



Agenda Item #2

Planning Commission Vote:7-0 Approval

LDCT-2024-14

US 27 SAP Full-Service Car Wash Text Amendment

The Request: Land Development Code (LDC) Text Amendment to add Full-Service Car Washes as “C2” Conditional Use in the Town Center-X (TCX) land use district within Chapter 4, Table 4.8 Use Table of the North US 27 Selected Area Plan (SAP).

FLU	Town Center-X (TCX) US 27 Selected Area Plan (SAP)
Amends	Chapter 4, Section 401.01, Table 4.8 Use Table

Justification for Approval

- ❖ Currently, “Car Wash, Incidental” is a C2, Conditional Use (CU) in the TCX district of this SAP.
- ❖ The proposed request is consistent with the Land Development Code (LDC) and Comprehensive Plan.

❖ **BoCC First Reading:** September 17, 2024

❖ **BoCC Adoption Hearing:** October 1, 2024

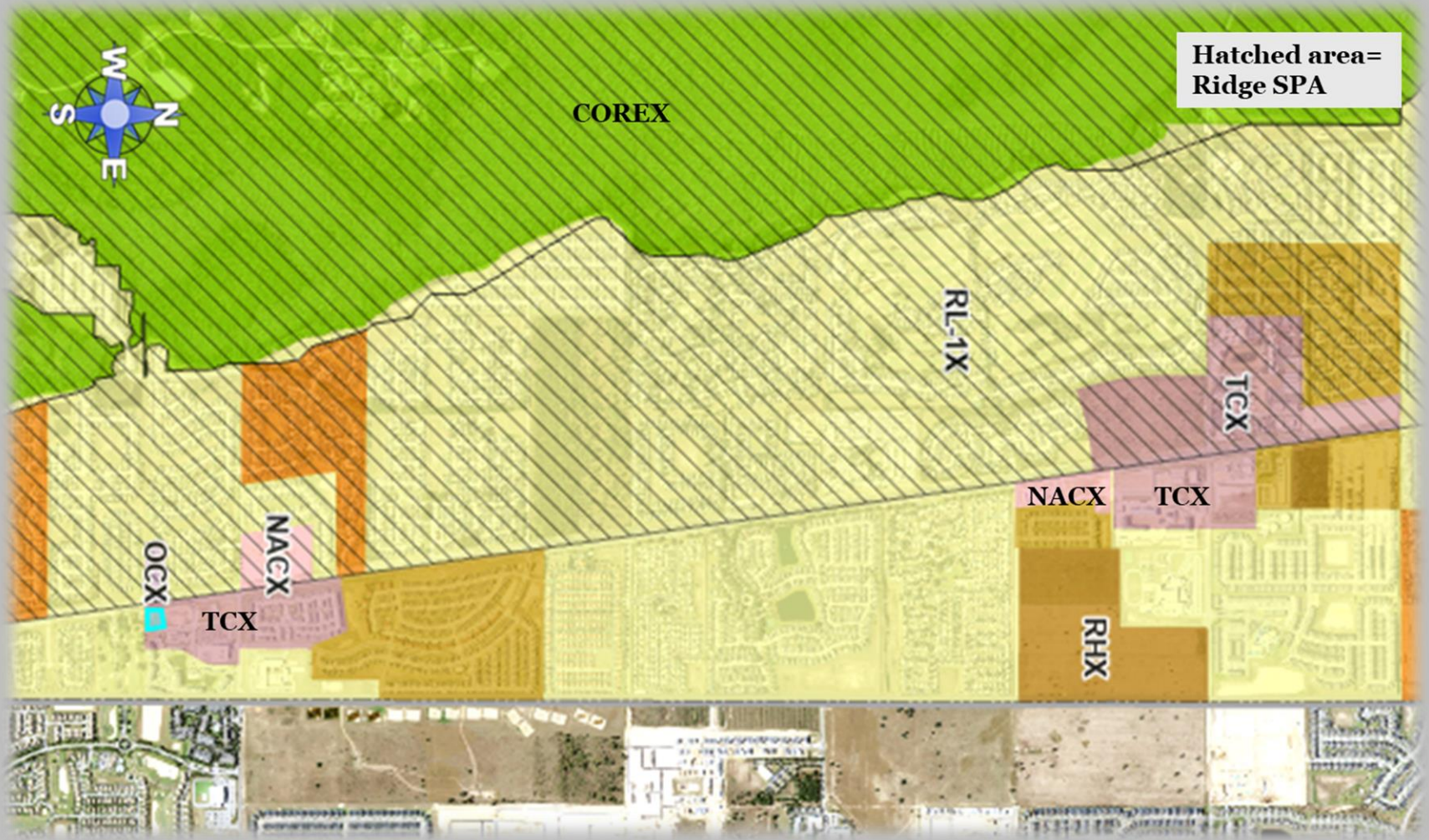
- LDC Chapter 10 defines “Car Wash, Full-Service” as, “Any facility providing complete car washing and cleaning services. Car washing is generally automatic, with the driver leaving the car during the washing procedure. Waxing and detailing may also be provided.”
- LDC Chapter 10 defines “Car Wash Recycle System” as, “A method, as approved by the Florida Department of Environmental Protection or other applicable regulatory authority, of recycling wash water this is captured, treated, and redirected back into the same car wash facility.”
- LDC Section 303 establishes the conditional use criteria for “Car Wash, Full-Service” uses:

“In addition to the applicable district regulations in Table 2.2, the following standards shall apply:

- 1. The minimum distance from a car wash facility to any residentially designated property shall be 50 feet measured at the narrowest point between the property line of the residential property and either the stacking lane, car washing enclosure, or detailing area, whichever is closer. All car wash activities shall be screened from off-site residential view.*
- 2. Land use activities, containing a car wash, located adjacent to residentially designated properties shall, at a minimum, provide a landscaped buffer equal to a Type C buffer (see Section 720) between the entire property and adjacent residential areas.*
- 3. All car wash operations shall be required to connect to public or community sanitary sewer, a Car Wash Recycle System, or similar wastewater treatment system approved by the Florida Department of Environmental Protection or other applicable regulatory agency.*
- 4. All car wash operations shall be required to connect re-use water where and when it is available.”*

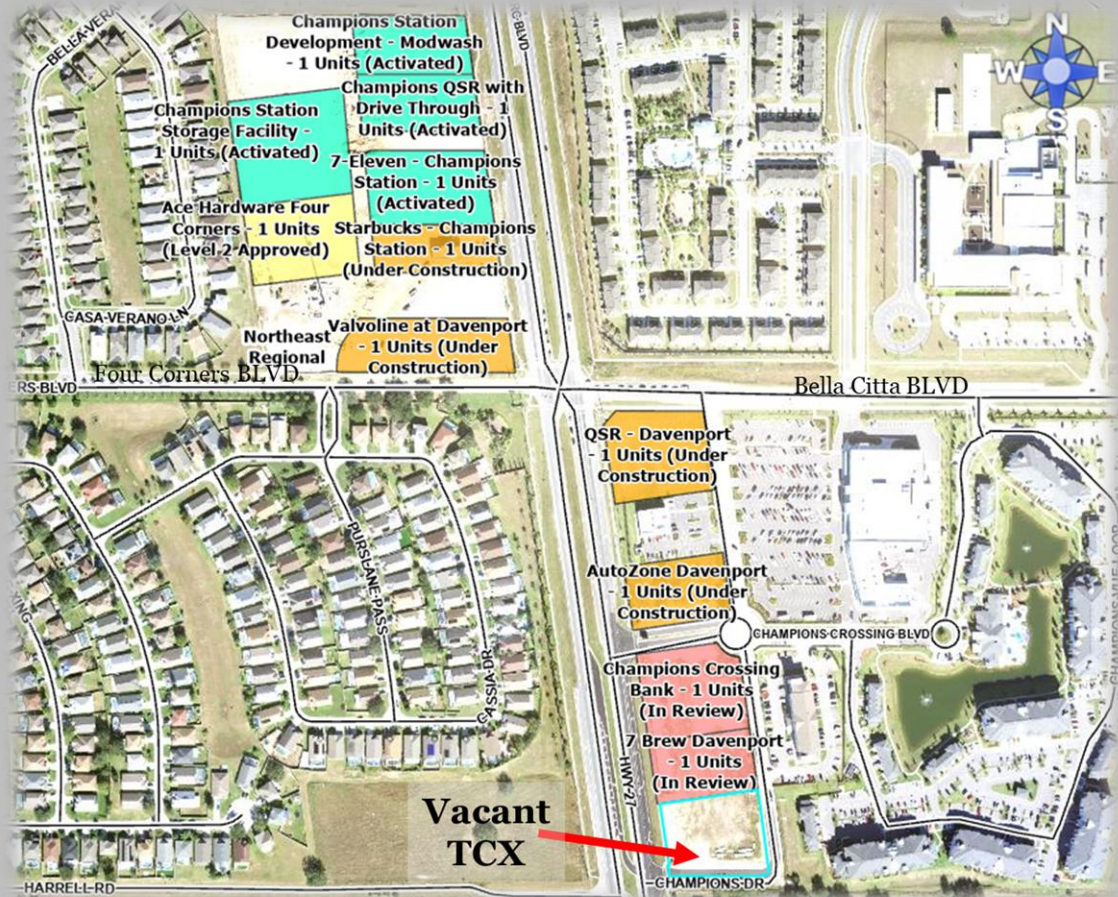
FUTURE

LAND USE



Synopsis

- Applicant initiated LDC Text Amendment for “Car Wash, Full-Service” as a “C2” outside the Ridge Special Protection Area (SPA).
- Currently, “Car Wash, Incidental” is a C2, Conditional Use (CU) in the TCX district of this SAP.
- The TCX within the entire North US 27 SAP is approximately 211.38 acres
- Of the overall acreage in the TCX, there is only one ±1.52-acre undeveloped parcel south of Bella Citta Blvd in the Champions Crossings development.





Justification for Approval

- The proposed **request is consistent** with the Land Development Code (LDC) and Comprehensive Plan.
- Per Comprehensive Plan POLICY 2.131-C6.a.2:** “It is the specific intent of this TC to **cluster commercial, other non-residential, and multi-family uses as appropriate to create "Town Centers"** for the entire SAP area. These areas are intended to serve as a commercial node of concentrated uses, central to residents and tourists.”

Table 4.8 Use Table for U.S. 27 Selected Area Plan Land Use District

Green Swamp ACSC Districts Outlined in Heavy Border	TC X	RAC X	PI X	OC X	INST X	TC X	RAC X	PI X	NAC X	RH X	L/R X
...											
Bed & Breakfast	P					P				C3	P
Car Wash, Full-Service						C2	C2		C2		
Car Wash, Incidental	C2	C2				C2	C2		C2		
...											
School, University/College	C3		C3	C2	P	C3		C3			
Self-Storage Facility			C2				C2	C2	C2		
Solar Electric-Power Generation Facility					C2						
...											

Limits of the Proposed Ordinance

The scope of the amendment is limited to TCX land use districts within the US 27 SAP, its use table, and the site requirements for the proposed use. TCX properties on the west side of US 27 are in the Green Swamp Ridge Special Protection Area (SPA); however, these properties have been developed or are currently undergoing Level 2 reviews. Therefore, the proposed use will only be added to the TCX outside of the Ridge SPA.

Consistency with the Comprehensive Plan & Land Development Code

The Special Provision Area for the North US 27 SAP within Comprehensive Plan allows all uses permitted within a Neighborhood Activity Center (NAC). As noted above, “Car Wash, Full Service” is a “C2” in the NACX district. Thus, the applicant’s request is consistent with the LDC and Comprehensive Plan.