



FANJUL & ASSOCIATES, LLC

ARCHITECTURE, PLANNING & INTERIOR DESIGN
AA26000725

Thursday, August 29, 2024

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

**RE: Minor Site Plan/Major Building Design for El Car Wash
3685 N FEDERAL HWY POMPANO BEACH, FL 33064
PZ# 23-12000036 El Car Wash (484318010100)**

Dear Architectural Appearance Committee,

On behalf of El Car Wash we are please present the design for our proposed car wash. We believe that the design complies with Section 155.5602 C General Commercial Design Standards. As required by code, all the washing activities associated with the automatic drag-line commercial car wash operations are conducted within a totally and permanently enclosed building.

The site is a unique thru-lot, and the primary building is orientated along the southern property line in an effort to preserve the existing large tree resources on the north side. The primary structure fronts both N Federal Highway on the east and NE 18th Terrace on the west. The east facade along N. Federal is articulated with a contemporary high tower element with a glazed store front area that conceals the car wash tunnel exit from direct view from right of way. This tower houses the vacuum producer equipment for the site. The west facade houses an attendant office and serves as a screen for the entry of the car wash tunnel from NE 18th Terrace. The orientation of the building complies with the intent of the code for the indirect entry and exit from the facing surface parking lot and patron vacuum area.

The primary building is designed with a distinctive colored base, accent colored middle section of varied materials and an articulated top with parapet decorative metallic cap. Additionally, the entire façade is articulated with the use of pilasters to create a contemporary clean aesthetic with offsets and height changes. The tower upper sections utilize high-quality, decorative metal Alucobond panels as an accent material for the eave and a reflective mirror finishes at tower top to associate our exceptional car wash shine.

The site is accessible from the east and west only via 7'-0" pedestrian walkways designed to minimize impact to the vehicular nature of the business. The proposed 6'-0" high precast concrete screen wall along NE 18th is designed to complement the color pattern of the base,

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**PZ23-12000036
10/01/2024**

middle and top of the primary building, conceal the pay stations and control pedestrian access from the west. A 6'-0" metal picket fencing along the north and south property lines secures the site from the neighboring properties.

The accessory dumpster enclosure has been located as remotely as possible and designed to complement the principal building, having the same base, middle and cap color scheme. The free patron self-service vacuum arches are also painted to compliment the primary structure metal accent color.

The flat roof of the main tunnel is designed with a parapet that will fully conceal all roof top equipment and is white to comply with high albedo factor to heat island effect.

Superior Design Alternative Request

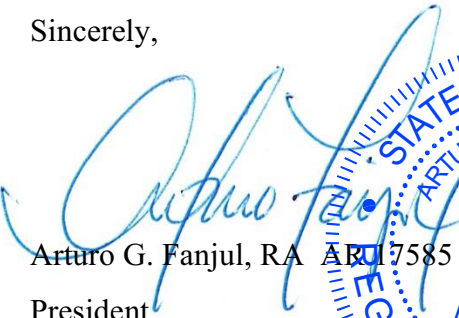
The design complies with the fenestration and transparency requirement set out in the code; however, staff has suggested the equipment housed in the glazed tower area be screened which then requires relief from this Committee. The transparency of the storefront glass is being substituted for spandrel glass to conceal the equipment from view. We are proposing clear spandrel glass with a white inner layer for the three sides of the storefront to conceal the equipment from view. This product is translucent, not transparent and will allow for the internal light of the tower to shine through creating visual interest for vehicular and pedestrian traffic. We believe this material is superior to the storefront glass previously proposed.

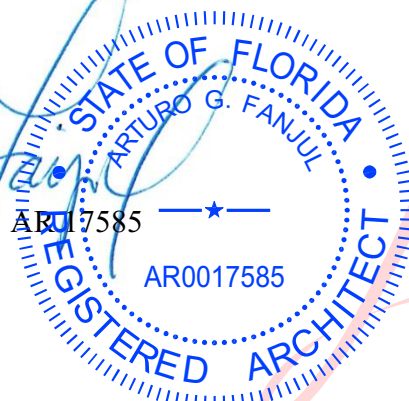
As justified above, and consistent with Superior Design Alternative Option 3, we are herein requesting Superior Design Alternative approval for this project.

Option 3- "Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas."

We hope that this narrative along with the information previously submitted for P&Z Board and Design Review Committee are sufficient for the timely and successful approval of our project.

Sincerely,


Arturo G. Fanjul, RA AR0017585
President



Arturo G Fanjul
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PZ23-12000036
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