



## ITEM SUMMARY

**MEETING DATE:** March 6, 2023

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

**SUBJECT:** **Resolution 2023-06, SE-22-03**  
Mint Eco Car Wash Special Exception

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### BACKGROUND

Josh Nichols, agent for Mint Eco Car Wash Acquisitions Co., LLC, is proposing to demolish a vacant fast food restaurant facility and replace it with a standalone car wash. The subject site is located approximately 200 feet west of the intersection of Empire Way and Lake Worth Road on the south side of Lake Worth Road at 4840 Lake Worth Road and the two vacant parcels to the south. The applicant is requesting Special Exception approval to permit a standalone car wash located within a Commercial Intensive zoning district. A Zoning Text Amendment to permit outside car detailing, a Zoning Change to allow the property to be zoned Commercial Intensive from Commercial General and Site Plan approval petitions are being processed concurrently.

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### ANALYSIS

The proposal is to develop the site in two phases. The first phase is the construction of the standalone car wash which will be located on the northern portion of the site. Phase 2 will be developed at a later time and its proposed use is unknown at this time.

As for the proposed car wash, ingress and egress to the site will be provided from a driveway location on Lake Worth Road and Empire Way which will provide adequate access to the subject property. The petitioner is proposing to provide fifty-five parking spaces which is forty-one 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, air pumps and car detailing activities. However, there will be considerable screening of the outside facilities and equipment to address any potential nuisances.

The Development Review Committee reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals which recommended approval by a vote of 5-0 at their meeting on January 12, 2023.

The proposal has satisfied the Special Exception criteria and findings of fact as indicated in the staff report with eight 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

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proposed use meets all applicable Code requirements and maintains safe and efficient traffic at this site.

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**FINANCIAL INFORMATION**

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N/A

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**LEGAL**

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Resolution 2023-06 was prepared in accordance with all applicable State statutes and City Code requirements.

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**STAFF RECOMMENDATION**

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*Approval of SE-22-03 through the adoption of Resolution 2023-06.*