

CONKLIN CAR WASH JUSTIFICATION STATEMENT

Request(s): Conditional Use & Site Plan (Level 4) Application

Submittal: January 23, 2025

Resubmittal: April 24, 2025

Resubmittal: May 13, 2025

Resubmittal: August 6, 2025



Urban Design
Land Planning
Landscape Architecture

OVERVIEW OF REQUEST & PROPERTY INTRODUCTION

On behalf of Fazio Consulting, LLC ("Applicant"), Urban Design Studio ("UDS") has prepared and hereby respectfully submits this application to request Conditional Use and Level 4 Site Plan Approval to allow an Automatic Car Wash use on a 0.99-acre site ("Subject Property").

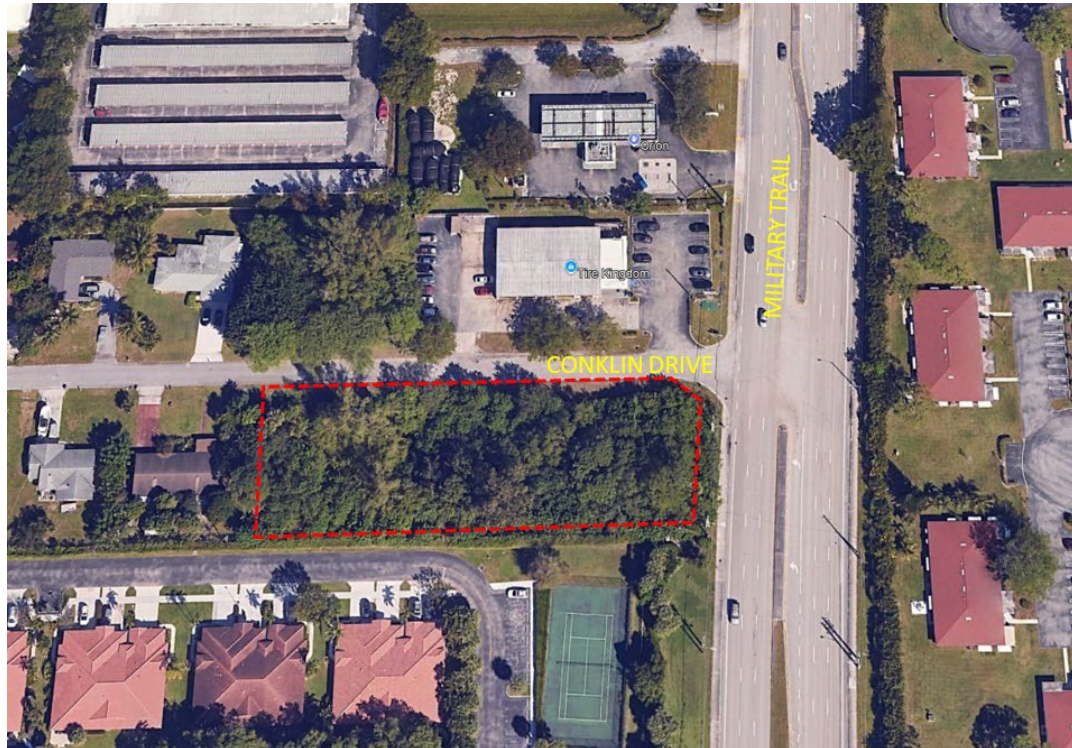
The Subject Property is located on the southwest corner of S. Military Trail and Conklin Drive, approximately 0.40-miles south of Lake Ida Road and identified in the Palm Beach County Property Appraisers records under property control number 12-42-46-14-03-002-0010, with a physical address of 14145 S. Military Trail.

The Subject Property has a future land use designation of General Commercial ("GC") and located within the General Commercial ("GC") zoning district. The site is currently vacant and has no current zoning approvals. The purpose of this application is to request Conditional Use and Level 4 Site Plan approval for a one (1) story, 4,207 square foot ("SF") automatic car wash use.

Project Information	
Applicant	Fazio Consulting, Inc.
Owner	Andella Holdings, LLC
Agent/Planner	Urban Design Studio – Bradley Miller / Ailish Villalobos
Site Location	SW corner of S. Military Trail and Conklin Drive, approximately 0.40-miles south of Lake Ida Road
Property Control Number	12-42-46-14-03-002-0010, 14145 S. Military Trail
Size	0.99-AC (43,109 SF)
Existing Use	Vacant Commercial
Proposed Use	Automatic Car Wash – One Tunnel
Proposed Intensity	4,207 SF (2,819 SF tunnel & 1,388 SF bldg. area) / 0.10 FAR

SURROUNDING USES

- North: Developed general commercial use (Tire Kingdom) in the Automotive Commercial (“AC”) zoning district with a GC future land use designation.
- South: Developed Multi-Family Residential community (Sierra Vista) in the Low Density Residential (“RL”) zoning district with a Medium Density (“MD”) future land use designation.
- East: S. Military Trail 120’ right-of-way (“ROW”) followed by developed Multi-family Residential (High Point of Delray) zoned Residential Low (“RL”) with a Medium Density (“MD”) future land use designation.
- West: Developed Single Family Residential, located within limits of unincorporated Palm Beach County, zoned Agricultural Residential (“AR”) with a Low Residential, 3 units per acre (“LR-3”) future land use designation.



PROJECT DETAILS

The subject site is and has historically been a commercially zoned, consistent with several properties' property along the Military Trail corridor to the north and closer to Atlantic Avenue. The site is presently overgrown with a mix of invasive and non-invasive vegetation which will be cleared and re-planted with new landscape and screening with the proposed development plan.

The proposed carwash development includes a 4,207 SF one-story building consisting of one automatic car wash tunnel. Access to the subject site is provided on Conklin Drive, a 50-foot public right-of-way, with the primary frontage established as Military Trail. The carwash building is proposed at 29'-7" feet in height which is below the maximum 48'-0" allowance within the GC zoning district. The building façade provides for modern design principals with coastal-inspired elements, creating a clean and contemporary aesthetic suitable for the vibrant and growing community of Delray Beach. The structure features a mix of textured stone veneer and horizontal siding, giving it both visual interest and durability. Also provided along the north elevation are two living wall features. A neutral color palette contemplates the surrounding natural environment, while modern metal canopies and large windows provide a welcoming, functional storefront experience. Provided with this application are building elevations and renderings prepared by a.23 Studios.

The building exceeds minimum setback requirements (see table below) and is oriented in an east/west direction to accommodate the length of the carwash tunnel and allow for maximum stacking of cars within the site, along with the most efficient circulation of cars through the site with a one-way entry to the car wash tunnel from the west driveway and one-way exit from the car wash tunnel and the east driveway.

Setback	Required	Provided
Front (Military Trail)	10'	81.3'
Side Street	10'	60.2'
Side Interior	10'	19.8'
Rear	10'	167.1'

The one-tunnel carwash building will be screened by a masonry wall and landscaping on the east, west, south and north sides of the property. Pursuant to LDR Section 4.6.4(A)(2)(a), the Subject Site requires a 10-foot landscape buffer on the north, west and south property lines, with a 6-foot-high wall required within the west and south sides. Provided is a 10-landscape buffer on the north, west and south property lines, with an 8-foot-high masonry wall provided on the west and south sides and a 4-foot-high masonry wall provided on the north side. The wall will further buffer the commercial zoned property from the residential zoned property and the placement of the wall is set into the property to allow for substantial landscaping on the exterior side of the wall facing the residentially zoned properties. The east property line runs along Military Trail right-of-way ("ROW") and has a special landscape buffer. LDR Section 4.3.4(H)(6)(b)6, requires that properties along Military Trail provide a special landscape setback that is the lesser distance of either 30-feet or 10% of the lot depth. As such, a 30-foot-wide landscape buffer is required and provided. While a wall is not required within this landscape buffer, a 6-foot-high masonry wall is provided along a portion of this buffer to provide additional screening and sound mitigation on the east side of the property.

The carwash use hours of operation are anticipated to be 7am-9pm, daily, with 2-3 employees estimated on-site per shift. There are three proposed queuing lanes within the site, each lane meets and exceeds the 100-foot minimum stacking distance requirement per LDR Section 4.6.9(D)(3)(c)(3). Two lanes will be designated for members only and one lane will be designated for retail. The members only lanes are an equivalent of a fast pass lane where there is no payment processed. The Customer pulls up, license plate recognition reads the tag, and

the lift gate opens. The processing time is roughly 3-4 seconds for these customers. The retail lane is designated for retail Customers that are greeted by a Staff Member and a transaction is tendered. The processing time is roughly 1 minute for these customers. Staff is also present to help any customer in normal operation, or in the case of an emergency. Staff can open the gate manually allowing a vehicle to pull forward to utilize the by-pass lane, which is located prior to a car entering the car wash tunnel.

The pay-station also includes software that links the pay-stations together and they communicate with one another, creating a virtual queue opening for only 1 car to proceed to the tunnel at a time. Loop sensors in the ground detect vehicle progress, keeping gates closed until the vehicle has pulled up far enough to allow another vehicle to pull forward and proceed through the car wash tunnel. This process continually repeats itself and controls the distribution of cars from three lanes down to one lane.

Provided within the Traffic Statement, prepared by PTC Transportation Consultants, is a queuing analysis which confirms adequate storage is provided on-site for the proposed car wash operation and the proposed location of the bypass lane, after the pay stations and with an Attendant present during operating hours at the pay stations, is the quickest escape route with no back up maneuvers and no disruption of traffic flow.

Code does not provide for a specified parking ratio for Automatic Car Wash uses. As confirmed with Staff, the Automatic Car Wash is classified as a General Commercial use and pursuant to Section 4.6.9(3)(a) is required to provide parking at a rate of 4.5 spaces per 1,000 SF which includes retail floor area, associated warehouse and storage floor area, and employee and management facilities. The proposed building includes 1,388 SF of building area (under air) and the open-air automatic car wash tunnel includes 2,819 SF. Based on the parking ratio for General Commercial use, the overall 4,207 SF area is to be applied for the Automatic Car Wash, which requires 19 parking spaces. The proposed plan provides for 19 parking spaces, including 1 handicap space and 3 spaces designated for employee parking. Each space is vacuum accessible for patrons to vacuum their cars after exiting the automated car wash tunnel, should they choose. Terminal landscape islands are provided in accordance with LDR Section 4.6.16(H)(3)(i).

Two (2) Type 1 bicycle parking spaces are provided in accordance with Table 4.6.9(C)-1, for new non-residential uses. The bicycle parking spaces (rack) are located at the southwest corner of the carwash building, and under the building overhang for weather protection.

A dumpster enclosure is located in the southwest portion of the site. Garbage collection will be coordinated for pick up during off-business hours with the garbage truck entering and exiting the site from the west entry point. Provided as an exhibit with this application is communication from Waste Management acknowledging the dumpster location and collection logistics along with a Garbage Truck Movement Exhibit (sheet C-800).

The Site Plan indicates a proposed free-standing sign along Military Trail, along with proposed directional signage locations along Conklin Drive. Typical sign details are provided on the Site Plan and Engineering Detail sheets; however, it is understood that signage will be processed under a separate permit following Site Plan approval.

A lighting plan is provided with this application in accordance with LDR Section 4.6.8. The proposed new light poles within the site does not create spill over onto adjacent properties.

Although not a requirement of this application, the applicant recognizes the typical concerns of noise of the car wash use and therefore has provided a sound study which confirms that the proposed construction will comply with the City's noise regulations.

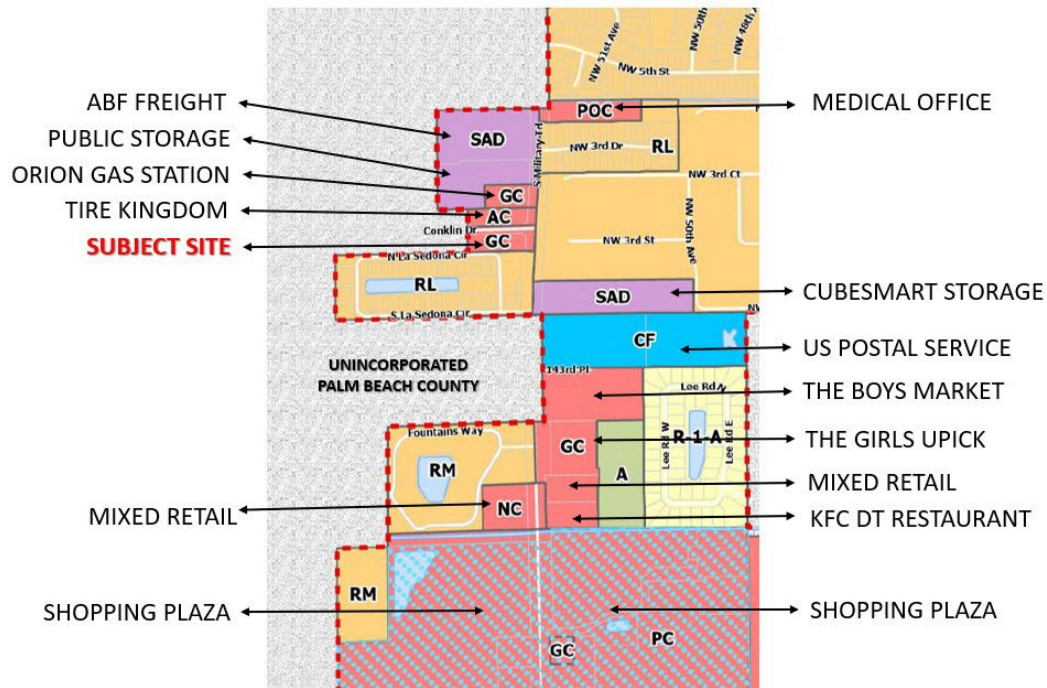
It should be noted, that the proposed development plan does not request any relief (variances or waivers) to regulations and is in compliance with LDR Section 4.3.4 base district development standards for the GC zoning district.

CONDITIONAL USE STANDARDS

The application requests conditional use approval for an Automatic Car Wash. Pursuant to Section 2.4.6(A)(5), in addition to provisions of Chapter 3, the City Commission must make findings that establishing the conditional use will not:

- a) Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located.**

Response: As shown in the map below, this property is within the boundary of the City of Delray Beach in an area of non-residential uses to the north and a portion of the Sierra Vista residential community and recreational amenities to the south, along the frontage of the 6-lane Military Trail arterial roadway. To the west is the Rockland Park residential subdivision, platted since 1953. The subject site was originally located within the boundary of unincorporated Palm Beach County, with approvals granted in 1980 for a rezoning from Agricultural District to Specialized Commercial via County Resolution R-1980-0836, along with a Special Exception to allow a Funeral Home via County Resolution R-1980-0837. The property was subsequently annexed into the City of Delray Beach, and although it consists of lots of the Rockland Park recorded plat, with a future land use designation of Transitional (TRN) and within the Special Activities District (SAD) zoning district. In 2020, the property was approved for a land use map amendment from TRN to General Commercial (GC) and a rezoning from SAD to GC. This site is infill development, surrounded by stable, established residential and non-residential areas. The proposed use is an allowed use subject to the Conditional Use standards. The information submitted with this application demonstrates that the proposed use meets or exceeds all relevant regulations of the GC zoning district. It complies with Palm Beach County's traffic impact requirements, adheres to engineering design standards for traffic flow, and includes significant landscaping and an 8-foot-high masonry wall to provide attenuation between the proposed car wash and adjacent residential areas. This application also provides a supportive noise study confirming that the car wash will be designed and constructed to comply with all City noise regulations. Once this application is approved, additional permits will be needed to meet all engineering and building code regulations before construction begins. The purpose of this process and the information provided is to demonstrate that the proposed car wash will not have a significantly detrimental effect on the stability of the neighborhood.



b) Hinder development or redevelopment of nearby properties.

Response: *As indicated above, this property is an undeveloped infill site that was designated for commercial use by unincorporated Palm Beach County in 1980 and subsequently the City of Delray Beach upon annexation. The property was approved for a land use map amendment from Transitional (TRN) to General Commercial (GC) and a rezoning from Special Activities District (SAD) to GC in 2020. The approval of this Conditional Use application will allow for the continuation of permitting and development of this remaining parcel along Military Trail. It in no way will hinder redevelopment of nearby properties which all are currently developed and established with non-residential and residential uses. In fact, not approving this application, would be considered a hindrance of development on this remaining infill parcel of land.*

Review Criteria for Site Plan Approval

According to LDR Section 2.4.5 (F): New application for development of vacant land, or for modification of a developed property when no valid site plan of record exists, and which requires full review of Performance Standards found in Section 3.1.1. Following are the standards for Site Plan Actions in Section 3.2.3 and a response as to how each is addressed by this application.

- A. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.**

Response: The design ensures clear visibility along Military Trail and Conklin Drive

Avenue as per Code. The car queuing area exceeds code requirements to minimize traffic conflicts on Conklin Drive. Refer to the full plan set for additional building details, landscape plans, and the photometric plan.

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.**

Response: The design provides for and an internal sidewalk through the site. with a walkway connection from the subject property to the existing sidewalk along Military Trail, where there is an active Palm Tran bus route that spans through the County. Additionally, bicycle parking is provided on the west side of the carwash building, which provides a convenient and safe space for bicycle storage under the building canopy.

- C. Open space enhancements as described in policies found under Objective B-1, of the Open Space and Recreation Element are appropriately addressed.**

Response: The proposed redevelopment plan exceeds open space requirements, with 25% (10,777 SF) required and 32% (13,908 SF) provided. The proposed new building has been designed, located and oriented with the intention to maximize open space, landscaping buffers/screening, foundation planting and parking on the 0.99-acre site.

- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.**

Response: There is no anticipated need to widen Conklin Drive or Military Trail based on the proposed development of the site.

- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.**

Response: This site, when it was annexed, was designated by the City of Delray for a future land use designation of General Commercial and is zoned General Commercial; criteria not applicable.

- F. Vacant property shall be developed in a manner so that the future use and intensity are appropriate in terms of soil, topographic and other applicable physical considerations; complementary to adjacent land uses and fulfills remaining land use needs.**

Response: The subject site is a vacant infill property in which the City designated for future commercial use and the related intensity that is regulated by the City Code. The proposed car wash has been designed, located and oriented with the consideration of soil, topographic and other physical considerations (such as building height, setbacks and landscape/open space requirements) to complement and protect impacts on

surrounding uses. The plans and documents submitted with this application demonstrate the appropriateness of this use for an automatic car wash.

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse markup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Object B-2 of the Housing Element.**

Response: Not applicable to this application.

- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.**

Response: The surrounding uses of this property consist of non-residential businesses, multifamily residential homes and single-family residential homes which have been established for many years. Likewise, the subject property has been designated for commercial use by unincorporated Palm Beach County in 1980, and subsequently the City of Delray Beach upon annexation. In 2020, the property was approved for a land use map amendment from Transitional (TRN) to General Commercial (GC) and a rezoning from Special Activities District (SAD) to GC. Development of any commercial use on this property will naturally be a change for the area, however no different than some of the other commercial uses developed in this area. The applicant has taken the potential effects of noise, odors, dust, traffic volumes and circulation patterns into consideration for the proposed design. A sound study is provided that demonstrates that the car wash will comply with the noise levels of the Code. Excess on-site queuing space is part of the design to keep traffic off of Conklin Drive. The current car washes are also designed with environmental safe guards and recycling efforts which are regulated not only by the City, but also other state and federal agencies. The traffic volumes have been prepared by the applicants traffic engineer and the study will be thoroughly reviewed and evaluated by the City and Palm Beach County Traffic Engineering Division to address any traffic impacts on the roads. The applicant has made every effort to consider the effects of the development on the neighborhood and has designed accordingly, exceeding many City code regulations.

- I. Development shall not be approved if traffic associated with such development would create a new high accident location or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.**

Response: This property is designated for commercial use; however, it is currently undeveloped. Naturally, any type of commercial development proposed for this site will alter the traffic conditions of Conklin Drive. The applicant took this into consideration and designed the site to provide excessive on-site queuing, substantial landscape and an 8-

foot wall separating the car wash from adjacent residential uses, a traffic study and queuing analysis was conducted to demonstrate that the use does not adversely impact traffic capacity of the roadways; plus, a sound study to show that the car wash can be designed to comply with the noise levels of the City's Code of Ordinances. Although this development will be a change to the current conditions of the area, it has been designed and is being proposed with consideration of the potential impacts and without request of any variances or waivers from the Code.

- J.** Tot lots and recreational areas, serving children from toddlers to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

Response: Not applicable to this application.

CONCLUSION

In conclusion, this is an established commercial property and a proposed use that is allowed by the commercial designation and has sufficiently addressed the standards for Conditional Use approval. On behalf of the Applicant, Urban Design Studio requests consideration of this application for Conditional Use and Level 4 Site Plan Approval to allow an Automatic Car Wash use on the Subject Property.

We appreciate your input and recommendation on proceeding forward with the approval of the development plan package. Should you require any additional information, please contact Bradley Miller or Ailish Villalobos or via email bmiller@udsflorida.com or avillalobos@udsflorida.com.