



ITEM SUMMARY

MEETING DATE: December 19, 2022

FROM: Caryn Gardner-Young, Zoning Administrator

SUBJECT: **Resolution 2022-40, SP-22-02**
Pink Bird Car Wash

BACKGROUND

Dwayne Dickerson, agent for Vybe Investments, LLC, is requesting Site Plan approval of the proposed Pink Bird Car Wash project. The site is located on the south side of Lake Worth Road, approximately 1241 feet east of Jog Road. The petition is for a 3,945 square foot standalone car wash building with parking to be constructed on the subject 1.48-acre site. Landscape buffers will be included on all perimeters of the site, as well as internal within the site. A 6-foot masonry wall along the south and east portion of site will provide extra buffer between the proposed use and the abutting residential parcel to the east and south. Access will be provided through one existing vehicle access point on Lake Worth Road in addition to a pedestrian connection to Lake Worth Road. The applicant has provided architectural elevations, which show a maximum building height of 34' 8", and provided exterior materials that presents a high-quality appearance, designed with the same architectural style and decorative elements on all sides, the colors are compatible with the general character of the area and the opening to the car wash facility is screened from Lake Worth Road view by substantial landscaping.

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals recommending approval by a vote of 4-0 at their meeting on December 8, 2022.

ANALYSIS

The applicant is proposing to demolish a vacant fast food restaurant facility and replace it with a standalone car wash. Ingress and egress to the site will be provided from an existing driveway location on Lake Worth Road which will provide access to the subject property as well as the neighboring properties to the west. The petitioner is proposing twenty-three parking spaces which is sixteen parking spaces above the required number of parking spaces. All car washing facilities and equipment will be located within the enclosed building except for the vacuuming facilities and air pumps. However, there will be considerable screening of the outside facilities and equipment to address any potential nuisances.

Although the proposed site plan does not meet the stated requirements of the Transitional area regulations, it meets the intent of the requirements. Transitional areas are provided in all CI and CG zoned areas which are contiguous to residentially zoned areas in order to adequately

screen, buffer, and separate objectionable commercial uses from residential uses. The transitional area is not intended to preclude the use of commercial intensive (CI) and commercial general (CG) zoned lands, but to provide reasonable alternatives to commercial development next to residentially zoned areas. The proposed standalone car wash building does not meet the setbacks and height limitations as outlined in the Transitional area regulations. But the immediately adjacent property to the subject property, although zoned residential, does not contain any residential dwellings. As a matter of fact, the closest home to the standalone car wash is approximately 161 feet. Further, the petitioner has proposed a 6' masonry wall and a 10' landscape buffer bordering Seminole Palms to address affects from the development. Thus, any impacts from the proposed development are not expected to affect Seminole Palms residents.

The proposal has satisfied code requirements for approval of a Site Plan and staff's findings of fact are indicated in the staff report with twenty-seven conditions of approval. Specifically, the proposed project meets floor area ratio and setbacks. Further the height of the building does not exceed the allowable height. The petitioner has obtained all outside agency concurrency requirements including the Traffic Performance Standards from Palm Beach County which has a build out date of December 31, 2023. The petitioner will be required to pay all impact fees including amounts due under the City's Public Arts Program.

FINANCIAL INFORMATION

Petitioner will be required to pay monies to the City to meet the City's Public Arts Program (Based upon cost of building which has not been determined yet), Tree Dedication Program (donate 4 Live Oaks or provide approximately \$2,000) and \$11,046 for City services.

LEGAL

Resolution 2022-40 was prepared in accordance with all applicable State statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of SP-22-02 through the adoption of Resolution 2022-40.