



## ITEM SUMMARY

**MEETING DATE:** December 19, 2022

**FROM:** Caryn Gardner-Young, Zoning Administrator

**SUBJECT:** **Ordinance 2022-36, ZC-22-01**  
Zoning Change for 4840 Lake Worth Road

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### BACKGROUND

Josh Nichols of Schmidt and Nichols, agent for Mint Eco Car Wash Acquisition Co. Inc. to approve a zoning change request from the Commercial General (CG) zoning district to the Commercial Intensive (CI) zoning district. The site is located at 4840 Lake Worth Road.

A request by the contract purchaser for a change in the zoning designation (ZC-22-01) of three parcels of land totaling 3.62 acres from City Commercial General (CG) to City Commercial Intensive (CI). The parcel fronting Lake Worth Road is currently developed with a vacant restaurant structure (La Granja Aruba Foods). The two parcels in the rear are undeveloped. The site and development plan for the restaurant was approved on September 8, 2000. The applicant intends to demolish the existing restaurant building and develop a standalone car wash, which is permitted as a special exception use within the CI zoning district. No development is proposed for the two undeveloped parcels.

The Land Development Staff has reviewed these text amendments and is recommending approval, followed by the Planning Commission recommending approval by a vote of 4-0 at their meeting on December 8, 2022.

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### ANALYSIS

Staff has determined that the proposed Commercial Intensive (CI) zoning district is consistent with the property's Commercial future land use designation. With Lake Worth Road being the city's main thoroughfare, the Commercial Intensive zoning district is the most appropriate zoning for the subject parcels. Although the subject parcels fall under the Lake Worth Road Urban Corridor, there are no specific sub-district regulations applicable to the parcels at this time.

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### FINANCIAL INFORMATION

N/A

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### LEGAL

Ordinance 2022-36 was prepared in accordance with all applicable State Statutes and City Code requirements.

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### STAFF RECOMMENDATION

*Approval of ZC-22-01 through the adoption of Ordinance 2022-36.*