

WEST JENSEN PUD

PHASE 1B, PARCEL 6.6 PUD FINAL SITE PLAN (W038-108)

A/K/A MISTER CARWASH

Board of County Commissioners

Public Meeting

July 9, 2024

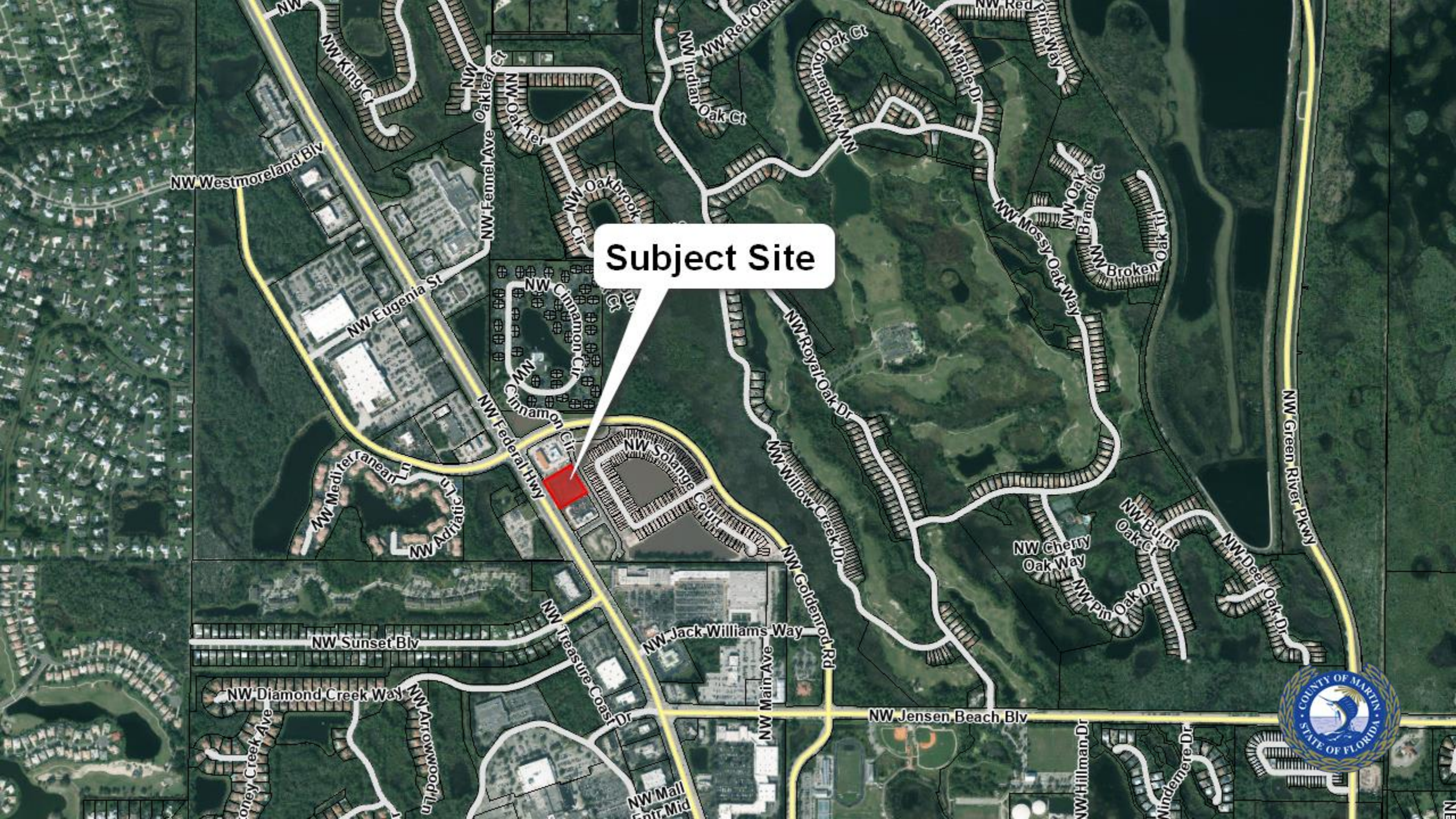
Owner:	West Jensen CW, LLC
Applicant:	Boos Development Group, Inc., - Rachel Myers
Requested by:	Thomas Engineering Group – Darren T.R. Eyre P.E.
Project Coordinator:	Brian Elam, PMP, Principal Planner



Application Summary

This is a request by Thomas Engineering Group on behalf of Boos Development Group, Inc. for approval of a proposed PUD Final Site Plan to construct a 5,300 square foot single tunnel car wash and associated infrastructure on approximately 1.77-acres of vacant land. The parcel is located on lot 6.6 of Phase IB of the West Jensen PUD on the east side of NW Federal Highway approximately 500 feet south of NW Goldenrod Road in Jensen Beach. Included is a request for a Certificate of Public Facilities Exemption.





Subject Site



NW Cinnamon Cir

17-37-41-004-002-0001.0

NW Goldenrod Rd

Site accessed
from private road

range Court

LOT 6.4
AVILA DEVELOPMENT

LOT 6.6

NW Federal Hwy

SEC 17) 4-2-1

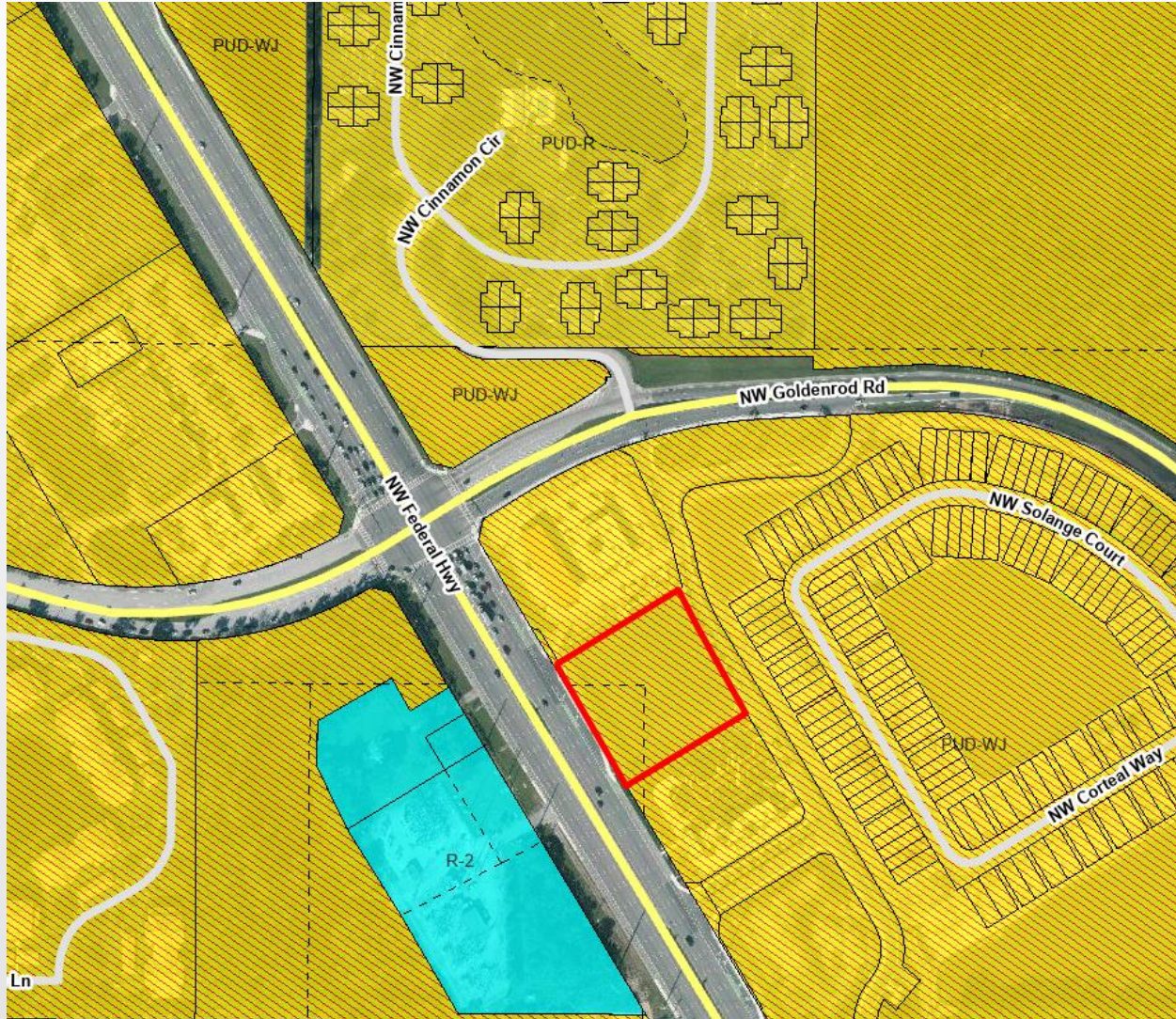
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4-4-10.2

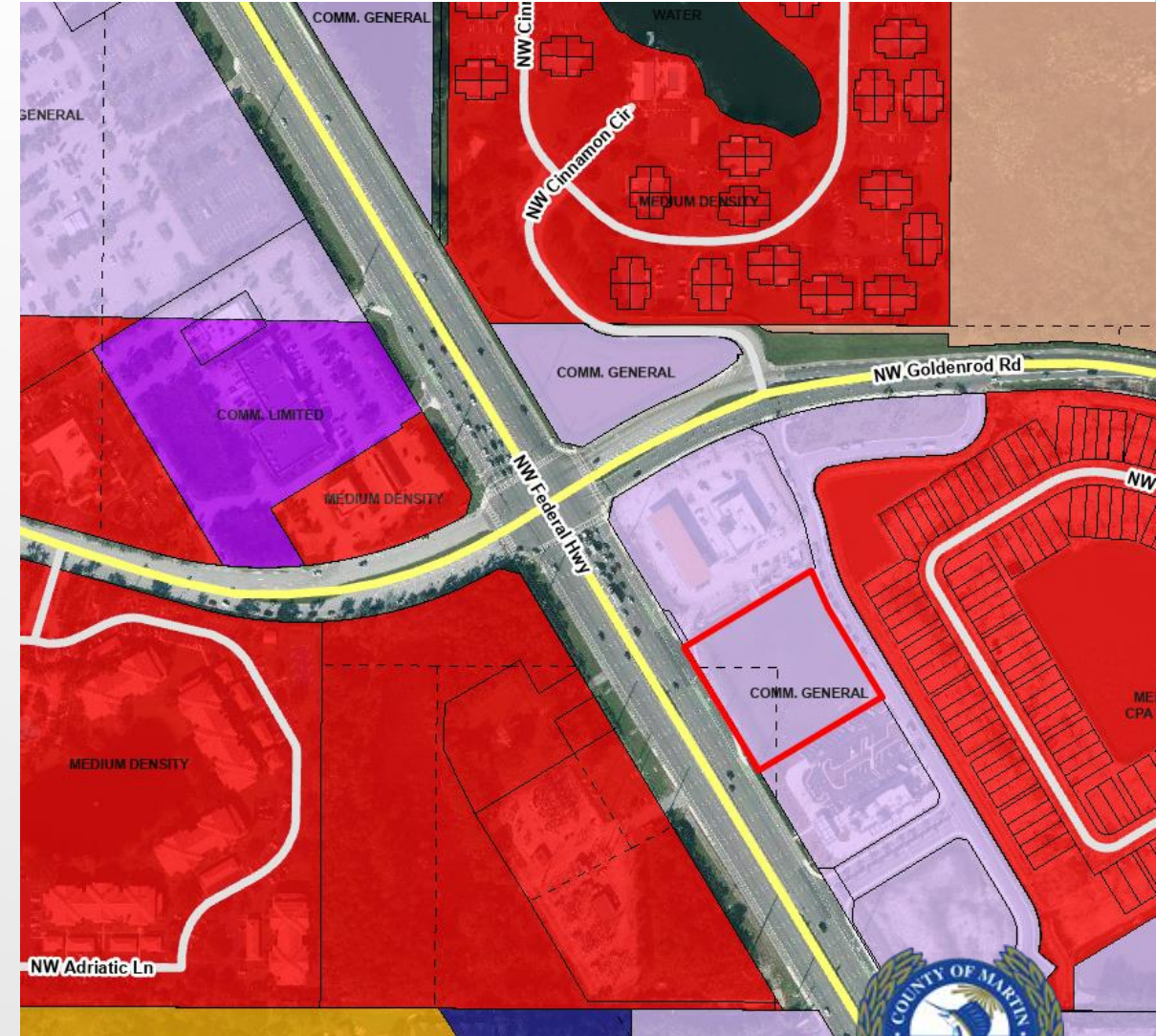
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Zoning Atlas



Future Land Use



Local Planning Agency

Review of this application by the Local Planning Agency (LPA) is not required.



Review of Application

Development review staff have found the Boos Development Group, Inc., application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

WEST JENSEN PUD

PHASE 1B, PARCEL 6.6, PUD FINAL SITE PLAN (A/K/A Mister Car Wash)

Applicant:	Boos Development Group, Inc. (Rachel Myers)
Property Owner:	West Jensen CW, LLC
Agent for Applicant:	Thomas Engineering Group (Darren T.R. Eyre, P.E.)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	W038-108
Record Number:	DEV2023050009
Report Number:	2024_0613_W038-108_DRT_STAFF_FINAL
Application Received:	06/21/2023
Transmitted:	06/22/2023
Date of Report:	12/20/2023
Application Received:	02/07/2024
Transmitted:	02/09/2024
Date of Report:	04/09/2024
Application Received:	04/26/2024
Transmitted:	04/26/2024
Date of Report:	06/13/2024



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Staff Recommendation

Staff recommends approval of this application.

1. Move the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move the Board approve the PUD final site plan for Phase 1B, Parcel 6.6.

