



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

August 25, 2023

Pamela Stanton, Planner
City of Pompano Beach- Development Services
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Via Electronic Mail: Pamela.Stanton@copbfl.com

RE: El Car Wash; PZ# 23-12000036 (3685 N Federal HY, Folio 484318010100)
Neighborhood Meeting Summary

Ms. Stanton,

APlanW3st LLC is representing NATIONAL EXPRESS WASH PARENT INTERMEDIATE HOLDCO LLC (“Applicant”) in requesting Minor Site Plan/Major Building Design approval for the construction of an express car wash, which will include a new 4,902 sq. ft. building with site and landscape improvements (the “Project”). The Project was reviewed for a Pre-Application Meeting on August 8, 2023.

While Section 155.2405 of the Zoning Code identifies a neighborhood meeting as optional for a Minor Site Plan project, we felt it was necessary to have this meeting prior to submitting for the Zoning Board of Appeals hearing of the Special Exception and Variance requests. As you know, the object of a neighborhood meeting is not only to explain a proposed project, but also encourage opportunities for informal communication between prospective applicants and the owners and occupants of properties neighboring the proposed development site. Our neighborhood meeting was held on Monday, August 21, 2023, at 6pm via Zoom. In accordance with Section 155.2302 [Neighborhood Meeting], the property was noticed by mailer to all properties within 500 feet (a total of 76 to include both property owners, as well as a separate mailing to any occupant or tenant), and plans were posted on my website www.planw3st.com. A copy of the mailed notice is attached.

The meeting was hosted by Janna Lhota of Holland & Knight, LLP. You attended the meeting as Project Planner, and helped answer questions on behalf of the city. While we sent notices of the meeting, there were only 2 outside attendees in total. Attendees are listed in the meeting list attached.

I am happy to report that attendees did not have any concerns for the Project, as you witnessed, and all questions were properly answered. Commissioner Rhonda Eaton asked several great questions about the Project and complimented the effort put into mitigating any negative impacts that may come from our new car wash. The following summarizes the questions that came up at the meeting for your records:

- Do the hours of operation include vacuums or are vacuums available after 9pm?
Everything is closed after 9pm, including vacuums.
- Where is the staff parking?
Justin Landau, owner's representative, pointed out the parking areas and stated they will be identified onsite with proper signage.
- How does the site egress work?
Mr. Landau pointed out exit will be onto Federal Highway, second exit to the south.
- Explain the exit on NE 18th Terrace?
Mr. Landau responded that this is a bypass exit and an ingress/egress for waste/emergency.
- What are the clearances for the tunnel building?
Mr. Landau responded 7'-2" to 7'-4"/6".
- What business is north of this property?
Mr. Landau responded major auto repair. To the south is Wawa, both auto-oriented uses.
- How the vacuums work?
Mr. Landau and the Project Architect Arturo Fanjul reviewed the location and state-of-the-art equipment being used.
- How loud is the tunnel?
Mr. Landau highlighted that the blowers are located at the east end of the tunnel facing Federal Highway. Further, the Applicant will be adding silencers at a cost of over \$100,000 which have been effective in mitigating any sound as evidenced by many of their other existing operations that are located adjacent to single family residential homes.

Thank you for your consideration and please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA
Principal, Senior Land Planner

Enclosure: Meeting Attendee List

**8/21/2023 City of Pompano Beach Neighborhood Meeting-
EL CAR WASH @ 3685 N Federal HY
6PM-7PM**

Attendee List

1. Janna Lhota (Project Attorney); Janna.Lhota@hklaw.com
2. John Iravani (Project Engineer); john@jhiinc.com
3. Paola West (Project Land Planner); pwest@planw3st.com
4. Justin Landau (Owner, El Car Wash); justin@elcarwash.com
5. Arturo Fanjul (Architect); arturo@fanjularchitects.com
6. Elizabeth Van Dillewijn (Landscape Architect); elizabeth@terrakreatif.com
7. Pamela Stanton (City of Pompano Beach); pamela.stanton@copbfl.com
8. Darrell Peterson (El Car Wash); darrell@elcarwash.com
9. Samantha Burgner (El Car Wash); Samantha@elcarwash.com
10. Rhonda Eaton (City Commissioner); Rhonda.Eaton@copbfl.com
11. Cory Ring; cory@schmierpropertygroup.com
12. James Argyropoulos (Subject Property Owner); nowjamesis@gmail.com