

April 18, 2025

Sent via e-mail: jhallett@edgeexpresscarwash.com

Edge Express Car Wash  
John Hallett  
PO Box 220454  
Charlotte, NC 28222

**Re: Edge Express Car Wash - 5391 N Federal Highway (Pompano Beach)**  
**TRAFFIC EQUIVALENCY**  
**Property ID: 4843-07-00-0461**

Dear John,

JFO Group Inc. has been retained to prepare a traffic equivalency to determine compliance with the *City of Pompano Beach Unified Land Development* code associated with a site plan amendment application to replace an existing gas station consisting of 2,128 SF C-Store and 8 Fueling Positions with a 3,600 SF Car Wash.

The site is located at the southwest corner of NE 54<sup>th</sup> Street and US 1 in the City of Pompano Beach, Florida. Figure 1 shows the project location in relation to the transportation network. Property IDs associated with this project is 4843-07-00-0461. A copy of the property appraiser information for the site is included as Exhibit 1. Exhibit 2 includes a copy of the latest survey for the site while Exhibit 3 includes a copy of the proposed site plan. Project buildout is expected in the year 2028.



**Figure 1 : Project Location**

Project trip generation rates used for this analysis were based on the 11<sup>th</sup> Edition of the Institute of Transportation Engineers Trip Generation Manual. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R<sup>2</sup> of at least 0.75, fitted curve equations were used. Exhibit 3 includes a copy of the ITE trip generation rates and equations.

**Table 1: Trip Generation Rates**

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Convenience Store/Gas Station - GFA (2-4k)	945	265.12	50%	50%	16.06	50%	50%	18.42
Automated Car Wash	948	71.00	0%	0%	0.00	50%	50%	14.20

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the vested trips under the existing conditions and the proposed development. As shown in Table 2, the proposed development will generate less daily and peak hour trips than the vested trips for the site.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
VESTED/EXISTING DEVELOPMENT								
Convenience Store/Gas Station - GFA (2-4k)	8 FPs	2,121	64	64	128	74	73	147
Pass-By		(1,230)	(38)	(39)	(77)	(41)	(41)	(82)
Net Vested Traffic		891	26	25	51	33	32	65
PROPOSED DEVELOPMENT								
Automated Car Wash	3,600 SF	256	0	0	0	26	25	51
Net Proposed Traffic		256	0	0	0	26	25	51
Net Traffic		(635)	(26)	(25)	(51)	(7)	(7)	(14)

Figure 2 provides Daily, AM and PM peak hour driveway volumes for the Edge Express Car Wash project. As shown on the proposed site plan, the project access is on NE 54<sup>th</sup> Street. Based on the information presented in Figure 2, exclusive turn lanes are not warranted at the project driveway.

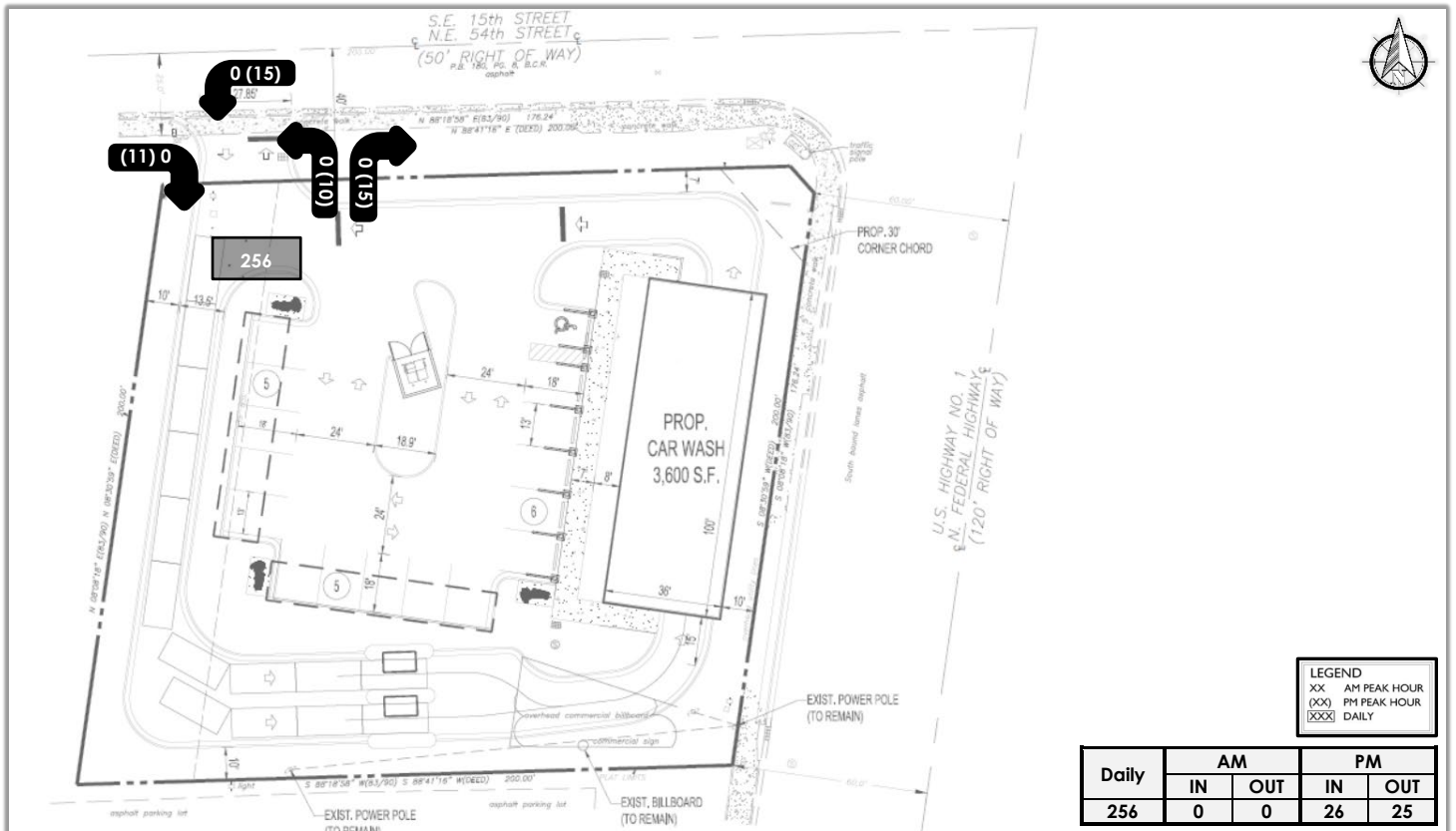


Figure 2: Project Driveway Volumes

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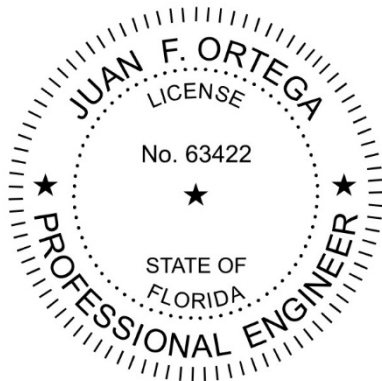
The proposed changes to the 5391 N Federal Highway property have been evaluated following the *City of Pompano Beach Unified Land Development* code. This analysis shows that the proposed request to replace an existing gas station consisting of 2,128 SF C-Store and 8 Fueling Positions with a 3,600 SF Car Wash will generate fewer daily and peak hour trips than the trips vested for the site. Therefore, a Traffic Impact Analysis is not required.

This analysis shows that the proposed redevelopment will be in compliance with the *City of Pompano Beach Unified Land Development* code and does not require a Traffic Impact Analysis. Project build-out is expected in 2028.

Sincerely,

**JFO GROUP INC**

COA Number 32276



Enclosures:      Exhibit 1: Property Appraiser Information  
                         Exhibit 2: Survey  
                         Exhibit 3: Proposed Site Plan  
                         Exhibit 4: ITE Trip Generation Rates

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**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

## PROPERTY SUMMARY

**Tax Year:** 2025

**Property ID:** 484307000461

**Property Owner(s):** M&A BROTHERS REALTY NO  
17 INC

**Mailing Address:** 1150 E ATLANTIC BLVD #A  
POMPANO BEACH, FL 33060

**Physical Address:** 5391 N FEDERAL HIGHWAY  
POMPANO BEACH, 33064

**Property Use:** 26-02 Service  
Station (with small convenience  
store)

**Millage Code:** 1511

**Adj. Bldg. S.F:** 2128

**Bldg Under Air S.F:**

**Effective Year:** 1994

**Year Built:** 1967

**Units/Beds/Baths:** 0 / /

**Deputy Appraiser:** Alec Rosales

**Appraisers Number:**  
954-357-6835

**Email:**  
[commercialtrim@bcpa.net](mailto:commercialtrim@bcpa.net)

**Zoning :** B-3 - GENERAL  
BUSINESS

**Abbr. Legal Des.:** 7-48-43  
BEGIN NW COR OF NW1/4 OF  
NW1/4 OF SE1/4, E 150.25, SWLY  
25.37 TO POB, ELY 200, SWLY ALG  
W/L OF US#1 200, WLY 200, NELY  
200 TO POB, LESS THEREFROM  
PT DESC, COMM AT PT ON W/L  
OF SE1/4 25 S OF NW COR, ELY  
317.32 TO POB, ELY 23.76 TO PT  
ON W R/W/L OF US 1, SWLY  
23.76, NWLY 30.60 TO POB

## PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$978,380	\$712,350	0	\$1,690,730	\$1,690,730	
2024	\$978,380	\$712,220	0	\$1,690,600	\$1,690,600	\$35,808.28
2023	\$978,380	\$677,850	0	\$1,656,230	\$1,656,230	\$35,653.21

## EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,690,730	\$1,690,730	\$1,690,730	\$1,690,730
Portability	0	0	0	0
Assessed / SOH	\$1,690,730	\$1,690,730	\$1,690,730	\$1,690,730
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,690,730	\$1,690,730	\$1,690,730	\$1,690,730

PZ25-12000011

06/04/2025

Exhibit 1

Page 1 of 2

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
08/22/2019	Personal Representatives Deed Disqualified Sale	\$2,000,000	116017780	\$25.00	38,335 SqFt	Square Foot
09/07/1995	Special Warranty Deed	\$500,000	24055 / 635	\$25.00	800 SqFt	Outdoor Advertising
04/01/1976	Warranty Deed	\$19,000				
02/01/1972	Warranty Deed	\$148,500				
06/01/1967	Warranty Deed	\$88,500				

RECENT SALES IN THIS SUBDIVISION						
Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
484307000100	10/30/2024	Warranty Deed	Qualified Sale	\$1,900,000	119886530	1200 SE 6 AVE DEERFIELD BEACH, FL 33441
484307000440	08/28/2023	Warranty Deed	Disqualified Sale	\$4,950,000	119102216	5360 N FEDERAL HWY LIGHTHOUSE POINT, FL 33064
484307000030	08/07/2023	Warranty Deed	Qualified Sale	\$665,000	119030419	907 SE 13 ST DEERFIELD BEACH, FL 33441
484307000030	04/20/2023	Warranty Deed	Disqualified Sale	\$608,000	118806213	907 SE 13 ST DEERFIELD BEACH, FL 33441
484307000390	03/28/2023	Warranty Deed	Qualified Sale	\$610,000	118791254	795 SE 17 ST DEERFIELD BEACH, FL 33441

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	Deerfield Beach Elementary School: C Deerfield Beach Middle School: C Deerfield Beach High School: C
Pompano Beach Fire Rescue (15) Commercial (C) 2,128									

ELECTED OFFICIALS				
Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	4	Lamar P. Fisher	23	Jared Moskowitz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Chip LaMarca	37	Jason W. B. Pizzo	Nora Rupert

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PZ25-12000011

06/04/2025



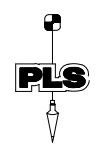
# LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
	PAVER
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
	AIR CONDITIONER
	DEEDED BEARING
	LICENSED BUSINESS
	OFFICIAL RECORDS BOOK
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	PALM TREE
	TREE

5		
4		
3		
2		
1		
NO.	REVISIONS	BY

**EDGE EXPRESS CAR WASH**  
5391 NORTH FEDERAL HIGHWAY  
POMPAÑO BEACH, FLORIDA 33064  
(CITY OF POMPAÑO BEACH, BROWARD COUNTY)

## BOUNDARY AND TOPOGRAPHIC SURVEY



**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: [survey@puliceandsurveyors.com](mailto:survey@puliceandsurveyors.com)  
WEBSITE: [www.puliceandsurveyors.com](http://www.puliceandsurveyors.com)  
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: A.R.	SCALE: 1" = 20'	CLIENT: EDGE EXPRESS CAR WASH
CHECKED BY: J.F.P.	SURVEY DATE: 12/23/24	ORDER NO.: 15835

## LEGAL DESCRIPTION:

BEING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; RUN THENCE EASTWARDLY 150.25 FEET MORE OR LESS ALONG THE NORTH LINE THEREOF TO AN INTERSECTION WITH A LINE 200 FEET WEST OF, AS MEASURED ALONG SAID NORTH LINE, AND PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY NO. 1 (FEDERAL HIGHWAY AND STATE ROAD NO. 5) (120 FOOT RIGHT OF WAY); RUN THENCE SOUTHWESTERLY 25.37 FEET ALONG SAID PARALLEL LINE, TO AN IRON PIPE IN CONCRETE AT THE POINT OF BEGINNING IN THE SOUTHERLY RIGHT OF WAY LINE OF NORTHEAST 54TH STREET (60 FOOT RIGHT OF WAY); SAID LINE BEING 25.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; RUNNING THENCE (1) ALONG THE SAID LINE OF NORTHEAST 54TH STREET, NORTH 88°41'16" EAST 200.00 FEET TO AN IRON PIPE IN CONCRETE IN THE SAID LINE OF UNITED STATES HIGHWAY NO. 1; THENCE (2) ALONG THE SAID LINE OF UNITED STATES HIGHWAY NO. 1, SOUTH 8°30'59" WEST 200.00 FEET TO AN IRON PIPE IN CONCRETE IN A LINE OF LAND NOW OR FORMERLY OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEE; THENCE (3) ALONG SAID LINE OF LAND OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEES, SOUTH 88°41'16" WEST 200.00 FEET TO AN IRON PIPE IN CONCRETE IN ANOTHER LINE OF LAND NOW OR FORMERLY OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEES; AND THENCE (4) ALONG SAID OTHER LINE OF LAND OF FIRST NATIONAL BANK IN FORT LAUDERDALE, AS TRUSTEE, NORTH 8°30'59" EAST 200.00 FEET TO THE PLACE OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THAT PORTION AS SHOWN IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 7997, PAGE 71.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 39,136 SQUARE FEET (0.898 ACRES), MORE OR LESS.

## NOTES:

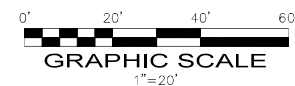
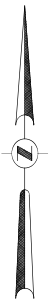
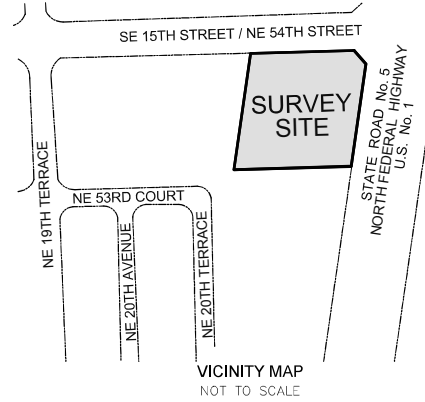
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF POMPAÑO BEACH BENCHMARK 0011/2011, ELEVATION: 7.533 FEET.
- FLOOD ZONE: X/AH; BASE FLOOD ELEVATION: NONE/9 FEET; PANEL #12011C0186J; COMMUNITY #120055; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 7, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST RIGHT-OF-WAY LINE OF NORTH FEDERAL HIGHWAY/U.S. NO. 1/STATE ROAD NO. 5 BEING S08°11'25"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: EDGE EXPRESS CAR WASH.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SITE CONTAINS 15 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (14 REGULAR & 1 DISABLED).
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

## CERTIFICATION:

I HEREBY CERTIFY THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660

STATE OF FLORIDA



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# Land Use: 945

## Convenience Store/Gas Station

### Description

A convenience store/gas station is a facility with a co-located convenience store and gas station. The convenience store sells grocery and other everyday items that a person may need or want as a matter of convenience. The gas station sells automotive fuels such as gasoline and diesel.

A convenience store/gas station is typically located along a major thoroughfare to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities.

The convenience store product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine. Coffee and pre-made sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

Convenience store (Land Use 851), gasoline/service station (Land Use 944), and truck stop (Land Use 950) are related uses.

### Land Use Subcategory

Multiple subcategories were added to this land use to allow for multi-variable evaluation of sites with single-variable data plots. All study sites are assigned to one of three subcategories, based on the number of vehicle fueling positions (VFP) at the site: between 2 and 8 VFP, between 9 and 15 VFP, and between 16 and 24 VFP. For each VFP range subcategory, data plots are presented with GFA as the independent variable for all time periods and trip types for which data are available. The use of both GFA and VFP (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

Further, the study sites were also assigned to one of three other subcategories, based on the gross floor area (GFA) of the convenience store at the site: between 2,000 and 4,000 square feet, between 4,000 and 5,500 square feet, and between 5,500 and 10,000 square feet. For each GFA subcategory range, data plots are presented with VFP as the independent variable for all time periods and trip types for which data are available. The use of both VFP and GFA (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

When analyzing the convenience store/gas station land use with each combination of GFA and VFP values as described above, the two sets of data plots will produce two estimates of site-generated trips. Both values can be considered when determining a site trip generation estimate.

Data plots are also provided for three additional independent variables: AM peak hour traffic on adjacent street, PM peak hour traffic on adjacent street, and employees. These independent variables are intended to be analyzed as single independent variables and do not have sub-categories associated with them. Within the data plots and within the ITETripGen web app, these plots are found under the land use subcategory “none.”

### Additional Data

***ITE recognizes there are existing convenience store/gas station sites throughout North America that are larger than the sites presented in the data plots. However, the ITE database does not include any site with more than 24 VFP or any site with gross floor area greater than 10,000 square feet. Submission of trip generation data for larger sites is encouraged.***

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Arkansas, California, Connecticut, Delaware, Florida, Indiana, Iowa, Kentucky, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Pennsylvania, Rhode Island, South Dakota, Texas, Utah, Vermont, Washington, and Wisconsin.

### Source Numbers

221, 245, 274, 288, 300, 340, 350, 351, 352, 355, 359, 385, 440, 617, 718, 810, 813, 844, 850, 853, 864, 865, 867, 869, 882, 883, 888, 904, 926, 927, 936, 938, 954, 960, 962, 977, 1004, 1024, 1025, 1027, 1052



Convenience Store/Gas Station - GFA (2-4k)  
(945)

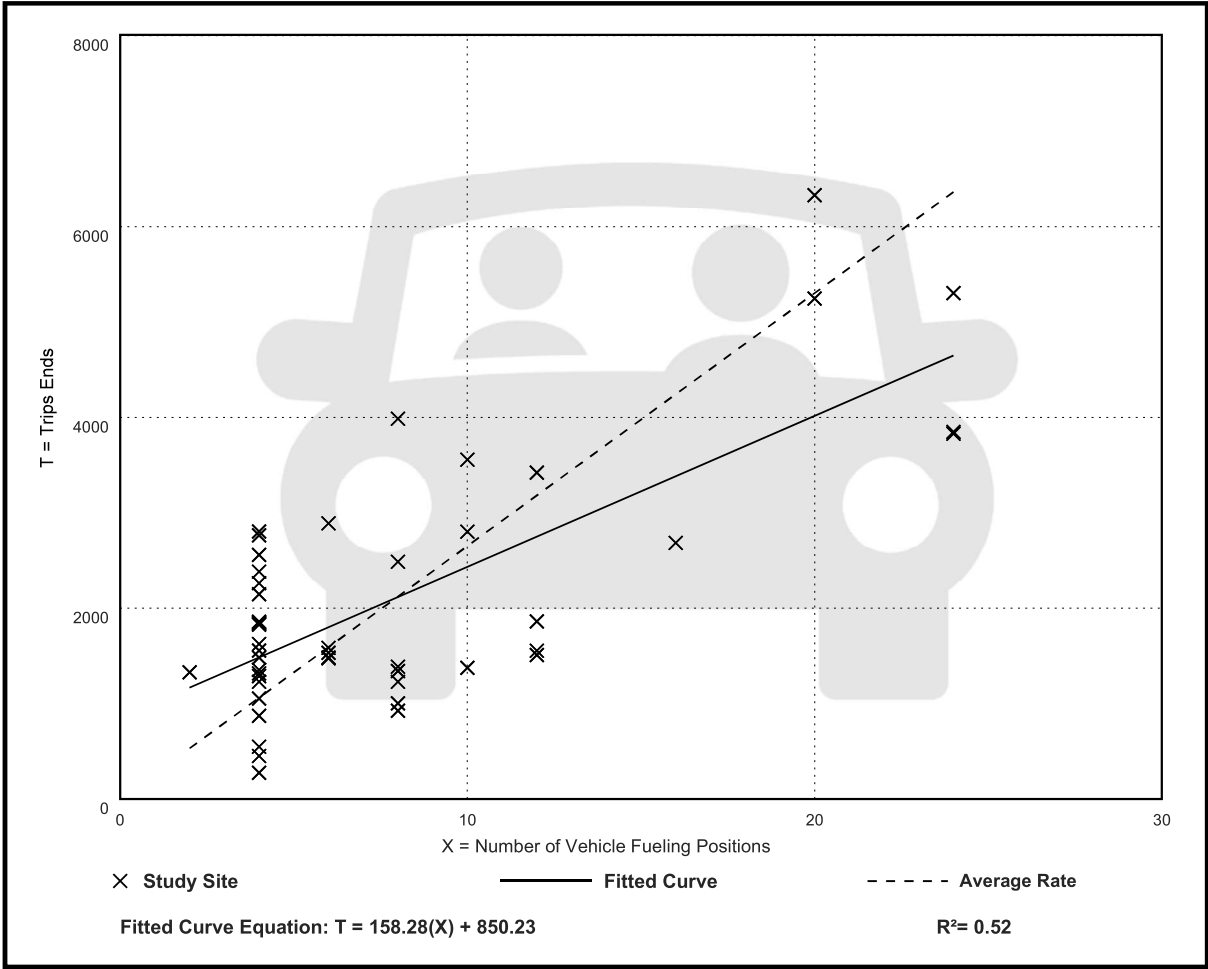
Vehicle Trip Ends vs: Vehicle Fueling Positions  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 48  
Avg. Num. of Vehicle Fueling Positions: 8  
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
265.12	68.50 - 701.00	142.37

Data Plot and Equation



Convenience Store/Gas Station - GFA (2-4k)  
(945)

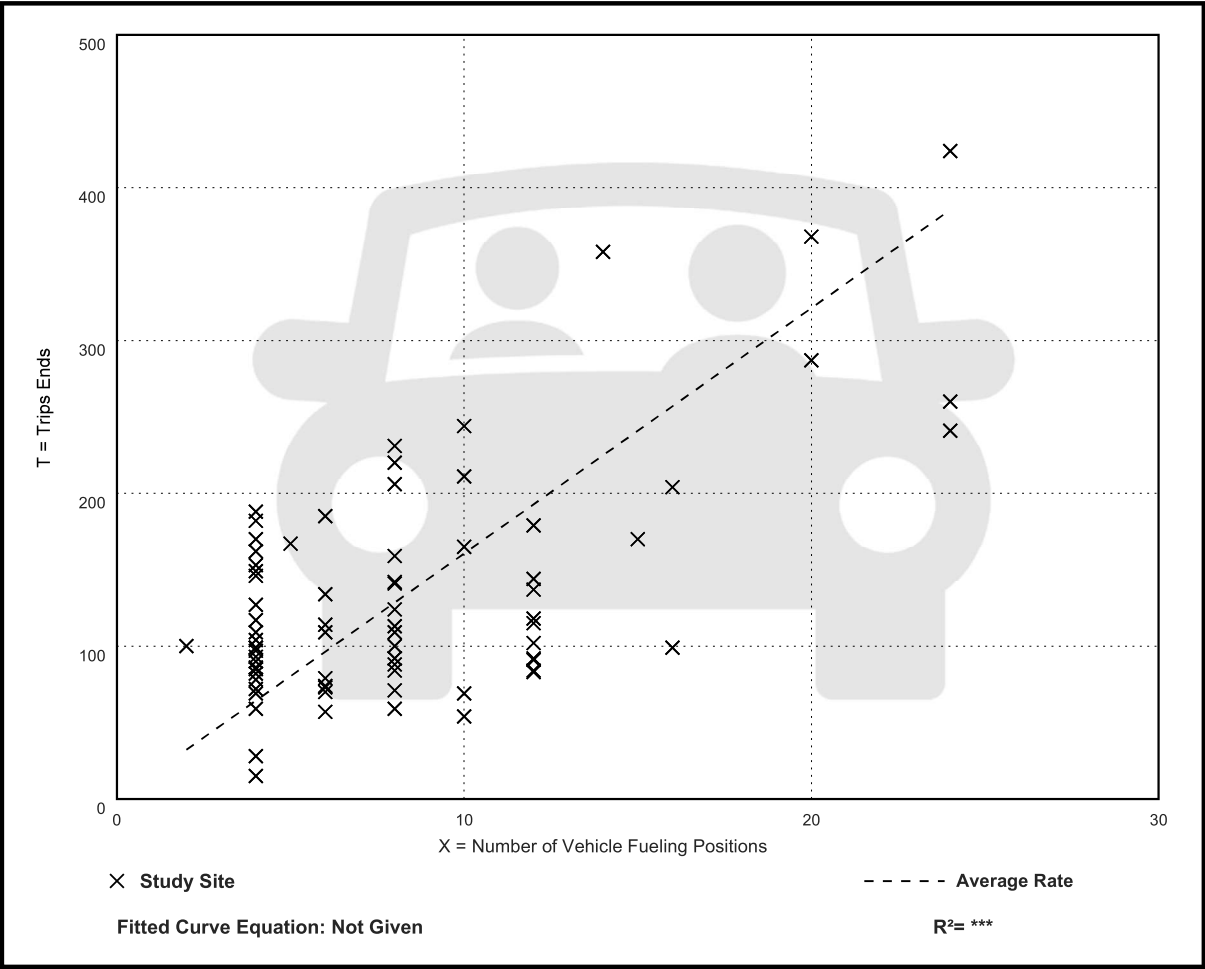
Vehicle Trip Ends vs: Vehicle Fueling Positions  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban  
Number of Studies: 76  
Avg. Num. of Vehicle Fueling Positions: 8  
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
16.06	3.75 - 50.00	8.79

Data Plot and Equation



# Convenience Store/Gas Station - GFA (2-4k) (945)

## Vehicle Trip Ends vs: Vehicle Fueling Positions

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 93

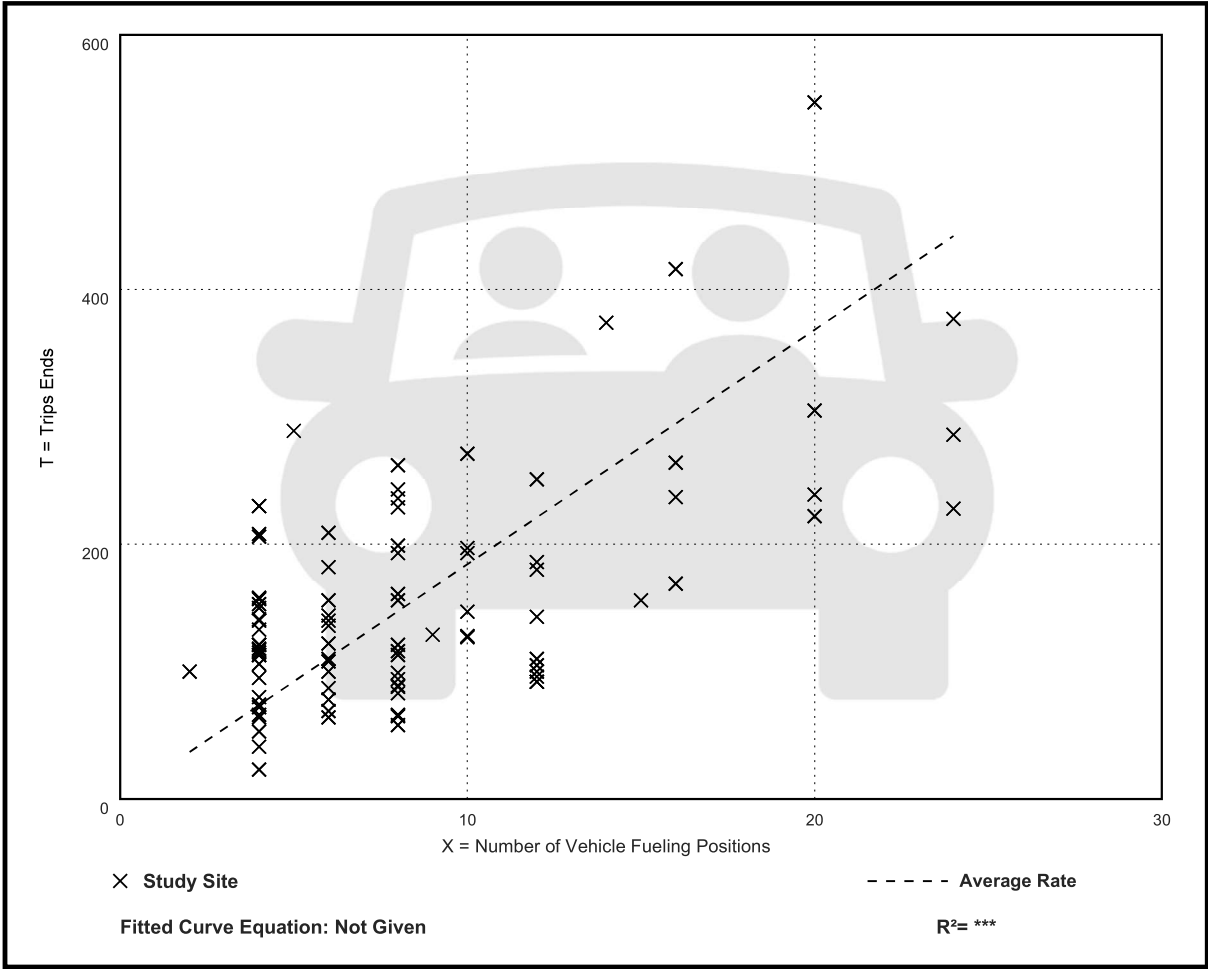
Avg. Num. of Vehicle Fueling Positions: 8

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
18.42	5.75 - 57.80	10.16

## Data Plot and Equation



# Land Use: 948 Automated Car Wash

## Description

An automated car wash is a facility that allows for the mechanical cleaning of the exterior of vehicles. Manual cleaning service may also be available at the facility. Self-service car wash (Land Use 947) and car wash and detail center (Land Use 949) are related uses.

## Additional Data

The sites were surveyed in the 1990s and the 2000s in New Jersey, New York, and Washington.

## Source Numbers

552, 555, 585, 599, 954



# Automated Car Wash (948)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. 1000 Sq. Ft. GFA: 2

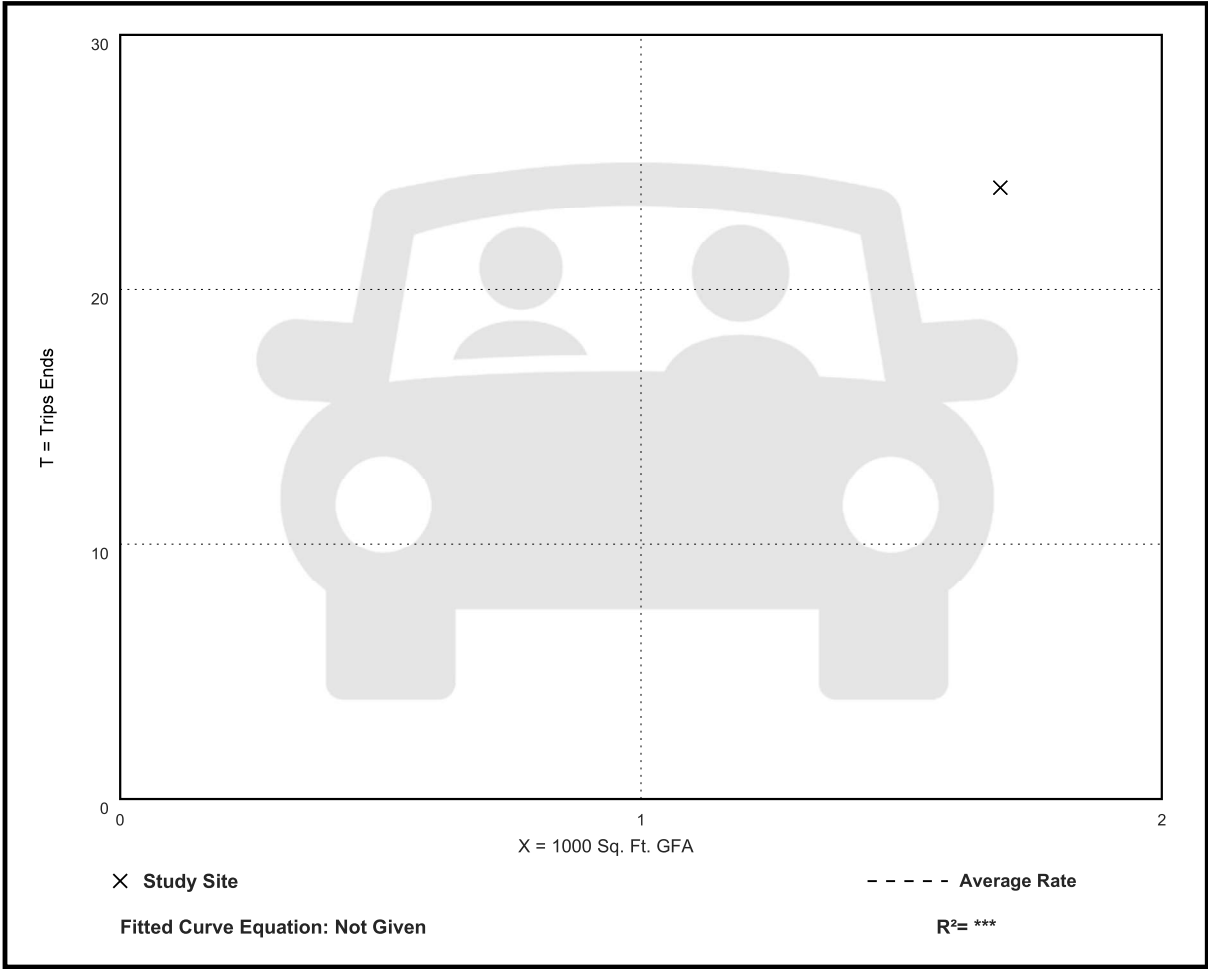
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.20	14.20 - 14.20	***

## Data Plot and Equation

Caution – Small Sample Size



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