



July 28, 2026

**Lenny's Car Wash (2210 N. Federal Highway)
Conditional Use
Revised Narrative Letter**

This narrative letter associated with the Conditional Use application for Lenny's Car Wash is respectfully submitted on behalf of Equitable Reef, LLC for the property located at 2210 N. Federal Highway, Delray Beach, FL 33483, Delray Beach, FL 33483 (PCNs: 12-43-46-04-35-000-0010).

BACKGROUND:

The subject property is zoned GC (General Commercial) and contains approximately 0.49 acres. The property is also located in the North Federal Highway Redevelopment Area and Overlay District.

The subject property, which is zoned General Commercial (GC), voluntarily annexed into the City on August 22, 1989, with the GC zoning designation (via Ordinance No. 43-89), along with other properties along the North Federal Highway corridor pursuant to water service agreements.

In 2002, the City Commission approved a conditional use request to establish a self-service car wash facility (known as Weatherspoon Carwash) on the property consisting of a five (5) bay self-service carwash facility, including one (1) automated bay with air dryer/blower, a 225 sf. office building, four (4) self-service vacuum lanes and associated dumpster area, parking, landscaping and site lighting. The proposal was associated with the relocation of "The Grove Carwash" from the northwest corner of Pineapple Grove Way (NE 2nd Avenue) and NE 2nd Street in conjunction with the CityWalk mixed-use development.

DEVELOPMENT PROPOSAL:

The Conditional Use request is to accommodate a *Wash establishment or facilities for vehicles* within the GC zoning district, per LDR Section 4.4.9(D)(2). An associated Level 4 Site Plan application is being processed concurrently for the proposed development. An associated Level 4 Site Plan application is being processed concurrently for the proposed development.

The development proposal consists of the following:

- Demolition of the existing 5-bay self-service car wash facility with vacuums.
- Construction of a new 3,290 sf. single tunnel automated car wash facility with a central vacuum system located within the building, and a vacuum adjacent to each parking space (16).
- Installation of a dumpster enclosure with vision obscuring gates within the parking lot.
- Installation of associated on-site parking (16 parking spaces), landscaping and site lighting.
- Installation of 5 on-street parallel parking spaces along NE 22nd Lane.
- Dedication of 25' right-of-way radii at the southeast and southwest corners of the property.
- Elimination of the curb cut on Federal Highway.

Hours of Operation:

Monday – Sunday: 7AM – 7PM



REQUIRED FINDINGS – LDR SECTION 3.1.1

Pursuant to **LDR Section 3.1.1, Required Findings**, prior to the approval of development applications, certain findings must be made in a form which is a part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. As indicated below, positive findings can be made with respect to LDR Sections 3.1.1 (A) – (D).

(A) Land Use Map. The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.

Pursuant to LDR Section 4.4.9(D)(2), Wash establishments or facilities for vehicles are allowed as conditional use in the GC (General Commercial) zone district. Per Neighborhoods, Districts, and Corridors Element Table NDC – 1 of the Comprehensive Plan, the CMR land use designation allows a maximum floor area ratio (FAR) of 3.0 and 0.16 is proposed.

(B) Concurrency. Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.

Per Objective 3.1 of the NDC Element, allow new development within the Planning Area provided the necessary public facilities and services that are provided by, or through, the City are available concurrently.

Water and Sewer. Municipal water and service is available via connections to the existing water main located in Old Dixie Highway and the sewer main located within the 20' General Utility Easement along the west side of the property. Pursuant to the City's Comprehensive Plan, adequate water and sewer treatment capacity exists to meet the adopted LOS at the City's build-out population, based on the current Land Use Map designation.

Drainage. Drainage will be accommodated on-site via an exfiltration trench system. No problems are anticipated obtaining a South Florida Water Management District permit. A signed and sealed drainage report has been submitted for review. The proposed system will meet storm water requirements in accordance with the South Florida Water Management District regulations per LDR Section 2.4.3(D)(8) as well as requirements in LDR Section 6.1.9 for the surface water management system.

Traffic. A traffic study was prepared and transmitted to Palm Beach County Traffic Division for review. The project will generate 290 net average daily trips, 31 a.m. peak hour trips, and 36 p.m. peak hour trips. Per the Palm Beach County Traffic Division's TPS review letter dated 12/1/2025, "Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County. The project is not expected to have any significant impact on roadways or intersections."

Solid Waste: The Solid Waste Authority of Palm Beach County reports that the landfill servicing this property has sufficient capacity to meet the City's needs until 2054.

Parks, Recreation, and Open Space: No new residential units are proposed. Thus, there will be no impact on parks and recreation level of service standards.

Schools: The proposal does not include the addition of new residential units. As such, school concurrency review is not applicable.



(C) Consistency. A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within [Article 3.2](#), provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

As discussed below, a finding of overall consistency can be made that the development proposal is consistent with the Goals, Objectives and Policies of the Always Delray Comprehensive Plan.

Neighborhoods, Districts, and Corridors Element

Policy NDC 1.1.14 Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

Objective NDC 1.3. Mixed-Use Land Use Designations: Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the city.

Policy NDC 1.3.3: Apply the density and intensity in mixed-use land use designations to encourage adaptive re-use, development, and redevelopment that advances strategic, policy-driven goals, such as diverse residential housing opportunities, sustainable building practices, historic preservation, public parking, civic open space, or economic development strategies.

Policy NDC 1.3.9: Allow a maximum floor area ratio of 3.0 and a maximum standard density of 12 dwelling units per acre with a revitalization/incentive density of 12-30 dwelling units per acre in the General Commercial land use designation to accommodate general commercial uses such as retail, office, commercial services, and mixed use developments with limited residential development opportunities.

Policy NDC 1.3.10: Use the General Commercial land use designation to accommodate a wide range of non-residential and mixed-use development, and limited stand-alone residential development, along major corridors and in certain districts in the city.

Objective NDC 2.6 Improve City Corridors Improve the appearance and function of visually prominent or distressed corridors in Delray Beach.

Objective NDC 2.7 Planning of Neighborhoods, Districts, and Corridors Continue to respond to unique needs and conditions of the varied neighborhoods, districts, and corridors of Delray Beach using Neighborhood and Redevelopment Plans that determine specialized planning strategies and improvement projects to implement the vision of plans.

Policy NDC 2.7.9: Review and update the North Federal Highway Redevelopment Plan to include new development and other improvements that have occurred since the Plan's adoption in 1999, and re-evaluate the vision for the North Federal Highway Redevelopment Area; new development shall comply with the provisions of the adopted Plan until an updated plan is adopted.

Economic Prosperity Element

Policy ECP 3.3.4 Continue to support efforts of commercial districts, streets and neighborhoods to improve their physical attributes by encouraging infill, adaptive reuse, redevelopment and other strategies.

Policy ECP 3.3.6 Promote development or redevelopment of vacant, underutilized or surplus properties, particularly those with the potential to serve as a catalyst for economic development.

Policy ECP 5.5.2. Increase essential retail and consumer services and neighborhood-based employment opportunities for residents.



The proposal is consistent with the applicable Goals, Objectives and Policies of the adopted Comprehensive Plan. The proposal supports the North Federal Highway Redevelopment Plan goal of encouraging reinvestment and visual improvement along the corridor. The project will enhance the physical condition of the site, introduces a needed service for residents and local businesses, and promote investment consistent with the Comprehensive Plan and the North Federal Highway Redevelopment Plan.

(D) Compliance with LDRs. *Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in [Section 2.4.5](#) and in special regulation portions of individual zoning district regulations.*

In conjunction with the Conditional Use Request, a Level 4 Site Plan application has been submitted and review/consideration by the Planning and Zoning Board will occur concurrent with the Conditional Use request.

The development proposal is in compliance with the Land Development Regulations as they relate to building and landscape setbacks, parking, site lighting, open space, etc. It is noted, per LDR Section 4.6.6. - Commercial and industrial uses to operate within a building, *Certain conditional uses that are allowed within commercial, industrial, and mixed use districts can be characterized as outside uses. Such operations may be conducted outside when it is specifically determined through the conditional use process that the outside aspects of the use are appropriate. Conditions may be applied to mitigate visual and other impacts.*

All services associated with the automated car wash will be conducted within the enclosed concrete block building, including the central vacuum system, except for the vacuums located adjacent to each parking space, which are connected to the central vacuum system within the building. The building will be concrete block with insulation providing additional mitigation.

Conditional Use Required Findings:

Pursuant to LDR Section 2.4.6(A)(5) (Findings), 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;*
- (b) Hinder development or redevelopment of nearby properties.*

The existing uses and zoning surrounding the proposed development are as follows:

	Land Use Map Designation	Zoning District	Use
North	GC	GC	Used Car Sales & Office
South	GC	GC	Commercial/Retail
East	MD	AC	Auto Dealership
West	CF	CF	Soccer Complex & Single Family Residential

The conditional use request is to accommodate redevelopment of the existing self-service car wash facility with a new state of the art automated car wash facility on GC zoned property within the North Federal Highway Redevelopment Area.

The existing self-service car wash contains antiquated vacuums and blowers that do not mitigate noise. The existing self-service car wash has existed at its current location for 2007. Since that time, in the immediate area, the Volvo and Volkswagen car dealerships were upgraded, Autozone auto parts store was constructed as well as the Windsor at Delray Beach apartment complex.

The proposed redevelopment of the site accommodates a new state of the art automated car wash facility that includes equipment designed to mitigate noise. The central vacuum system will be located within the proposed buildings with concrete



block walls and insulation providing additional mitigation. A noise study was prepared which demonstrates compliance with Chapter 99 (Noise Control) of the City's Code of Ordinances. The traffic study submitted in conjunction with this application indicates minimal vehicular trips and does not show any indication that the project will create nor exacerbate an existing situation to become a high accident location.

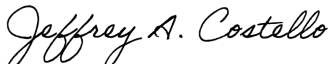
The subject property is being redeveloped in a manner that the use and intensity are appropriate as the property has an underlying GC land use designation within the North Federal Highway Redevelopment Area. The project is designed in a manner that is complementary to and compatible with the surrounding properties. This redevelopment initiative will assist in the revitalization and stabilization of the North Federal Highway corridor. The proposed development along the corridor will provide a service for area residents, businesses and motorists, which will assist in achieving economic sustainability consistent with the Comprehensive Plan and North Federal Highway Redevelopment Plan. The result will be a more economically viable and sustainable business along the N. Federal Highway corridor thereby enhancing the City's tax base in a manner consistent with the Comprehensive Plan.

Therefore, positive findings can be made with respect to LDR Section 2.4.6(A)(5) in that the proposed development will not have a significantly detrimental effect upon the stability of the neighborhood within which it will be located and will not hinder development or redevelopment of nearby properties. The proposal will enhance and further stabilize the surrounding area and will encourage redevelopment of nearby properties in a manner envisioned by the City consistent with the Comprehensive Plan and North Federal Highway Redevelopment Plan.

In conclusion, the development proposal is consistent with the Always Delray Comprehensive Plan and The North Federal Highway Redevelopment Plan. The proposal is also consistent with Chapter 3 (Performance Standards, LDR Section 3.1.1 (Required Findings), (A) Future Land Use Map, (B) Concurrency, (C) Consistency, and (D) Compliance with LDRs. Based upon the above, approval of the Conditional Use application is respectfully requested.

Thank you for your consideration.

Sincerely,


Jeffrey A. Costello, AICP, FRA-RP, Principal
JC Planning Solutions, LLC

