Mixed Use (RMU)	Residential Mixed Use (RMU)

Directly below is an illustration showing the location of the site:



### **III. Intent of Petition:**

The Applicant is seeking a Site Plan Modification, Special Exception Use for a “Car wash, self-service or other”, and Architectural approval for a 1.36-acre site located at 151 S. State Road 7 and situated within the Anthony Groves Commercial Plaza. The intent of the petition is to redevelop the site in order to construct and operate a 3,399 square foot automated carwash facility. The site is zoned General Commercial (GC) and a car wash is listed as a Special Exception Use in the General Commercial (CG) Zoning District at Sec. 26-89 (3). The Applicant

is also requesting Architecture and Aesthetic Review (AAR) Approval for the buildings, signage, and Landscape Plan.

#### **IV. History:**

The subject property is part of a larger Planned Commercial Development and originally received Special Exception and Site Plan approval for a “Planned Commercial Development” and “Financial Institution with Drive-through” pursuant to the adoption of Resolution 06-29 on July 18, 2006.

#### **V. Analysis:**

The Applicant is seeking a Site Plan Modification, Special Exception Use for a “Car wash, self-service or other”, and Architectural approval for a 1.36-acre site located at 151 S. State Road 7 and situated within the Anthony Groves Commercial Plaza. The intent of the petition is to redevelop the site in order to construct and operate an approximately 3,399 square foot automated carwash facility. The site is zoned General Commercial (GC) and a car wash is listed as a Special Exception Use in the General Commercial (CG) Zoning District at Sec. 26-89 (3). The Applicant is also requesting Architectural and Aesthetic Review (AAR) Approval for the buildings, signage, and Landscape Plan. Please refer to Attachment C for an illustration of the Site Plan; Attachment D for an illustration of the Landscape Plan; and Attachment E for an illustration of the proposed Building Architecture.

In reviewing this petition, Village Staff considered conformity with the Village of Royal Palm Beach’s Zoning Code pertaining to the Special Exception use “Car wash, self-service or other”. Specifically, the proposed project meets the requirements for the General Commercial (CG) Zoning District as follows:

1. Parcel Size: The 59,124 square foot site meets the minimum parcel size requirements of 40,000 square feet for the General Commercial (CG) Zoning District.
  2. Parcel width: The total site has a frontage of 290 feet along S. State Road 7, thus, exceeds the required minimum frontage of 150 feet along a major roadway.
  3. Setbacks: The proposed buildings meet the required setbacks for this zoning district.
  4. Pervious Area: The site provides 43% pervious area and thus, exceeds the minimum pervious area of 25%.
  5. Parking Requirements: The site has provided parking that is consistent with the requirements of Chapter 23 (Traffic and Vehicles).
  6. Landscape Areas: This project complies with all applicable landscape code requirements.
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7. Maximum Building Height: The applicant is proposing construction of a single-story building with a maximum height of 32, which falls within the height limitation of 32 feet within this Zoning District.
8. Stacking/Bypass: The applicant has provided stacking and bypass lanes that meet code requirements.

Overall, the proposed site plan meets all of the Village's requirements for these types of uses in the General Commercial (CG) Zoning District.

#### **VI. Staff Recommendation:**

Staff is recommending Approval of Application No. 22-90 (SPM, SE, AAR) and Resolution 22-39.

#### **VII. Hearing History:**

##### *Planning and Zoning Commission*

This item was considered by the Planning and Zoning Commission at its regular meeting on December 13, 2022 and was recommended for \_\_\_\_\_ by a vote of X-X.

**Attachment A  
Legal Description  
National Express Carwash  
Application No. 22-90 (SPM, SE, AAR)  
Resolution No. 22-39**

**LEGAL DESCRIPTION:**

Lot 4, Anthony Groves Plaza, according to the map of plat thereof, recorded in Plat Book 108, Pages 133 through 136, inclusive, public records of Palm Beach County, Florida.

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**Attachment B**  
**Conditions of Approval**  
**National Express Carwash**  
**Application No. 22-90 (SPM, SE, AAR)**  
**Resolution No. 22-39**

**1. Development Order:**

This development order constitutes approval for:

Site Plan Modification approval; Special Exception (“Car wash, self-service or other”) approval; and Architectural approval for the building, Landscape Plan, and signage for a 3,399 square foot car wash facility.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All other conditions imposed by previous approvals shall remain in full force and effect unless specifically modified herein.

**2. Site Specific Conditions:**

- A. All landscape improvement shall be installed or relocated prior to the issuance of the Certificate of Occupancy and completion of the development infrastructure.
- B. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- C. No outdoor storage of any materials shall be permitted on site.
- D. All dead, missing or substandard landscape material shall be brought back into compliance with the approved Landscape Plan prior to the issuance of a certificate of occupancy.

**3. Standard Conditions:**

- A. This site plan approval shall expire one (1) year from the date of council approval, unless appropriate applications for site plan extension are submitted pursuant to Sec. 26-66 of the Village Code of Ordinances. In no case shall the approval be extended beyond code-established time frames.
  - B. Failure of the developer to comply with any of the Conditions of Approval at any time may result in the denial or revocation of building permits, issuance of a stop work order, denial of certificates of occupancy or the denial or revocation of other Village issued permits or approvals. Failure to commence development in a timely manner may also result in the revocation of development approval.
  - C. While the site plan approval process requires the submission of certain preliminary drawings, plans and specifications, such items are subject to change to some degree during the detailed design and construction-permitting phase of the final approvals. Thus, except where specifically noted herein, the specific Village Code provisions governing design standards will apply.
  - D. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.
  - E. At the time of application for a building permit, four (4) sets of engineering plans shall be submitted to the Engineering Department for review and approval. A certified cost estimate for paving, and drainage shall be included in the engineering submittal. An engineering plan review and inspection fee of three
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percent (3%) of the cost estimate shall be paid to the Engineering Department at the time engineering drawings are submitted. A copy of the receipt shall be provided to the Building Department upon submittal of a permit. Approval of site civil engineering elements will be required prior to the issuance of a building permit. Site plan approval shall not be construed as final engineering department approval.

- F. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- G. Prior to the issuance of any building permit or conditional building permit the following must be completed:
  - 1. No building permits shall be issued until the construction drawings have been approved.
  - 2. Property owner's documents acceptable to the Village Engineer and Attorney must be submitted and recorded which include provisions for cross-access and cross-parking for the outparcels.
  - 3. The site plan, plat and engineering drawings must be submitted in electronic format compatible with AutoCAD 14 or AutoCAD 2000 prior to the issuance of a building permit.
- H. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.

#### **4. Landscaping Conditions:**

- A. Prior to the issuance of a Certificate of Occupancy, the developer's Registered Landscape Architect shall provide a signed and sealed statement of completion.
- B. Vegetation removal shall not commence until a building permit has been applied for and vegetation removal permits have been issued.
- C. The property owner/s or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- D. The developer shall submit a landscape maintenance plan to the Village Landscape Inspector prior to the issuance of a Certificate of Occupancy.
- E. The landscape plan shall be revised and resubmitted to the Village to ensure that all landscaping is located outside of all easements prior to the issuance of a building permit.
- F. All shrub materials shown on the approved landscape plan shall be installed at no less than twenty-four (24) inches in height, but must be maintained at no less than thirty-six inches (36) in height.
- G. The practice of "hatracking" defined as the severe cutting back of branches, making internodal cuts to lateral limbs, leaves branch stubs larger than 1 inch in diameter within the tree's crown, is strictly prohibited for all trees listed in the approved landscape plan for installation. Trees shall be allowed to grow in a shape natural to their species, and shall only be pruned to remove limbs or foliage which presents a hazard to power lines or structures, or to remove dead, damaged or diseased limbs. In no case shall pruning result in trees which are smaller than the minimum requirements for spread or height, or are unnaturally shaped.

#### **5. Planning and Zoning Commission:**

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**RESOLUTION NO. 22-39**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 22-90 (SPM, SE, AAR) – THE APPLICATION OF COTLEUR & HEARING ON BEHALF OF EL CAR WASH RPB, LLC - PERTAINING TO A SITE PLAN MODIFICATION, SPECIAL EXCEPTION, AND ARCHITECTURAL APPROVAL FOR A 3,399 SQUARE FOOT “CAR WASH, SELF-SERVICE OR OTHER” LOCATED ON A 1.36± ACRE PARCEL OF LAND LOCATED AT 151 S. STATE ROAD 7, IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Village Council of the Village of Royal Palm Beach, Florida (“Village”), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166 Florida Statutes, is authorized and empowered to consider applications relating to zoning and land development; and

**WHEREAS**, the notice and hearing requirements provided for in the Village Code have been satisfied where applicable; and

**WHEREAS**, Application No. 22-90 (SPM, SE, AAR) was presented to the Village Council at its public hearing conducted on December 15, 2022; and

**WHEREAS**, the Village Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various Village review agencies, boards, and commissions, where applicable; and

**WHEREAS**, this approval is subject to all applicable Zoning Code requirements that development commence in a timely manner.

**NOW THEREFORE**, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT APPLICATION NO. 22-90 (SPM, SE, AAR), THE APPLICATION OF COTLEUR & HEARING ON BEHALF OF EL CAR WASH RPB, LLC, ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLEASE SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Was approved, subject to the following conditions and site plan depiction:

PLEASE SEE EXHIBIT “B” and “C” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 15th day of December, 2022.

VILLAGE OF ROYAL PALM BEACH

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MAYOR FRED PINTO

ATTEST:

(SEAL)

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DIANE DISANTO, VILLAGE CLERK

**Exhibit A**  
**Legal Description**  
**National Express Car Wash @ 151 S. State Road 7**  
**Application 22-90 (SPM, SE, AAR)**  
**Resolution No. 22-39**

LEGAL DESCRIPTION:

Lot 4, Anthony Groves Plaza, according to the map of plat thereof, recorded in Plat Book 108, Pages 133 through 136, inclusive, public records of Palm Beach County, Florida

**Exhibit B**  
**Conditions of Approval**  
**National Express Car Wash @ 151 S. State Road 7**  
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**2. Site Specific Conditions:**

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- C. While the site plan approval process requires the submission of certain preliminary drawings, plans and specifications, such items are subject to change to some degree during the detailed design and construction-permitting phase of the final approvals. Thus, except where specifically

noted herein, the specific Village Code provisions governing design standards will apply.

- D. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.
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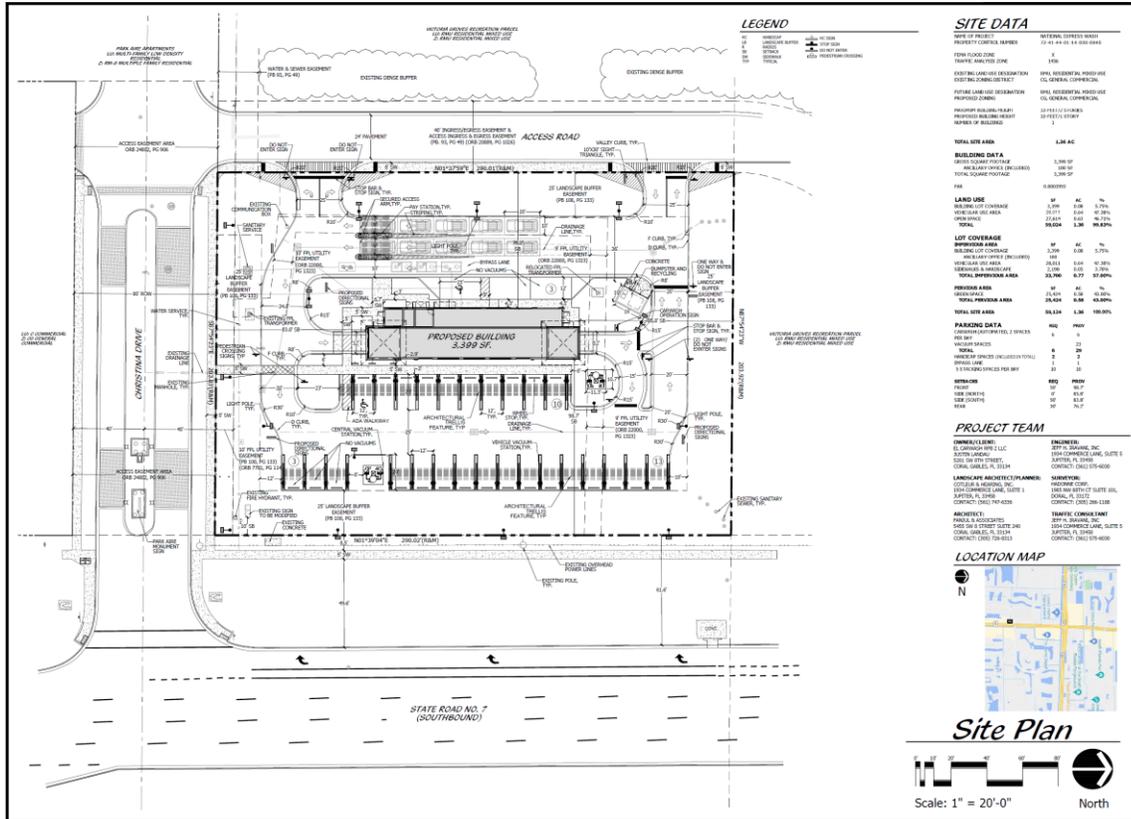
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**5. Planning and Zoning Commission:**

# Exhibit C Site Plan National Express Car Wash @ 151 S. State Road 7 Application 22-90 (SPM, SE, AAR) Resolution No. 22-39

Directly below is an illustration of the Site Plan:





**Cotleur & Hearing**  
Landscape Architecture  
Environmental Consultants  
1334 Commerce Lane  
Suwanee, Florida 31768  
888.742.4334 Fax 770.1197  
www.cotleurhearing.com  
LEA LC-3000535

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**National Express Car Wash**  
Royal Palm Beach, Florida

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**Site Plan**

Scale: 1" = 20'-0"

North