

**Edge Express Car Wash
5391 N Federal Highway
Special Exception Narrative**

Edge Express Car Wash LLC (“Petitioner”) is the contract purchaser of the +/- 0.898 acre parcel, generally located on the southwest corner of Federal Highway and NE 54th Street (“Property”) within the City of Pompano Beach (“City”). The Property is designated as Commercial on the City’s Future Land Use Map and is zoned B-3, General Business. The Property is currently developed with a dated gas station, convenience store, automotive repair facility and outdoor storage yard. Petitioner proposes to redevelop the Property with a vibrant new car wash facility (“Project”), which requires approval of a Special Exception. More specifically, Edge Express Car Wash is a premier express car wash operator that strives provides customers with the best car wash experience, ensuring customers have a clean, shiny and dry car every time. They strive to provide a first-class experience with their wash tunnel and free towels, window cleaner and vacuums. Customer service representatives are available to answer any customer questions and ensure customers have an amazing experience with each visit to an Edge Express Car Wash.

In accordance with Section 155.2406(D) of the City Zoning Code (“Code”), Petitioner is providing the following competent substantial evidence in the record in support of the criteria for approval of a Special Exception:

1. The Special Exception is consistent with the Comprehensive Plan.

The Special Exception for the Project is consistent with the City’s Comprehensive Plan, as the Property has a future land use designation of Commercial, which supports a wide variety of commercial uses, including car wash facilities. Further, the Special Exception if supported by the following goals, policies and objectives of the City’s Comprehensive Plan:

- *Goal 01 The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions*

The approval of this Project will help contribute to a living environment that provides maximum physical, economic and social well-being for the City and its residents while ultimately discouraging, among other things, urban sprawl. Redevelopment of the Property will revitalize Federal Highway and the Property alike by reducing blight and significantly improving the appearance through development of this new development with lush landscaping. Additionally, a new use that will be provided to the community that contributes to the local economy and expands the economic base of the City by creating both temporary jobs during the construction phase and long-term jobs with the added employer that will come to the City as a result of this Project. Further, the Project is accessible to residents of the City and provides easy access from neighboring cities within Broward County, including Deerfield Beach. Finally,

the Project will utilize environmentally friendly systems and landscaping to mitigate its impact and be highly-efficient.

- *Policy 01.01.06 All site plan applications shall provide pedestrian facilities, such as but not limited to sidewalks and street trees (where not in conflict with underground utilities and permitted by City Engineer).*

The proposed site plan provides for pedestrian connectivity with adjacent parcels with sidewalks along the perimeter of the Property, as well as connections to the Property itself. Dense landscaping that includes the preservation of certain existing vegetation, as well as new trees and plantings will provide for enhanced landscaping designs. Street trees will also be provided to provide shade for those traveling along the pedestrian walkways. Furthermore, the site plan has been designed to eliminate the existing access from Federal Highway and provide a single access point at the northwest corner of the site so not to interrupt pedestrian facilities on Federal Highway.

- *Objective 01.02.00 – Right-of-Way Protection and Accessibility Protect the existing and future right-of-way from building encroachments and ensure proper accessibility with the roadway and transit network.*

The proposed site plan for the Project protects the existing and future right-of-way from building encroachments, as additional dedications are being made to address ultimate right-of-way width requirements. As a result, the Project will maintain the integrity of the Federal Highway and NE 54th Street corridors. Further, the Property proposes only one point of access from NE 54th Street, which was strategically planned in order to minimize impacts on the existing Federal Highway right-of-way and to diminish and accessibility or traffic impact on the roadway and transit network.

- *Policy 01.07.07 Through ongoing updates to the land development regulations provide standards for the upgrading and redevelopment of existing strip commercial areas to meet current code requirements such as access, landscaping, parking and setbacks.*

Approval of this Project will aid in achieving this Policy as the Property currently features a blighted and run-down gas station that does not conform to current Code standards and regulations. The proposed site plan will meet all code requirements, including access, landscaping, parking and setbacks, and will completely reinvigorate a blighted and depleted corner in the City to include a vibrant and state-of-the-art car wash that contributes to aesthetic of the corridor and City alike.

- *Policy 01.07.08 Through ongoing updates to the land development regulations develop new zoning districts that encourage redevelopment, including mixed use along major highway corridors*

This Project revitalizing an outdated Property and proposes to develop a more attractive site on the Property. This Project uses land that is already developed on and provides the City with a new Property in-lieu of the outdated Property.

- *Policy 01.10.02 Continue to require the dedication of sites, easements, and rights-of-way for utilities which are needed to serve the proposed projects and surrounding land uses, as a condition of the approval of development plans.*

As reflected on the proposed site plan, the Petitioner is proposing to dedicate additional right-of-way along NE 54th Street to provide the ultimate right-of-way width required by the County's trafficways plan. An additional 30-foot corner chord dedication will also be provided, which may be used in the future for roadway improvements or to simply maintain driver and pedestrian visibility at the intersection of Federal Highway and NE 54th Street.

- *Policy 01.14.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

This Project satisfies the City's land use plan's emphasis on re-development and infill by concentrating the growth in a manner consistent with the availability of existing urban services and infrastructure. The car wash is to be developed in place of the existing gas station. Existing utility services and infrastructure will be utilized to ensure a seamless transition to the car wash use while minimizing impacts on the environment.

- *Policy 01.22.01 Adopt and implement standard Complete Street sections based on right-of-way availability and purpose so all streets have consistently connected sidewalks, appropriate lighting, street trees and sheltered transit stops*

The Property fronts both Federal Highway and NE 54th Street. The proposed site plan for the car wash features only one access point, effectively removing the dual-axis points that currently exist and serve the gas station. The purpose of a singular access point is to ensure all streets have consistently connected sidewalks to ensure safe pedestrian spaces as well as uniform street trees and landscaping lining the perimeter of the Property. Furthermore, as reflected on the proposed CPTED plan, ample lighting will be provided to illuminate the property and provide residual coverage to the perimeter of the Property.

- *Objective 01.23.00 – Economic Development Expand the economic based by attracting Class A office space and higher education institutional uses, continuing to support the industrial and manufacturing sectors while protecting tourism as well as the quality of life and delivery of services to local residents.*

The introduction of a car wash will provide a quality service for the local residents. There is an increasing demand for convenient, efficient, and environmentally friendly car washing services, and the introduction of a state-of-the-art car wash and high-quality experience will benefit the local residents. Additionally, the car wash can promote cleaner streets and vehicles and will further support the cleaning of vehicles uses to support the manufacturing and industrial sectors.

- *Policy 01.23.02 Activities intended to diversify the economy shall not adversely impact the quality of life of the City's permanent, seasonal and tourist populations.*

The introduction of a car wash will not adversely impact the quality of life of the City's permanent, seasonal and tourist populations. The proposed site plan is strategically designed to minimize impacts on surrounding uses, as evidenced by the singular access point proposed and the ample amount of landscaping proposed to surround the Property. The Project provides sufficient vehicle queuing to support all customers during peak hours of operation without impeding the surrounding roadways. Additionally, Modern equipment is going to be utilized to ensure the car wash is both quiet and energy-efficient. Furthermore, as referenced above, the site will provide landscaping to ensure the use is properly screened and further contributing to the beautification of the surrounding roadways and businesses. Finally, a car wash will serve as a resource to all members of the community as it is an effective solution to maintain the cleanliness of the vehicles that operate within the City.

2. The Project will comply with all applicable zoning district standards.

The Project will comply with all applicable standards for the B-3 zoning district and for the specific car wash use being proposed. More specifically, the Project is proposing the following dimensions to comply with the dimensional standards for the B-3 zoning district:

Intensity & Dimensional Standards

Standard	Required	Provided
Lot area, minimum (sq ft)	10,000 (2)*	38, 728
Lot width, minimum (ft)	100 (2)*	184.8'
Density, maximum (du/ac)	46 (2,3)*	N/A
Lot coverage, maximum (% of lot area)	60	14.2% (Building & Canopy)
Pervious area, minimum (% of lot area)	20	28%
Height, maximum (ft)	105 (4)*	26'-4'
Front yard setback, minimum (ft)	0	10'
Street side yard setback, minimum (ft)	0 (2,5)*	32.8'
Setback from a waterway or canal, minimum (ft)	15	N/A
Setback from the historic dune vegetation line, minimum (ft)	25	N/A
Interior side yard setback, minimum (ft)	0 (2,5)*	44.59'(Building)/18.17'(Canopy)
Rear yard setback, minimum (ft)	30 (5)*	151.07'(Building)/30.83'(Canopy)
Dimensional Standards for Accessory Structures	See Accessory Use-Specific Standards	

* (2) For townhouse development, applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft.

* (3) Residential development on land classified as Commercial by the Land Use Plan is subject to allocation of flex or reserve units in accordance with Chapter 154, Planning or the allocation of residential units in accordance with County Affordable Housing Policy 2.16.3 (if less than 10-acres) or Policy 2.16.4 and Article 3, Use Standards.

* (4) Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section .

* (5) Those portions of a structure extending above a height of 50 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 50 ft.

Petitioner is also in the process of addressing initial comments provided by the City's Development Review Committee to ensure compliance with applicable design-related requirements and will continue working with City staff to resolve any open comments.

3. The Project complies with all applicable use-specific standards in [Article 4: Use Standards](#).

Section 155.4219(H), Car Wash or Auto Detailing, provides the specific standards applicable to any new car wash use within the City. The proposed Project complies with the standards delineated in Section 155.4219(H), Car Wash or Auto Detailing, as follows:

- a. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.*

The car wash is designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements. The site plan demonstrates that sufficient vehicle stacking is provided, as the Property can accommodate fourteen (14) vehicles waiting in the queue for the car wash. Additionally, after exiting the car wash, sixteen (16) designated parking spaces are provided, supplemented with accessory cleaning machines such as vacuum pumps and hoses. Further, the Project proposes to eliminate and existing access point from Federal Highway and provide only point of ingress and egress, which is strategically located in the northwest corner, and creates a logical and fluid route for all vehicles that is conducive to a safe and free flow and one that ensures maximum efficiency. Furthermore, ample pavement marking and signage, will be provided to ensure there is explicit instruction for all vehicles to maneuver the Property efficiently. Lastly, the site plan demonstrates that sufficient room to accommodate the turning radii of all vehicles, including refuse trucks, is provided to ensure the turning movements of all vehicles on the Property can be accommodated.

- b. No overhead doors shall face the front lot line.*

There are no overhead doors facing the front lot line, as demonstrated on the proposed site plan for the Project.

- 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.*

Each lane will be covered with a permanent canopy which will not exceed a maximum clearance height of fourteen (14) feet above grade, as demonstrated on the site plan.

- 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.*

As demonstrated on and in accordance with the site plan, outdoor car wash activity on the Property is limited to vacuum pumps and hoses to aid in the washing of the interior of the vehicles, with no other outdoor activity proposed. Such activity will be limited to occur only during regular business hours.

- 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.*

The Project will provide any necessary screening in conformance with Section 155.4219.A.

4. The Project 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;

Granting this special exception to approve a car wash on the Property would not overburden the available capacity of existing public facilities and services such as streets and other transportation facilities, schools, portable water facilities, sewage disposal, stormwater management, and police and fire protection. Modernized equipment and systems are utilized in the car wash and will ensure proper drainage. With respect to police and fire protection, security systems will be installed, including cameras, alarms, and sensors

5. The Project 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.

This property is appropriate for the location because the Property and the property adjacent to the south of the Property are located in the B-3 Zoning District. There is a Honda Dealership directly south of the Property and a car wash may compliment this Property. The properties located to the west of the Property are located in the LR-1 zoning district. This Project can provide residents with a convenient location to access a car wash.

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.

The Project's refuse collection, service delivery, parking and loading, signs, lighting, and other site elements will not result in adverse odor, noise, glare, and vibration on surrounding lands. The Project does

not result in the adverse effects contemplated under this standard. Adequate turning radii, stacking and circulation, and dumpster location on the site as shown on the Site Plan will result in clean and efficient refuse collection. The sign for the Property as shown on the Site Plan, also allows for efficient and non-intrusive service delivery. Adequate parking and loading are provided for on the Property, as shown on the Site Plan, and those site elements will also not result in adverse odor, noise, glare and vibrations on surrounding lands.

7. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands.

The Project will include significant landscape screening and buffers on all sides, as depicted on the Landscape Plan. These screens and buffers minimize adverse visual impacts on adjacent properties. There are three (3) trees on the north side of the Property, one (1) tree on the northeast corner of the parcel and one (1) tree to the southeast corner of the Property. Additionally, along the west side of the Property there are existing shrubs that will remain, this further minimizes the adverse visual impacts of the adjacent properties. These screens and buffers minimize adverse visual impacts on adjacent properties. In addition, the closing off of the driveway on the Property from N. Federal Highway and addition of landscaping to that area, as shown on the Landscape plan will further screen the Project and minimize adverse visual impacts on adjacent lands.

8. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources.

The Project will not deteriorate water and air resources, scenic resources, and other natural resources. Edge Express utilizes WaterSavers® to utilize less water per car and routinely treat wash water before it going back into the environment. All water is discharged through a special treatment facility and devised are installed to prevent backflow. With an average of forty (40) gallons or less of water being used per car, it is significantly less than washing a car in your driveway. Edge Express car wash facilities are also inspected and reaffirmed annually to ensure continued compliance with such measures. Finally, the Project design and thoughtful and careful use of landscaping on the property will enhance, and not deteriorate, scenic and natural resources in and around the Property.

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.

The Project proposes to improve traffic flow onto and through the Property by closing off the right-in driveway from Federal Highway, and making the point of ingress/egress along N.E. 54th St. The Site Plan clearly shows that ingress and egress and traffic flow onto and through the Property by vehicles and pedestrians will be safe and convenient, with adequate stacking, turning radii and traffic circulation as shown on the site plan. The site plan also shows that there will be safe road conditions around the Project,

with adequate turning radii, proper stacking and circulation, and access for vehicle, emergency vehicles and pedestrians.

10. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district.

This Property enhances the value of neighboring properties by redeveloping an older gas station with a state-of-the-art car wash. The Project will enhance and contribute to the diversity of uses in the immediate area and will thus enhance values in that immediate area.

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.

There are currently zero (0) car washes located north of Atlantic Boulevard along Federal Highway within the City. This low number of car washes highlights the necessity of additional car washes throughout the City. Providing an additional car wash in the City will provide residents with a convenient option for the service rather than having to travel outside of City limits.

12. Complies with all other relevant city, state and federal laws and regulations.

The Project will comply with all other relevant City, state and federal laws and regulations.

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.