

July 18, 2024

City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Via Electronic Mail: Frank.Manusky@copbfl.com

RE: Minor Site Plan/Major Building Design for El Car Wash (3685 N FEDERAL HWY
POMPANO BEACH FL 33064, folio 484318010100)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing KAJA PROPERTIES INC in pursuit of a Minor Site Plan for the above-referenced property. The property is 37,497 sq. ft. (0.86 acres), and 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 proposed project includes a new 4,902 sq. ft. express car wash with related site and landscape modifications. The Zoning Designation is B-3 General Business District, and the Land Use Designation is C Commercial—both which allow; the zoning by Special Exception.

We believe that we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that a Major Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in 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.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

The proposed car wash includes a parking lot associated landscaping. The proposed accessory use is permitted in the zoning district where it is proposed. The project complies with the use, intensity, and dimensional standards of the code, and has obtained a Variance for separation from the adjacent residential zone, as well as Special Exception for the use.

3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in

the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;

This project is a Minor Site plan. As this property will be constructed as new, the improvements proposed will be compliant with Article 5 of the Code of Ordinances. Regarding sustainability, the car-wash will include state-of-the-art equipment for vehicle cleaning and protecting. The innovative process and proposed equipment allow the entire car washing and drying process to be approximately 2.5 minutes. 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 car-wash water runoff and containing it inside the building, then it will be drained to the re-use tank for future car washes. There will be a sand-oil separator treatment system to pre-treat the water before being discharged to the wastewater system; therefore, the water will not be discharged into the stormwater system. The light poles are installed with LED fixtures for energy efficiency. Bike racks will allow employees to travel by multimodal means. Sidewalks and crosswalks promote pedestrian connectivity into and around the facility.

4. Complies with all other applicable standards in this Code;

It is the intent of the applicant to comply with code fully and submit for permit that meets all other building codes.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;

There are no prior development orders or prior approved plans on record that apply as the property proposes a new development.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

As part of site plan approval, the applicant seeks to obtain concurrency approval.

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The subject property is located abutting Federal Highway, a street that is identified on the Broward County Trafficways Plan for 120' overall width. Per the survey submitted, the current planned right-of-way width of Federal Highway in this area is 120 feet; 60 feet to the centerline for the west side along this property. No dedications are being proposed or required for Federal Highway, though a 5-foot dedication is proposed for NE 18th Terrace to provide the required 30-foot width to the centerline for the road's east side. Additionally, the Federal Highway study requests 8-foot sidewalks, which are already existing along Federal Highway. The project is proposing a new 5-foot sidewalk along NE 18th Terrace, within the proposed dedication.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The subject property is not located in or near any wellfield protection zone, as confirmed by Eduardo J .Koenig, Broward County Environmental Program Supervisor.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;

The site plan application includes a CPTED Security Plan for the City's review. The property will comply with CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02;

The site plan application will include a Life Safety Plan with fire apparatus turning radii. The property will comply with adopted Fire Codes and Standards.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and

The subject property is not located in or near an Environmentally Sensitive Land identified by Broward County or the city.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

The subject property is located within the Federal Highway corridor, identified in the City's approved Transportation Corridor Studies. The property is not located within a hub or specified area in the corridor overlay and is identified as "retail frontage", which is consistent with a commercial use such as a car wash.

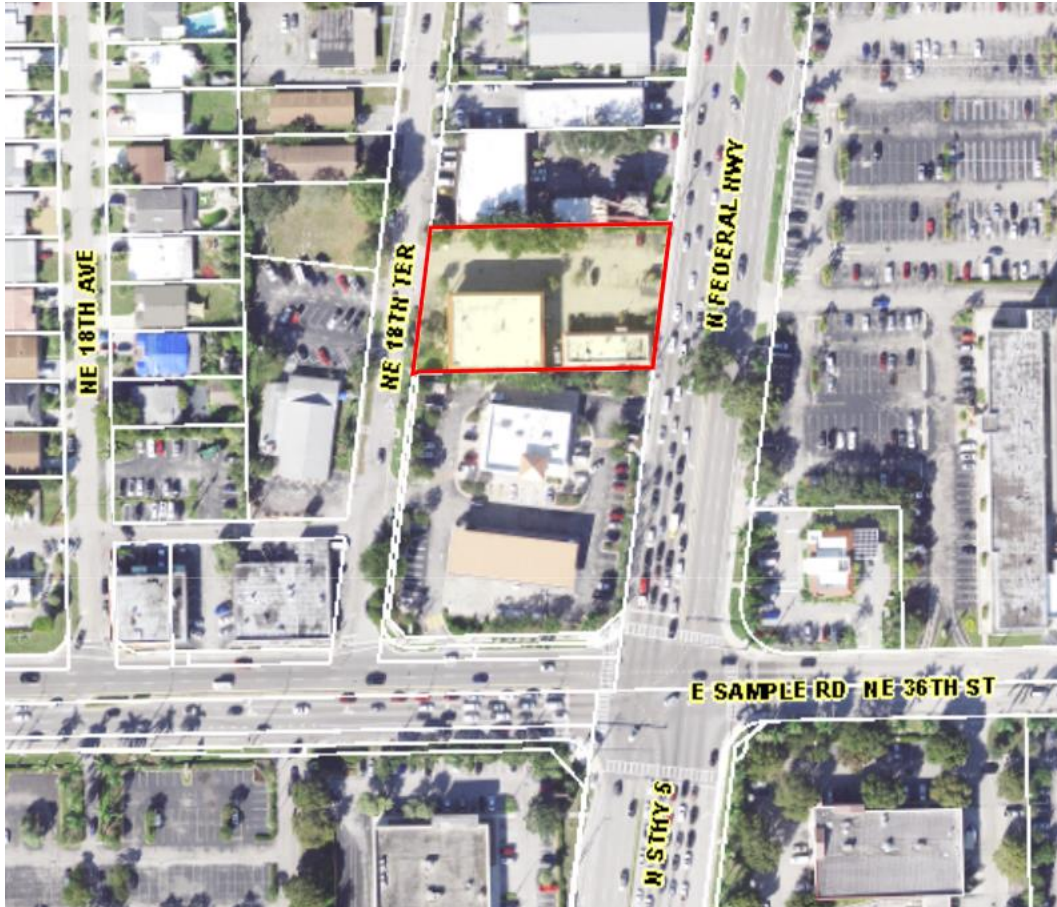
Thank you for your consideration. We respectfully request you grant the property a Minor Site Plan as justified above.

Please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA
President, Land Planner

Exhibit "A"

Location Map

Parcel Id:	484318010100
Owner:	KAJA PROPERTIES INC
Situs Address:	3685 N FEDERAL HWY POMPANO BEACH FL 33064