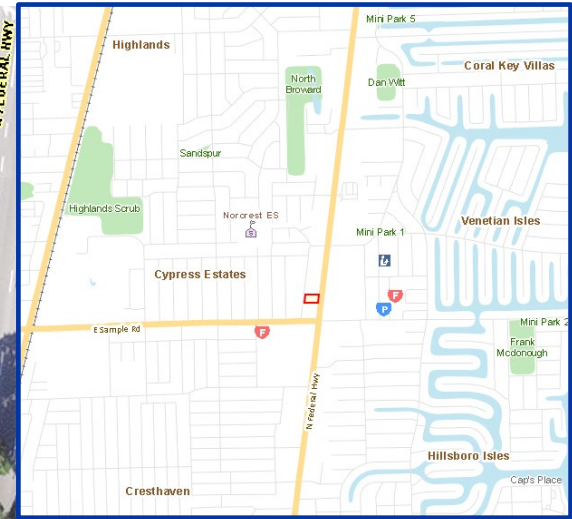




Pompano Beach
October 19, 2023 ZBA



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:

- Application No. 23-11000018 – 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)

- Application No. 23-15000008 – 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

CRITERIA FOR REHEARING



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 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 from FDOT with change in driveway access for Site Plan


Florida Department of Transportation
605 Suwannee Street
Tallahassee, FL 32399-0450
October 4, 2023

RON DESANTIS
GOVERNOR

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 Suite 5, Jupiter, FL 33458

Dear John B. Iravani:
RE: Pre-application Review for Category C Driveway. Pre-application Meeting Date: August 17, 2023
Broward County - Pompano Beach; SR 5; Sec. # 86020000; MP: 11.9; Access Class - 5;
Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: FM 439891.5-Vanita Saini-ITS COMMUNICATION SYSTEM

Request:
Right-in/Right-out access on the west side of SR 5 / N. Federal Highway, approximately 27 feet south of the north property line

SITE SPECIFIC INFORMATION

Project Name & Address: El Car Wash Pompano Beach – 3685 N Federal Highway, Pompano Beach, Florida
Property Owner: Kaja Properties Inc; Parcel Size: 0.859 Acres
Development Size: 4902 SF One (1) Tunnel Automated Car Wash

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).


Conditions:

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- 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.

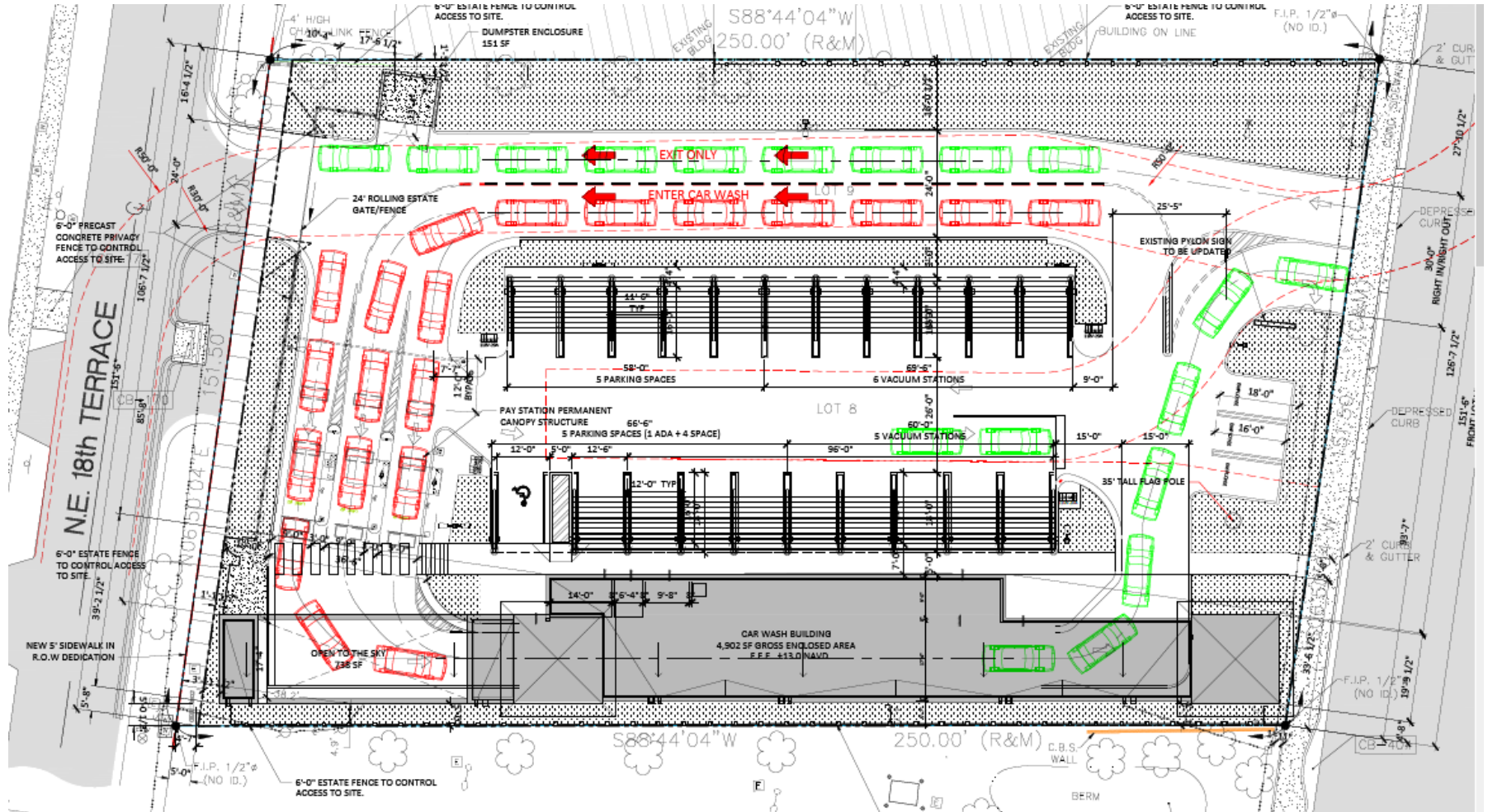
Comments:

- 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.flot.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.

Sincerely, 
Carina Harvey
Digitally signed by: Carina Harvey
Date: 2023.10.04 18:43:30 -04'00'

UPDATED SITE PLAN



TRAFFIC



A. Existing

USE	Bldg SF/EA	ADT VTEPD	AM PHT 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		
Pass-by		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		
Pass-by		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		

B. Proposed

USE	Bldg SF/EA	ADT VTEPD	AM PHT VTEPH						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		
Pass-by		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		

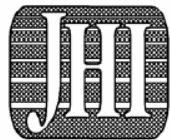
CRITERIA FOR REHEARING



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;
 - 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.

Questions?

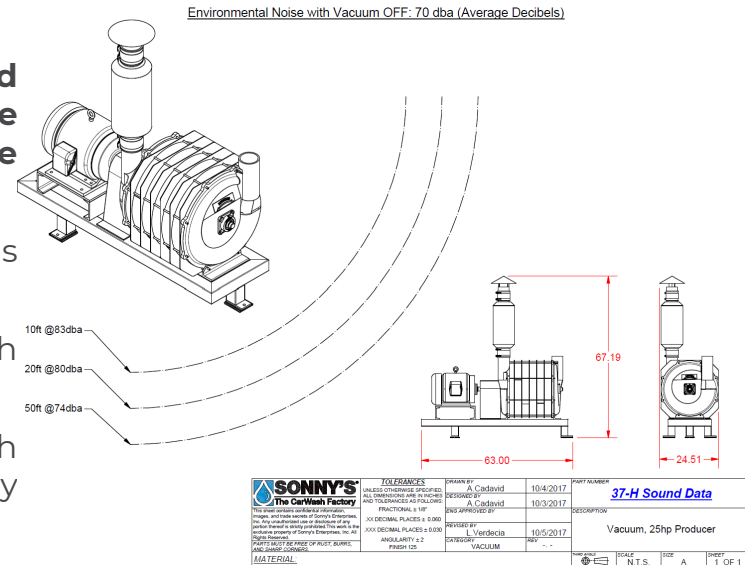




Sound & Site Operations

Sound

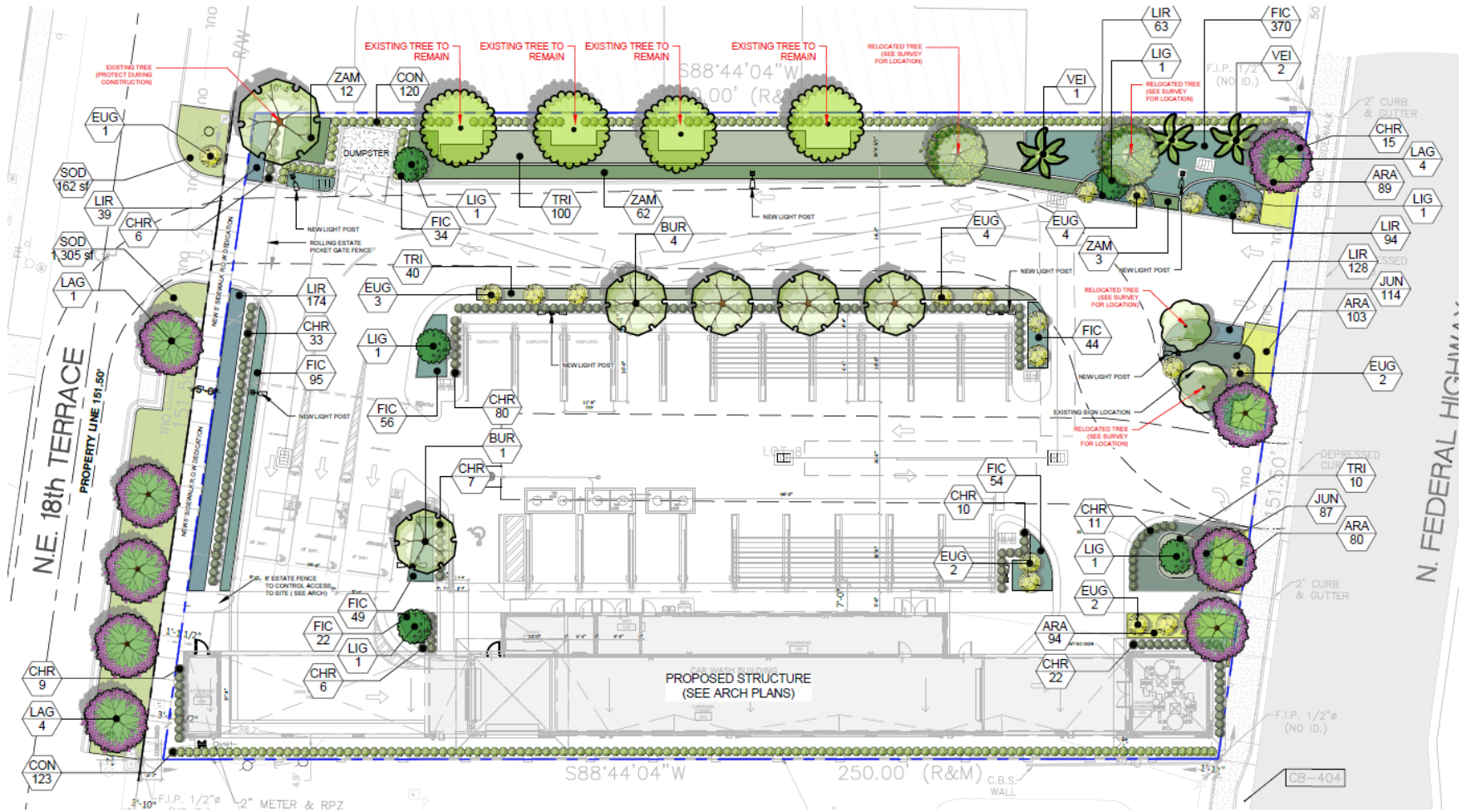
- There is no more than ambient street noise at property line
- The vacuum bays will utilize a “Autovac” manufactured vacuum system for the facility with the motors within the carwash structure or fully enclosed within a concrete enclosure**
- Distance of 30ft from enclosures reads ~44 decibels (equivalent 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

