



ITEM SUMMARY

MEETING DATE: December 19, 2022

FROM: Caryn Gardner-Young, Zoning Administrator

SUBJECT: **Resolution 2022-35, SE-22-01**
Pink Bird Car Wash

BACKGROUND

Dwayne Dickerson, agent for Vybe Investments, LLC, 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.

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

ANALYSIS

The applicant is requesting Special Exception approval to permit a standalone car wash located within a Commercial Intensive zoning district. The project consists of a standalone car wash taking over the vacant Steak N Shake site. The subject site is located approximately 1241 feet east of the intersection of South Jog Road and Lake Worth Road on the south side of Lake Worth Road at 6200 Lake Worth Road.

The proposal has satisfied the Special Exception criteria and findings of fact as indicated in the staff report with six conditions of approval. Specifically, the proposed use will not create a nuisance factor detrimental to the adjacent and nearby properties since it will provide enhanced landscaping, it is compatible with the existing character of this commercial area, the use has been reviewed by staff for automobile, pedestrian, and fire safety, and the proposed use meets all applicable Code requirements and maintains safe and efficient traffic at this site.

FINANCIAL INFORMATION

N/A

LEGAL

Resolution 2022-35 was prepared in accordance with all applicable State statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of SE-22-01 through the adoption of Resolution 2022-35.