File #: 18-0182, **Version:** 1

SP 2016-22, Marathon Carwash Addition, 16050 Pines Boulevard, site plan amendment.
(Joseph / FPB Christina)

Grace Columbo, agent for owner Mariot Gas, is requesting site plan amendment approval for the addition of a carwash structure and associated site modifications to the Marathon gas station located at 16050 Pines Boulevard.

The applicant is proposing to construct a covered, automated open air carwash to the south of the existing C-store. The proposed car wash will be 17'-6" in height (highest point) and will be painted the following colors to match the building:

- Exterior Color / Columns - Sail White
- Trim - Ocean Blue
- Southern Guard Rail - Pirate Black

Patrons will enter the carwash through the east side of the structure and exit to the west. The applicant provides a dedicated stacking lane for waiting carwash customers. Access to the property will remain through existing openings off of Pines Boulevard as well as the existing shared entry drive with Pines Auto Plaza off Dykes Road.

The applicant is also providing a detail area for the car wash to the west of the C-store. City code requires two parking spaces are required per work station for storage, stacking, pick-up, or drop-off. The applicant proposes two workstations to be covered by a 20' x 20' black canopy. The applicant provides 20 parking spaces on site where 20 parking spaces are required based on all proposed uses.

Associated landscape will be added to the drive-thru and southern buffer as a result of this application. Proposed trees include Juniper and Solitaire palms, Wax Myrtle and Schillings Holly.

In addition to the carwash addition, the applicant proposes to relocate an existing propane storage and ice cooler to a grassed area the west side of gas station lot. Propane storage tanks will be required to be protected per Fire Code at time of building permit.

The application has been reviewed by staff and found to meet code requirements. Staff therefore recommends approval of the application.