



EDGE EXPRESS CAR WASH

5391 N FEDERAL HIGHWAY

CITY OF POMPANO BEACH

ZONING BOARD OF APPEALS

JULY 17, 2025

PROPERTY AERIAL



Toyota Dealership

Fed-Ex

Medical Offices

Honda Dealership

Honda Dealership Used Cars

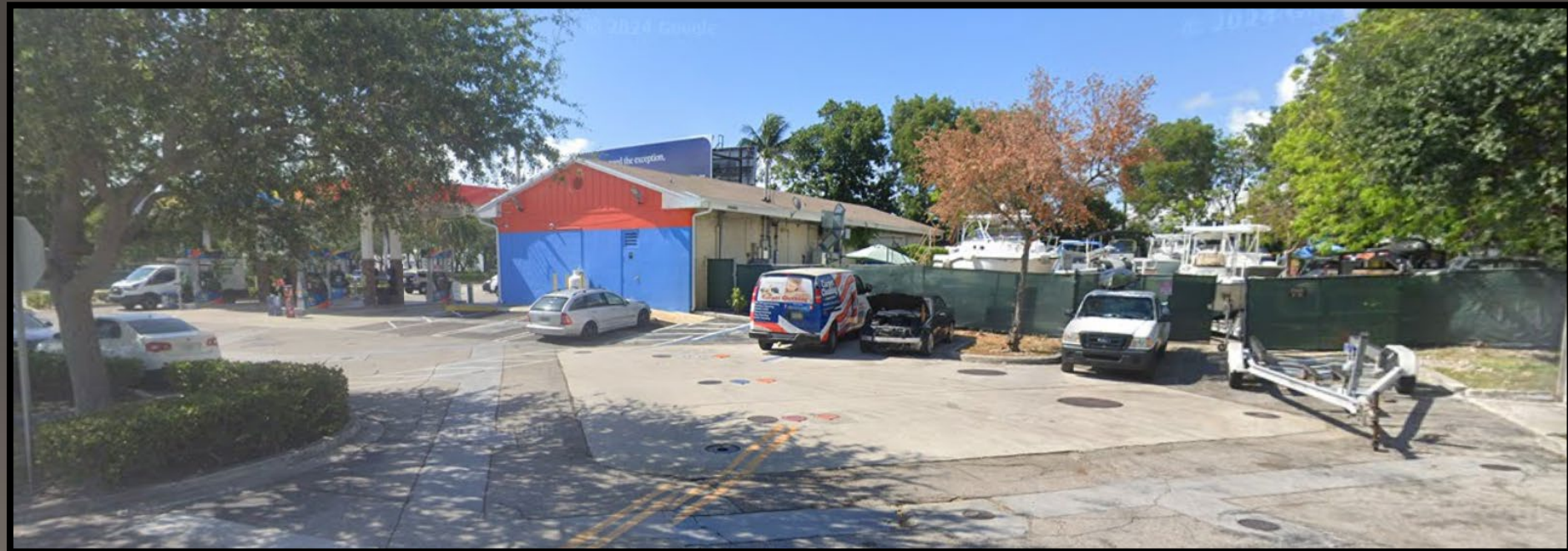
Cadillac Dealership

Gas Station

- Property Information:**
- Future Land Use Designation: Commercial
 - Zoned: B-3, General Business
 - Current Use: Gas Station, automotive repair facility, and outdoor storage yard
 - Proposed Use: +/-3,600 sf car wash permitted in B-3 with approval of Special Exception

EXISTING USE

- Sunoco Gas Station;
- Automotive repair facility;
- Outdoor storage yard



EXISTING USE

- **Outdated:**
 - **Sunoco Gas Station;**
 - **Automotive repair facility;**
 - **Outdoor storage yard**



PROPOSED USE

- State of the Art Car Wash Facility
- Fully Automated Wash & Dry System
- Vacuum Stations for customers
- No staff hand drying, vacuuming, or detailing
- Owners operate 10+ businesses around the country

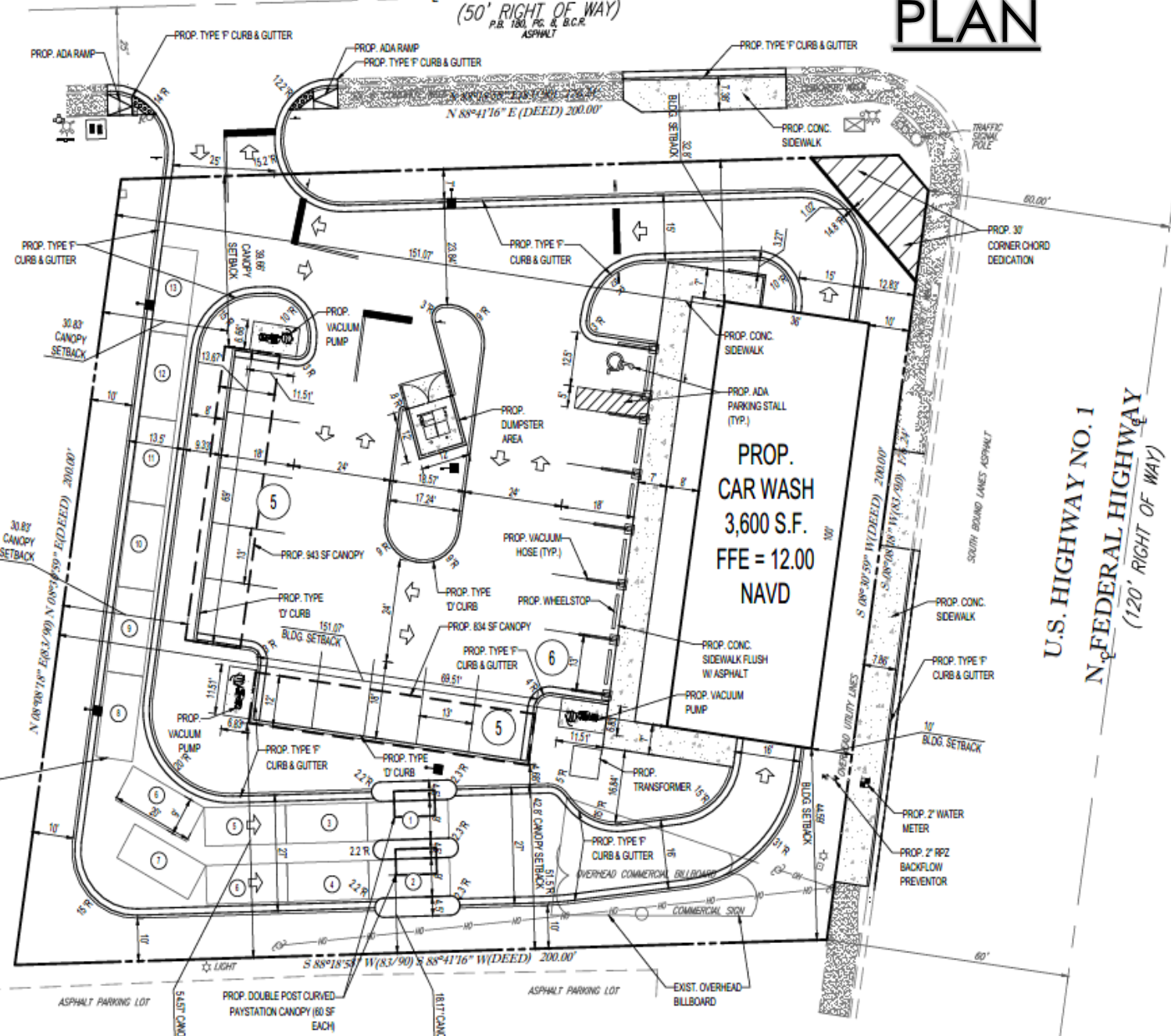


S.E. 15th STREET
N.E. 54th STREET

(50' RIGHT OF WAY)
P.R. 180, PG. 8, B.C.R.
ASPHALT

PROPOSED SITE

PLAN



SITE DATA:

PROPERTY OWNER:	M&A BROTHERS REALTY NO. 17 INC.
APPLICANT:	EDGE EXPRESS CAR WASH
CURRENT USE:	GAS STATION / AUTOMOTIVE REPAIR / CONVENIENCE STORE
GROSS SITE AREA:	39,136 SF (0.898 AC)
NET SITE AREA (AFTER 408 SF ROW DEDICATION):	38,728 SF (0.889 AC)
PROPOSED USE:	DRIVE-THROUGH CAR WASH (COMMERCIAL USE)
LAND USE DESIGNATION:	COMMERCIAL DISTRICT (C)
ZONING DESIGNATION:	GENERAL BUSINESS DISTRICT (B-3)
WATER/WASTEWATER SERVICE PROVIDER:	BROWARD COUNTY WATER & WASTEWATER SERVICES

LAND USE AREA BREAKDOWN:

PERVIOUS AREA:	PROPOSED:
GREEN AREAS	10,852 SF (28.0%)
TOTAL PERVIOUS:	10,852 SF (28.0%)
IMPERVIOUS AREA:	
BUILDING AREA	3,600 SF (9.3%)
VIA AREA	18,472 SF (47.7%)
SIDEWALK/CURB AREA	5,804 SF (15.0%)
TOTAL IMPERVIOUS:	27,876 SF (72.0%)
TOTAL SITE AREA	38,728 SF (100%)

INTENSITY & DEVELOPMENT STANDARDS:

	<u>REQUIRED / ALLOWED</u>	<u>PROVIDED</u>
LOT COVERAGE	25% MAX.	14.2% (BLDG & CANOPY AREAS)
LOT AREA, MINIMUM (SF)	10,000 SF	38,728 SF
LOT WIDTH, MINIMUM (FT)	100'	184.8'
PERVIOUS AREA / OPEN SPACE, MINIMUM	20%	28.0%
MAX. BLDG. HEIGHT:	105'	26'-4"
FRONT YARD SETBACK (EAST)	0'	10'
INTERIOR SIDE YARD SETBACK (SOUTH)	0'	44.59' (BUILDING) / 18.17' (CANOPY)
REAR YARD SETBACK (WEST)	30'	151.07' (BUILDING) / 30.83' (CANOPY)
STREET SIDE YARD SETBACK (NORTH)	0'	32.8'

PARKING CALCULATIONS:

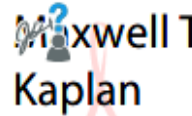
REQUIRED PARKING:		
USE	PARKING RATE	SPACES REQUIRED
CAR WASH	1 SPACE PER 500 SQUARE FEET	8

PROVIDED PARKING:
TOTAL PROVIDED PARKING SPACES: **16 SPACES**
- STANDARD SPACES
- 15 SPACES
- HANDICAPPED SPACES (12 x 18')
- 1 SPACE

STACKING CALCULATIONS:

REQUIRED:	4 PER BAY
PROVIDED:	13 SPACES (ONE (1) BAY)

U.S. HIGHWAY NO. 1
N FEDERAL HIGHWAY
(120' RIGHT OF WAY)

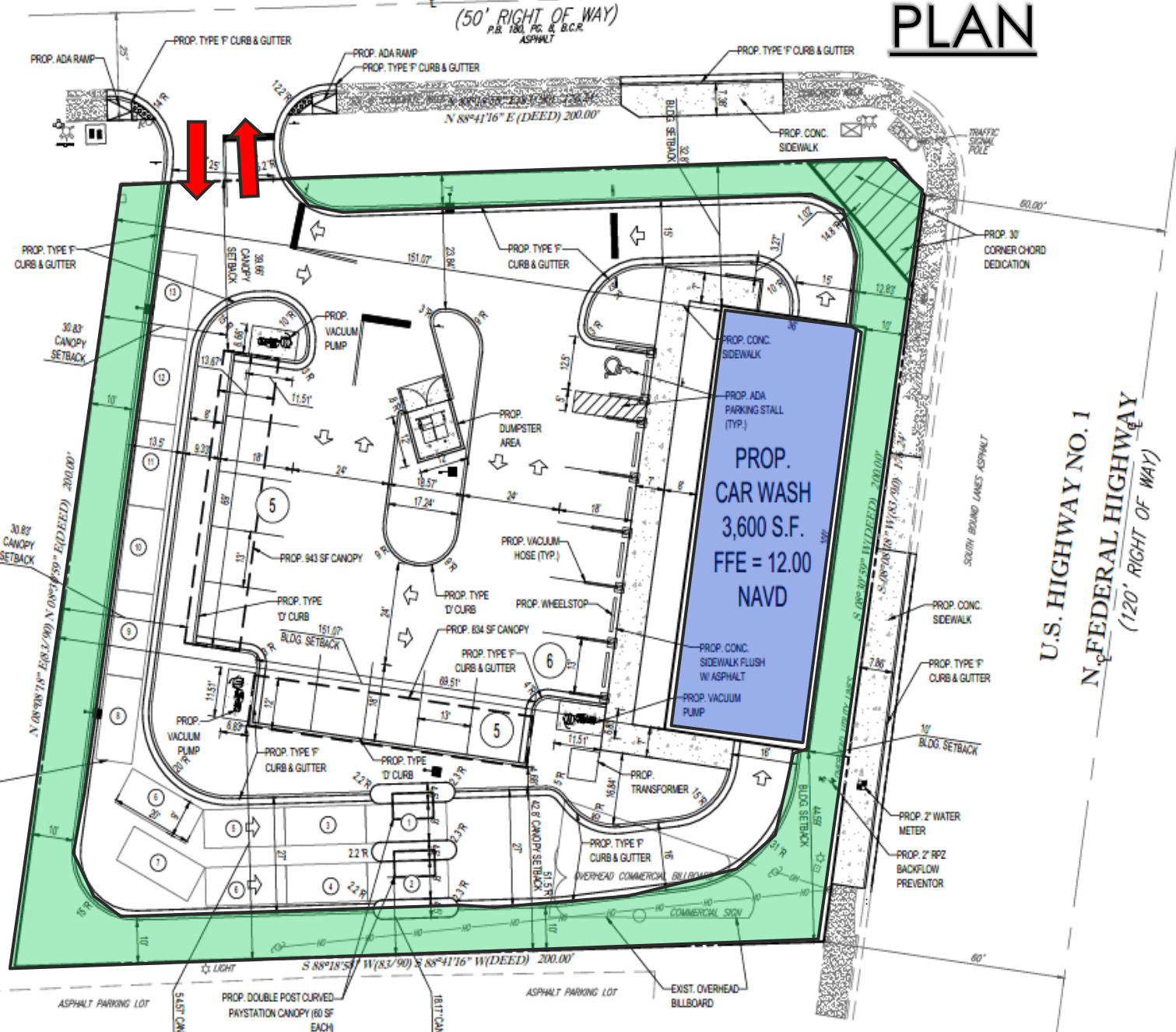


Digitally signed by Maxwell T Kaplan
DN: c=US, o=Unaffiliated, ou=Maxwell T Kaplan

S.E. 15th STREET
N.E. 54th STREET

PROPOSED SITE

PLAN



Site Plan Highlights:

- Building Located Along the Street with parking and outdoor activities hidden from Federal Highway;
- No overhead doors facing Federal Highway;
- Significant new landscaping along entire perimeter of property and internal to site, including new hedge and street trees;
- Single point of vehicular access;
- Dedication of +/- 15' of right-of-way along NE 54th Street;
- Stacking for 13 vehicles; parking/vacuums for 16 vehicles;
- Redevelopment of a blighted parcel with a vibrant new use that serves the community.

CRITERIA FOR GRANTING A SPECIAL EXCEPTION

IN ACCORDANCE WITH SECTION 155.2406(D) OF THE CITY ZONING CODE ("CODE"), A SPECIAL EXCEPTION SHALL BE APPROVED ONLY ON A FINDING THAT THERE IS COMPETENT SUBSTANTIAL EVIDENCE IN THE RECORD THAT THE SPECIAL EXCEPTION, AS PROPOSED:

1. IS CONSISTENT WITH THE COMPREHENSIVE PLAN;
2. COMPLIES WITH ALL APPLICABLE ZONING DISTRICT STANDARDS
3. COMPLIES WITH ALL APPLICABLE USE-SPECIFIC STANDARDS
4. THE PROJECT AVOIDS OVERBURDENING THE AVAILABLE CAPACITY OF EXISTING PUBLIC FACILITIES AND SERVICES,
5. THE PROJECT IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE GENERAL CHARACTER OF NEIGHBORING LANDS
6. AVOIDS SIGNIFICANT ADVERSE ODOR, NOISE, GLARE, AND VIBRATING IMPACTS ON SURROUNDING LANDS
7. ADEQUATELY SCREENS, BUFFERS, OR OTHERWISE MINIMIZES ADVERSE VISUAL IMPACTS ON NEIGHBORING LANDS.
8. AVOIDS SIGNIFICANT DETERIORATION OF WATER AND AIR RESOURCES, SCENIC RESOURCES, AND OTHER NATURAL RESOURCES.
9. MAINTAINS SAFE AND CONVENIENT INGRESS AND EGRESS AND TRAFFIC FLOW ONTO AND THROUGH THE SITE
10. ALLOWS FOR THE PROTECTION OF PROPERTY VALUES AND THE ABILITY OF NEIGHBORING LANDS TO DEVELOP USES PERMITTED IN THE ZONING DISTRICT.
11. FULFILLS A DEMONSTRATED NEED FOR THE PUBLIC CONVENIENCE AND SERVICE OF THE POPULATION OF THE NEIGHBORHOOD
12. COMPLIES WITH ALL OTHER RELEVANT CITY, STATE AND FEDERAL LAWS AND REGULATIONS.

1) THE SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

- GOAL 01 THE ATTAINMENT OF A LIVING ENVIRONMENT WHICH PROVIDES THE MAXIMUM PHYSICAL, ECONOMIC AND SOCIAL WELL-BEING FOR THE CITY AND ITS RESIDENTS THROUGH THE THOUGHTFUL AND PLANNED USE AND CONTROL OF THE NATURAL AND MAN-MADE ENVIRONMENTS THAT DISCOURAGES URBAN SPRAWL, IS ENERGY EFFICIENT AND REDUCES GREENHOUSE GAS EMISSIONS
- POLICY 01.01.06 ALL SITE PLAN APPLICATIONS SHALL PROVIDE PEDESTRIAN FACILITIES, SUCH AS BUT NOT LIMITED TO SIDEWALKS AND STREET TREES (WHERE NOT IN CONFLICT WITH UNDERGROUND UTILITIES AND PERMITTED BY CITY ENGINEER).
- OBJECTIVE 01.02.00 – RIGHT-OF-WAY PROTECTION AND ACCESSIBILITY PROTECT THE EXISTING AND FUTURE RIGHT-OF-WAY FROM BUILDING ENCROACHMENTS AND ENSURE PROPER ACCESSIBILITY WITH THE ROADWAY AND TRANSIT NETWORK.
- POLICY 01.07.07 THROUGH ONGOING UPDATES TO THE LAND DEVELOPMENT REGULATIONS PROVIDE STANDARDS FOR THE UPGRADING AND REDEVELOPMENT OF EXISTING STRIP COMMERCIAL AREAS TO MEET CURRENT CODE REQUIREMENTS SUCH AS ACCESS, LANDSCAPING, PARKING AND SETBACKS.
- POLICY 01.14.01 THE CITY SHALL EMPHASIZE RE-DEVELOPMENT AND INFILL, WHICH CONCENTRATES THE GROWTH AND INTENSIFIES THE LAND USES CONSISTENT WITH THE AVAILABILITY OF EXISTING URBAN SERVICES AND INFRASTRUCTURE IN ORDER TO CONSERVE NATURAL AND MANMADE RESOURCES.
- POLICY 01.22.01 ADOPT AND IMPLEMENT STANDARD COMPLETE STREET SECTIONS BASED ON RIGHT-OF-WAY AVAILABILITY AND PURPOSE SO ALL STREETS HAVE CONSISTENTLY CONNECTED SIDEWALKS, APPROPRIATE LIGHTING, STREET TREES AND SHELTERED TRANSIT STOPS
- OBJECTIVE 01.23.00 – ECONOMIC DEVELOPMENT EXPAND THE ECONOMIC BASED BY ATTRACTING CLASS A OFFICE SPACE AND HIGHER EDUCATION INSTITUTIONAL USES, CONTINUING TO SUPPORT THE INDUSTRIAL AND MANUFACTURING SECTORS WHILE PROTECTING TOURISM AS WELL AS THE QUALITY OF LIFE AND DELIVERY OF SERVICES TO LOCAL RESIDENTS.
- POLICY 01.23.02 ACTIVITIES INTENDED TO DIVERSIFY THE ECONOMY SHALL NOT ADVERSELY IMPACT THE QUALITY OF LIFE OF THE CITY'S PERMANENT, SEASONAL AND TOURIST POPULATIONS.

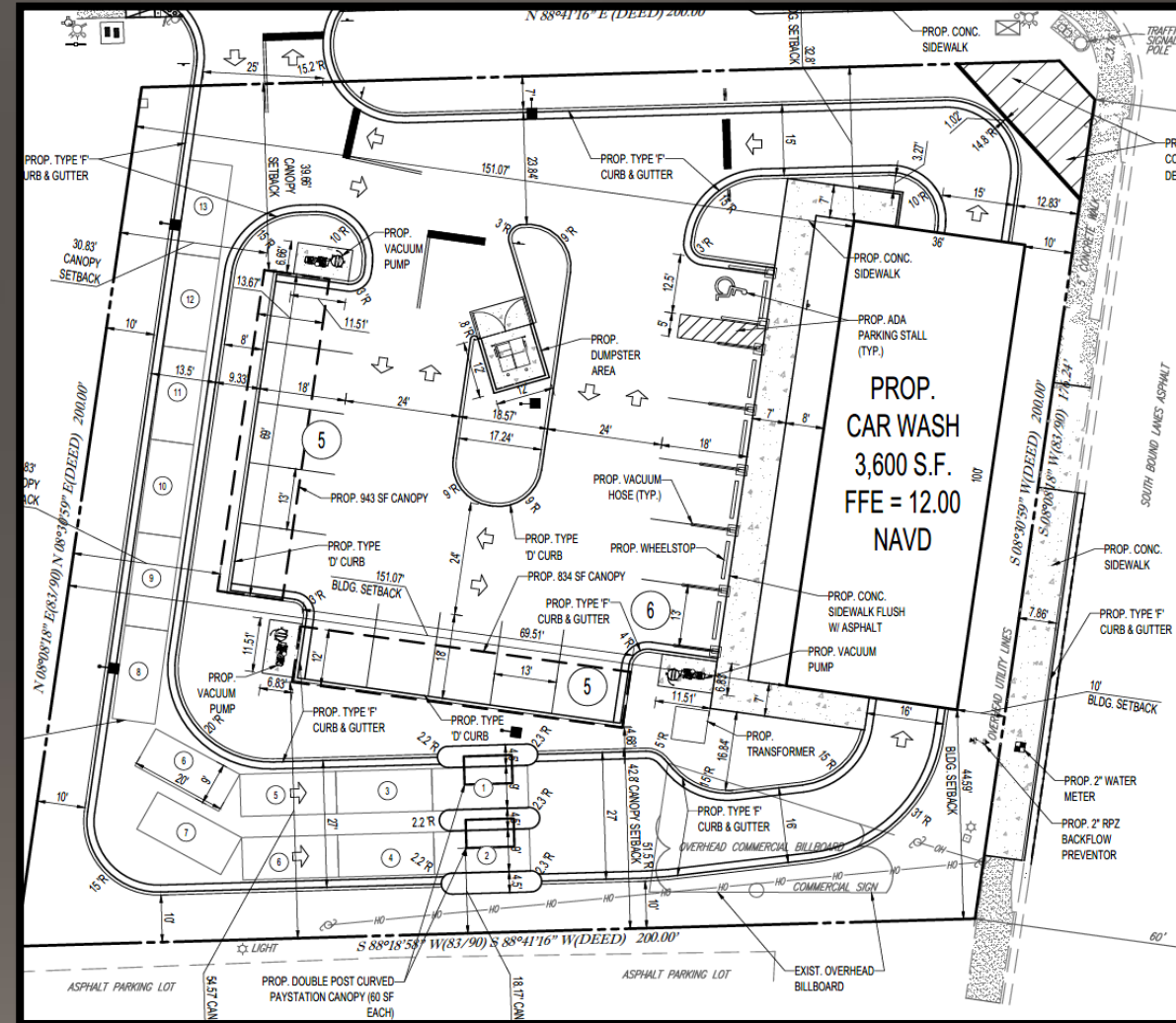
2) THE SPECIAL EXCEPTION USE COMPLIES WITH ALL APPLICABLE ZONING DISTRICT STANDARDS

Standard	Required	Provided
Lot area, minimum (sq ft)	10,000 (2)*	38, 728
Lot width, minimum (ft)	100 (2)*	184.8'
Density, maximum (du/ac)	46 (2,3)*	N/A
Lot coverage, maximum (% of lot area)	60	14.2% (Building & Canopy)
Pervious area, minimum (% of lot area)	20	28%
Height, maximum (ft)	105 (4)*	26"-4'
Front yard setback, minimum (ft)	0	10'
Street side yard setback, minimum (ft)	0 (2,5)*	32.8'
Setback from a waterway or canal, minimum (ft)	15	N/A
Setback from the historic dune vegetation line, minimum (ft)	25	N/A
Interior side yard setback, minimum (ft)	0 (2,5)*	44.59'(Building)/18.17'(Canopy)
Rear yard setback, minimum (ft)	30 (5)*	151.07'(Building)/30.83'(Canopy)
Dimensional Standards for Accessory Structures	See Accessory Use-Specific Standards	

3) THE SPECIAL EXCEPTION USE COMPLIES WITH ALL USE-SPECIFIC STANDARDS IN ARTICLE IV: USE STANDARDS

SECTION 155.4219.H. A CAR WASH USE SHALL COMPLY WITH THE FOLLOWING STANDARDS:

- THE USE SHALL BE DESIGNED TO ENSURE PROPER FUNCTIONING OF THE SITE AS RELATED TO **VEHICLE STACKING, CIRCULATION, AND TURNING MOVEMENTS.**
- NO OVERHEAD DOORS SHALL FACE THE FRONT LOT LINE.**
- 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.
- OUTDOOR ACTIVITY MAY OCCUR DURING BUSINESS HOURS;
- SCREENING OF THIS USE SHALL MEET THE GENERAL REQUIREMENTS OF SECTION 155.4219.A.**



4) THE PROPOSED USE AVOIDS OVERBURDENING THE AVAILABLE CAPACITY OF EXISTING PUBLIC FACILITIES AND SERVICES, INCLUDING, BUT NOT LIMITED TO, STREETS AND OTHER TRANSPORTATION FACILITIES, SCHOOLS, POTABLE WATER FACILITIES, SEWAGE DISPOSAL, STORMWATER MANAGEMENT, AND POLICE AND FIRE PROTECTION.

DRC Reviewed the Project on Wednesday, June 16, 2025 & confirmed available capacity

Site proposes an exfiltration trench collecting the surface water flow in the center of the property and connects to additional catch basins;

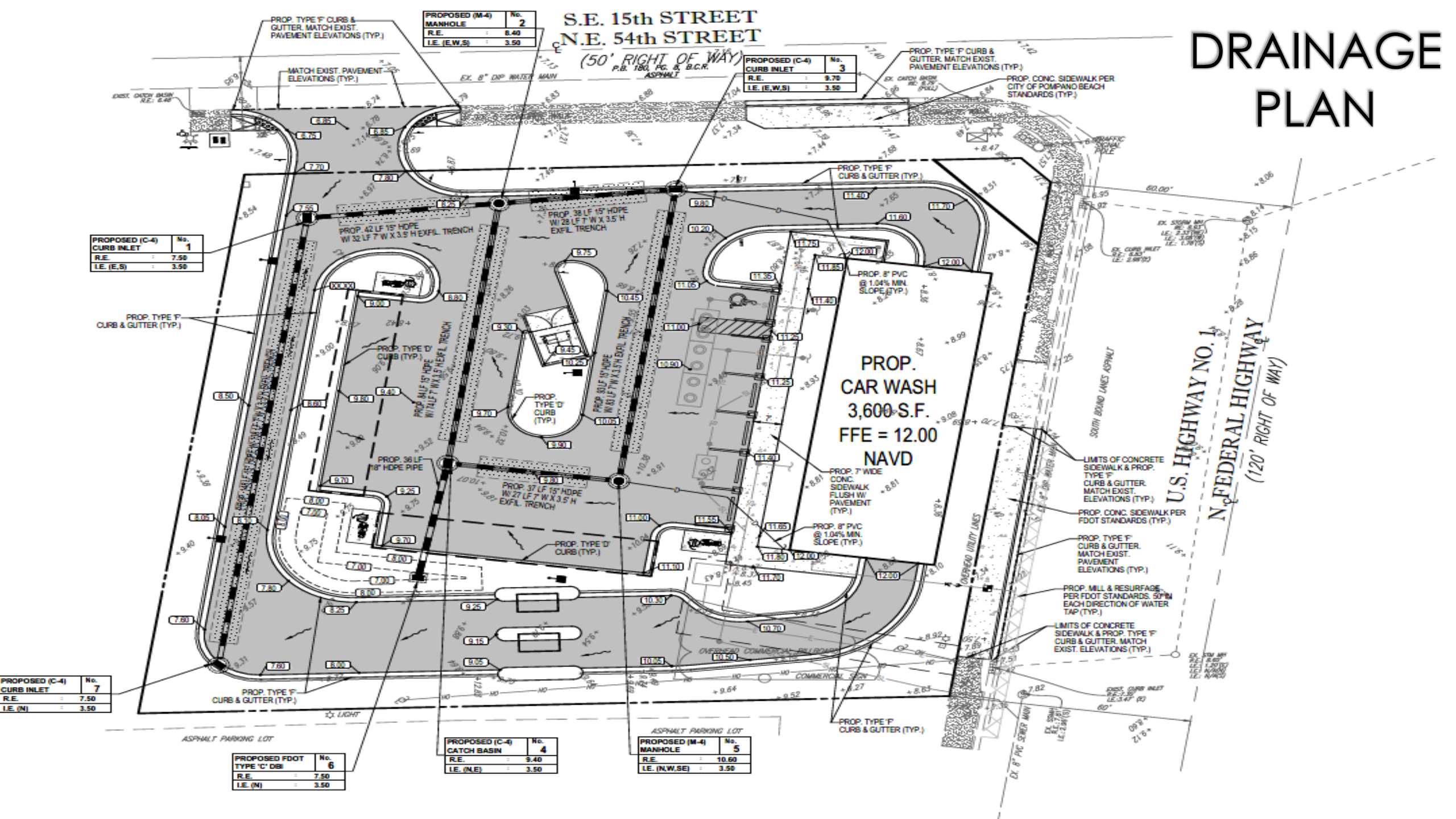
Modernized equipment utilized to ensure proper drainage

Sewage disposal will not be increased.

Adequate access and stacking for emergency & service vehicles

Closing driveway on Federal Highway increases vehicular & pedestrian safety

DRAINAGE PLAN



S.E. 15th STREET
N.E. 54th STREET
(50' RIGHT OF WAY)
P.B. 180, P.C. & B.C.R.
ASPHALT

PROPOSED (M-4)	No.
MANHOLE	2
R.E.	8.40
L.E. (E.W.S)	3.50

PROPOSED (C-4)	No.
CURB INLET	3
R.E.	9.70
L.E. (E.W.S)	3.50

PROPOSED (C-4)	No.
CURB INLET	1
R.E.	7.50
L.E. (E.S)	3.50

PROPOSED (M-4)	No.
MANHOLE	5
R.E.	10.60
L.E. (N.W.SE)	3.50

PROPOSED FOOT	No.
TYPE 'C' DSI	6
R.E.	7.50
L.E. (N)	3.50

PROPOSED (C-4)	No.
CATCH BASIN	4
R.E.	9.40
L.E. (N.E)	3.50

U.S. HIGHWAY NO. 1
N FEDERAL HIGHWAY
(120' RIGHT OF WAY)

PROP. CAR WASH
3,600 S.F.
FFE = 12.00
NAVD

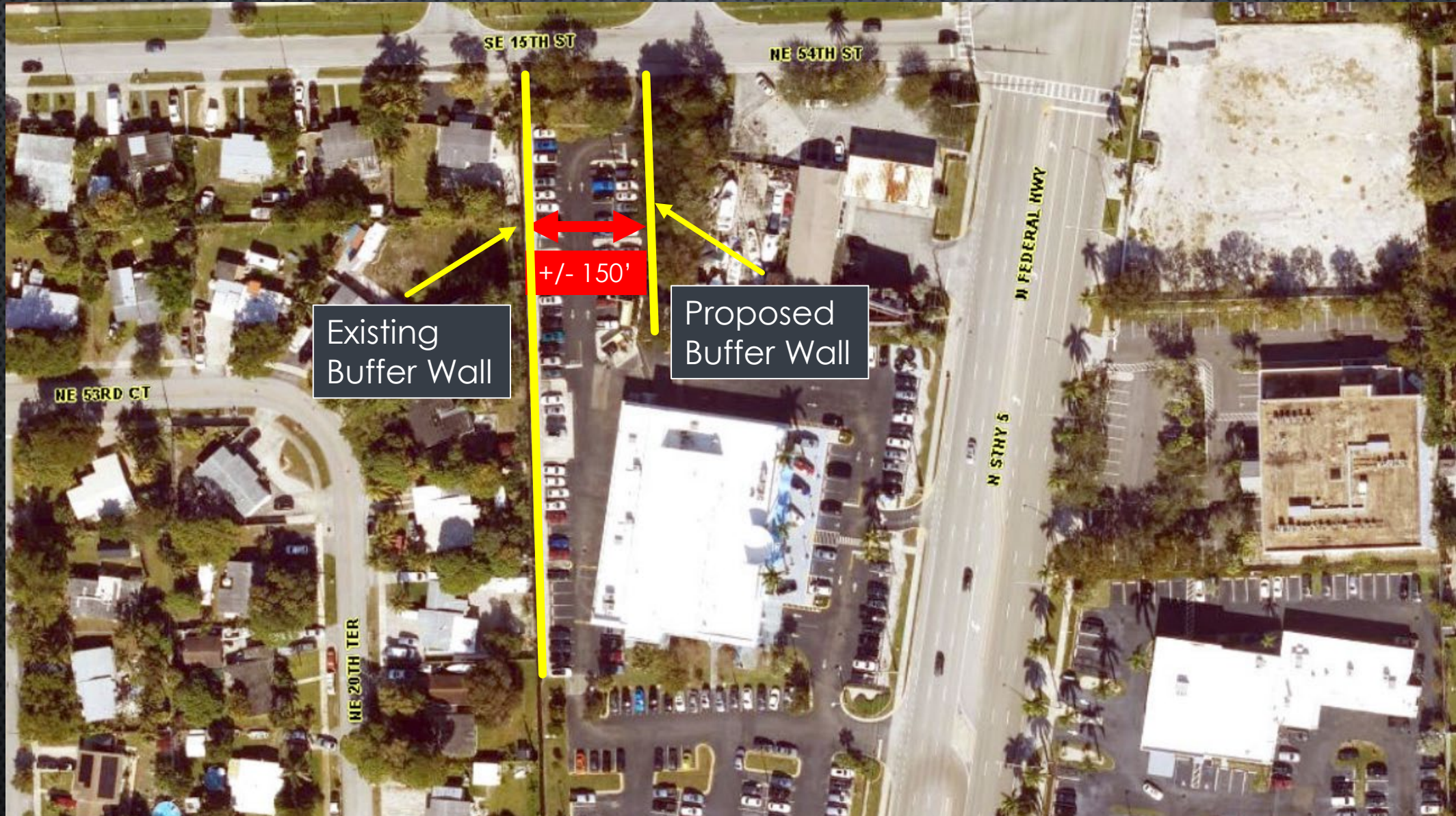
- LIMITS OF CONCRETE SIDEWALK & PROP. TYPE 'F' CURB & GUTTER. MATCH EXIST. ELEVATIONS (TYP.)
- PROP. CONC. SIDEWALK PER FDOT STANDARDS (TYP.)
- PROP. TYPE 'F' CURB & GUTTER. MATCH EXIST. PAVEMENT ELEVATIONS (TYP.)
- PROP. MILL & RESURFACE PER FDOT STANDARDS. 50' M EACH DIRECTION OF WATER TAP (TYP.)
- LIMITS OF CONCRETE SIDEWALK & PROP. TYPE 'F' CURB & GUTTER. MATCH EXIST. ELEVATIONS (TYP.)

5) THE PROPOSED USE IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE GENERAL CHARACTER OF SURROUNDING LANDS AND THE USES PERMITTED IN THE ZONING DISTRICT(S) OF SURROUNDING LAND.



Pompano Beach
Jurisdiction

DISTANCE BETWEEN RESIDENTIAL PROPERTIES AND PROPOSED CAR WASH



6) AVOIDS SIGNIFICANT ADVERSE ODOR, NOISE, GLARE, AND VIBRATION IMPACTS ON SURROUNDING LANDS REGARDING REFUSE COLLECTION, SERVICE DELIVERY, PARKING AND LOADING, SIGNS, LIGHTING, AND OTHER SITE ELEMENTS.



Refuse: More than adequate receptacles for trash will be provided & dumpster locations internal to site will result in efficient refuse collection.



Noise: Central vacuum motors and mechanical equipment are installed indoors & equipment engineered for quiet operation.



Parking: Parking and stacking exceed code requirements. Stacking provided for 13 vehicles & parking for 16 vehicles.



Lighting: Site is illuminated to further CPTED design & safety goals, but will not result in glare impacts on surrounding properties.

8) AVOIDS SIGNIFICANT DETERIORATION OF WATER AND AIR RESOURCES, SCENIC RESOURCES, AND OTHER NATURAL RESOURCES.

How WaterSavers® Works

WaterSavers® minimize these risk by routinely treating wash water prior to it going back into the environment. These washes also utilize less water per car.

EDGE Express Car Wash qualifies for this program because

- We route all our water discharge through a special treatment facility.
- Devices are installed to prevent backflow.
- We use an average of 40 gallons or less of water per car, significantly less than washing a car in your driveway.
- Uniquely designed spray nozzles that are water efficient.
- We agree to be inspected and reaffirmed annually to show we are still in compliance.

- Utilization of WaterSavers®
- Average of 40 gallons or less being used per car
- Project will not result in air emissions;
- Thoughtful and careful use of landscaping will enhance scenic and natural resources around the Property.

EXISTING V. PROPOSED USE TRAFFIC ANALYSIS

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
VESTED/EXISTING DEVELOPMENT								
Convenience Store/Gas Station - GFA (2-4k)	8 FPs	2,121	64	64	128	74	73	147
Pass-By		(1,230)	(38)	(39)	(77)	(41)	(41)	(82)
Net Vested Traffic		891	26	25	51	33	32	65
PROPOSED DEVELOPMENT								
Automated Car Wash	3,600 SF	256	0	0	0	26	25	51
Net Proposed Traffic		256	0	0	0	26	25	51
Net Traffic								
Net Traffic		(635)	(26)	(25)	(51)	(7)	(7)	(14)

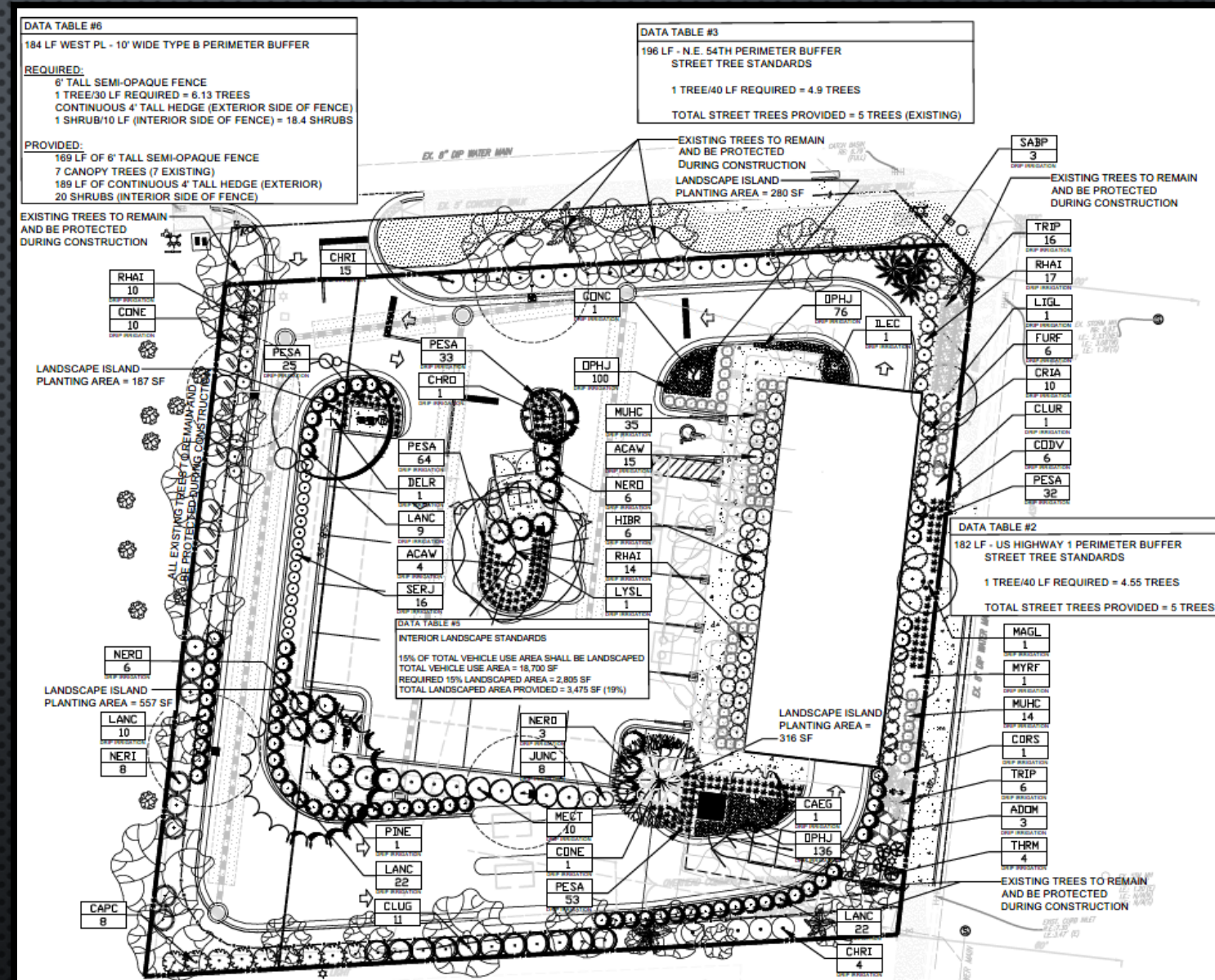
10) ALLOWS FOR THE PROTECTION OF PROPERTY VALUES AND THE ABILITY OF NEIGHBORING LANDS TO DEVELOP USES PERMITTED IN THE ZONING DISTRICT.

Existing Conditions



PROPOSED IMPROVEMENTS

- State of the Art Car Wash Facility
- Fully Automated Wash & Dry System
- Vacuum Stations for customers
- No staff hand drying, vacuuming, or detailing
- Owners operate 10+ businesses around the country
- Significant new landscaping



11) FULFILLS A DEMONSTRATED NEED FOR THE PUBLIC CONVENIENCE AND SERVICE OF THE POPULATION OF THE NEIGHBORHOOD

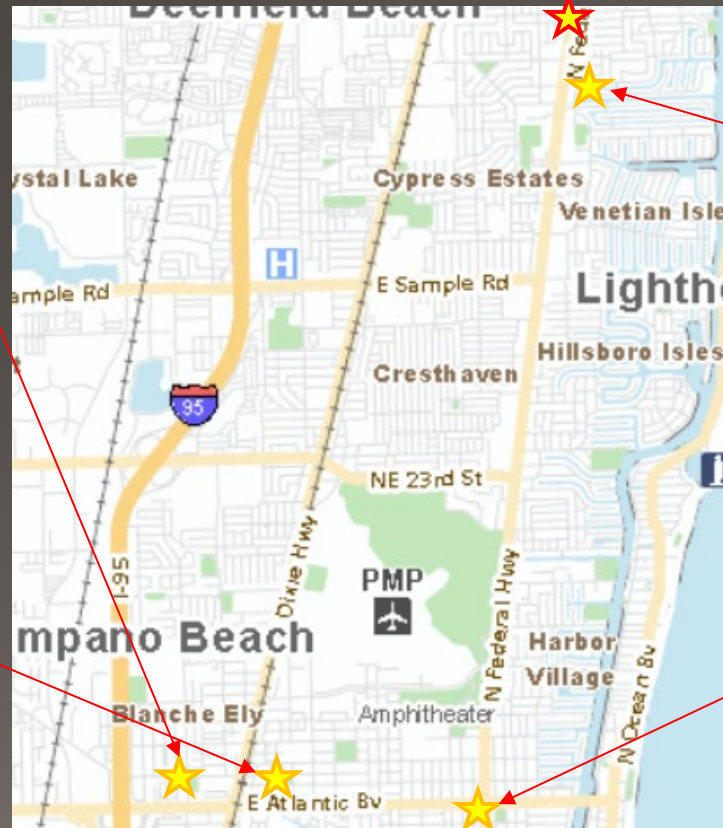
- NO MODERN CAR WASH FACILITY WITHIN THE CITY IN THE VICINITY OF THE PROPERTY



Mr. Squeaky – 499 Atlantic Blvd



Car Wash – 205 E Atlantic Blvd



Sparkling Image – 5190 N Federal Hwy, Lighthouse Point



Ultra Shine Auto Spa (and detailing)

12) COMPLIES WITH ALL OTHER RELEVANT CITY, STATE AND FEDERAL LAWS AND REGULATIONS.

- THE PROJECT COMPLIES WITH ALL OTHER RELEVANT CITY, STATE AND FEDERAL LAW REGULATIONS.





QUESTIONS?