

Traffic Impact Statement

For

El Car Wash Pompano Beach

**Parcel ID#
4843-18-01-0100**

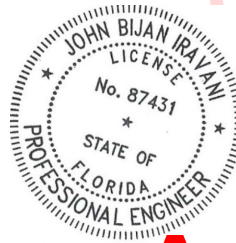
Pompano Beach, Florida

10-04-2023

Prepared By:

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**John B. Iravani, P.E.
Florida Registration # 87431
FR # 6986**



This item has been electronically signed by John Bijan Iravani using a SHA Authentication code. Copies of this document are not considered signed unless the SHA authentication code must be verified on any electronic copies.

**Digitally
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John Iravani
Date:
2023.10.04**

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

Table of Contents

I. Introduction 3

II. Trip Generation 4

III. Radius of Influence 5

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

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 Restaurant 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.

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PZ23-12000036

10/01/2024

III. Radius of Influence

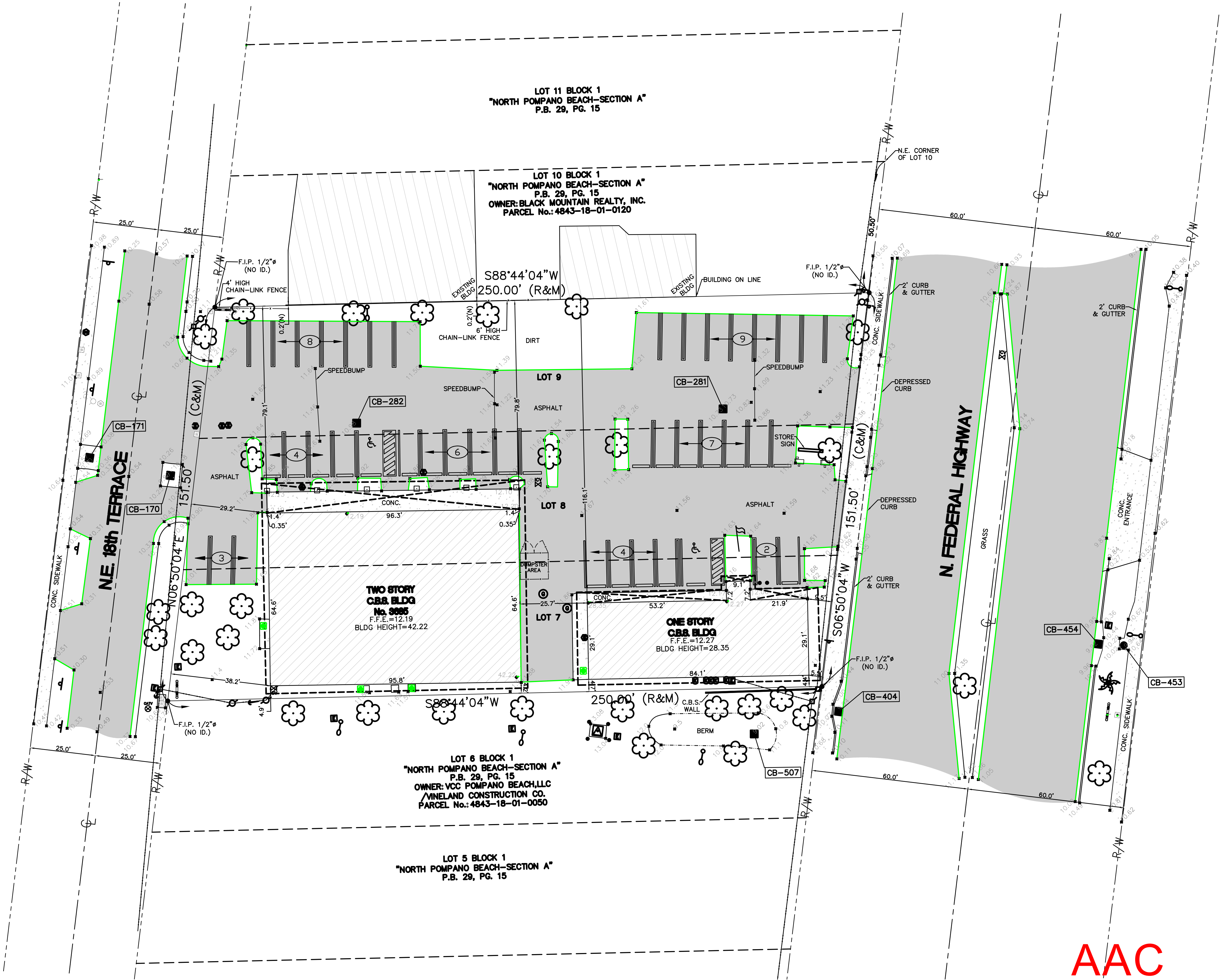
The proposed project decreases the AM PHT by 25 and PM PHT by 15.
Since there is a decrease in AM and PM PHT there is no radius of influence determination and no impact analysis is needed to determine if the proposed causes a significant impact(1%).

ALTA / NSPS LAND TITLE SURVEY

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

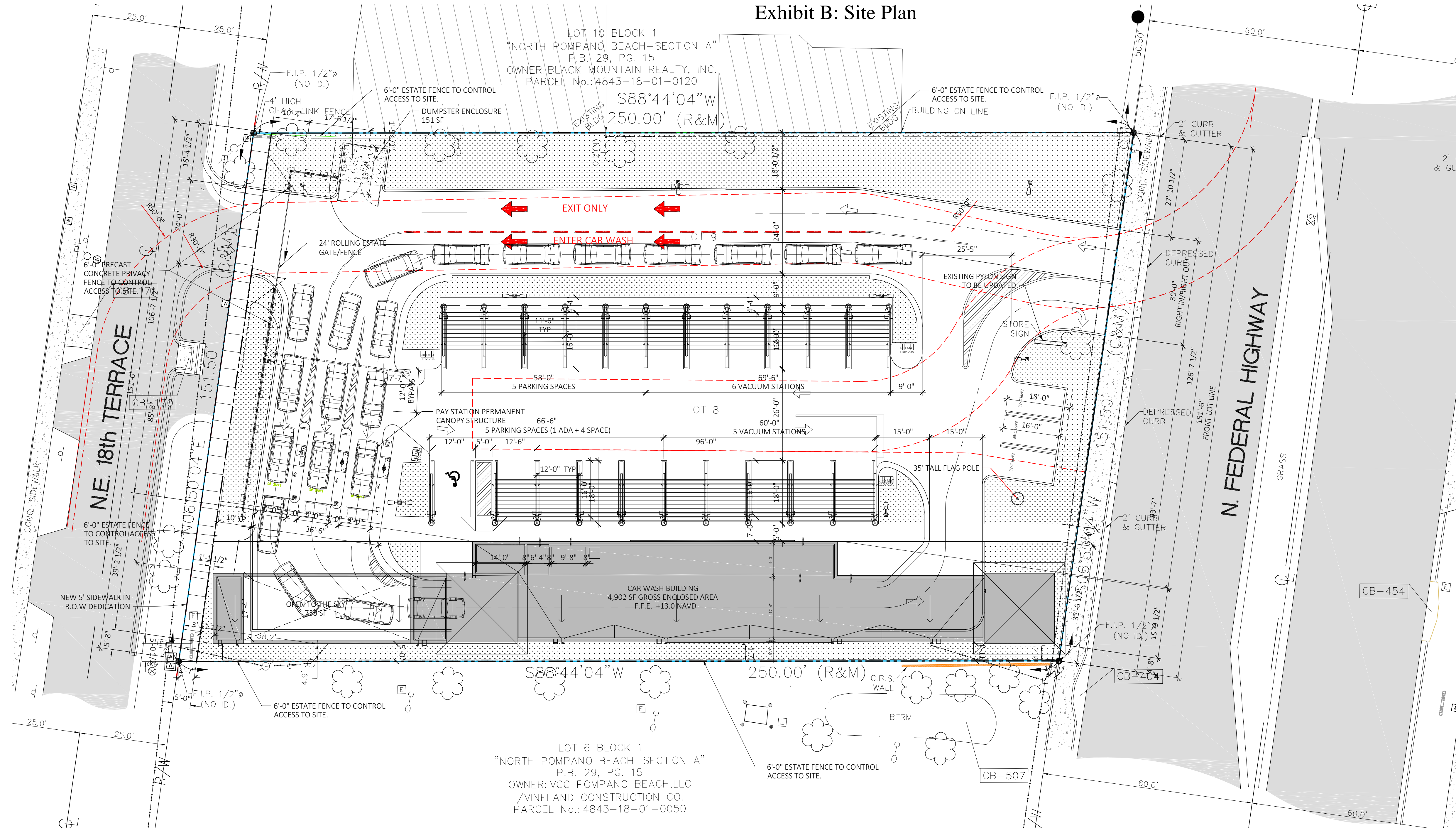
Exhibit A: Survey

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
●	UTILITY STRUCTURE NUMBER
●	CATCH BASIN
●	ELECTRIC UTILITY BOX
●	WATER METER
●	WATER VALVE
●	SANITARY SEWER CLEAN OUT
●	SANITARY SEWER MANHOLE
●	SANITARY SEWER VALVE
●	MANHOLE UNKNOWN
●	DRAINAGE MANHOLE
●	GREASE TRAP MANHOLE
●	FIRE DEPT. CONNECTOR
●	GAS METER
●	TELECOMMUNICATIONS BOX
●	MONITORING WELL
●	FIRE HYDRANT
●	LIGHT POST
●	BACK-FLOW PREVENTER
●	GUARDRAIL
●	GLY ANCHOR
●	POST
●	SIGN
●	MAILBOX
●	FPL TRANSFORMER
●	SIGNAL MAST ARM
●	INTERCOM BOX
●	CONCRETE UTILITY POLE
●	WOOD UTILITY POLE
●	CBS WALL
●	CHAIN-LINK ROLLING GATE
●	CHAIN-LINK SWING GATE
●	FENCE_OTHER
●	IRON WING GATE
●	CHAIN-LINK FENCE
●	CHAIN-LINK SWING GATE
●	FENCE_OTHER
●	PROPERTY LINE
●	RIGHT-WAY LINE
●	EASEMENT LINE
●	X-UTL-DRAIN
●	X-UTL-SANT
●	OVERHEAD UTILITY LINE
●	GRAVEL
●	BRICK
●	BUILDING HATCH
●	CONCRETE
●	TILE
●	ASPHALT PAVEMENT
●	HANDICAP TACTILE STRIP



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PZ23-12000036
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Exhibit B: Site Plan



PROPERTY DETAILS

Address:	3685 N FEDERAL HWY, POMPANO BEACH FL 33064
Owner(s):	KAJA PROPERTIES INC
Folio:	NORTH POMPANO BEACH SEC A 29-15 B LOTS 7,8,9, BLK 1
Parcel ID:	4843 18 01 0100

PLANNING & COMMUNITY DEVELOPMENT

Zoning Designation	B-3			
Zoning Description	B-3 GENERAL COMMERCIAL			
Designating Agency	POMPANCO BEACH			
Future Land-Use Designation	COMMERCIAL			
LOT Size (Current)	37,007	5F	0.861	Acres
LESS RROW Dedication - Federal	-139	5F 11"	-0.003	Acres
LESS RROW Dedication 18th Terrace	-758	5F 5'-0"	-0.017	Acres
LOT Size (Proposed)	36600	5F	0.840	Acres
Proposed Use: Sec 555-4219 (H)	Automatic dragline car wash with self service vacuums			

B-3 DIMENSIONAL REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MAX BUILDING HEIGHT	105'		35'
MIN LOT SIZE	10,000	3749'	36600 SF
MIN LOT WIDTH	100'	150'	151'-6"
MAX LOT COVERAGE	60%		4902 13%
MIN PERVIOUS AREA	20%		8627 24%
BUILDING SETBACKS			
MINIMUM FRONT SETBACK (FT)	0'	N. Federal	1'-11" (E)
MINIMUM SIDE YARD (FT)	0'		(N)115' (S)5'
MINIMUM FRONT SETBACK (FT)	0'	18th Terrace	1'-1" (W)

PARKING DIMENSIONS TABLE

STANDARD	CODE SECTION	REQUIRED	PROPOSED
PARKING DIMENSIONS		9'-0" X 18'	12'X18'
MIN. DRIVE AISLE WITH 90 DEGREE		24'	26'
2 WAY DRIVE AISLE WIDTH		24'	MIN 24'
1 WAY DRIVE AISLE WIDTH		12'	MIN 12'

VEHICULAR PARKING REQUIREMENT

REQUIRED SPACES	AREA (SF)	RATIO	TOTAL REQUIRED
USE CARWASH, FULL SERVE AUTOMATIC	4790	1/500 SF	10
PROVIDED SPACES	STANDARD	ADA	TOTAL PROVIDED
PARKING SPACES	9	1	10
VACUUM STATIONS			11

AUTO WASH STACKING REQUIREMENTS

USE	REQ. INBOUND	REQUIRED	PROVIDED
TICKET GATE (AUTO PAY KIOSK)	2 SPACES/EA	6	30 Car Capacity

GENERAL ZONING USE:

155-4219 (H) Car Wash or Auto Detailing

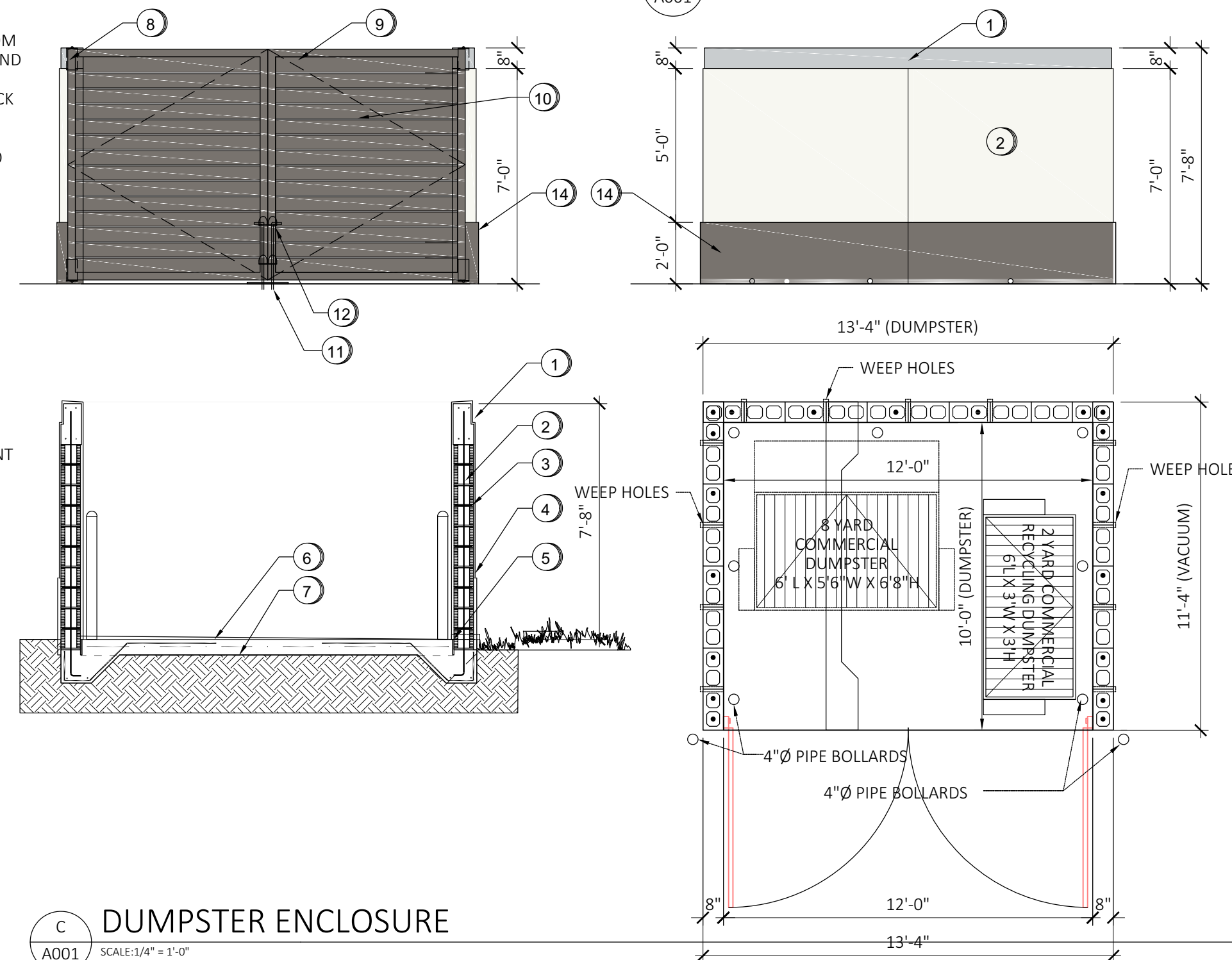
2. Definition
 - a. Car wash or auto detailing use is an establishment providing the washing of the exterior of vehicles where vehicles are manually driven or pulled by a conveyor through a system of rollers and/or brushes. Interior cleaning and/or drying may be conducted manually by vehicle operator or on-site attendants. Interior cleaning and/or drying may be conducted manually by the vehicle operator or on-site attendants.
3. Standards
 - a. Car wash or auto detailing use shall comply with the following standards:
 - i. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.
 - b. No overhead doors shall face the front lot line.
 - c. Each lane shall be covered with a permanent canopy which shall have a maximum clearance height of 14 feet above grade, except where state or federal law requires a higher clearance.

MISCELLANEOUS SITE EQUIPMENT

ITEM	QTY
MAT BRUSHER & PAD - J-KO MODEL BB-X	4
MAT SINK	1
FLAG POLE - MODEL ECH-35	1
VACUUM ARCHES WITH AIR	23
OTT STANDS	2
XPT POINTS OF SALE	2
WAIT / GO SIGN & POST	1

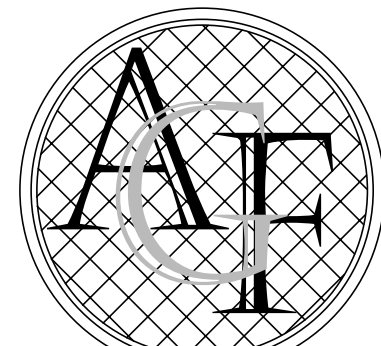
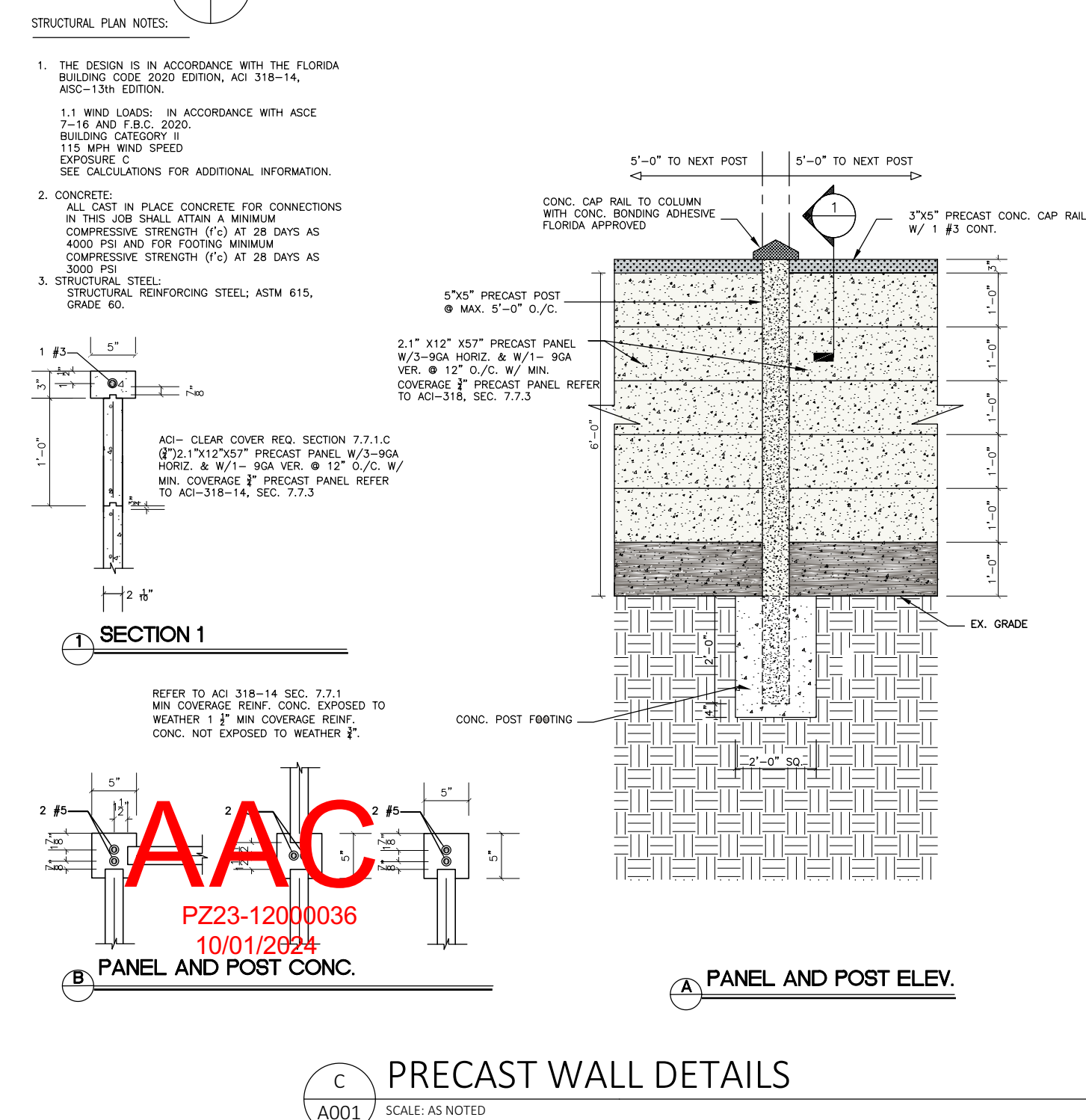
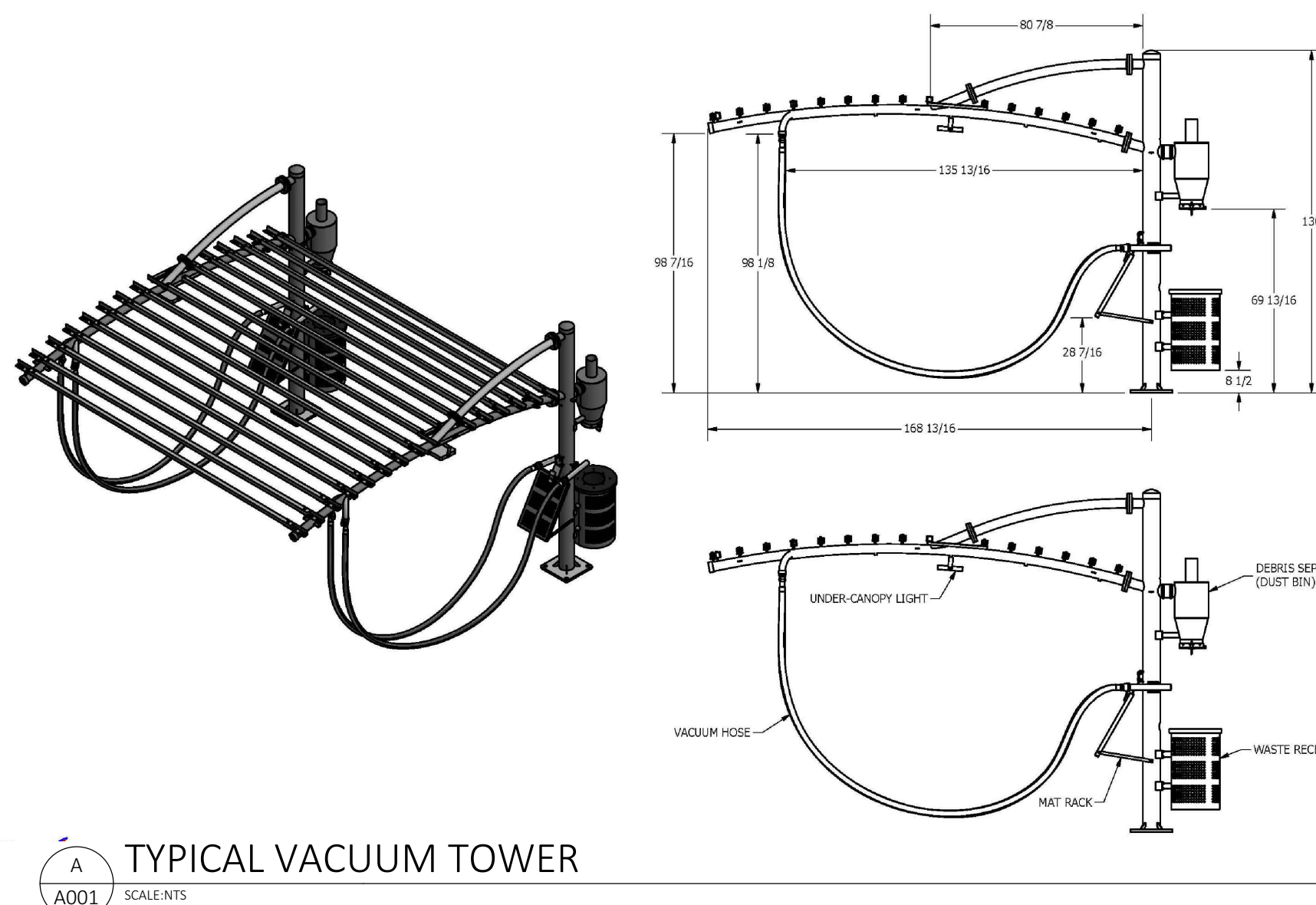
CONCEPTUAL SITE PLAN

SCALE: 1"=20'-0"



ENCLOSURE KEY NOTES:

1. CAST IN PLACE CONCRETE CAP WITH 2" H₅ CONT. TOP & BOTTOM
2. CMU WALL WITH #5 BAR IN GROUT FILLED CELLS @ 32" O.C. AND ALL CORNERS.
3. PROVIDE 9 GA WIRE TYPE REINFORCING AT EVERY OTHER BLOCK COURSE.
4. 5/8" x 3/4" COAT SMOOTH STUCCO FINISH. WITH TOOLED 1/4" VERTICAL REVEAL. REMOVE PLASTIC J BEAD AT TRANSITION TO STUCCO BASE.
5. PROVIDE 1/2" x 1/2" EXPANSION JOINT FILLER.
6. 6" THICK SLOPPED CONCRETE 3000 PSI NORMAL WEIGHT CONCRETE SLAB ON GRADE WITH W6X6X10 WWM.
7. PROVIDE 5 MIL VAPOR BARRIER.
8. HEAVY DUTY HINGES
9. PROVIDE 1"x3 TUBE STEEL FRAME
10. 3/4" x 6" HORIZONTAL TUBE SLATS @ 6.5" O.C. PAINTED TO CLOUSE OPAQUE GATE.
11. STEEL PLATE WITH (2) 1" Ø HOLES FOR DROP PINS. DRILL ASPHALT 2" DEEP MIN.
12. PROVIDE HEAVY DUTY 3/4" ALUMINUM STOP PIN (CIN BOLT) CLOSING DEVICE.
13. FOOTING SEE SCHEDULE
14. PROVIDE 1-1/4" SMOOTH STUCCO 24" HIGH BASE WITH ACCENT COLOR. TERMINATE 6" BELOW GRADE.



FANJUL & ASSOCIATES, LLC
ARCHITECTURE, PLANNING & INTERIOR DESIGN

AA26000725

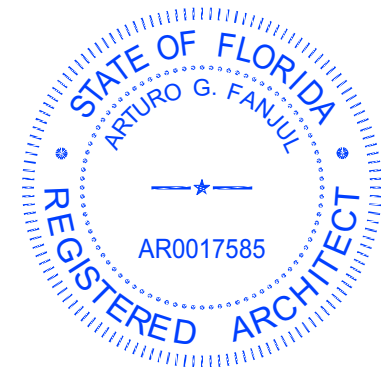
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"A BETTER LIFE THROUGH DESIGN"



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SITE PLAN APPROVAL

NATIONAL EXPRESS
WASH LLC
EL CAR WASH
POMPANO BEACH

3685 N. FEDERAL HWY
POMPANO BEACH, FL

CONCEPTUAL SITE PLAN

REVISION	NO
PREAPP-COMMENTS	
DATE:	8/18/2023
SCALE:	As NOTED
DRAWN:	AG
CHECKED:	AG
JOB NO.	23-070
PERMIT NO.	

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SP-1