



Mint Eco Car Wash

SE-22-03

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



**Justification Statement
Mint Eco Car Wash LWR
Special Exception Use & Site Plan Review Request
City of Greenacres
Original Submittal: August 19, 2022**

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 Special Exception Use approval 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: Special Exception Use for a Stand-Alone Car Wash Facility

Site Aerial



Companion Applications:

1. Zoning Text Amendment relating to outdoor detailing.
2. Rezoning from General Commercial (GC) to Commercial Intensive (CI)

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 Stand-Alone Car Wash Facility as proposed within the Commercial Intensive zoning is required to be reviewed as a Special Exception use and must comply with the following standards:

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

Response: The proposed Special Exception use is subject to the supplemental regulations of the use as prescribed within Section 16-499. The City’s Comprehensive Plan provides for zoning designations to support commercial uses along the Lake Worth Corridor to encourage a mix of uses to serve the needs of the surrounding community. The proposed request is in compliance with applicable elements of the Comprehensive Plan.

- B. That satisfactory provisions have been made for ingress and egress to the property and proposed structures therein with particular reference to

automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Response: The subject site currently supports two (2) points of ingress/egress along Lake Worth Road. The proposed site plan eliminates one of those driveways creating a more efficient and safe traffic flow and eliminates conflict with the driveway immediately to the east of the site. The proposed site plan also indicates a point of ingress/egress along Empire Way which also increases the site efficiency and provides for the ability for fire access throughout the site.

- C. That off-street parking and loading areas have been provided where required with particular attention to the items in (B) above.

Response: The proposed site plan has clearly identified employee parking as well as detailing bays for customer use with specific attention made to ensure efficiency in traffic flow, clear access to the site and to ensure fire access throughout the property. The site plan provides for 6 additional parking spaces above the code required for a car wash facility.

- D. That refuse and services areas have been provided with particular reference to items (B) and (C) above.

Response: A code compliant dumpster and recycling enclosure has been provided on the proposed site plan with particular attention paid to ensure ease of access to service the dumpster and safely exit the site.

- E. That the proposed request will not create nuisance factors detrimental to adjacent and nearby properties and the City as a whole. Nuisance factors shall include but not necessarily be limited to noise, odor, smoke, glare, electrical interference and/or mechanical vibrations.

Response: The proposed use has been designed in such a way to reduce any potential impacts from the adjacent residential uses to the west by adhering to the required landscape buffers and locating the building toward the north within the property near the similar commercial uses which are prominent along Lake Worth Road. The car wash tunnel has been oriented north/south to avoid any noise impacts to adjacent properties along with positioning the central vacuum facilities along the east property line abutting Empire Way to again avoid any potential impacts to the adjacent residential properties. The proposed use does not anticipate any odor, smoke, glare noise or electrical and/or mechanical vibrations emanating from the proposed use. Significant landscaping is proposed along all perimeter property lines to ensure a visual screen into and out of the property.

- F. That utilities have been provided with reference to location, availability and compatibility.

Response: The project civil engineer has confirmed that adequate public facilities and infrastructure exists to serve the property.

- G. That satisfactory provisions have been made for screening and buffering with reference to type, dimensions, and character.

Response: The City's Zoning regulations are very specific as it relates to landscape buffers when adjacent to residential parcels and ROWs. The ROW landscape buffer also requires a 2' undulating berm which has been provided where feasible as the site contains existing utility infrastructure within the ROW landscape area which must remain. The owner/operator of this facility as it says in their name is very ecologically conscious and has gone to great lengths on other sites with this site no different to create a spa like experience for their customers and to provide as much landscape as possible to change the perception of what a car wash experience can be vs. the traditional facilities.

- H. That signs and proposed exterior lighting have been provided with consideration of glare, traffic safety, economic effect and compatibility and harmony with properties in the district.

Response: The signage as proposed includes a monument sign along Lake Worth Road and wall signage on the north, south, and east facades of the building. These proposed signs along with the directionalized LED lighting throughout the site as required by code have all considered glare, traffic safety, economic effect and compatibility and harmony with properties in the district.

- I. That required yards and other open space have been provided.

Response: The site plan has been designed to comply with all required yard setbacks as well as open space requirements.

- J. That the proposed request will ensure general compatibility with adjacent properties and other property in the district.

Response: The site plan has been designed in such a way for compatibility with the general land use pattern along the Lake Worth corridor with a mixture of commercial uses. The proposed use will be generally compatible with the surrounding uses. The access, traffic flow, landscaping, and orientation of on-site improvements has taken into

account the adjacent properties to ensure that there are no negative impacts to those surrounding properties.

- K. That the change proposed is not out of scale with the needs of the neighborhood or the City.

Response: The proposed use is not out of scale with the needs of the community and further compliments the surrounding area by providing a service which is in demand, providing living wage jobs to local residents, and is not physically out of scale with the development along Lake Worth Road. This corridor has predominately been developed with commercial uses of varying nature including retail, fueling, restaurants, etc. The proposed use fits within the urban fabric and seeks to bring needed jobs and a service-based business to the community.

- L. That any special requirement set out in the schedule of district regulations for the particular use involved have been met.

Response: The applicant has reviewed and complied with all of the supplemental requirements for a stand-alone car wash facility within the Commercial Intensive zoning district. These standards include separation from another similar use by a measurement of 1,500 feet, the facility must be staffed, no exterior loudspeakers, four-sided architecture which is consistent with the corridor, water recycling requirements, and landscaping to ensure no visual impacts to adjacent properties.

Employment Opportunities

The proposed development will generate approximately 35-40 jobs (20-25 per shift) consisting of entry-level jobs to skilled jobs. The applicant will hire employees locally and will promote from within with competitive hourly rates and salaries. There will be a variety of job positions at this facility. Line-staff employees will make an average of \$15-30/hour with tips and then will have an opportunity to be promoted to customer-service positions, who will make an average of \$25-35/hour with commissions. Customer-service positions will have an opportunity to be promoted to assistant managers, who will make an average of \$50-75k/year with bonuses, and assistant managers will have an opportunity to be promoted to general managers, who will make an average of \$75k-\$125k/year with bonuses. The internal promotion structure allows employees to become more entrepreneurial as they progress from each job position, while also growing with the company. Furthermore, the proposed development will provide local employees with a living wage that can assist in supporting families throughout the City of Greenacres.

Parking:

Required Parking: The proposed parking has been calculated as follows:

Stand Alone Car Wash Facility

1 space/200 s.f. of office @ 1,300 s.f. = 7 Spaces

2 spaces/detail lane @ 2 lanes = 4 spaces

Parking Provided: 17 spaces

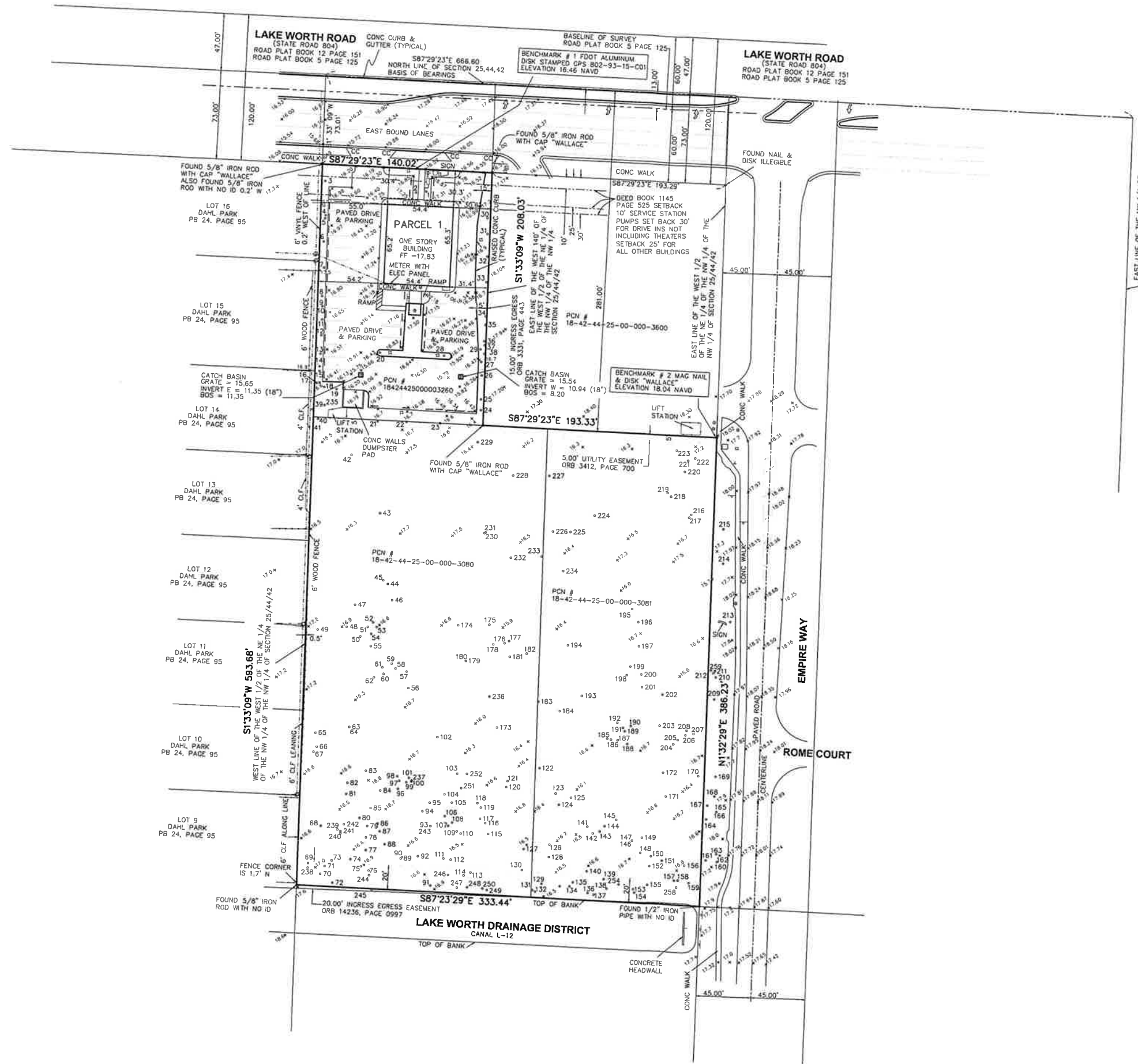
Handicap Spaces Required: 1 Space

Handicap Spaces Proposed: 1 Space

Bicycle Spaces Required: 1 Space

Bicycle Spaces Proposed: 1 Space

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.



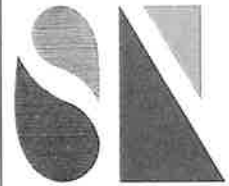
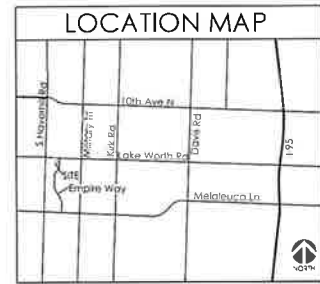
NO.	DATE	BY

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - SURVEYING
 LANDSCAPE ARCHITECTURE - SITE DESIGN
 7800 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

**4840 LAKE WORTH ROAD
 BOUNDARY SURVEY**

DATE 07-5-2022
 DRAWN BY TWS
 F.B. / PG. ELEC.
 SCALE 1"=40'

JOB # 10091
 SHT. NO.
2
 OF 2 SHEETS



SCHMIDT NICHOLS

LANDSCAPE ARCHITECTURE AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
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Website: www.snlandplan.com
License No: LC26000232

Mint Eco Car Wash LWR

The City of Greenacres, Florida

SITE TABULAR DATA

Application Name	Mint Eco Car Wash LWR
Application Number	2022-
Future Land Use Designation	Commercial (C)
Existing Zoning District	General Commercial (GC)
Proposed Zoning District	Commercial Intensive (CI)
Section, Township, Range	25144/42
Property Control Numbers	18-42-44-25-00-000-3260; 3080; 3081
Existing Use	Abandoned Retail / Vacant
Proposed Use	Stand Alone Car Wash Facility
Total Gross Site Area	3.62 AC. (157,770.209 s.f.)
Total Gross Floor Area	4,414 s.f.
Total Floor Area Ratio	0.02
Total Building Coverage	3% (5,511 s.f.)
(Including canopy of 1,097 s.f.)	
Open Space	65% (102,101 s.f.)
Building Height	Max. 35'
Number of Stories	1
Total Open Space Proposed	31,529 s.f.
Impervious Area	35% (55,669 s.f.)
Pavement/Walks (51,255 s.f.)	
Buildings (4,414 s.f.)	
Parking Required	14 Spaces
1 space/200 s.f. of office @ 1,300 s.f. = 7 spaces	
2 spaces/detail lane @ 2 lanes = 4 spaces	
1 space/1,000 s.f. of building @ 3,114 = 3 space	
Parking Provided	55 spaces
Handicap Spaces Required	1
Handicap Spaces Proposed	1
Concurrency Approval*	
Stand Alone Car Wash Facility	4,414 s.f.

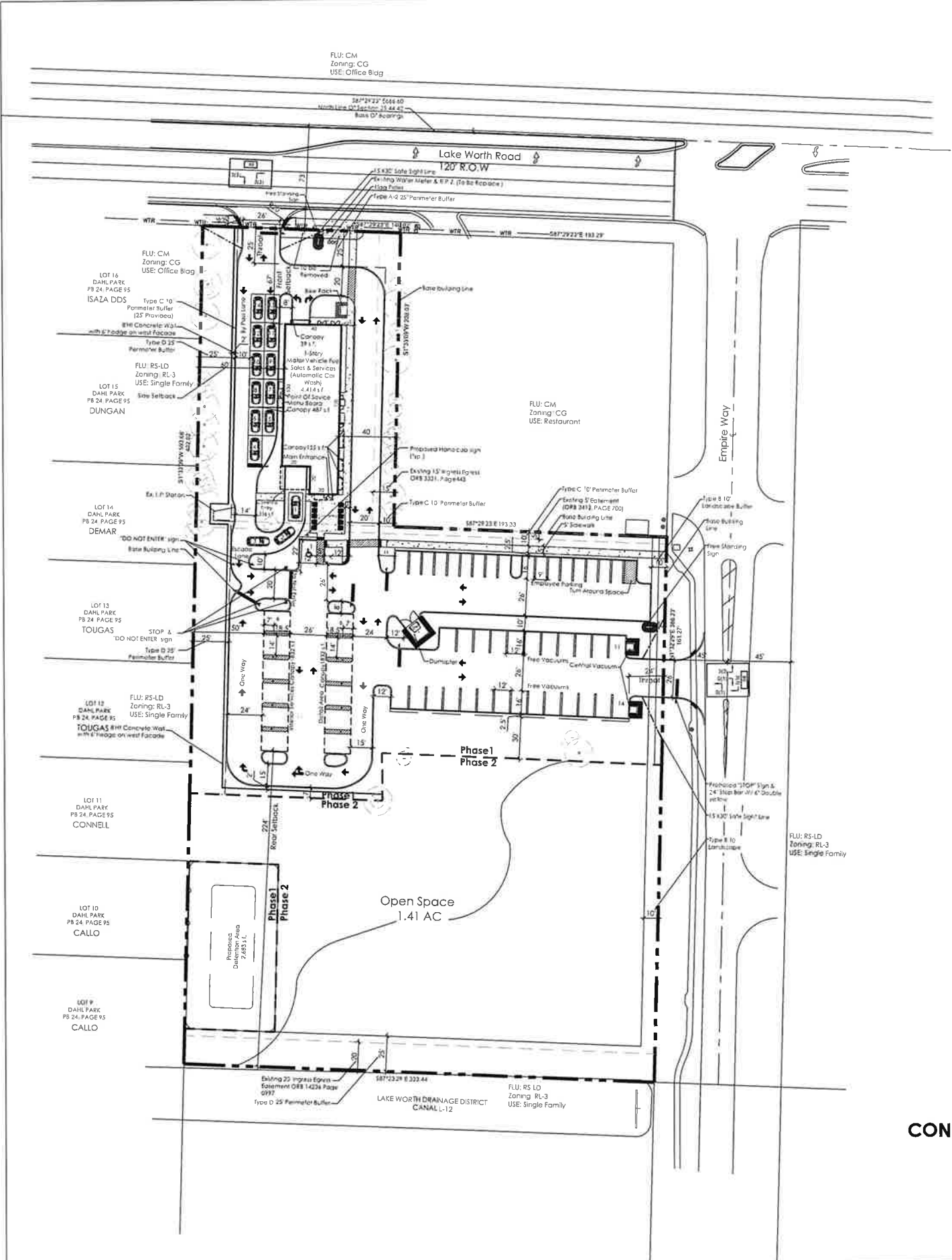
PROPERTY DEVELOPMENT REQUIREMENTS

ZONING DISTRICT	MINIMUM LOT DIMENSIONS			F.A.R.	MAX BLDG COVER	SETBACKS/SEPARATIONS			
	SEE	WIDTH	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE CI	2.5 AC.	300'	N/A	0.35	30%	50'	30'	35'	30'
CODE Transitional Area	N/A	N/A	N/A	N/A	N/A	N/A	50'	N/A	50'
PROP CI	3.6 AC.	140.00'	402.00'	0.05 AC	6%	60'	50'	50'	25'

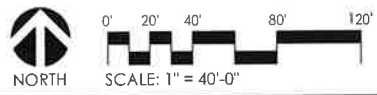
*Sec. 15-1298 Note (3) 44.1V, Div. 7

TYPE 2 ZONING VARIANCE (CONCURRENT)

ULDC ARTICLE	REQUIRED	PROPOSED	VARIANCE
Section 16-502 (2)	Lot width, two hundred (200) feet	140' as measured at the setback line	60' lot width reduction
Minimum Lot Width			



CONCEPT PLAN



AMENDMENT STAMP

ZONING STAMP

SITE PLAN

PSP-1 of 1

Date: 08/19/22
Scale: 1" = 40'-0"
Design By: JES
Drawn By: TS
Checked By: JS
File No: 1075.08
Job No: 22-29

REVISIONS / SUBMISSIONS

10/14/22	Enhance Relocate
12/17/22	Wall Relocate
12/14/22	Wall Relocate