



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

605 Suwannee Street  
Tallahassee, FL 32399-0450  
October 4, 2023

JARED W. PERDUE, P.E.  
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 4, 2024  
**THIS LETTER IS NOT A PERMIT APPROVAL**

John B. Iravani, P.E.  
Jeff H. Iravani, Inc  
1934 Commerce Lane Suite 5, Jupiter, FL 33458

Dear John B. Iravani:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **August 17, 2023**

Broward County - Pompano Beach; SR 5; Sec. # 86020000; MP: 11.9; Access Class - 5;

Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: FM 439891.5-Vanita Saini-ITS COMMUNICATION SYSTEM

**Request:**

**Right-in/Right-out access on the west side of SR 5 / N. Federal Highway, approximately 27 feet south of the north property line**

**SITE SPECIFIC INFORMATION**

Project Name & Address: **El Car Wash Pompano Beach – 3685 N Federal Highway, Pompano Beach, Florida**  
Property Owner: **Kaja Properties Inc;** Parcel Size: **0.859 Acres**  
Development Size: **4902 SF One (1) Tunnel Automated Car Wash**

**REQUEST APPROVED**

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

**Conditions:**

- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**

**Comments:**

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter.

Digitally signed  
by: Carina

Sincerely,

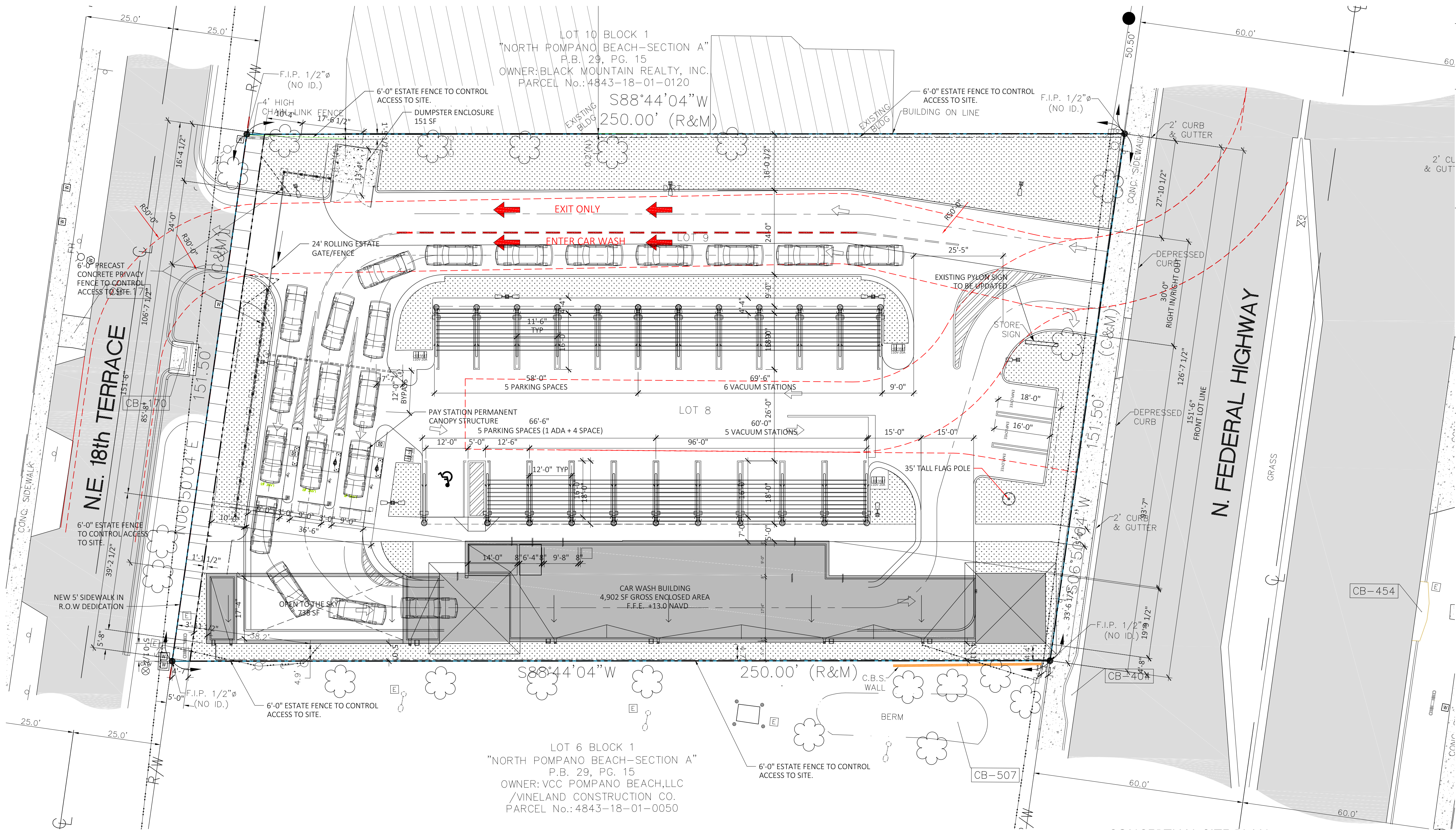
Harvey  
Date: 2023.10.04  
16:43:30 -04'00'

Carina Harvey  
District Access Management Manager

cc: Anthony Beecher

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-08-17\4. 86020000 MP 11.9 SR 5\_EI Car Wash Pompano Beach\86020000 MP 11.9 SR 5\_EI Car Wash Pompano Beach.docx





DRG DETAILS

Address: 3685 N FEDERAL HWY, POMPAÑO BEACH FL 33064

Owner: 723-12000036

Folio: 07/17/2024

Parcel ID: 4843 18 01 0100

FANJUL & ASSOCIATES, LLC

ARCHITECTURE, PLANNING & INTERIOR DESIGN

AA26000725

ARTURO G. FANJUL, RA

PRESIDENT

5455 SW 8TH STREET, SUITE 240

CORAL GABLES, FLORIDA 33134

PH. 305 726.8313

FAX 305 356.3686

arturo@fanjularchitects.com

"A BETTER LIFE THROUGH DESIGN"

PLANNING & COMMUNITY DEVELOPMENT

Zoning Designation	B-3	
Zoning Description	B-3 GENERAL COMMERCIAL	
Designating Agency	POMPAÑO BEACH COMMERCIAL	
Future Land-Use Designation	COMMERCIAL	
LOT Size (Current)	37497 SF	0.861 Acres
Less ROW Dedication - Federal	-139 SF 11"	-0.003 Acres
Less ROW Dedication 18th Terrace	-758 SF 5'-0"	-0.017 Acres
LOT Size (Proposed)	36600 SF	0.840 Acres
Proposed Use:	Sec 155-4219 (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	37497	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	4790	1/500 SF	10
CARWASH, FULL SERVE AUTOMATIC			
PROVIDED SPACES	STANDARD	ADA	TOTAL PROVIDED
PARKING SPACES	9	1	10
VACUUM STATIONS			11

AUTO WASH STACKING REQUIRMENTS

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:

a. 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.

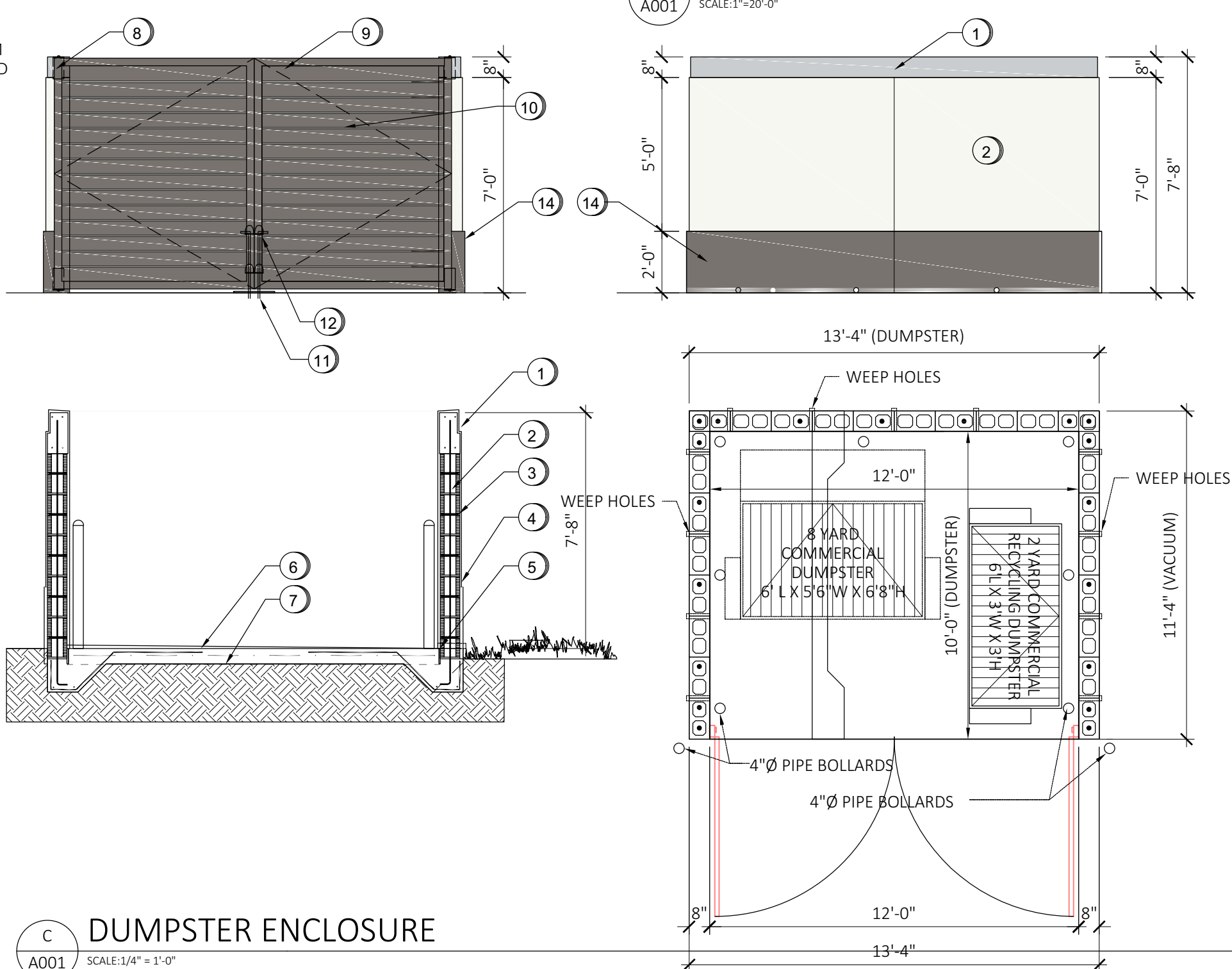
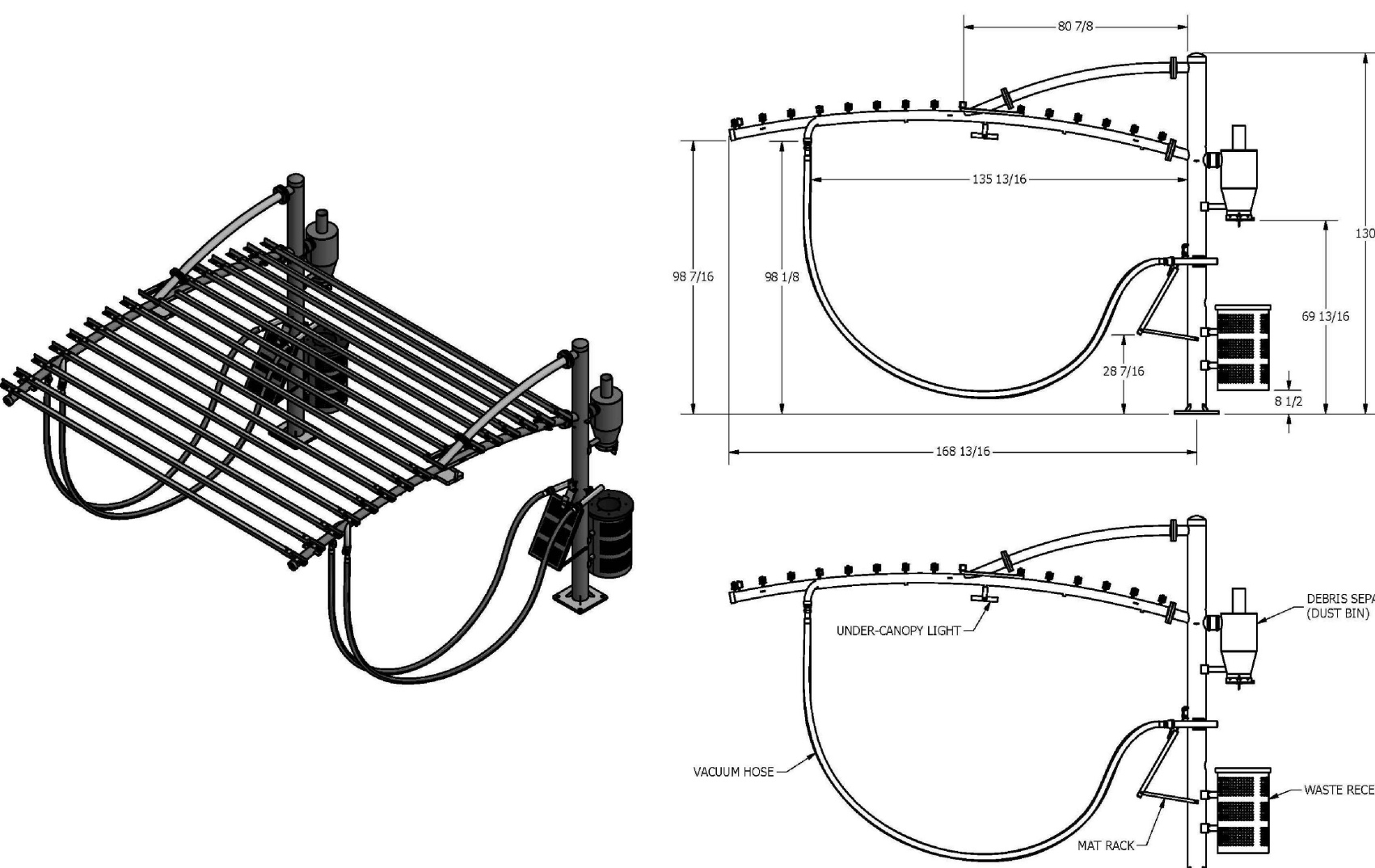
c. Each lane shall be covered with a permanent canopy which shall have a maximum clearance height of 14 feet above grade, except where state or federal law requires a higher clearance.

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

### ENCLOSURE KEY NOTES:

- CAST IN PLACE CONCRETE CAP WITH 2 #5 CONT. TOP & BOTTOM
- CMU WALL WITH #5 BAR IN GROUT FILLED CELLS @ 32" O.C. AND ALL CORNERS.
- PROVIDE 9 GA WIRE TYPE REINFORCING AT EVERY OTHER BLOCK COURSE.
- 5/8" 3 COAT SMOOTH STUCCO FINISH. WITH TOOLED 1/4" VERTICAL REVEAL. PROVIDE PLASTIC J BEAD AT TRANSITION TO STUCCO BASE.
- PROVIDE 1/2" EXPANSION JOINT FILLER.
- 6" THICK SLOPPED CONCRETE 3000 PSI NORMAL WEIGHT CONCRETE SLAB ON GRADE WITH W6X6X10 WWM.
- PROVIDE 5 MIL VAPOR BARRIER.
- HEAVY DUTY HINGES.
- PROVIDE 1X3 TUBE STEEL FRAME
- 3/4" X 6" HORIZONTAL TUBE SLATS @ 6.5" O.C. PAINTED TO CREATE OPAQUE GATE.
- STEEL PLATE WITH (2) 1" Ø HOLES FOR DROP PINS. DRILL ASPHALT 2" DEEP MIN.
- PROVIDE HEAVY DUTY 3/4" ALUMINUM STOP PIN (CAIN BOLT) CLOSING DEVICE.
- FOOTING SEE SCHEDULE
- PROVIDE 1-1/4" SMOOTH STUCCO 24" HIGH BASE WITH ACCENT COLOR. TERMINATE 6" BELOW GRADE.



STRUCTURAL PLAN NOTES:

1. THE DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 EDITION, ACI 318-14, 7-18 AND F.B.C. 2020. BUILDING CATEGORY II. 110 MPH WIND SPEED EXPOSURE C. SEE CALCULATIONS FOR ADDITIONAL INFORMATION.

2. CONCRETE: ALL CAST IN PLACE CONCRETE FOR CONNECTIONS. THIS JOB SHALL ADHERE A MINIMUM COMPRESSIVE STRENGTH (F'c) AT 28 DAYS AS 4000 PSI AND FOR FOOTING MINIMUM COMPRESSIVE STRENGTH (F'c) AT 28 DAYS AS 3000 PSI.

3. STRUCTURAL STEEL: STRUCTURAL REINFORCING STEEL ASTM 615, GRADE 60.

SECTION 1

REFER TO ACI 318-14, SEC. 7.7.1 MIN. COVERAGE REIN. CONC. EXPOSED TO WEATHER: 1" MIN. COVERAGE REIN. CONC. NOT EXPOSED TO WEATHER: 1".

PANEL AND POST CONC.

PANEL AND POST ELEV.

REVISION NO.

PREAPP-COMMENTS

DATE: 8/18/2023

SCALE: AS NOTED

DRAWN: AGF

CHECKED: AGF

JOB NO. 23-0701

PERMIT NO.

OWNERSHIP

OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

SP-1