



April 17th, 2025

Zoning Board of Appeals
City of Pompano Beach
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Via Electronic Mail: sreale@copbfl.com

RE: Special Exception for W ATLANTIC BLVD POMPANO BEACH FL 33069 (Folio [484233450010](#))

Dear members of the Zoning Board of Appeals,

Rising Tide Car Wash ("Applicant") proposes developing a vacant site on the west side of the City with a brand new, state-of-the-art car wash which will not only provide a desirable and convenient service for area residents but also help Applicant continue to further its mission of creating meaningful job training and employment opportunities for young adults with Autism or other related disabilities.

To facilitate the development, PLANW3ST is representing Applicant, with authorization from the current property owner, RACETRAC INC, in pursuit of Special Exception approval for the above-referenced property. The property is a total of 52,371 sq. ft. (1.20 acres, located north of Atlantic Boulevard, between NW 30th Avenue and NW 28th Avenue in Pompano Beach (refer to **Exhibit "A"** included with this narrative). Currently, the property is vacant. The contract buyer ("Applicant") intends to develop the property with a new 3,500 sq. ft. express car wash and related site and landscape modifications. The Zoning designation is B-3 General Business District, and the Land Use Designation is C Commercial—both which permit a car wash with Special Exception approval.

Applicant understands a Special Exception shall only be approved on a finding that the request as proposed meets the following standards, and Applicant firmly believes this application complies with each. The individual standards are listed below with Applicant's compliance and/or justification provided below in *italics*.

1. Is consistent with the comprehensive plan;

The subject property lies within the C Commercial Land Use and designation of the City's Future Land Use Map. According to the City's adopted Comprehensive Plan, retail uses and business uses are permitted in this designation. The proposed car wash use is consistent with the land use designation in which it will be located. Additionally, the proposed use and project is consistent with the following policies of the City's Comprehensive Plan:

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 incorporates the existing sidewalk along Atlantic Boulevard as well as NW 30th Avenue and provides a pedestrian walkway connecting from the public sidewalks on both streets into the site and to the front of the building. If required, a new 5-foot public sidewalk will be constructed along NW 1st Street within the previously dedicated right-of-way portion.*

Policy 01.02.02 Approve site plans, plats and other development approvals on the condition that the applicant will dedicate right-of-way according to the requirements of the Broward County Trafficways Plan and the City's Street standards in Chapter 100 of the City's Code of Ordinances.

- *If required, a new 5-foot public sidewalk will be constructed along NW 1st Street within the previously dedicated right-of-way portion.*
- *No additional right-of-way is required for either NW 30th Avenue or West Atlantic Boulevard.*

Policy 01.03.04 Consider the preservation of established single-family neighborhoods in all rezonings, land use plan amendments and site plan approvals.

- *While the lots directly north across NW 1st Street are single-family in use, they are zoned B-3 as the subject property is, and thus are a nonconforming use in that zoning district. The established residential neighborhood of the area is north and east of these lots (the east lots are vacant) and will not be impacted by the proposed development—remaining preserved. The zoning and land use is not being changed and a buffer wall is proposed to mitigate for any noise coming from the proposed use. Operating hours will be 8am-7pm so as to limit any after-hours activities. The project will include substantial landscaped areas, including landscaping the rights-of-way. A 6-foot solid fence will be provided along the northern boundary to limit the visibility of the car wash to these homes.*

Policy 01.05.01 Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.

- *As the project will be constructed new, it will be required to follow all federal, state, county, and city minimums with respect to floodplain management and flood protection. FEMA minimum is at 12.0 NAVD. Both the city and county will require one foot above minimums, and the proposed building will conform to a 13.5 NAVD elevation.*

Policy 01.06.06 Require permits for new development/redevelopment to include landscape plans for native vegetation, reestablishment or creation of tree canopy, and require the removal of exotic vegetation species.

- *The project's proposed landscape plan includes minimum 50% native species and will remove any and all invasive exotic species currently onsite.*

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 resource.

- *The proposed project is an infill project, within a county-defined Brownfield area,*

and will be utilizing a site that is accessible to existing public services and infrastructure. The project will utilize a water efficient design and the best water recycling equipment to ensure water usage per car is 12 gallons per vehicle or less. At-home car washing utilizes over 100 gallons of water per wash, in comparison. Further, the car wash collects, stores and properly disposes of any and all dirt and contaminants that are washed off customer's vehicles. When a car is washed at home these contaminants run into the storm water system and end up in our rivers, lakes, and ocean. Therefore, the car wash provides an environmental service, collecting, treating, and disposing of non-point source pollutants that would otherwise degrade the environmental resources of the community.

Policy 01.14.07 All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.

- *The proposed project will include a CPTED plan, that involves several security features, such as cameras, to cover the site. The plan that will be reviewed and approved by the Broward Sheriff's Office.*

2. Complies with all applicable zoning district standards;

The property is currently vacant. The property will be developed as new, and with approval of the special exception, will also comply with use and use-specific standards as required by the code. As shown on the conceptual site plan, the project complies with the minimum lot size, height, setbacks, and all other applicable zoning district standards.

3. Complies with all applicable use-specific standards in Article 4: Use Standards;

The proposed car wash is subject to compliance with Section 155.4219.H, Standards for Car Wash or Auto Detailing use. In response to the standards listed in 155.4219.H:

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

As evidenced in the conceptual site plan, the use is designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements. There is ample stacking space to ensure stacking at all times will occur on site

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

The design of the tunnel and the vacuum enclosure eliminate any possible overhead door views. Additionally, landscaping is clustered and massed at the site perimeter nodes where the tunnel entry/exit openings are located to avoid any service bay views.

- c. *The building and covered awning areas shall have a maximum clearance height of 14 feet above grade, except where state or federal law requires a higher clearance.*

The car wash itself is one “lane” that is enclosed with a clearance no more than 14 feet above grade.

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;

The car wash does not overburden existing public potable water facilities, sewage disposal, or stormwater management and in fact actually reduces water usage for the community as described further below. The process and proposed equipment allow the entire car washing and drying experience to be approximately 2.5 minutes. Washes are completely environmentally friendly and save substantial water in comparison to other car wash businesses or washing at home. The feasibility analysis/needs study included with this submittal, prepared by BBG Real Estate Services, indicates that the presence of a convenient express car wash in the market area will likely reduce the number of residents that wash their vehicles at home. Washing a vehicle at home tends to use 100 plus gallons of water per vehicle. The study states, “Rising Tide Car Wash utilizes a water reclaim system that will recycle about 88% of the water used. Therefore, if it takes 100 gallons to wash a single vehicle then only 12%, or 12 gallons would be fresh water. The water reclamation system at car washes is; therefore, more environmentally responsible than washing a vehicle at home.” The project will utilize a water efficient design and the best water recycling equipment to ensure water usage per car is 12 gallons per vehicle or less. Rising Tide collects, stores, and properly disposes of any and all dirt and contaminants that are washed off customer’s vehicles. When a car is washed at home these contaminants run into the storm water system and end up in our rivers, lakes, and ocean. Therefore, the car wash provides an environmental service, collecting, treating, and disposing of non-point source pollutants that would otherwise degrade the environmental resources of the community.

The car wash does not overburden streets or other transportation facilities. The proposed development generates fewer trips than restaurants, banks, and especially the 2012-approved Raceway gasoline station and convenience store project. The high-speed tunnel gets cars out between 2 and 3 minutes. The trip generation for the proposed car wash is about 575 daily vehicle trips, where the approved gasoline station and convenience store would have generated 2,930 daily vehicle trips. A queuing analysis was previously performed for another location in Margate, where the maximum queue formation collected 19 vehicles between 1:30 and 1:45pm on a Saturday. Max queuing for a weekday (Friday) was 15 vehicles between 5:15 and 5:30pm. In both scenarios, queuing drops off after that 15-minute increment. Based on the site plan provided for the car wash, the storage capacity is 30 vehicles--more than the maximum queue observed at the Margate site. Further, the wash tunnel itself can process up to 6 vehicles at a time, and 3 more vehicles can be stacked in the drive-in lane prior to entering the tunnel.

Operating hours will be 8am-7pm so as to limit any late-night activities and provide availability for customer use prior to and after typical work hours. The proposed site plan will be submitted for city DRC review and will comply with all city and county requirements regarding fire prevention regulations and CPTED design, thus keeping the project from overburdening police and fire protection services.

Please refer to the University of Miami Center for Autism and Related Disabilities (CARD)

Autism Need Study, as well as the Need/Feasibility Analysis Report included with this submittal regarding school benefits. According to the UM CARD Statement, the Centers for Disease Control and Prevention has determined that autism now affects approximately 1 in 36 individuals.

“With a total population of 113,619, Pompano Beach is home to an estimated 3,158 individuals with autism. Among these, approximately 2,355 are of working age, yet most struggle to find meaningful employment. In fact, the unemployment rate among individuals with autism is estimated to be 80.7%, leaving about 1,900 working-age individuals in Pompano Beach without jobs.”

Rising Tide Car Wash offers a practical and proven solution to this employment crisis. The proposed car wash will create approximately 25 jobs specifically for individuals with autism. These employees will primarily be sourced from local high schools, including Blanche Ely High School, Coconut Creek High School, and Atlantic Technical College, through a partnership with the Broward County School District. By actively engaging young people in the workforce, the owner has specifically provided a benefit to the local high school’s transition programs—please refer to the BCPS Letter included with this submittal. The primary function of Broward Public Schools transition services is to help their students who are not on a college track to get employment prior to graduation. As detailed in the Autism Need Statement, this is a challenge for their students with autism. Virtually all of the 25 jobs for people with autism that this project will create will be transition students directly from Pompano Beach. For more information, refer to this video: https://www.canva.com/design/DAGicpeWDO8/q5NfJ_R3yo3ldiYT_5fzCA/view?utm_content=DAGicpeWDO8&utm_campaign=designshare&utm_medium=link2&utm_source=uniquelinks&utlId=h2c017f8811.

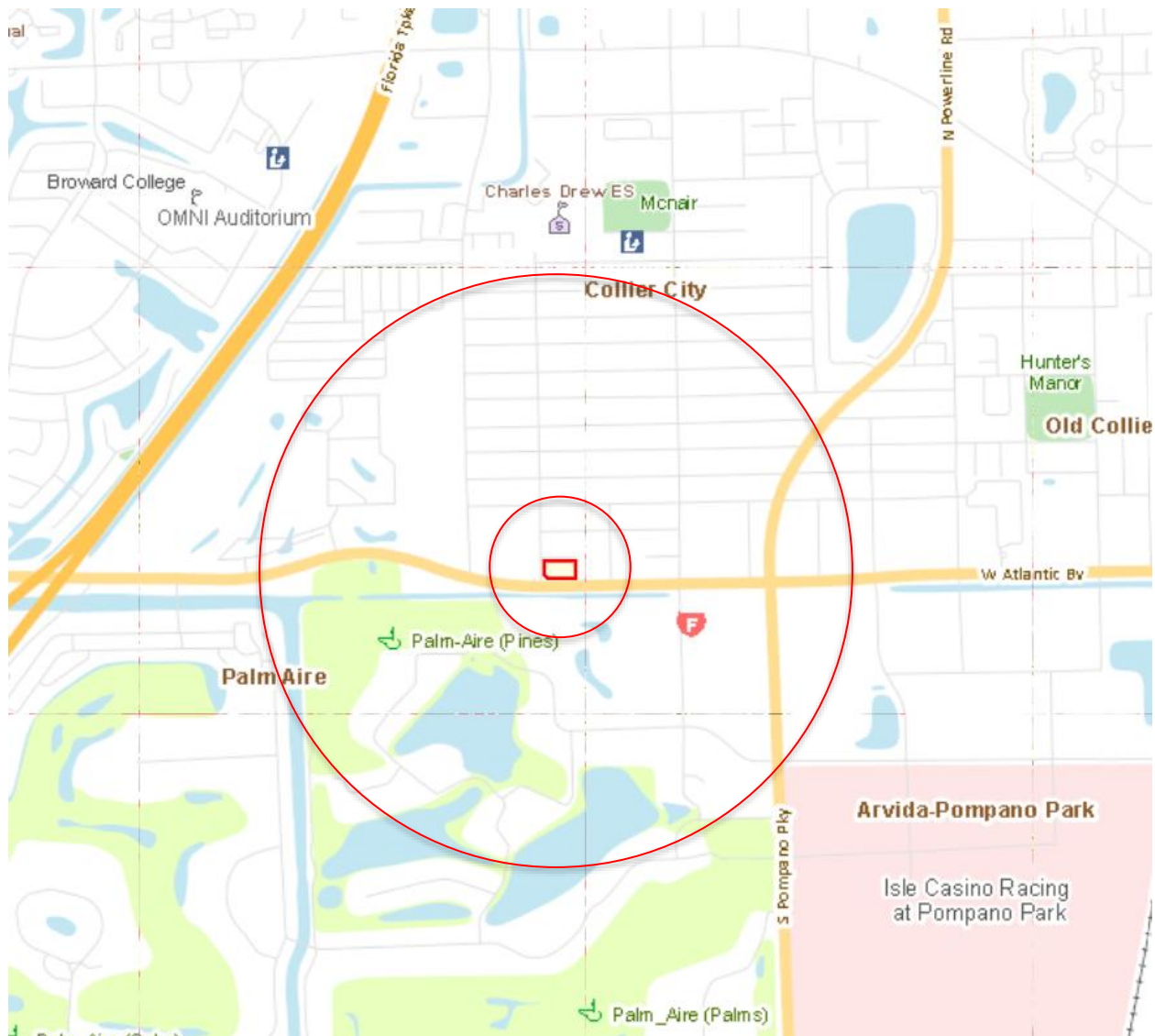
5. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood;

The project is appropriate for its location as it fronts a major arterial along a commercial area to the east, north, and west. the size of the project accommodates safe and convenient site circulation and queuing as described previously, and provides a use that is permitted in the Future Land Use designation by right, and permitted in the Zoning District by Special Exception. As indicated in standard 13, for purposes of determining impacts, the term “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. For graphical representation, a map has been included below with both an approximate 500-foot radius circle and a 1/2-mile circle.

The feasibility analysis/needs study included with this submittal utilized population characteristics and existing development patterns of the market area to determine that there is a significant demand for additional car wash services within the local market. The study identifies 4 “other” car washes nearby: Mr. Squeaky Car Wash (flex service, 2.10 miles away), Aqua Car Wash (self-service, 2.61 miles away), another self-service car wash 2.54 miles away, and LUV Car Wash (express, 2.85 miles away). The study finds that given the population totals, the number of competitors in the market is considered minimal, thus, the proposed car wash would fulfill a demonstrated need for the public convenience and service of the population of the neighborhood. All of the mentioned

competing car wash locations are well over both 500 feet, and ½ mile distance from the subject site, meeting this standard.

It is important to note that 2 of the competing car washes—Car Wash, and Aqua Car Wash are a self-service wash and a different type of operation than the one proposed. Additionally, Shine Time car wash was not included in the study as this is a tunnel car wash connected to a gas station. Per the study, “The market typically does not look favorably upon car washes attached to gas stations as it is typically a secondary source of revenue in comparison to the gas station and convenience store and thus these facilities often to not provide the quality of equipment or service that a stand along car wash would provide....As such, this facility was not included as a competitor or analyzed as a true competitive threat.” The proposed car wash system is automated and you are out in 2-3 minutes. Moreover, the feasibility analysis/needs study provided with this application shows customers driving considerable distances to get their cars washed, indicating a dearth of high-quality car washes in the vicinity.



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 proposed facility does not involve adverse odors or glare. Please refer to the Noise Impact Study provided with this submittal. The vacuum bays will utilize an "Autovac" manufactured vacuum and air system for the facility with the motors inside the mechanical equipment room within the car-wash building or fully enclosed within a concrete enclosure. At each vacuum bay, a stanchion contains the suction hoses that will lead to a small dust bin, which then leads to the main vacuum filter/separator and vacuum turbines in the building. The air-dryers inside the car-wash tunnel will be outfitted with silencing mufflers to reduce the sound generated. In addition, there are no outdoor speakers associated with the car-wash tunnel, and no sounds will be provided on the three pay stations. This project will utilize a single AutoVac 25 Hp vacuum producer with a VFD in a concrete vacuum enclosure. Ample sound data has been obtained and is provided with this submittal; refer to "Autovac Equipment Decibel Certification" file, as well as two sound videos taken at the Coral Springs location—one at the street, and one at the tunnel exit. Additionally, see below for the sound level readings from the manufacturer. The blower silencers were found to reduce the sound levels by 9 dB and the 21-foot-long block wall at the exit of the tunnel provides 14 dB of sound attenuation.



EQUIPMENT DECIBEL CERTIFICATION

This is to certify that the following AutoVAC equipment was measured with the following decibel levels of noise emission (+/- 2dB) in accordance with ISO 2151:2004. These ratings are taken at 15 feet from the machine with no background noise or outside interference in a 50 x 50ft interior room.

VACUUM PRODUCER					
HORESPOWER	STAGE	START/RUN dB WITH VFD	START dB NO VFD	SERIAL NO	PASS/FAIL
10	3	64	84		
15	4	66	88		
20	5	66	88		
25	6	72	92		
30	7	74	92		
40	8	76	95		

BLOWER				
HORESPOWER	START/RUN dB WITH VFD	START dB NO VFD	SERIAL NO	PASS/FAIL
15	72	85		

Equipment Used to measure decibel levels

EQUIPMENT	MANUFACTURER	MODEL NO	SERIAL NO
Sound Level Meter	Extech Instruments	407730	9848853

On the highest readings of 72 dBA for the vacuums utilizing Variable Frequency Drive (VFD for noise reduction), and the highest reading of (also) 72 dBA for the blower (also utilizing VFD), both equate to flushing a toilet as identified by the International Noise

Awareness Day (INAD) website. The INAD “was established by the Center for Hearing and Communication (CHC) to raise awareness about the harmful effects of noise on hearing, health and quality of life.” (<https://noiseawareness.org/info-center/common-noise-levels/>). As shown in the sound videos provided, the blower readings peak at 84 dBA at the blowers (same as a home electric shaver), and 70 dBA at the street (same as TV audio). The second mostly due to traffic noise.

Site lighting will comply with code minimums and maximums and uphold the City’s CPTED principles for site security. The site plan approval will include a BSO-approved CPTED plan as well as a code-compliant photometric plan.

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

The project will include all required street trees and landscaping. The design of the building prevents overhead doors from facing any streets, and the north wall will screen any potential view of the site from neighbors. Robust landscaping is proposed along Atlantic Boulevard at the two points facing the entrances into the car wash building, to further screen service bay entrances.

The four-sided architecture and vacuum enclosure for the car wash building provides a mix of materials and finishes that include stucco, stucco bands, vertical corrugated siding, concrete awnings, windows with anodized mullions finish. The building colors range from Turquoise Blue "Rising Tide Brand color" to white, and provides an overall contemporary style. The car-wash building is under 43 feet wide and 122 feet long overall, with the tunnel portion measuring 100 feet. The building has varying heights and façade treatment, ranging from 13 feet 6 inches at the lower height, to 33 feet to the top of the vertical fin element.

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

Washing a car in your driveway is environmentally un-friendly. Unlike household wastewater that enters sewers or septic systems and undergoes treatment before it is discharged into the environment, run off from your car sweeps down your driveway (an impervious surface) and goes right into storm drains—and eventually into rivers, streams, creeks and wetlands, where it poisons aquatic life and wreaks havoc on other ecosystems. This type of run-off includes harmful materials like gasoline, oil, and residue from exhaust fumes—as well as the harsh detergents being used for the washing itself. As previously explained, Rising Tide sends its wastewater into the sewer systems, after it has already been filtered through an oil/water separator--treating it before it is ever discharged.

Washing a car at home typically uses between 80 and 140 gallons of water, while a commercial car wash averages less than 45 gallons per car. Rising Tide uses less than 1/3rd the fresh water of even the most careful home car-washer. In addition, Rising Tide employs a water reclaim system which is a stand-alone operation that works in tandem with other car washing equipment, drawing water from large settling tanks in the car wash, processing the water to remove vehicle contaminants and/or chemicals, treating the water for any odors, and sending the processed water back to the wash system for reuse. This further helps reduce the amount of water used per vehicle.

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;

As previously mentioned, the site will be constructed as new and will comply with all city regulations. The entrance and exit point from Atlantic Boulevard will utilize a 50-foot platted shared access easement, which is the same access point approved in the previous Raceway project. The circulation design provides for the safest and most convenient access into the site and car wash building, while accommodating the proper stacking and keeping it completely within the site. The proposed site plan incorporates the existing sidewalk along Atlantic Boulevard and provides a pedestrian walkway connecting from the public sidewalk into the site, to the front of the building, and also out onto NW 30th Avenue. A new 5-foot public sidewalk will be constructed along NW 1st Street within the dedicated right-of-way portion.

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

The site is current vacant and a Phase 1 environmental report states the vacant property has been "undeveloped land since at least 1949". With the proposed new construction, the code-compliant site will be providing a needed service with new site features, such as site lighting, landscaping, and parking. As the use does not involve any adverse odor, noise, glare, or vibration impacts on surrounding lands, the use will protect and possibly improve the values and ability of the neighboring lands to develop uses permitted in the zoning district. Throughout Broward County, Rising Tide Car Wash has 3 locations, where property values have never decreased near a site. The proposed car wash will not decrease property values in this 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;

To address this standard, we would like to incorporate the feasibility analysis/needs study included with this submittal, prepared by BBG Real Estate Services. The feasibility study states, "If the project is an in-bay automatic carwash, the population density within a three-mile radius should be at least...45,000 for neighborhood and suburban business districts. If the project is a conveyor carwash, the population density for a three-mile radius should be at least 35,000 for neighborhood business districts and 65,000 for suburban business districts. The population trend should be positive and the pattern of growth should be headed towards the site rather than away from it. The site has approximately 115,590 people within a three-mile radius... Population totals are projected to increase over the next several years with a projected population of 118,819 people within a three-mile radius by 2030." This demonstrates that given the population totals, demographics, and other data including the number of competitors in the market being minimal, "...the proposed car wash would fulfill a demonstrated need for the public convenience and service of the population of the neighborhood." Additionally, the analysis concludes that there is "a noticeable demand for additional car wash services within the local market and the development of the subject car wash is justified."

The study identifies only 4 competing car washes nearby: Mr. Squeaky Car Wash (flex service, 2.10 miles away @ 499 Atlantic Blvd, Pompano Beach, FL 33060), Aqua Cars

Wash (self-service, 2.61 miles away @ 105 FL-7, Margate, FL 33068), another self-service car wash 2.54 miles away @ 205 E Atlantic Blvd, Pompano Beach, FL 33060, and LUV Car Wash (Express, 2.85 miles away @ 1250 S State Rd 7, North Lauderdale, FL 33068). Additionally, the study shows that given the high volume of traffic along West Atlantic Boulevard, consumers are required to travel three to five miles (potentially delaying travel times in excess of 20 to 30 minutes round trip) to wash their vehicle. It concludes that "[a] car wash between the existing car washes to the east and southwest would better serve the needs of residents in the local market without a significant material effect on the existing car washes. All of these competing car wash locations are more than 500 feet, and more than ½ mile distance from the subject site, meeting this standard. Please refer to Standard 5's map images.

To address this standard, we would also like to incorporate the UM CARD Autism Statement included with this submittal, prepared by the University of Miami. Pompano Beach is home to an estimated 3,158 individuals with autism. Of these, approximately 2,355 are of working age, and an estimated 1,900 are without jobs. The proposed car wash will create approximately 25 jobs specifically for individuals with autism. These employees will primarily be sourced from local high schools, through Broward Public Schools transition services (a program that this owner will partner in). For more information, refer to this video: https://www.canva.com/design/DAGicpeWDO8/q5NfJ_R3yo3ldiYT_5fzCA/view?utm_content=DAGicpeWDO8&utm_campaign=designshare&utm_medium=link2&utm_source=uniquelinks&utlId=h2c017f8811.

As an added bonus to the community, this design will include a dog wash as well as free tire air and free wiper fluid as part of our amenities.

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

The proposed use and site will comply with all relevant city state and federal laws and regulations. The site plan has been preliminarily reviewed by staff and will be submitted for Pre-Application review prior to Development Review Committee (DRC) review as a next step. The property and use will comply with any staff conditions if or when they are issued during the site plan approval process or with this application.

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.

The images in Standard 5 show the approximate extents of the neighboring properties.

Thank you for your consideration. We respectfully request approval is granted as justified above.

Please do not hesitate to contact me with any questions.

A handwritten signature in black ink, appearing to read 'PAW', with a large loop at the start and a trailing flourish.

Paola A. West, AICP, ISA CA
President

Exhibit "A"



Parcel Id: [484233450010](#)
Owner: RACETRAC PETROLEUM INC
 %SILVER OAK ADVISORS
Situs W ATLANTIC BLVD POMPANO
Address: BEACH FL 33069