



ITEM SUMMARY

MEETING DATE: March 6, 2023
FROM: Caryn Gardner-Young, Zoning Administrator
SUBJECT: **Ordinance 2022-36, ZC-22-01**
Zoning Change for Mint Eco Car Wash

BACKGROUND

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

A request by the applicant 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 vacant and there is no proposed development of them at this time. The zoning change is needed since the proposed use for the parcels is a Standalone Car Wash which can only be built in a Commercial Intensive Zoning District.

The Development Review Committee has reviewed the text amendment and is recommending 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. The City Council voted four (4) to zero (0) to recommend approval of Zoning Change ZC-22-01 as presented by staff on December 19, 2022.

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.

FINANCIAL INFORMATION

N/A

LEGAL

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

STAFF RECOMMENDATION

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