



PlanW3st LLC  
10152 Indiantown Road  
Unit 159  
Jupiter, Florida 33478  
954-529-9417  
[pwest@planw3st.com](mailto:pwest@planw3st.com)

August 28, 2023

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

Via Electronic Mail: [scott.reale@copbfl.com](mailto:scott.reale@copbfl.com)

RE: Special Exception for 3685 N FEDERAL HWY POMPANO BEACH FL 33064, folio 484318010100)



Dear members of the Zoning Board of Appeals,

PlanW3st is representing applicant NATIONAL EXPRESS WASH PARENT INTERMEDIATE HOLDCO LLC in pursuit of Special Exception approval for the above-referenced property. The property is a total of 0.86 acres, located north of Sample Road, between North Federal Highway and NE 18th Terrace in Pompano Beach (refer to **Exhibit “A”** included with this narrative). Currently, the property has 2 buildings that will be demolished. The contract buyer (“Applicant”) intends to develop the property with a new 4,902 sq. ft. express car wash with related site and landscape modifications. This project was reviewed by the Development Review Committee (DRC) at the August 8<sup>th</sup>, 2023 Pre-Application Meeting, where comments were issued requiring both a Special Exception for the use and relief for the distance of the drive-thru facility from a residential zoning district. The Zoning designation is B-3 General Business District, and the Land Use Designation is C Commercial—both which allow a car wash; the zoning by Special Exception.

We understand that a Special Exception shall only be approved on a finding that the request as proposed meets the following standards and we believe we meet them all:

1. Is consistent with the comprehensive plan;

*The subject property lies within the C Commercial Land Use and U Utilities 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 North Federal Highway and provides a pedestrian walkway connecting from the public sidewalk on North Federal into the site, to the front of the building, and also out onto NE 18<sup>th</sup> Terrace. A new 5-foot public sidewalk will be constructed along NE 18<sup>th</sup> Terrace within the proposed right-of-way dedication 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.*

- *A new 5-foot public sidewalk will be constructed along NE 18th Terrace within the proposed right-of-way dedication portion.*
- *No additional right-of-way is required for North Federal Highway.*

*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 west of NE 18<sup>th</sup> Terrace are zoned RM-12 (Multifamily Residential*

*12 District), the use established currently on those lots is a commercial social club. the established residential neighborhood of the area is west of these lots and north and will not be impacted by the proposed—thus remaining preserved.*

*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.*

*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 and will be utilizing an existing developed site with existing public services and infrastructure.*

*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 includes a CPTED plan, that includes several security features, such as cameras, covering the site. The plan that was reviewed by BSO. Comments have been issued and will be addressed prior to site plan approval.*

- 2. Complies with all applicable zoning district standards;*

*The property is currently developed with two buildings that will be demolished. The property will be developed as new, and with approval of the special exception and variance, will also comply with use and use-specific standards as required by the code.*

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

*The city confirmed that the proposed car wash or auto detailing use is subject to compliance with Section 155.4219.H, Standards for Car Wash or Auto Detailing use. In addition, the use involves a drive-through design and must also be in compliance with Section 155.4303.I, Standards for Drive-Through Service.*

*In response to the standards listed in 155.4219.H:*

- a. The use is designed to ensure proper functioning of the site as related to vehicle*

- stacking, circulation, and turning movements.*
- b. No overhead doors face the front lot line.*
- c. The car wash itself is one "lane" that is enclosed with a clearance height of 12'-8"— less than 14 feet above grade.*

*In response to the standards listed in 155.4303.I:*

- a. The drive-through service facility is located approximately 50 feet from the closest residential zoning district (RM-12). We are requesting variance approval from this under a separate application. As noted, the property to the west is zoned residential but houses a commercial social club.*
  - b. The drive-through service facility is designed in accordance with Section 155.5101.G.8, Vehicle Stacking Space.*
  - c. The drive-through service facility is designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking spaces and building entrances.*
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 facility proposes 2,000 gallon holding tanks that will recycle the water used by the facility. Approximately 90 percent of the facility's water will be recycled by taking the water runoff and containing it inside the building, then drained to the re-use tank for future car washes. A sand-oil separator treatment system will be used to pre-treat the water before being discharged to the wastewater system. Additionally, all soaps used are biodegradable.*

*The car wash does not overburden streets or other transportation facilities. We generate fewer trips than restaurants or banks and our high-speed tunnel gets cars out between 2 and 3 minutes. A queuing analysis was previously performed for a higher volume location, a similar development to the proposed car wash in Pompano Beach. That analysis was performed by collecting queuing data at two surrogate sites like the proposed car wash to determine if the vehicular storage lanes' capacity adequately supports vehicular demand. The maximum queue formation collected at the surrogate sites was 9-12 vehicles. Based on the site plan provided for the car wash, the storage capacity is 15 vehicles per lane, almost two (2) times the maximum queue observed at the two surrogate sites. Further, the Wash tunnel itself can process up to six (6) vehicles at a time, and three (3) more vehicles can be stacked in the drive-in lane between the tunnel and the car wash control gates. The tunnel wash system has a total capacity of twenty-nine (29) vehicles.*

*Further exploring traffic and queuing impacts, data was collected at two similar surrogate sites to determine the traffic behavior within the proposed Land Use. The two surrogate sites included El Car Wash Miami- West Hialeah located at 2851 W Okeechobee Rd,*

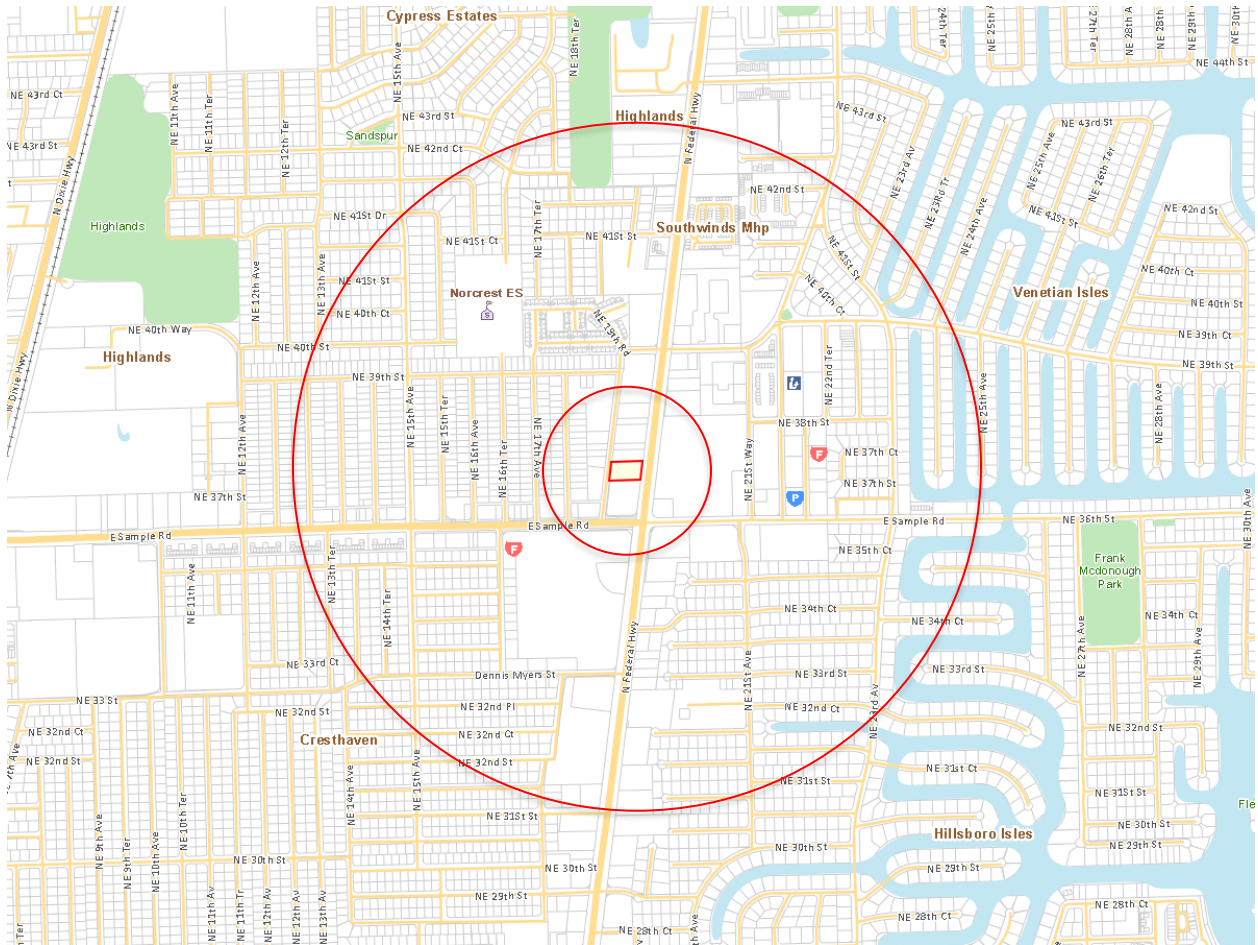


*Hialeah, FL 33010 and El Car Wash Miami- North Hialeah located at 1270 W 49th Street, Hialeah FL 33012. HBC Engineering Company, the company that compiled the queuing study, installed cameras at each surrogate location to collect queuing data and car wash management provided sales data for two weeks (all seven days of the week). This data was reviewed, analyzed, and summarized to determine the peak hour demand occurrence at both sites. The sales data revealed that the peak demand occurred on Fridays and Saturdays with a max queue of 9-12 vehicles. Submitted with this request is the queuing study for a new site in Hialeah summarizing the information mentioned for the two surrogate sites.*

*The car wash will not overburden schools and in fact, we strongly support our teachers and nearby schools both financially and operationally. We make substantial donations and host fundraisers and provide free washes to these constituents. The hours of operation of the car wash allow for people who go to work early or come home late to use the facility (7:00 a.m. to 9:00 p.m.). The proposed site plan was 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.*

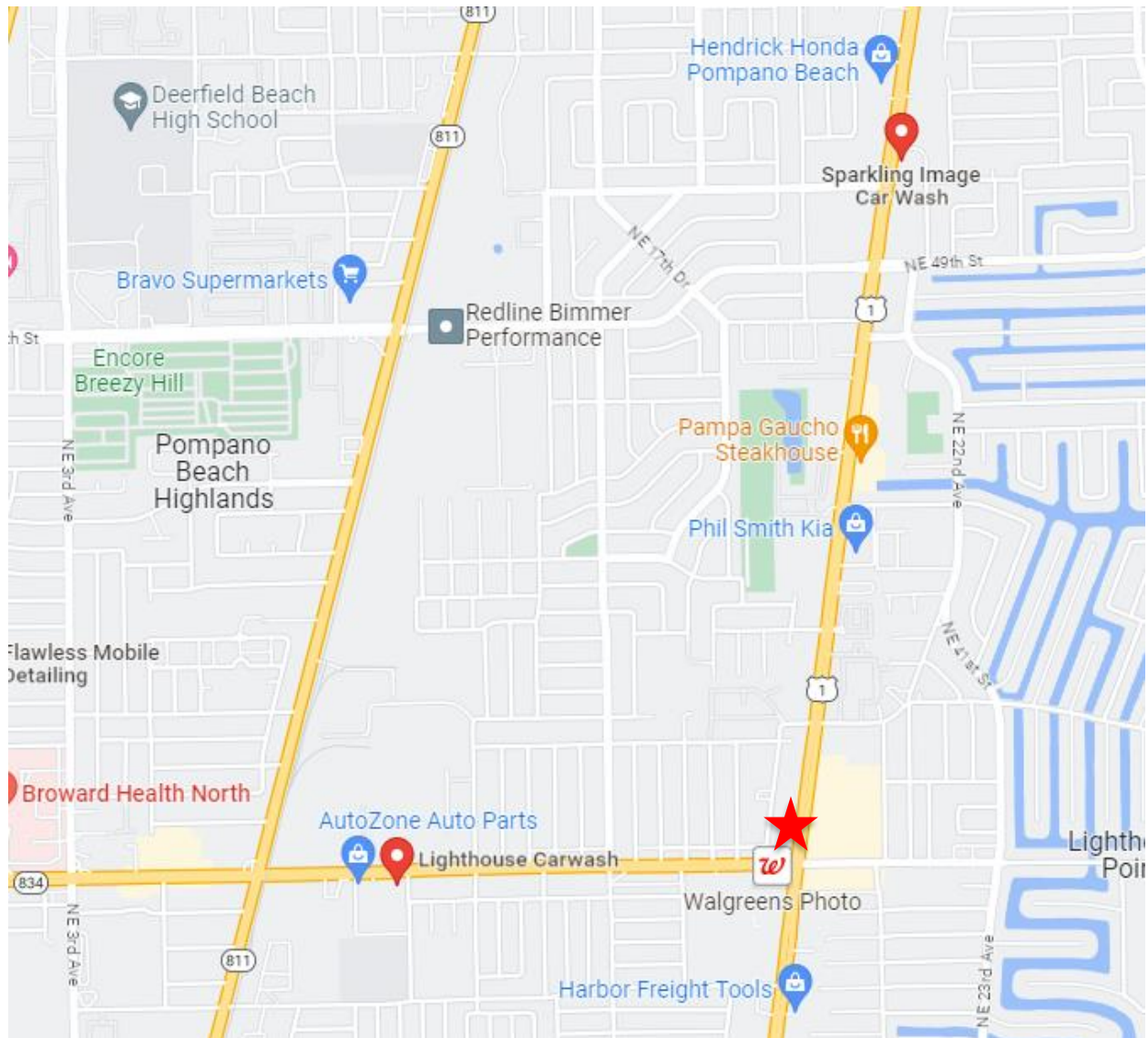
5. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character of activity, traffic and 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 north and south. 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 only two (2) "other" car washes nearby: Lighthouse Carwash (self-service, 0.74 miles away) and Sparkling Image Car Wash (Full Service, 1.26 miles away). The study finds that given the population characteristics combined with the lack of a modern express car wash along Federal Highway in the subject market area, demand is justified. Additionally, the study shows that given the high volume of traffic along Federal Highway and the density of development in subject site's surrounding location, a car was between the two closest existing car washes would be better served by subject location. Both of these competing car wash locations are more than 500 feet, and more than ½ mile distance from the subject site, meeting this standard.

It is important to note that Lighthouse Carwash is a self-service wash and a different type of operation than the one proposed. Sparkling Image Car Wash is also different as their business model relies on a team of people getting in your vehicle for 15-20 minutes to clean the interior. The proposed car wash system never touches your car and you are out in 2-3 minutes.



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. The vacuum bays will utilize a "Vacutech" manufactured vacuum 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. Ample sound data has been obtained and is provided with this submittal; refer to "Vacuum 25HP Sound Data" file. Additionally, see below for the sound level readings from the manufacturer.*



**SOUND LEVEL METER READINGS**

**MODEL:** FT-DD-T440HP3 (40hp T4 VACSTAR TURBINE VACUUM PRODUCER)

**READING ONE:** 60 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE  
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**READING TWO:** 56 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE  
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**READING THREE:** 51 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE  
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**READING FOUR:** 44 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE  
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**NOTE:** THESE READINGS WERE TAKEN OUTSIDE OF CINDER BLOCK ENCLOSURE WITH 8" THICK WALLS,  
CONCRETE SLAB AND WOOD JOIST ROOF.

**SOUND LEVEL METER USED:**

SIMPSON MODEL #40003 – MSHA APPROVED.  
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.  
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

*Vacutech  
1350 Hi-Tech Drive, Sheridan WY, 82801  
PHONE: (800) 917-9444 FAX: (303) 675-1988  
EMAIL: info@vacutechllc.com  
WEB SITE: vacutechllc.com*

*On the highest reading of 60 DB-A, the noise level equates to normal conversation or a sewing machine 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/>)*

*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 maintains overhead doors from facing any streets, and the rear wall will screen any potential view of the north -facing overhead door on the south west corner of the site. The four-sided architecture for the car-wash building provides a mix of materials and finishes that include stucco, scored stucco, horizontal "Nichiha-like" simulated wood siding, painted metal louver accents, modern metal awning, windows with light gray mullions, and parapet treatments in a glossy "Nichiha-like" white and light gray finish. The building colors range from white, pale gray, to medium and ash gray, and provides an overall contemporary style. The car-wash building is under 29 feet wide and 239 feet long overall, with the tunnel portion measuring 112 feet. The building has varying heights and façade treatment, ranging from 19 feet-4 inches at the lower height, to 35 feet 4-inches to the top of the tower element.*

*Each vacuum bay proposes an aluminum decorative trellis to provide filtered shade in keeping with the modern style of the car-wash facility. Each decorative trellis will house the "Vacutech" vacuum hose system, stanchion to the main enclosed vacuum turbines, compressed air, mat rack, dust bin, and waste receptable.*

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, El Car Wash 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. El Car Wash uses less than 1/3rd the fresh water of even the most careful home car-washer. In addition, El Car Wash 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 points from Federal Highway will be maintained as are currently. 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 North Federal Highway and provides a pedestrian walkway connecting from the public sidewalk on North Federal into the site, to the front of the building, and also out onto NE 18th Terrace. A new 5-foot public sidewalk will be constructed along NE 18th Terrace within the proposed right-of-way dedication portion.*

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

*The current use is a restaurant and office building. The site is lacking in landscaping as it exists. With the proposed new construction, the code-compliant site will be providing a needed service with updated 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. Most importantly, neighboring new uses such as Wawa have not shown to have negative effects on property values in this area. Throughout Florida, El Car Wash has 30 locations, where property values have never decreased near a site. The proposed car wash will increase 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;

*Top address this standard, we would like to incorporate the feasibility analysis/needs study included with this submittal, prepared by BBG Real Estate Services. The study states that*

*For 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 114,527 people within a three-mile radius. Additionally, the median household income within a three-mile radius is \$55,287. Population totals are projected to increase over the next several years with a projected population of 117,138 people within a three-mile radius by 2028." This demonstrates that given the population totals as well as 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."*

*As also mentioned for Standard 5, the feasibility analysis/needs study 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 only two (2) competing car washes nearby: Lighthouse Carwash at 1048 Sample Road (self-service, 0.74 miles away) and Sparkling Image Car Wash (Full Service, 1.26 miles away). The study finds that given the population characteristics combined with the lack of a modern express car wash along Federal Highway in the subject market area, demand is justified. Additionally, the study shows that given the high volume of traffic along Federal Highway and the density of development in subject site's surrounding location, a car was between the two closest existing car washes would be better served by subject location. Both 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.*

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 submitted for Pre-Application review and will be submitted for 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.*

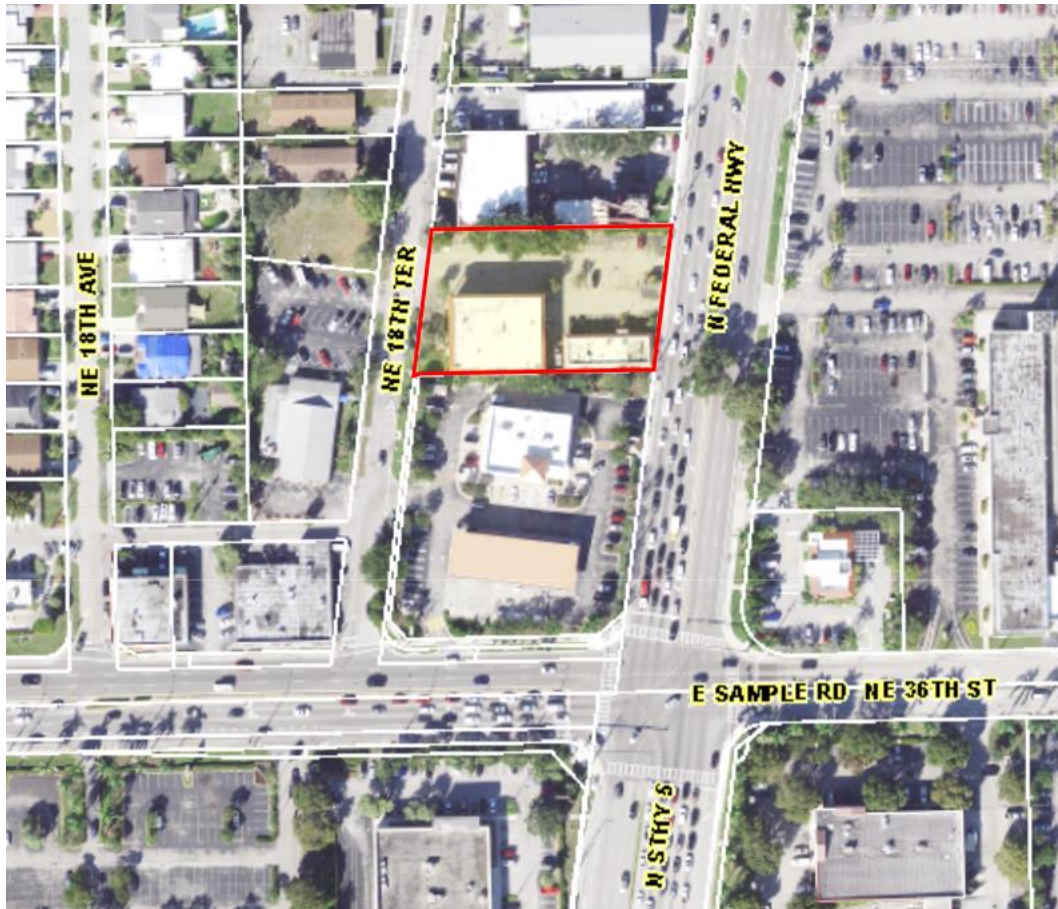
Thank you for your consideration. We respectfully request approval is granted as justified above.

Please do not hesitate to contact me with any questions.



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

## Exhibit "A"

Location Map

Parcel Id:	<a href="#">484318010100</a>
Owner:	KAJA PROPERTIES INC
Situs Address:	3685 N FEDERAL HWY POMPANO BEACH FL 33064



SITE RENDERINGS



