

Traffic Impact Statement

For

El Car Wash Pompano Beach

Parcel ID#
4843-18-01-0100

Pompano Beach, Florida

10-04-2023

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signed by
John Iravani
Date:
2023.10.04

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I. Introduction

The site is located 0.1 miles north of the intersection of North Federal Highway and Sample Road and is currently developed. The existing address of the property is 3685 N Federal Hwy Pompano Beach, FL. The existing project has 2 driveway leading to North Federal Highway which a FDOT road and two driveways to N.E. 18th Terrace. The existing usage for the site is a high turnover sit down restaurant and a 2 story medical office building.

It is proposed to redevelop the parcel, including removal of the existing buildings and parking lot and construct an automatic carwash tunnel and supporting infrastructure including drive up vacuum parking spots. There will be one carwash tunnel for the proposed development. It is also proposed to remove the southern driveway on North Federal and keep the northern driveway for the project. Please see attached site plan for reference.

The driveway to N.E. 18th Terrace will be modified and reduced in width from 60ft to 24ft, and will provide an exit only for the patrons to be able to make a left or right onto N.E. 18th Terrace.

See Exhibit-A and B for the Survey and Site Plan-which is currently in approval.

The buildout for the project is expected to be completed by June 2025.

Section 18, Township 48S, Range 43E, Pompano Beach , Florida

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II. Trip Generation

The proposed Trip Generation numbers are per ITE 11 Trip Generation rates.

A. Existing

USE	Bldg SF/EA	ADT VTEPD	AM PHT VTEPH				PM PHT VTEPH					
			(%)	IN	(%)	OUT	(%)	IN	(%)	OUT	(%)	
Med Office S.A. 720	12,648	455	39	31	79%	8	21%	50	15	30%	35	70%
Internal	0%		0	0		0			0		0	
Pass-by	10%	46	4	3		0		5	1		3	
High T.O. Sit Down Rest 932	2,534	272	24	13	55%	11	45%	23	14	61%	9	39%
Internal	0		0	0		0			0		0	
Pass-by	10%	27	2	1		0		2	1		1	
Total Attracted		727	63	44		19		73	29		44	
Total Generated		15,182	654	57	40		19		65	28		39

B. Proposed

USE	Bldg SF/EA	ADT VTEPD	AM PHT VTEPH				PM PHT VTEPH					
			(%)	IN	(%)	OUT	(%)	IN	(%)	OUT	(%)	
Carwash ITE 948	Lane 1	557	32	16	50%	16	50%	50	25	50%	25	50%
Internal	0		0	0		0			0		0	
Pass-by	0%	0	0	0		0		0	0		0	
Total Attracted		557	32	16		16		50	25		25	
Total Generated	1	557	32	16		16		50	25		25	
Net Generated			-97	-25	-24	-3		-15	-3		-14	

Medical Office Stand alone ITE 720: ADT = T=42.97(X)-108.01, AM PHT = 3.1/KSF, PM PHT = 3.93/KSF

High Turnover Site Down Resturant ITE 932: ADT= 107.2KSF, AM PHT = 9.57/KSF, PM PHT = 9.05/KSF

Carwash Tunnel ITE 948*: No ADT or AM PHT were given by ITE 11. PM PHT = 50* based off studies with one tunnel.

Previous Traffic reports in the county have accepted using ratios from ITE 949 which is a Carwash and detail center(manual cleaning).

Carwash and Detail Center ITE 949: ADT= 156.2/Stall, AM PHT = 8.60/Stall, PM PHT = 13.6/Stall

Ratios to Use for ITE 948: ADT = 11.14xPM PHT, AM PHT = 0.642xPM PHT

*Numbers are rounded to nearest whole number, which may cause minor variations.

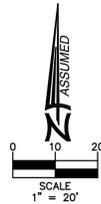
III. Radius of Influence

The proposed project decreases the AM PHT by 25 and PM PHT by 15. Since there is a decrease in AM and PM PHT there is no radius of influence determination and no impact analysis is needed to determine if the proposed causes a significant impact(1%).

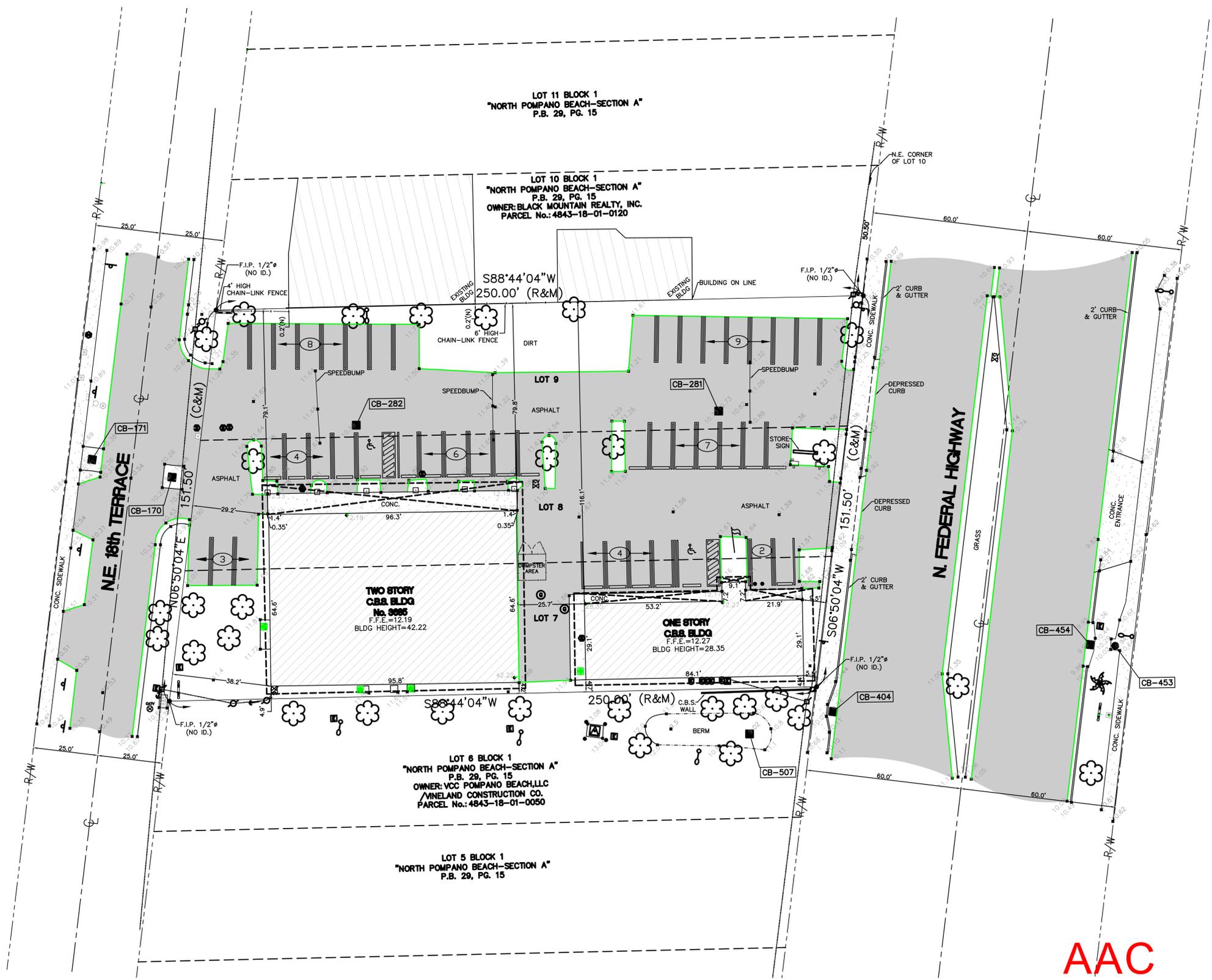
ALTA / NSPS LAND TITLE SURVEY

LOTS 7, 8, & 9, "NORTH POMPAÑO BEACH-SECTION A", PLAT BOOK 29, PAGE 15, BROWARD COUNTY, FLORIDA.

Exhibit A: Survey



SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
○	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
⊕	BENCHMARK
⊕	EXISTING ELEVATION
●	TREE
●	PALM TREE
⊕	IRRIGATION CONTROL VALVE
T1	TREE NUMBER
U	UTILITY STRUCTURE NUMBER
CB	CATCH BASIN
EU	ELECTRIC UTILITY BOX
WM	WATER METER
WV	WATER VALVE
SSC	SANITARY SEWER CLEAN OUT
SSM	SANITARY SEWER MANHOLE
SSV	SANITARY SEWER VALVE
MU	MANHOLE UNKNOWN
DM	DRAINAGE MANHOLE
GTM	GREASE TRAP MANHOLE
FC	FIRE DEPT. CONNECTOR
GM	GAS METER
TCB	TELECOMMUNICATIONS BOX
MW	MONITORING WELL
FH	FIRE HYDRANT
LP	LIGHT POST
BFP	BACK-FLOW PREVENTER
GR	GUARDRAIL
GA	GLY ANCHOR
PO	POST
SI	SIGN
MB	MAILBOX
FPT	FPL TRANSFORMER
SMA	SIGNAL MAST ARM
IB	INTERCOM BOX
CUP	CONCRETE UTILITY POLE
WUP	WOOD UTILITY POLE
CW	CBS WALL
CLR	CHAIN-LINK ROLLING GATE
CSG	CHAIN-LINK SWING GATE
FO	FENCE OTHER
IRW	IRON WING GATE
CLF	CHAIN-LINK FENCE
CSG	CHAIN-LINK SWING GATE
FO	FENCE OTHER
PL	PROPERTY LINE
R/W	RIGHT-WAY LINE
E	EASEMENT LINE
X-UTL-D	X-UTL-DRAIN
X-UTL-S	X-UTL-SANT
OUL	OVERHEAD UTILITY LINE
G	GRAVEL
B	BRICK
BH	BUILDING HATCH
C	CONCRETE
T	TILE
AP	ASPHALT PAVEMENT
HT	HANDICAP TACTILE STRIP



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ALTA/NSPS LAND TITLE SURVEY
 for
 NATIONAL EXPRESS WASH, LLC.
 or
 3685 North Federal Highway, Pompano Beach, Florida, 33064

REV	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Field Book:

FILE

DRAWN BY:

MIM

TECH BY:

RI

QA/QC BY:

JS

Job No.:

22023

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