



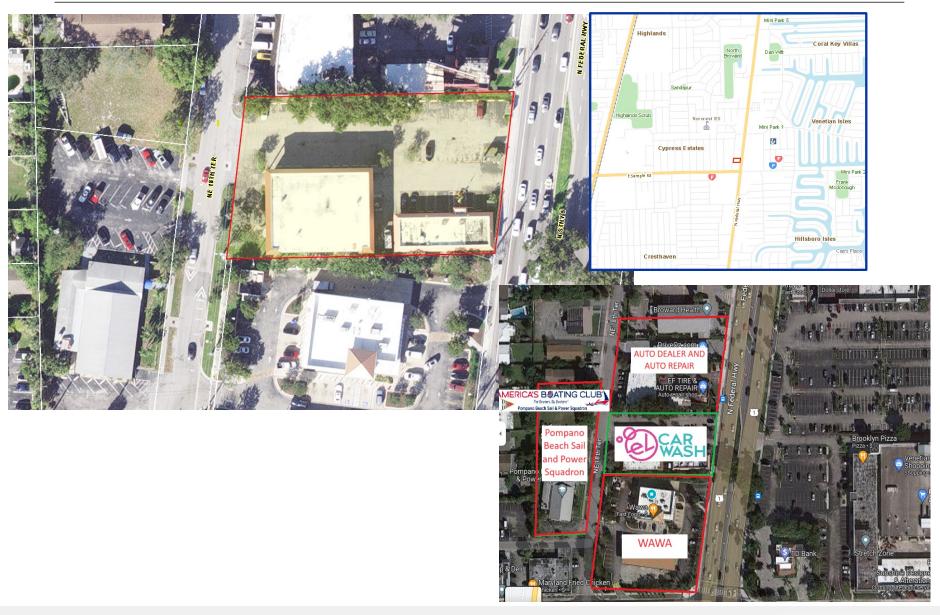
Pompano Beach October 19, 2023 ZBA





3685 N Federal Highway





Prior Requests from the Zoning Board of Appeals



At the September 21, 2023 Zoning Board of Appeals meeting, the Board considered the following two applications and took the following action:

• <u>Application No. 23-11000018</u> – Variance request from Section 155.4303 to all a drive-through service facility to be located within 100 feet of a residential zoning district.

Action by ZBA – Granted (6-0 in favor)

 <u>Application No. 23-1500008</u> – Special Exception request pursuant to Section 155.4219 to allow an automatic car wash use on a property zoned B-3.

Action by ZBA – Denied (4 in favor, 2 dissenting votes – 5 needed)

- Issued raised:
 - Vehicles exiting onto Federal Highway from existing driveways and proximity to Sample intersection
 - No egress to N.E. 18th Terrace provided
 - Concern over increase in traffic from proposed use



Any petitioner who may be aggrieved by a decision of the Zoning Board of Appeals may, within ten days from the date of the decision was orally pronounced but not thereafter, apply to the ZBA for a rehearing at the next regularly scheduled meeting of the Board or unless heard earlier by a special meeting.

The petitioner requesting a rehearing shall establish all of the following:

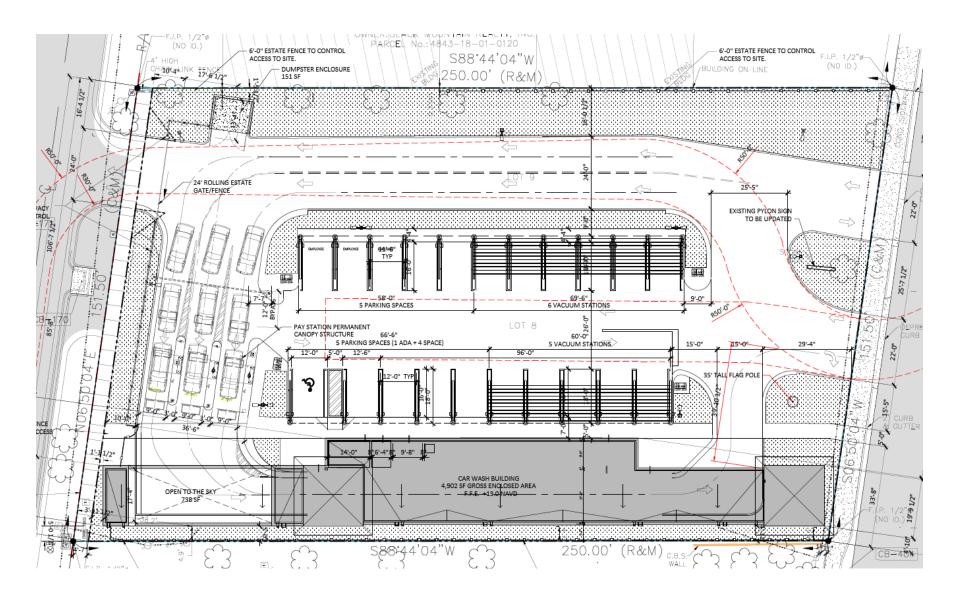
1) That there is new evidence which could not have been discovered before the hearing by the exercise of due diligence;

2) That the evidence is material and not merely cumulative; and

3) There is a strong likelihood that the new evidence will affect the results if a new hearing is granted.

SITE PLAN





Site Rendering – N. Federal Highway





FDOT APPROVAL LETTER



- August 17, 2023
 - Pre-Application Meeting with FDOT
- September 21, 2023
 - Zoning Board of Appeals hearing on Applications
- **October 4, 2023**
 - Pre-Application Letter ٠ from FDOT with change in driveway access for Site Plan

	FDOT	
RON DESANTIS GOVERNOR	Florida Department of Transportation 605 Suwannee Street Tallahassee, FL 32399-0450 October 4, 2023	JARED W. PERDUE, P.E. SECRETARY
	THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 4, 2024 THIS LETTER IS NOT A PERMIT APPROVAL	
John B. Iravani. P.E. Jeff H. Iravani, Inc 1934 Commerce Lane Si	uite 5, Jupiter, FL 33458	
Broward County - Pompa	ew for Category C Driveway, Pre-application Meeting Date: August 17, 2023 no Beach; SR 5; Sec. # 86020000; MP:11.9; Access Class - 5; - Influence Area; FDOT Ref. Project: FM 439891.5-Vanita Saini-ITS COMMUN	ICATION SYSTEM
Request: Right-in/Right-out acce	ss on the west side of SR 5 / N. Federal Highway, approximately 27 feet south	of the north property line
Property Owner: Kaja P	<u>SITE SPECIFIC INFORMATION</u> s: El Car Wash Pompano Beach - 3885 N Federal Highway, Pompano Beach, F ropertise Inc; Parcel Size: 0.859 Acres 2 SF One (1) Tunnel Automated Car Wash	Florida
	REQUEST APPROVED	
	n your presentation of the facts, site plan and survey - please see the conditions a cept further with the District Access Management Review Committee (AMRC).	nd comments below. You may
	length of 25 feet, as measured from the ultimate right-of-way line to the first co	

- A minir - If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the
- gate are required. Commenta:

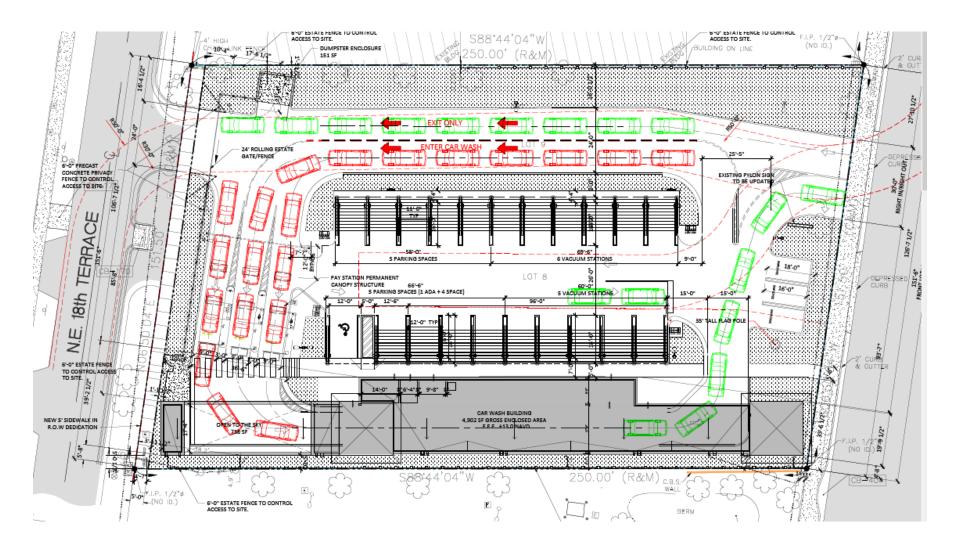
- · All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- · Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Note, this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. #954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.







TRAFFIC



A. Existing

USE		BIdg ADT AM PHT SF/EA VTEPD VTEPH						PM PHT VTEPH					
	(%)				IN	(%)	OUT	(%)		IN	(%)	OUT	(%)
Med Office S.A. 720		12,648	455	39	31	79%	8	21%	50	15	30%	35	70%
Internal	0%			0	0		0			0		0	
Pass-by	10%		46	4	3		0		5	1		3	
High T.O. Sit Down Rest 932		2,534	272	24	13	55%	11	45%	23	14	61%	9	39%
Internal	0			0	0		0			0		0	
Pass-by	10%		27	2	1		0		2	1		1	
Total Attracted			727	63	44		19		73	29		44	
Total Generated		15,182	654	57	40		19		65	28		39	

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B. Proposed

USE		Bldg SF/EA	ADT VTEPD			AM PH			PM PHT VTEPH					
	(%)				IN	(%)	OUT	(%)		IN	(%)	OUT	(%)	
Carwash ITE 948	Lane	1	557	32	16	50%	16	50%	50	25	50%	25	50%	
Internal	0			0	0		0			0		0		
Pass-by	0%		0	0	0		0		0	0		0		
Total Attracted			557	32	16		16		50	25		25		
Total Generated		1	557	32	16		16		50	25		25		
Net Generated			-97	-25	-24		-3		-15	-3		-14		



The petitioner requesting a rehearing shall establish all of the following:

- That there is new evidence which could not have been discovered before the hearing by the exercise of due diligence;
 - Recently issued FDOT letter that modifies our Site Plan to address many of the issues raised by the Board in September.
 - This is new evidence that, despite our efforts, was not obtained until after the hearing.
- 2) That the evidence is material and not merely cumulative; and
 - This evidence is material as it goes directly to the layout of the Site and the issues raised by this Board.
- 3) There is a strong likelihood that the new evidence will affect the results if a new hearing is granted.
 - Given the issues/discussion raised at the September meeting, we believe this new evidence and the resulting Site Plan would affect the results if a new hearing is granted.













Sound & Site Operations

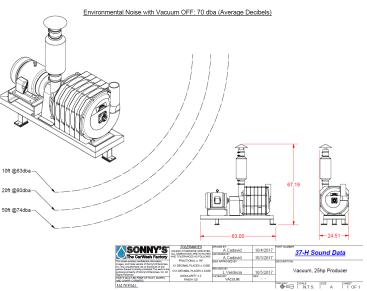


<u>Sound</u>

- There is no more than ambient street noise at property line
- The vacuum bays will utilize a "Autovac" manufactured vacuum system for the facility with the motors within the carwash structure or fully enclosed within a concrete enclosure
- Distance of 30ft from enclosures reads ~44 decibels (equivalent to a loud whisper)
- The air-dryers inside the car-wash tunnel will be outfitted with silencing mufflers to reduce the sound generate
- There are no outdoor speakers associated with the car-wash tunnel, and no sounds will be provided on the three pay stations

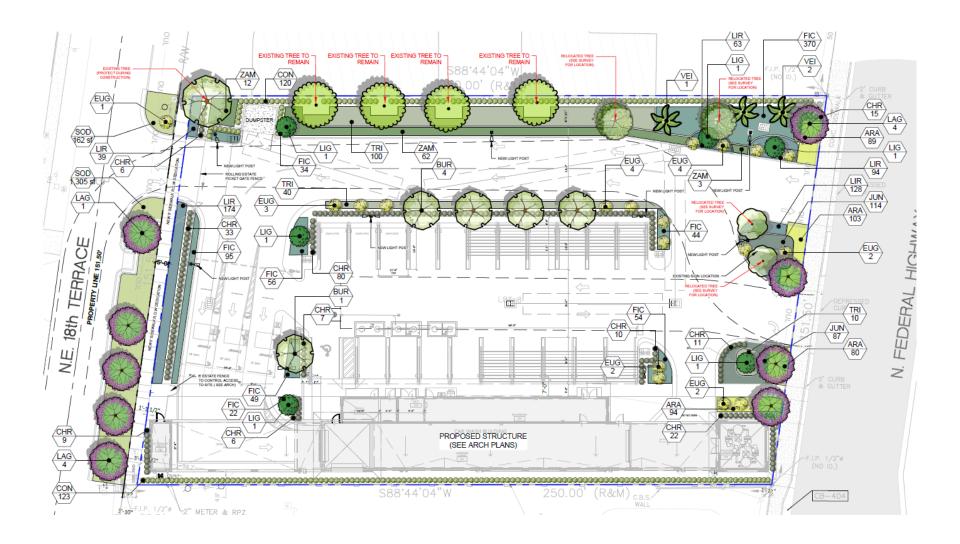
Site Operations

- Customers stay in vehicle the entire time
- The overall wash process takes approximately 3 minutes
- ~ 5 employees on site always to assist customers with use and operations of the wash but NEVER TOUCH THE CAR
- Hours of operations are from 7 AM to 9 PM
- We are environmentally conscious within all aspects of our operations



Landscape Plan





Site Rendering – N. Federal Highway





Site Rendering – Northern Property Line





Site Rendering – Internal Site View – NE 18th



