



December 5, 2025

City of Pompano Beach

Development Review Committee
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Request: **Minor Site Plan**

P&Z#: **25-12000026**

RE: Superior design alternative

Project No: **250224**

Project Name: **Rising Tide Car Wash – Pompano Beach**

Project Address: **2901 W Atlantic Blvd, Pompano Beach, Florida 33069**

To Whom It May Concern:

The applicant is requesting MINOR SITE PLAN approval to develop a new 3,500 sq. ft. express car wash and related site and landscape modifications, including 500 sq. ft. of covered vacuuming spaces. The property is 52,371 sq. ft. (1.20 acres) and is located north of Atlantic Boulevard, between NW 30th Avenue and NW 28th Avenue within the City of Pompano Beach. The site is currently vacant. Rising Tide Car Wash is a social enterprise that is dedicated to empowering individuals with autism through employment. Rising Tide is a well-known and respected business in Broward County employing over 80 individuals with autism in Coral Springs, Parkland, and Margate for 80% of its staff. This project will be run 100% by neurodiverse employees from the Pompano Beach community. This project will garner national media attention for the City of Pompano Beach and help show the world that everyone is capable of contributing to society.

GBM Architecture PA is the architect of the new express car wash. The following supplemental Criteria “H” refers to the possibility of having the project review through the lens of a superior design alternative, when not in compliance with some article of code section 155.5602.C.7.a.

Deviation to SECTION 155.5602.C.7.a –at least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

H. VERNACULAR OR SUPERIOR DESIGN ALTERNATIVE –

When reviewing requested deviations from Development Design Standards, it must be found that the applicant has demonstrated that one of the following Vernacular or Superior Design Alternative Options has been successfully applied for each requested Design Standard deviation:

Vernacular or Superior Design Alternative Options:

“#1- The proposed features or elements contribute to the overall design and helps the project achieve excellence by creating a project of distinction, and thus exceeds the deviation from the Code Requirements in terms of aesthetic quality.”

The architectural elements describe a contemporary project, the use of modern sustainable materials, the design dynamism of the different planes of the façade and the innovative insertion of trees within the depth of the front façade are clearly distinctive and state-of-the-art features that in our view exceed the code requirement in terms of aesthetic quality for a contemporary building of this class.

More specifically, we believe the following architectural qualities of the facades are making this contemporary design whole, pleasant and well balanced.

- Proportion of the Volume
- Sculptural Design of the Exterior front of south facade
- Use of materials

The three-dimensional design is an architectural language mostly found or derived from traditional architecture; as we took on the challenge to design a beautiful contemporary building, we are asking the AAC to the overall design, and helping the project achieving excellence by creating a project of distinction, and therefore exceeding the Code requirements in terms of aesthetic quality.

The linear design is well in tune with other contemporary characteristics of the express car wash building, such as the horizontality of the roof slab and the refinement of vertical fin wall detail and soiling cantilever façade that is a distinctive design statement in the brand identity, as seen in the renderings of the architectural package.

For those reasons, we are kindly requesting the Architectural Appearance Committee consider the review of our project under its value as a superior design alternative, in considering the above mentioned deviations to section 155.5602.C.7.a –at least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

Please contact our office, if you have any additional questions or wish for further elaboration.

Sincerely,



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