



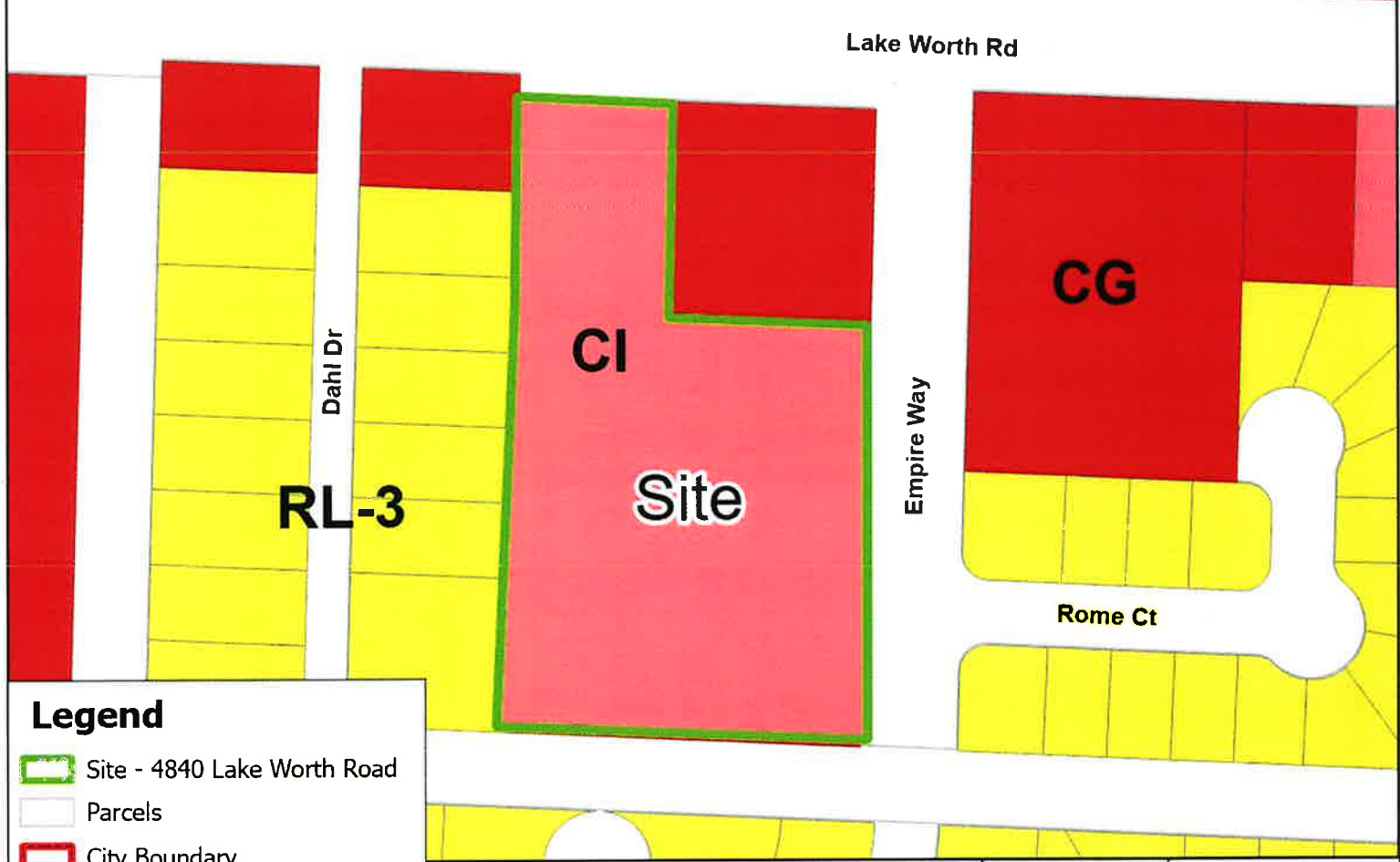
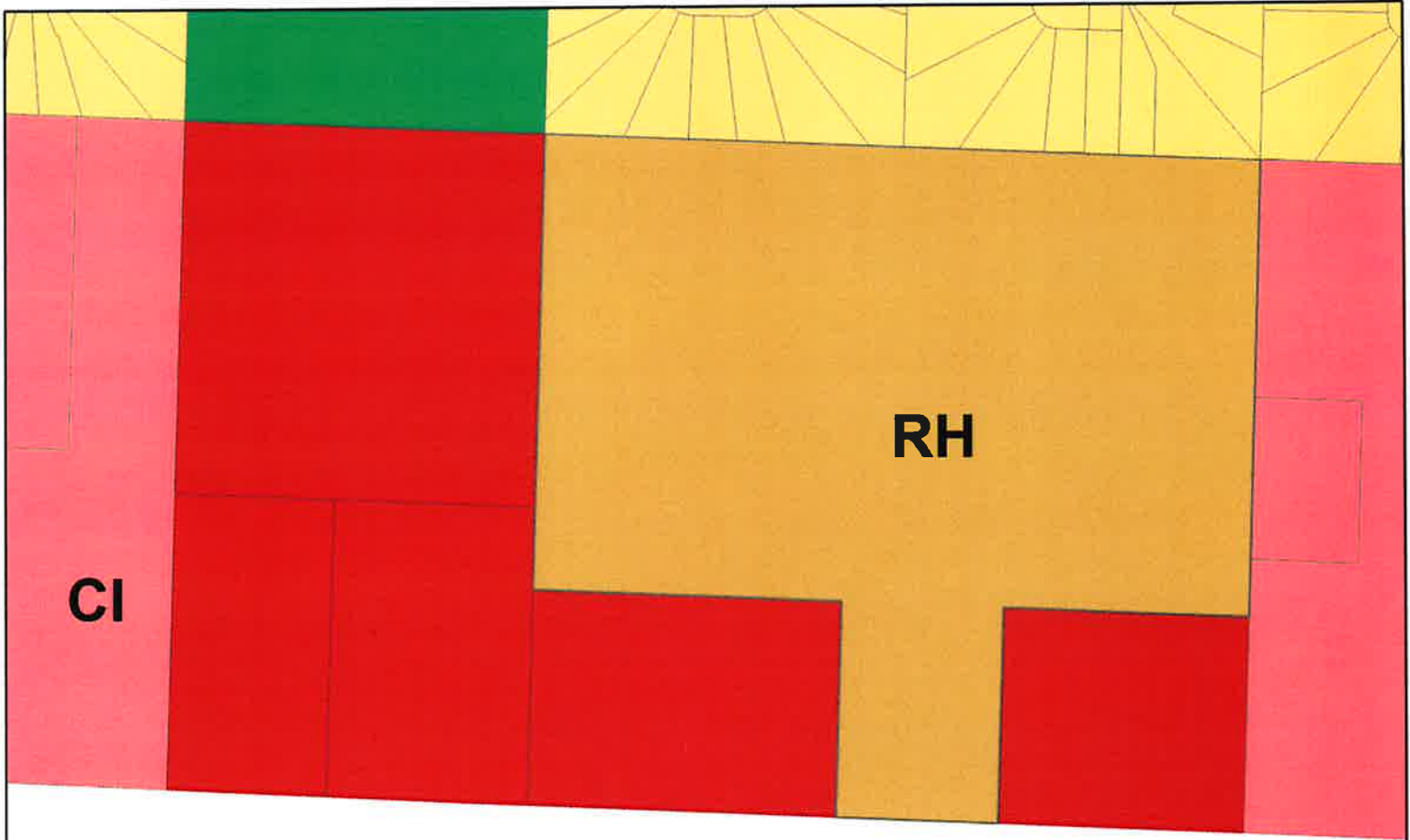
# Mint Eco Car Wash

ZC-22-01








Prepared By:  
 Planning Department  
 City of Greenacres  
 5800 Melaleuca Lane  
 Greenacres, FL 33463







**Legend**

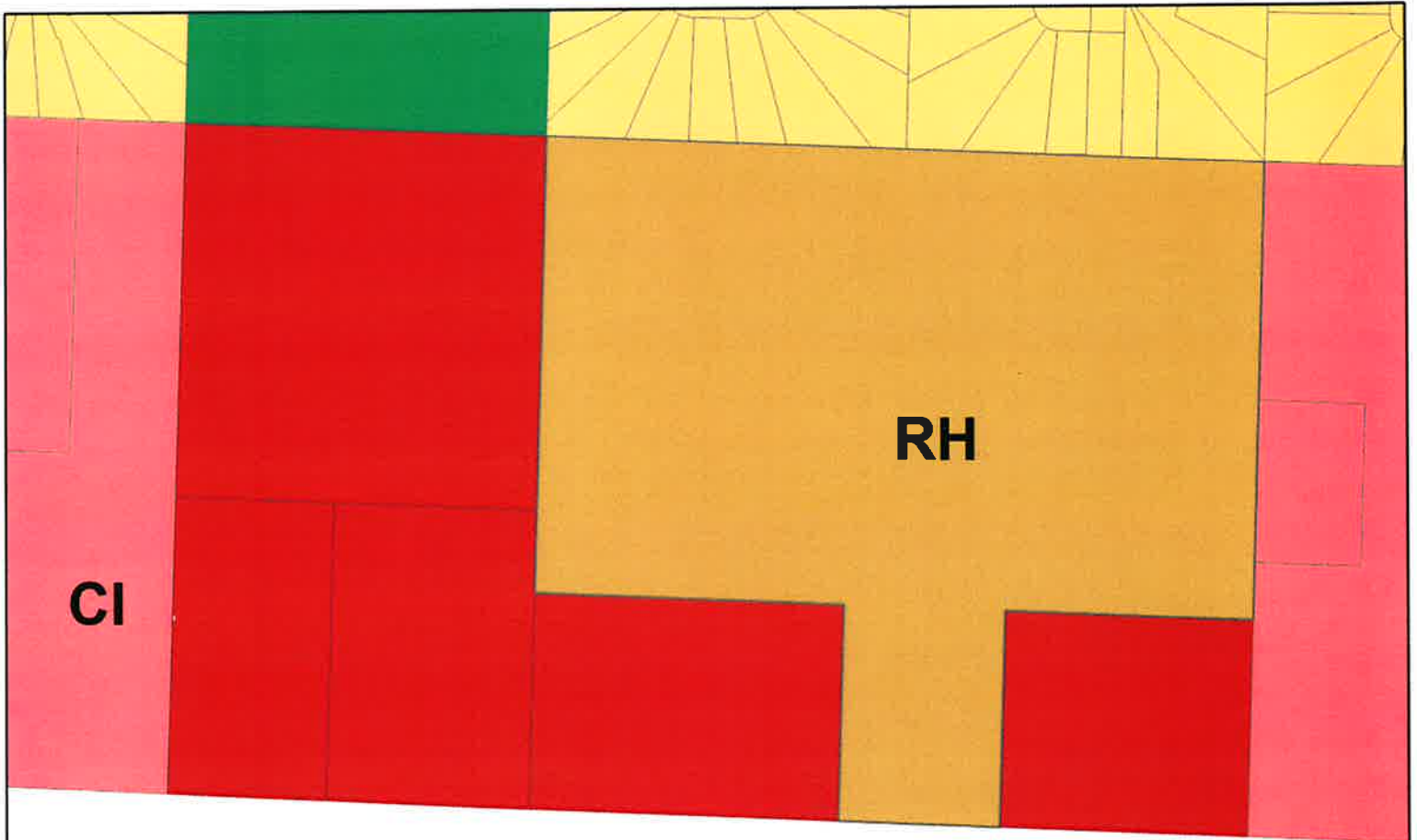
-  Site - 4840 Lake Worth Road
-  Parcels
-  City Boundary
-  Commercial General (CG)
-  Commercial Intensive (CI)
-  Residential Low Density (RL-3)
-  Residential High Density (RH)

The requestor/viewer of this data acknowledges and accepts the limitations of the data shown, including the fact that the data is dynamic and is in a constant state of maintenance, correction and update. Contact the City of Greenacres Planning and Engineering Department for current information or interpretation.










**Proposed Zoning Map**

Mint Eco Car Wash  
ZC-22-01



**Legend**

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**Existing Zoning Map**  
 Mint Eco Car Wash  
 ZC-22-01

**Justification Statement  
Mint Eco Car Wash LWR  
Rezoning Request  
City of Greenacres  
Original Submittal: August 19, 2022**

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**Request**

On behalf of the applicant, Mint Eco Car Wash Acquisition Co., LLC (“Applicant”), Schmidt Nichols respectfully requests your consideration of this application for a rezoning for the project known as Mint Eco Car Wash LWR. The 3.62-acre subject property (PCN: 18-42-44-25-00-000-3260; 3080; 3081) is located at 4840 Lake Worth Road in the City of Greenacres (“subject properties”). The parcel fronting along Lake Worth Road currently supports a vacant restaurant structure. The parcels to the rear are currently vacant. The proposed use of Stand-Alone Car Wash Facility is situated at the north end of the properties with 4,414 s.f. supporting the car wash tunnel, indoor lounge, and offices.

The Applicant requests consideration of the following:

**Request 1: Rezoning from General Commercial (GC) to Commercial Intensive (CI)**

***Site Aerial***



**Companion Applications:**

1. Zoning Text Amendment relating to outdoor detailing.
2. Special Exception Use Approval for a Stand-Alone Car Wash Facility

Currently, the subject properties support a Future Land Use Atlas (FLUA) designation of Commercial (CM) and are currently within the General Commercial (GC) Zoning District.

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Stand Alone Car Wash Facility	CM	CI
North	Office	CM	GC
South	Canal / Residential Single Family	RS-LD	RL-3
East	Commercial	RS-LD & CM	RL-3 & GC
West	Single-Family Residential	RS-LD & CM	RL-3 & GC

**JUSTIFICATION:**

The proposed rezoning must conform to following findings:

- A. That the proposed request is in compliance with all elements of the Comprehensive Plan.

**Response:** The proposed rezoning is consistent and generally compatible with the existing Future Land Use designation. The proposed rezoning would be consistent with other properties along the Lake Worth Road corridor and would not have an adverse effect on the Comprehensive Plan.

- B. That the proposed amendment is consistent with the existing land use pattern.

**Response:** The subject parcels are currently zoned as General Commercial and the change to Commercial Intensive provides for the ability to request the proposed use as a Special Exception use. The

**proposed zoning is consistent with the corridor and Commercial Intensive zoning designations throughout the corridor. The land use pattern consists of similar commercial uses on both the north and south sides of Lake Worth Road.**

- C. That the creation of an isolated district unrelated to adjacent and nearby districts will not occur.

**Response: The proposed rezoning will not create an isolated district unrelated to adjacent and nearby districts. The zoning designations immediately to the north, west, east currently are designated as Commercial and support commercial uses along the corridor. The zoning change to Commercial Intensive would be consistent with the corridor and adjacent properties.**

- D. That the proposed amendment does not conflict with the population density pattern nor will it cause possible increase or overtaxing of the land on public facilities such as schools, utilities, streets, etc.

**Response: The proposed rezoning is a change from one commercial designation to another and there are no additional impacts anticipated.**

- E. That the existing district boundaries are illogically drawn in relation to the existing conditions on the property proposed for change.

**Response: The district boundaries are not necessary illogically drawn, however, the Lake Worth Road corridor is the geographic location within the City which encourages commercial growth and the proposed use is only permissible within the Commercial Intensive district which requires the rezoning. A mixture of commercial zoning should be provided along the Lake Worth Road corridor.**

- F. That changed or changing conditions make the passage of the proposed amendment necessary.

**Response: The site was previously utilized as a restaurant and there have not been any potential buyers/tenants for another restaurant over the past several years. The proposed rezoning will allow for not only the proposed use but a wider array of uses to better serve the community and create a more robust diversity of businesses along the corridor.**

- G. That the proposed change will not create or excessively increase traffic congestion or otherwise affect public safety.

**Response:** The proposed change in zoning and the proposed use as detailed in the Traffic report prepared by Simmons and White indicates that the project will have an insignificant impact on the surrounding roadways and will not create or increase traffic congestion or otherwise affect public safety.

- H. That the proposed change will not adversely influence living conditions in the neighborhood.

**Response:** The proposed rezoning will not negatively influence living conditions in the neighborhood. Based on the proposed site plan layout and landscape buffering, access, and overall open space provided there are no negative impacts anticipated by way of this map amendment. As previously discussed, the rezoning opens up a wider array of commercial uses to create more opportunities for businesses to come into the community and create job growth, help sustain the tax base, and provide a diversity of uses along the corridor.

- I. That there are substantial reasons why the property cannot be used in accord with existing zoning.

**Response:** The zoning code doesn't provide for the proposed use within the General Commercial zoning designation.

- J. That the proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

**Response:** The proposed rezoning will not grant special privilege to an individual owner. The proposed rezoning is a change necessary to continue with the development along the corridor and allow for a broader mix of uses that can better serve the community. The proposed rezoning is consistent with the Future Land Use designation and is found in several locations along the Lake Worth corridor and allows for transitional uses and a range of commercial uses.

On behalf of the applicant, Schmidt Nichols respectfully requests your approval of this Special Exception Use and Site Plan application for Mint Eco Car Wash LWR.