



ITEM SUMMARY

MEETING DATE: December 19, 2022

FROM: Caryn Gardner-Young, Zoning Administrator

SUBJECT: **Resolution 2023-07 SP-22-04**
Mint Eco Car Wash

BACKGROUND

Josh Nichols, agent for Mint Eco Car Wash Acquisitions Co., LLC is requesting Site Plan approval of the proposed Mint Eco Car Wash project. 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.

The petition is for Site and Development Plan approval for a 4,414 square foot standalone car wash building and parking to be constructed on the subject 3.62-acre site in two phases with the first phase being the development of the standalone car wash on the northern portion of the site and Phase 2 in the southern portion of the site where no use has been proposed. Landscape buffers will be included on all perimeters of the site, as well as the internal phase line within the site. An 8-foot masonry wall along the western portion of site will provide extra buffer between the proposed use and the abutting residential parcels. The petitioner obtained support letters from two of the parcels that abut the property on the west side. Access will be provided through Lake Worth Road and Empire Way. The applicant has provided architectural elevations, which show a maximum building height of 27' 8", and provided exterior materials that presents a high-quality appearance, designed with the same architectural style and decorative elements on all sides, the colors are compatible with the general character of the area and the opening to the car wash facility is screened from Lake Worth Road view by substantial landscaping.

The Development Review Committee has 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 February 16, 2023.

ANALYSIS

The applicant is proposing to demolish a vacant fast food restaurant facility and replace it with a standalone car wash. Ingress and egress to the site will be provided from an existing driveway location on Lake Worth Road which will provide access to the subject property as well as the neighboring properties to the west. The petitioner is proposing 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 and air pumps and car detailing activities. However, there will be

considerable screening of the outside facilities and equipment to address any potential nuisances.

Although the proposed site plan does not meet the stated requirements of the Transitional area regulations, it meets the intent of the requirements. Transitional areas are provided in all CI and CG zoned areas which are contiguous to residentially zoned areas in order to adequately screen, buffer, and separate objectionable commercial uses from residential uses. The transitional area is not intended to preclude the use of commercial intensive (CI) and commercial general (CG) zoned lands, but to provide reasonable alternatives to commercial development next to residentially zoned areas. The proposed standalone car wash building does not meet the setbacks and height limitations as outlined in the Transitional area regulations. But the immediately adjacent property to the subject property, although zoned residential, does not contain any residential dwellings. As a matter of fact, the closest home to the standalone car wash is approximately 161 feet. Further, the petitioner has proposed a 6' masonry wall and a 10' landscape buffer bordering Seminole Palms to address affects from the development. Thus, any impacts from the proposed development are not expected to affect Seminole Palms residents.

The proposal has satisfied code requirements for approval of a Site Plan and staff's findings of fact are indicated in the staff report with twenty-seven conditions of approval. Specifically, the proposed project meets floor area ratio and setbacks. Further the height of the building does not exceed the allowable height. The petitioner has obtained all outside agency concurrency requirements including the Traffic Performance Standards from Palm Beach County which has a build out date of December 31, 2023. The petitioner will be required to pay all impact fees including amounts due under the City's Public Arts Program.

FINANCIAL INFORMATION

Petitioner will be required to pay monies to the City to meet the City's Public Arts Program (Based upon cost of building which has not been determined yet), Tree Dedication Program (donate 4 Live Oaks or provide approximately \$2,000) and \$11,046 for City services.

LEGAL

Resolution 2023-07 was prepared in accordance with all applicable State statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of SP-22-04 through the adoption of Resolution 2023-07.