

## Traffic Impact Statement

For

### El Car Wash Pompano Beach

Parcel ID#  
4843-18-01-0100

Pompano Beach, Florida

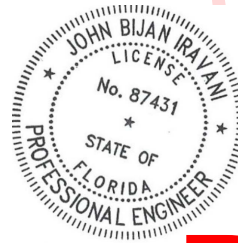
10-04-2023

Prepared By:

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John B. Iravani, P.E.  
Florida Registration # 87431  
FR # 6986



This item has been electronically signed and sealed by John Bijan Iravani using a SHA Authentication code. Printed document are not considered signed and sealed. The SHA authentication code must be verified on any electronic copies.

Digitally  
signed by  
John Iravani  
Date:  
2023.10.04

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## I. Introduction

The site is located 0.1 miles north of the intersection of North Federal Highway and Sample Road and is currently developed. The existing address of the property is 3685 N Federal Hwy Pompano Beach, FL. The existing project has 2 driveway leading to North Federal Highway which a FDOT road and two driveways to N.E. 18<sup>th</sup> Terrace. The existing usage for the site is a high turnover sit down restaurant and a 2 story medical office building.

It is proposed to redevelop the parcel, including removal of the existing buildings and parking lot and construct an automatic carwash tunnel and supporting infrastructure including drive up vacuum parking spots. There will be one carwash tunnel for the proposed development. It is also proposed to remove the southern driveway on North Federal and keep the northern driveway for the project. Please see attached site plan for reference.

The driveway to N.E. 18<sup>th</sup> Terrace will be modified and reduced in width from 60ft to 24ft, and will provide an exit only for the patrons to be able to make a left or right onto N.E. 18<sup>th</sup> Terrace.

See Exhibit-A and B for the Survey and Site Plan-which is currently in approval.

The buildout for the project is expected to be completed by June 2025.

Section 18, Township 48S, Range 43E, Pompano Beach , Florida

**II. Trip Generation**

The proposed Trip Generation numbers are per ITE 11 Trip Generation rates.

**A. Existing**

| USE                         |     | Bldg<br>SF/EA | ADT<br>VTEPD | AM PHT<br>VTEPH |           |     |           |     | PM PHT<br>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         |     |
| <b>Total Attracted</b>      |     |               | <b>727</b>   | <b>63</b>       | <b>44</b> |     | <b>19</b> |     | <b>73</b>       | <b>29</b> |     | <b>44</b> |     |
| <b>Total Generated</b>      |     | <b>15,182</b> | <b>654</b>   | <b>57</b>       | <b>40</b> |     | <b>19</b> |     | <b>65</b>       | <b>28</b> |     | <b>39</b> |     |

**B. Proposed**

| USE                    |      | Bldg<br>SF/EA | ADT<br>VTEPD | AM PHT<br>VTEPH |            |     |           |     | PM PHT<br>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          |     |
| <b>Total Attracted</b> |      |               | <b>557</b>   | <b>32</b>       | <b>16</b>  |     | <b>16</b> |     | <b>50</b>       | <b>25</b> |     | <b>25</b>  |     |
| <b>Total Generated</b> |      | <b>1</b>      | <b>557</b>   | <b>32</b>       | <b>16</b>  |     | <b>16</b> |     | <b>50</b>       | <b>25</b> |     | <b>25</b>  |     |
| <b>Net Generated</b>   |      |               | <b>-97</b>   | <b>-25</b>      | <b>-24</b> |     | <b>-3</b> |     | <b>-15</b>      | <b>-3</b> |     | <b>-14</b> |     |

Medical Office Stand alone ITE 720: ADT =  $T=42.97(X)-108.01$ , AM PHT = 3.1/KSF, PM PHT = 3.93/KSF

High Turnover Site Down Restaurant ITE 932: ADT= 107.2KSF, AM PHT = 9.57/KSF, PM PHT = 9.05/KSF

Carwash Tunnel ITE 948\*: No ADT or AM PHT were given by ITE 11. PM PHT = 50\* based off studies with one tunnel.

*Previous Traffic reports in the county have accepted using ratios from ITE 949 which is a Carwash and detail center(manual cleaning).*

*Carwash and Detail Center ITE 949: ADT= 156.2/Stall, AM PHT = 8.60/Stall, PM PHT = 13.6/Stall*

*Ratios to Use for ITE 948: ADT =  $11.14 \times PM\ PHT$ , AM PHT =  $0.642 \times PM\ PHT$*

\*Numbers are rounded to nearest whole number, which may cause minor variations.

### III. Radius of Influence

The proposed project decreases the AM PHT by 25 and PM PHT by 15.

Since there is a decrease in AM and PM PHT there is no radius of influence determination and no impact analysis is needed to determine if the proposed causes a significant impact(1%).



ALTA / NSPS LAND TITLE SURVEY

LOTS 7, 8, & 9, "NORTH POMPAÑO BEACH-SECTION A", PLAT BOOK 29, PAGE 15, BROWARD COUNTY, FLORIDA.

Exhibit A: Survey

DRC  
PZ23-12000036  
07/17/2024

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING  
1986 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 268-1188 - F: (305) 267-8846 - W: www.hadonne.com

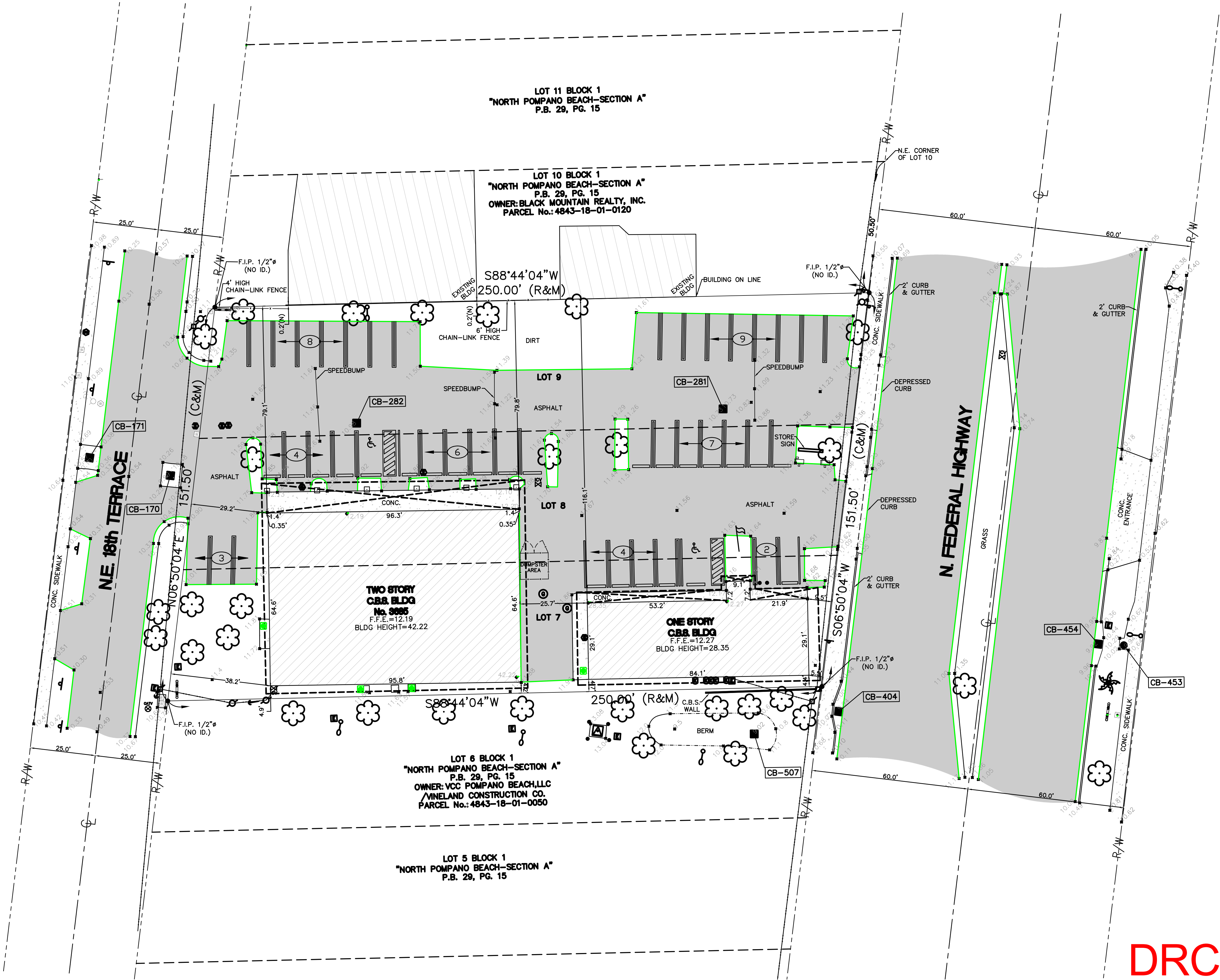


ALTA/NSPS LAND TITLE SURVEY  
for  
NATIONAL EXPRESS WASH, LLC.  
of  
3685 North Federal Highway, Pompano Beach, Florida, 33064

| REVISIONS |      |
|-----------|------|
| 1         | FILE |
| 2         | FILE |
| 3         | FILE |
| 4         | FILE |
| 5         | FILE |
| 6         | FILE |
| 7         | FILE |
| 8         | FILE |
| 9         | FILE |
| 10        | FILE |

|             |       |
|-------------|-------|
| Field Book: | FILE  |
| DRAWN BY:   | MM    |
| TECH BY:    | RI    |
| QA/QC BY:   | JS    |
| Job No.:    | 22023 |
|             | 2/2   |

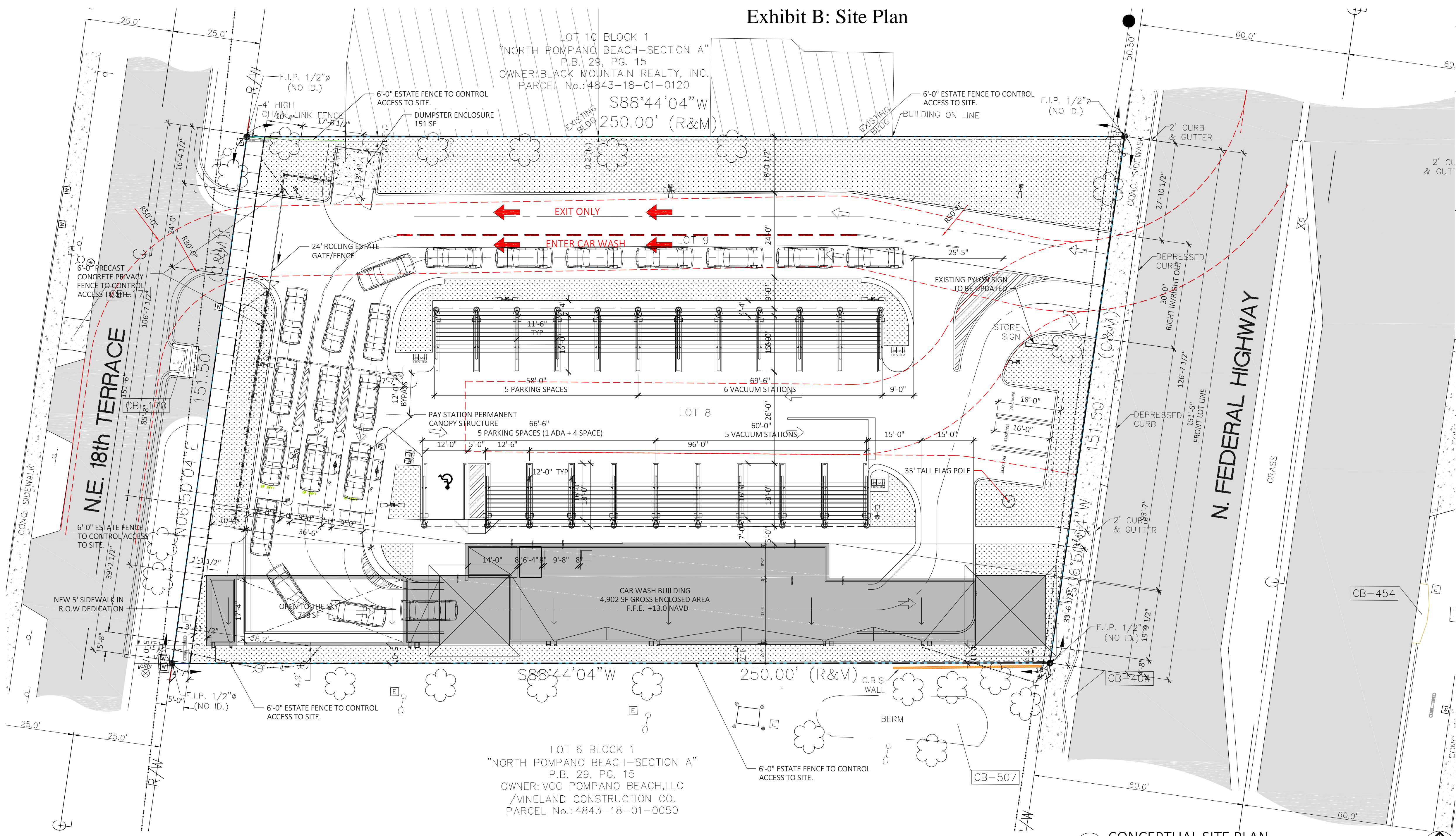
| SYMBOL   | DESCRIPTION                      |
|----------|----------------------------------|
| ●        | FOUND IRON REBAR                 |
| ○        | FOUND IRON PIPE WITH CAP         |
| PL       | PROPERTY LINE                    |
| R/W      | RIGHT-OF-WAY                     |
| CBS      | CONCRETE BLOCK STUCCO            |
| N.G.V.D. | NATIONAL GEODETIC VERTICAL DATUM |
| PB       | PLAT BOOK                        |
| PG       | PAGE                             |
| F.N.D.   | FOUND NAIL & DISK                |
| ○        | NUMBER OF PARKING SPACES         |
| S.I.P.   | SET IRON PIPE                    |
| T.O.P.   | TOP OF PIPE                      |
| SWK      | SIDEWALK                         |
| P.O.B.   | POINT OF BEGINNING               |
| N.T.S.   | NOT TO SCALE                     |
| T.B.M.   | TEMPORARY BENCH MARK             |
| F.F.E.   | FINISH FLOOR ELEVATION           |
| S.I.R.   | SET IRON REBAR                   |
| F.D.H.   | FOUND DRILL HOLE                 |
| F.I.P.   | FOUND IRON PIPE                  |
| F.I.R.   | FOUND IRON REBAR                 |
| ●        | BENCHMARK                        |
| ●        | EXISTING ELEVATION               |
| ●        | TREE                             |
| ●        | PALM TREE                        |
| ●        | IRRIGATION CONTROL VALVE         |
| T1       | TREE NUMBER                      |
| ●        | UTILITY STRUCTURE NUMBER         |
| ●        | CATCH BASIN                      |
| ●        | ELECTRIC UTILITY BOX             |
| ●        | WATER METER                      |
| ●        | WATER VALVE                      |
| ●        | SANITARY SEWER CLEAN OUT         |
| ●        | SANITARY SEWER MANHOLE           |
| ●        | SANITARY SEWER VALVE             |
| ●        | MANHOLE UNKNOWN                  |
| ●        | DRAINAGE MANHOLE                 |
| ●        | GREASE TRAP MANHOLE              |
| ●        | FIRE DEPT. CONNECTOR             |
| ●        | GAS METER                        |
| ●        | TELECOMMUNICATIONS BOX           |
| ●        | MONITORING WELL                  |
| ●        | FIRE HYDRANT                     |
| ●        | LIGHT POST                       |
| ●        | BACK-FLOW PREVENTER              |
| ●        | GUARDRAIL                        |
| ●        | GLY ANCHOR                       |
| ●        | POST                             |
| ●        | SIGN                             |
| ●        | MAILBOX                          |
| ●        | FPL TRANSFORMER                  |
| ●        | SIGNAL MAST ARM                  |
| ●        | INTERCOM BOX                     |
| ●        | CONCRETE UTILITY POLE            |
| ●        | WOOD UTILITY POLE                |
| ●        | CBS WALL                         |
| ●        | CHAIN-LINK ROLLING GATE          |
| ●        | CHAIN-LINK SWING GATE            |
| ●        | FENCE_OTHER                      |
| ●        | IRON WING GATE                   |
| ●        | CHAIN-LINK FENCE                 |
| ●        | CHAIN-LINK SWING GATE            |
| ●        | FENCE_OTHER                      |
| ●        | PROPERTY LINE                    |
| ●        | RIGHT-WAY LINE                   |
| ●        | EASEMENT LINE                    |
| ●        | X-UTL-DRAIN                      |
| ●        | X-UTL-SANT                       |
| ●        | OVERHEAD UTILITY LINE            |
| ●        | GRAVEL                           |
| ●        | BRICK                            |
| ●        | BUILDING HATCH                   |
| ●        | CONCRETE                         |
| ●        | TILE                             |
| ●        | ASPHALT PAVEMENT                 |
| ●        | HANDICAP TACTILE STRIP           |



DRC  
PZ23-12000036  
09/04/2024



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DRC

PROPERTY DETAILS

Address: 3685 N FEDERAL HWY, POMPANO BEACH FL 33064

Owner: PZ23-12000036

Folio: 07/17/2024

Parcel ID: 4843 18 01 0100

FANJUL & ASSOCIATES, LLC

ARCHITECTURE, PLANNING & INTERIOR DESIGN

AA26000725

ARTURO G. FANJUL, RA

PRESIDENT

5455 SW 8TH STREET, SUITE 240

CORAL GABLES, FLORIDA 33134

PH. 305 726.8313

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arturo@fanjularchitects.com

"A BETTER LIFE THROUGH DESIGN"

PLANNING & COMMUNITY DEVELOPMENT

|                                  |  |
|----------------------------------|--|
| Zoning Designation               | B-3  |
| Zoning Description               | B-3 GENERAL COMMERCIAL   |
| Designating Agency               | POMPANO BEACH COMMERCIAL   |
| Future Land-Use Designation      | COMMERCIAL   |
| LOT Size (Current)               | 37497 SF 0.861 Acres   |
| Less ROW Dedication - Federal    | -139 SF 11" -0.003 Acres   |
| Less ROW Dedication 18th Terrace | -758 SF 5'-0" -0.017 Acres   |
| LOT Size (Proposed)              | 36600 SF 0.840 Acres   |
| Proposed Use:                    | Sec 155-4219 (H) Automatic dragline car wash with self service vacuums |

B-3 DIMENSIONAL REQUIREMENTS

| REQUIREMENT                | REQUIRED | EXISTING     | PROPOSED      |
|----------------------------|----------|--------------|---------------|
| MAX BUILDING HEIGHT        | 105'     |              | 35'           |
| MIN LOT SIZE               | 10,000   | 37497        | 36600 SF      |
| MIN LOT WIDTH              | 100'     | 150'         | 151'-6"       |
| MAX LOT COVERAGE           | 60%      |              | 4902 13%      |
| MIN PERVIOUS AREA          | 20%      |              | 8627 24%      |
| BUILDING SETBACKS          |          |              |               |
| MINIMUM FRONT SETBACK (FT) | 0'       | N. Federal   | 1'-11" (E)    |
| MINIMUM SIDE YARD (FT)     | 0'       |              | (N)115' (S)5' |
| MINIMUM FRONT SETBACK (FT) | 0'       | 18th Terrace | 1'-1" (W)     |

PARKING DIMENSIONS TABLE

| STANDARD                        | CODE SECTION | REQUIRED    | PROPOSED |
|---------------------------------|--------------|-------------|----------|
| PARKING DIMENSIONS              |              | 9'-0" X 18' | 12'X18'  |
| MIN. DRIVE AISLE WITH 90 DEGREE |              | 24'         | 26'      |
| 2 WAY DRIVE AISLE WIDTH         |              | 24'         | MIN 24'  |
| 1 WAY DRIVE AISLE WIDTH         |              | 12'         | MIN 12'  |

VEHICULAR PARKING REQUIREMENT

| REQUIRED SPACES               | AREA (SF) | RATIO    | TOTAL REQUIRED |
|-------------------------------|-----------|----------|----------------|
| USE                           | 4790      | 1/500 SF | 10             |
| CARWASH, FULL SERVE AUTOMATIC |           |          |                |
| PROVIDED SPACES               | STANDARD  | ADA      | TOTAL PROVIDED |
| PARKING SPACES                | 9         | 1        | 10             |
| VACUUM STATIONS               |           |          | 11             |

AUTO WASH STACKING REQUIRMENTS

| USE                          | REQ. INBOUND | REQUIRED | PROVIDED        |
|------------------------------|--------------|----------|-----------------|
| TICKET GATE (AUTO PAY KIOSK) | 2 SPACES/EA  | 6        | 30 Car Capacity |

GENERAL ZONING USE:

155-4219 (H) Car Wash or Auto Detailing

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

3. Standards

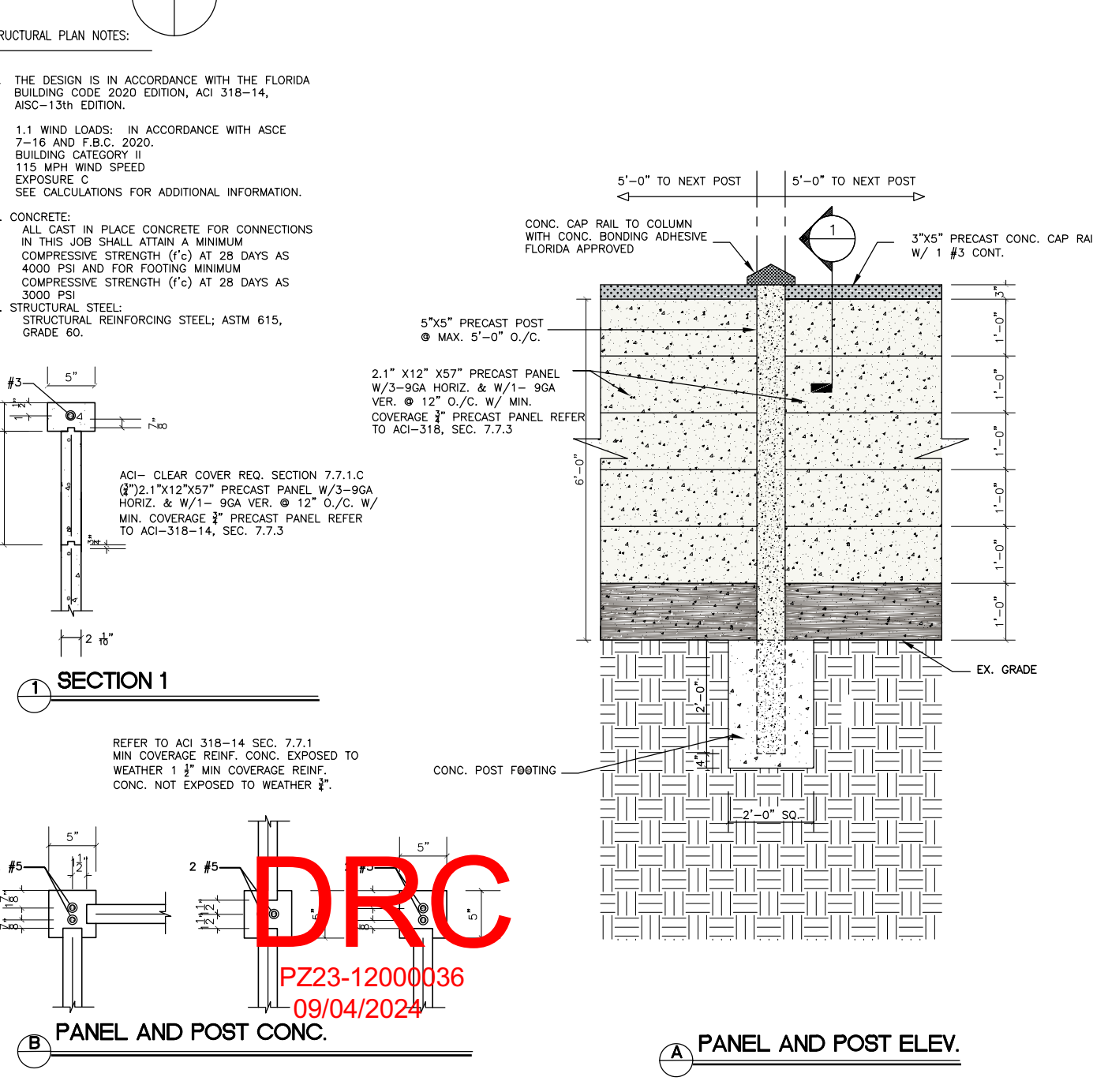
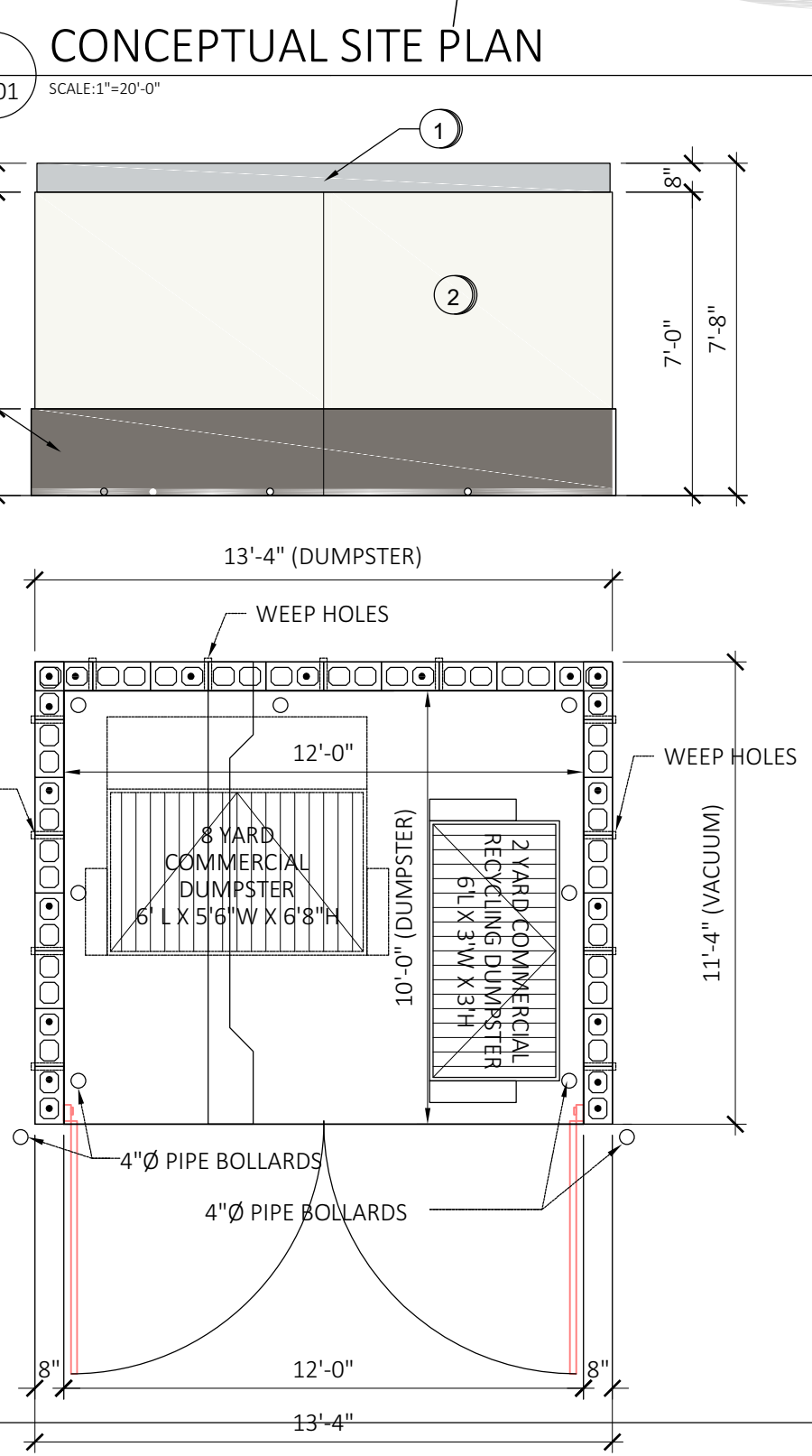
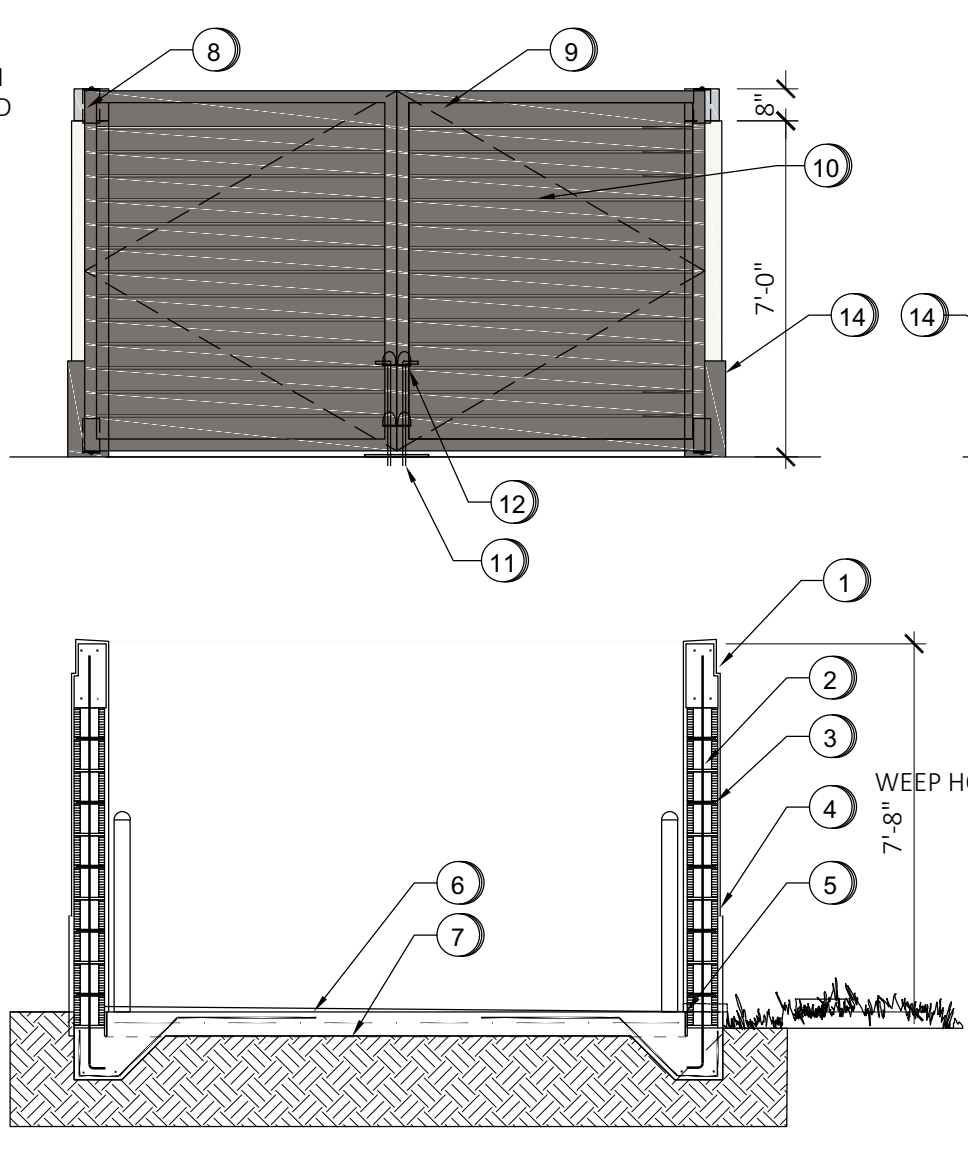
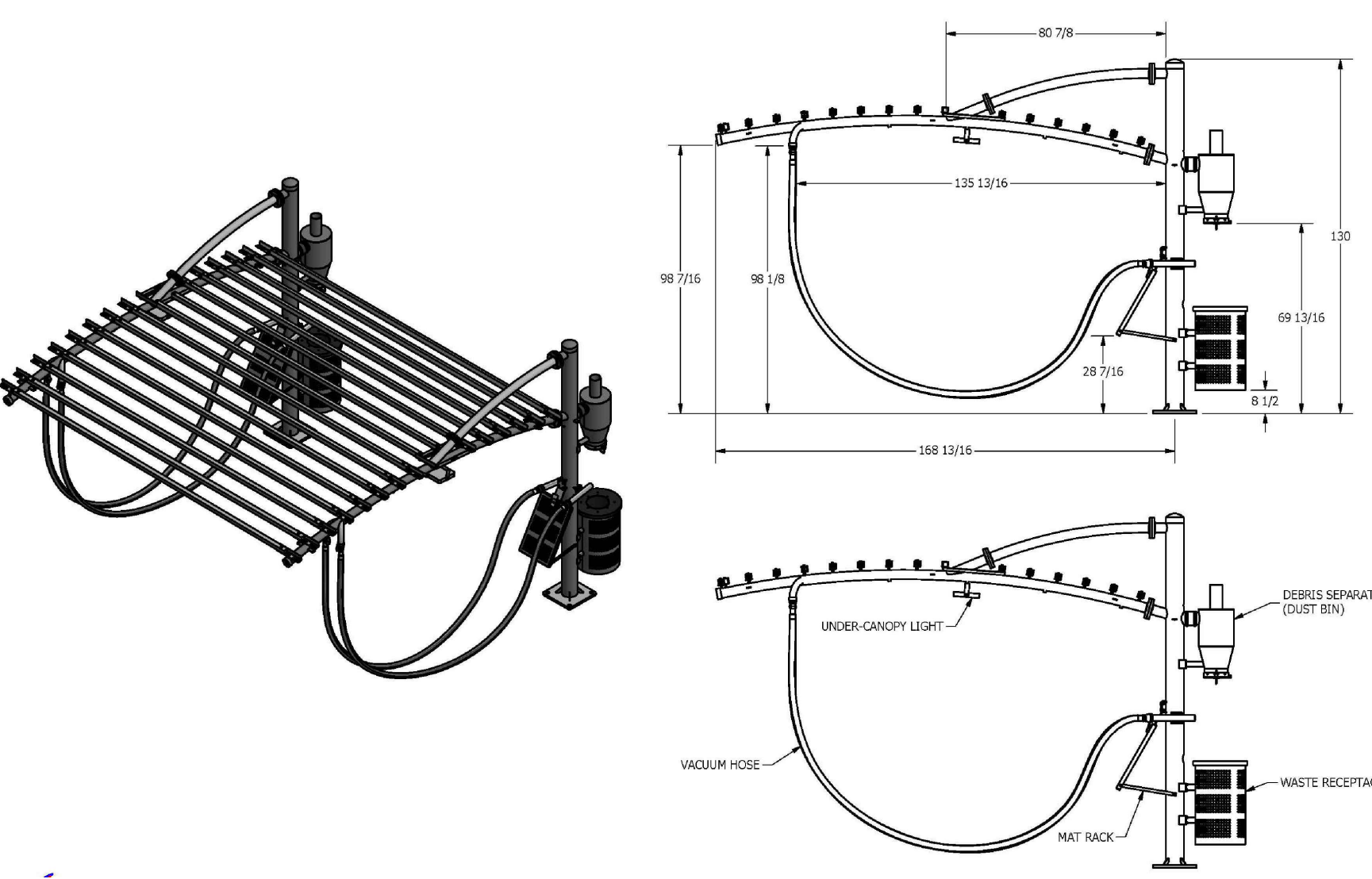
A car wash or auto detailing use shall comply with the following standards:  
a. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.  
b. No overhead doors shall face the front lot line.  
c. Each lane shall be covered 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.

MISCELLANEOUS SITE EQUIPMENT

| ITEM                                | QTY |
|-------------------------------------|-----|
| MAT BRUSHER & PAD - J-KO MODEL BB-X | 4   |
| MAT SINK                            | 1   |
| FLAG POLE - MODEL ECH-35            | 1   |
| VACUUM ARCHES WITH AIR              | 23  |
| OTT STANDS                          | 2   |
| XPT POINTS OF SALE                  | 2   |
| WAIT / GO SIGN & POST               | 1   |

### ENCLOSURE KEY NOTES:

- CAST IN PLACE CONCRETE CAP WITH 2 #5 CONT. TOP & BOTTOM
- CMU WALL WITH #5 BAR IN GROUT FILLED CELLS @ 32" O.C. AND ALL CORNERS.
- PROVIDE 9 GA WIRE TYPE REINFORCING AT EVERY OTHER BLOCK COURSE.
- 5/8" 3 COAT SMOOTH STUCCO FINISH, WITH TOOLED 1/4" VERTICAL REVEAL, PROVIDE PLASTIC J BEAD AT TRANSITION TO STUCCO BASE.
- PROVIDE 1/2" EXPANSION JOINT FILLER.
- 6" THICK SLOPPED CONCRETE 3000 PSI NORMAL WEIGHT CONCRETE SLAB ON GRADE WITH W6X6X10 WWM.
- PROVIDE 5 MIL VAPOR BARRIER.
- HEAVY DUTY HINGES.
- PROVIDE 1X3 TUBE STEEL FRAME
- 3/4" X 6" HORIZONTAL TUBE SLATS @ 6.5" O.C. PAINTED TO CREATE OPAQUE GATE.
- STEEL PLATE WITH (2) 1" Ø HOLES FOR DROP PINS. DRILL ASPHALT 2" DEEP MIN.
- PROVIDE HEAVY DUTY 3/4" ALUMINUM STOP PIN (CAIN BOLT) CLOSING DEVICE.
- FOOTING SEE SCHEDULE
- PROVIDE 1-1/4" SMOOTH STUCCO 24" HIGH BASE WITH ACCENT COLOR. TERMINATE 6" BELOW GRADE.



CONCEPTUAL SITE PLAN

| REVISION  | NO. |
|---|-----|
| PREAPP-COMMENTS   |     |
| DATE: 8/18/2023   |     |
| SCALE: AS NOTED   |     |
| DRAWN: AGF  |     |
| CHECKED: AGF  |     |
| JOB NO. 23-0701   |     |
| PERMIT NO.  |     |
| OWNERSHIP   |     |
| OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. |     |

SP-1

DRC  
PZ23-12000036  
09/04/2024