

Staff Report

File #: LN-721

ZONING BOARD OF APPEALS

Meeting Date: MAY 15, 2025

SPECIAL EXCEPTION - RACETRAC PETROLEUM INC

Request: Special Exception
P&Z# 25-17000004
Owner: Racetrac Petroleum Inc
Project Location: 2851 W Atlantic Blvd
Folio Number: 484233450010
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Agent: Paola West
Project Planner: Scott Reale

Summary:

The Applicant Landowner requests SPECIAL EXCEPTION approval as required by Section 155.4219(H)(1) [Districts Where Permitted] of the Pompano Beach Zoning Code to utilize the subject property (B-3 zoning district) for a Car Wash.

The property is located on the north side of W Atlantic Boulevard between NW 28th Avenue and NW 30th Avenue in the Northwest CRA.

ZONING REGULATIONS

§155.4219. COMMERCIAL: MOTOR VEHICLE USES

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H. Car Wash or Auto Detailing

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
														S	S

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
		P	P										P			

2. Definition

A car wash or auto detailing use is an establishment providing the washing of the exterior of vehicles where vehicles are manually driven or pulled by a conveyor through a system of rollers and/or brushes. Interior

cleaning and/or drying may be conducted manually outdoors by vehicle operator or on-site attendants.

3. Standards

A car wash or auto detailing use shall comply with the following standards:

- a. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.
- b. No overhead doors shall face the front lot line.
- c. Each lane shall be covered with a permanent canopy which shall have a maximum clearance height of 14 feet above grade, except where state or federal law requires a higher clearance.
- d. Outdoor activity may occur during business hours; such activity shall be limited to the washing, drying and other superficial detailing of the interior/exterior of the vehicles in accordance with an approved site plan.
- e. Screening of this use shall meet the general requirements of Section 155.4219.A. Standards Applicable to Motor Vehicle Sales, Service, and Storage Uses.
- f. A drive-through that is incorporated as an essential function of the operation shall be permitted by right as accessory to the principal business. Therefore, this use shall not be subject to the accessory use standards for Drive-Through Services within Code Section 155.4303.I.

PROPERTY INFORMATION/STAFF ANALYSIS

1. The subject property is currently vacant. Previous approvals for a gas station and convenience store have expired.
2. The applicant intends to develop the property with a new 3,500 sq ft express car wash and related site and landscape modifications. A car wash requires Special Exception approval in the B-3 Zoning District. In 2019, the ZBA denied a Special Exception application for a proposed car wash at this location (PZ #19-17000002).
3. The project will require Site Plan and Building Design review, and will require landscaping in excess of standard code requirements, in order to comply with the following policies in the City's adopted Comprehensive Plan:
 - **Policy 01.04.04**
Special exception uses on major corridors including the city's gateway streets (Atlantic Boulevard, Dr. Martin Luther King, Jr. Boulevard and NW 31st Avenue) will be required to provide landscaping and beautification in excess of standard code requirements along all major street frontages.
 - **Policy 01.07.21**
Amend the Land Development Code to require special exception uses on major corridors including the city's gateway streets (Atlantic Boulevard, Dr. Martin Luther King, Jr. Boulevard and NW 31st Avenue) to provide landscaping and beautification in excess of standard code requirements along all major street frontages.
 - **Policy 01.08.03**
Continue the construction of facilities such as roadway, drainage, water and sewer facilities and enhanced medians and other street section beautification efforts in the northwest Dr. Martin Luther King Jr. Blvd, NW 31st Avenue and Atlantic Boulevard corridors. Encourage auto-oriented and industrial development along these gateway corridor to provide an enhanced roadway frontage for both the building facades and the landscaping visible from the roadway to beautify the corridor.

4. The applicant has submitted a detailed narrative addressing all thirteen Special Exception review standards, along with the use-specific standards for a car wash and a motor vehicle-related uses. While the City's adopted Transformation Plan for Atlantic Boulevard discourages the expansion of new auto-oriented uses, the site is currently vacant and well-positioned for redevelopment. Supporting materials include a Feasibility Analysis Report and a Traffic Study with trip generation and vehicle queuing analysis, and a Noise Impact Study referencing a comparable car wash location.

LAND USE PATTERNS

Subject Property (Zoning District | Existing Use):

- B-3 | vacant

Surrounding Properties (Zoning District | Existing Use):

- North: B-2 | single-family dwellings
- South: RM-45 | Breezes at Palm Aire
- West: B-3 | AutoZone (automotive parts and accessories)
- East: B-3 | vacant

SPECIAL EXCEPTION REVIEW STANDARDS

A Special Exception shall be approved only on a finding that there is competent substantial evidence in the record that the Special Exception, as proposed:

1. Is consistent with the comprehensive plan;
2. Complies with all applicable zoning district standards;
3. Complies with all applicable use-specific standards in Article 4: Use Standards;
4. Avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection;
5. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood;
6. Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
7. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;
8. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
9. Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site and neighborhood;
10. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;
11. Fulfills a demonstrated need for the public convenience and service of the population of the neighborhood for the special exception use with consideration given to the present availability of such uses;
12. Complies with all other relevant city, state and federal laws and regulations; and
13. For purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhood shall include the area affected by the requested special exception, which is typically an area of 500 feet to a one-half mile radius from the subject site.

Staff Conditions:

Should the Board determine the applicant has provided competent and substantial evidence demonstrating compliance with the thirteen Special Exception review criteria, staff recommends the following conditions be incorporated into the Board's Order of Approval:

1. Obtain all necessary governmental permits and approvals, including a Site Plan and Building Design Development Order, and a Zoning Use Certificate and Business Tax Receipt for a car wash.
2. Substantial conformance to the conceptual site plan submitted with this Special Exception application, with superior and enhanced landscaping consistent with Comprehensive Plan policies 01.04.04, 01.07.21, and 01.08.03.

CITY OF POMPANO BEACH

AERIAL MAP



Legend

- Pompano Beach Parcels
- Applicant Parcel

Scale:
1:2,500

Racetrac Petroleum Inc

2851 W Atlantic Blvd

Special
Exception

Created by:
Department of
Development Services

