



Staff Report

File #: LN-629

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: OCTOBER 1, 2024

EL CAR WASH

**Request:** Building Design  
**P&Z#** 23-12000036  
**Owner:** Kaja Properties Inc  
**Project Location:** 3685 N Federal Hwy  
**Folio Number:** 484318010100  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 2 (Rhonda Eaton)  
**Agent:** Paola West (954-529-9417 / pwest@planw3st.com)  
**Project Planner:** Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant is requesting Building Design approval for a Minor Site Plan application for a 4,900 square foot drive-thru car wash on 0.86 acres. The project received a Variance to allow a drive-thru service within 100 feet of a residential Zoning District, and a Special Exception to permit the Car Wash Use in a B-3 Zoning District.

The applicant is pursuing Vernacular or Superior Design Alternative approval for relief from the regulation of Section 155.5602.C.7.b, where all ground-level windows on street-facing facades must be transparent. The project includes **grey spandrel glass with a white insert** in lieu of transparent windows facing North Federal Hwy. The applicant has selected Option #3 from the AAC Supplemental Criteria for the Vernacular or Superior Design Alternative. Option #3 is: *materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.*

The Major Site Plan application was reviewed by the Development Review Committee (DRC) on July 17 and September 4, 2024.

The property is located on the west side of North Federal Hwy and north of Sample Rd.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

**Zoning / Existing Uses**

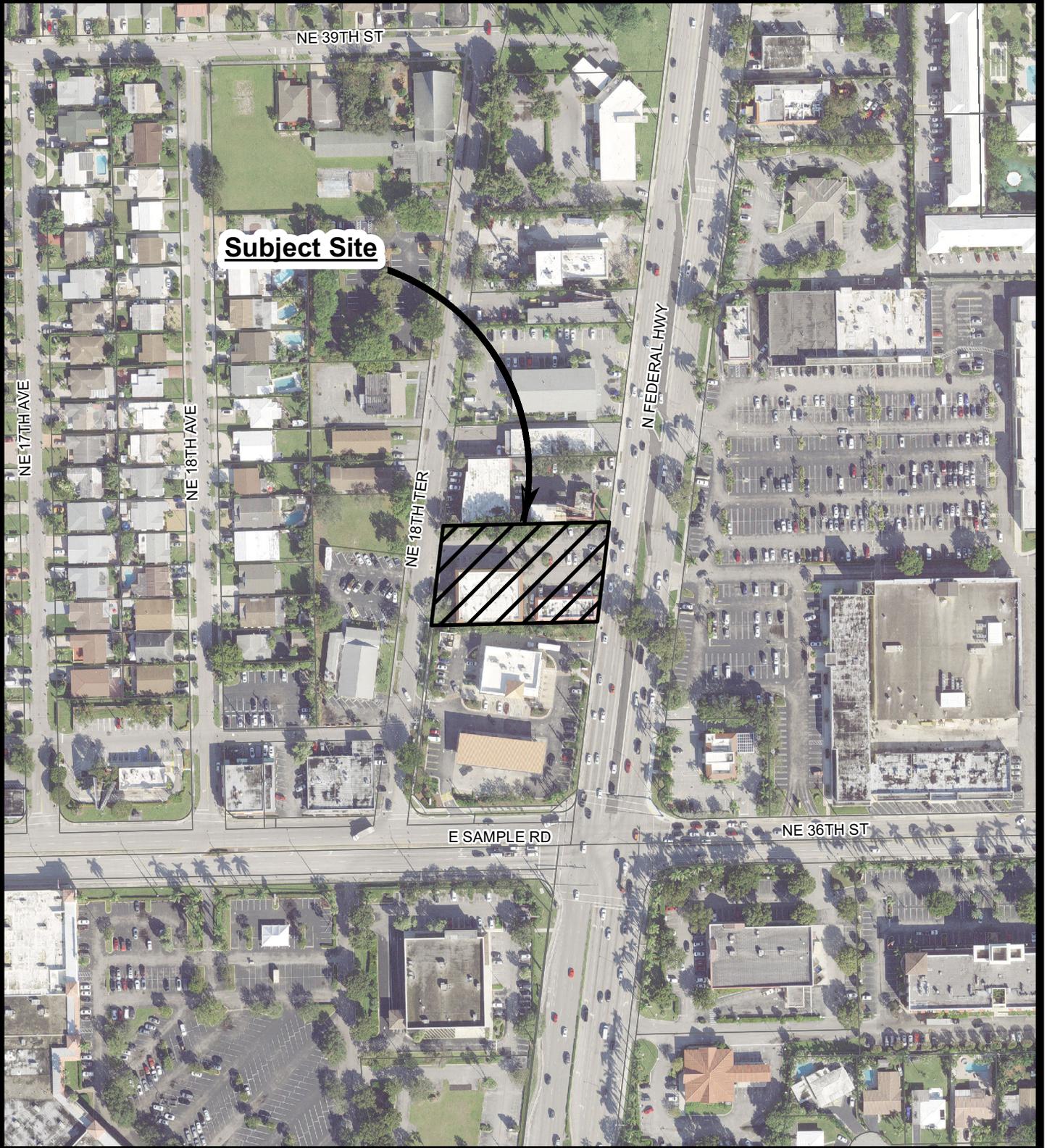
- A. Subject property (Zoning | Existing Use): General Business (B-3) | Restaurant
- B. Surrounding Properties (Zoning District | Existing Use):
  - a. North - General Business (B-3) | Tire and Auto Repair
  - b. South - General Business (B-3) | Convenience Store with Gas Station
  - c. West - Multi-family Residential 12 (RM-12) | Pompano Beach Power Squadron, vacant
  - d. East - Lighthouse Point | Shopping Center

**Staff Conditions:**

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. The existing nonconforming pylon sign must be brought into compliance with the current Zoning regulations for free-standing signs or replaced, prior to Building Permit/Zoning Compliance Permit approval.
2. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. All overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground, pursuant to Section 155.5509.
  - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - c. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office, for permit.
  - d. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

# CITY OF POMPANO BEACH AERIAL MAP



**Subject Site**



1 in = 208 ft