

Traffic Impact Statement

For

El Car Wash Pompano Beach

Parcel ID#
4843-18-01-0100

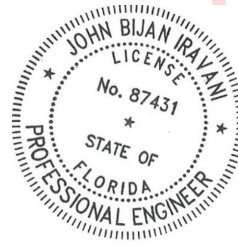
Pompano Beach, Florida

10-04-2023

Prepared By:

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



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Digitally
signed by
John Iravani
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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

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

DRC
PZ23-12000036
07/17/2024

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
1986 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 268-1188 - F: (305) 267-8846 - W: www.hadonne.com



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

REVISIONS	FILE
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2	
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10	

Field Book:
FILE
DRAWN BY:
MM
TECH BY:
RI
QA/QC BY:
JS
Job No.:
22023
2/2

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

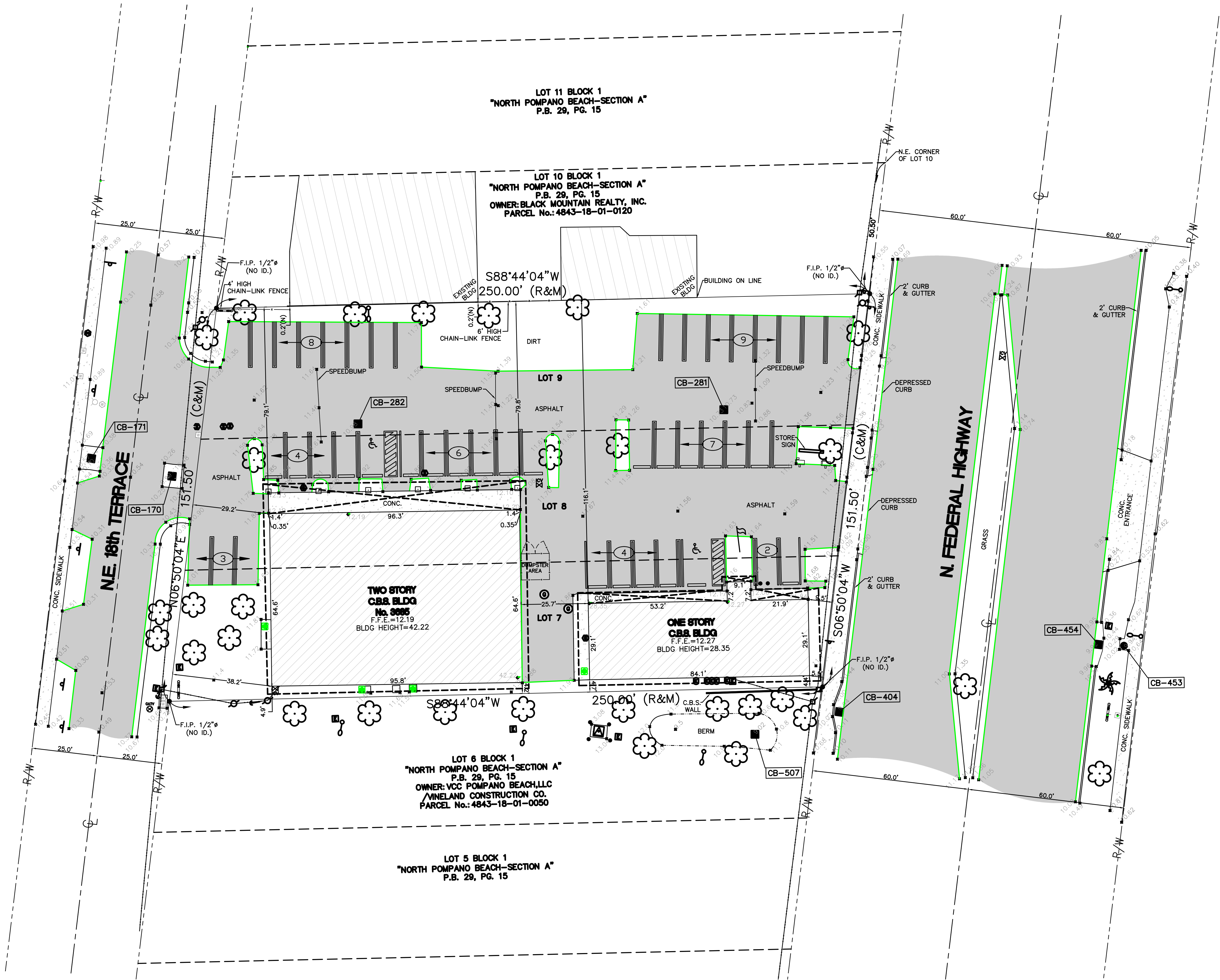
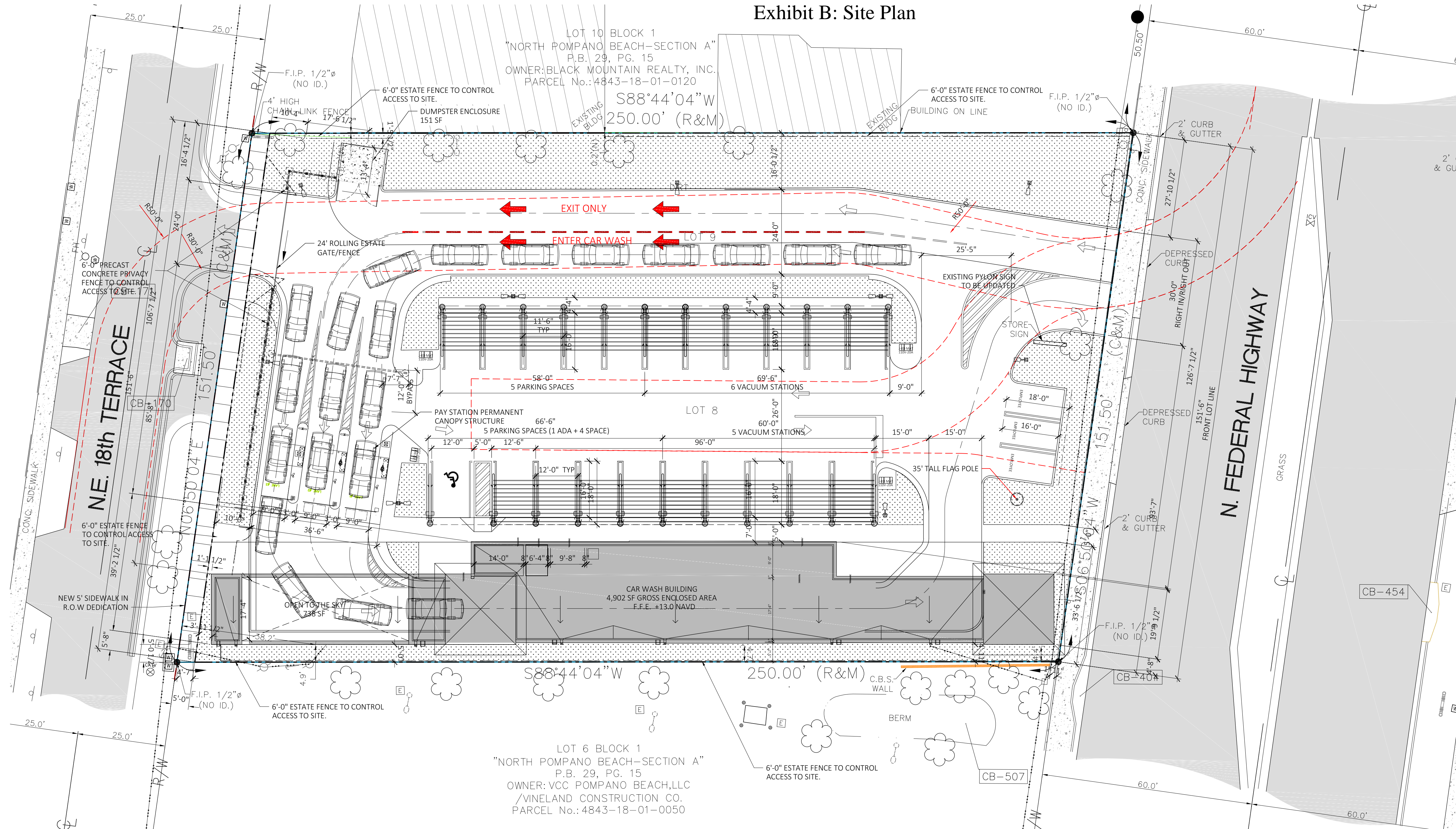
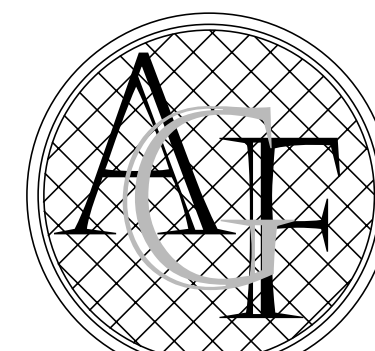


Exhibit B: Site Plan



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



FANJUL & ASSOCIATES, LLC
ARCHITECTURE, PLANNING & INTERIOR DESIGN

AA26000725

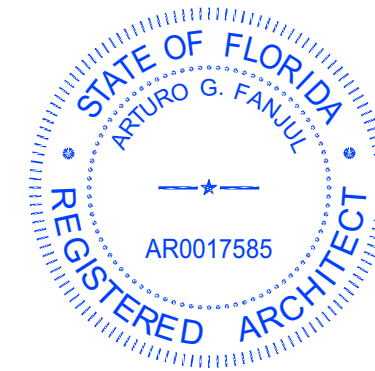
ARTURO G. FANJUL, RA
PRESIDENT

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CORAL GABLES, FLORIDA 33134

PH. 305 726.8313
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arturo@fanjularchitects.com

"A BETTER LIFE THROUGH DESIGN"



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GENERAL ZONING USE:

155-4219 (H) Car Wash or Auto Detailing

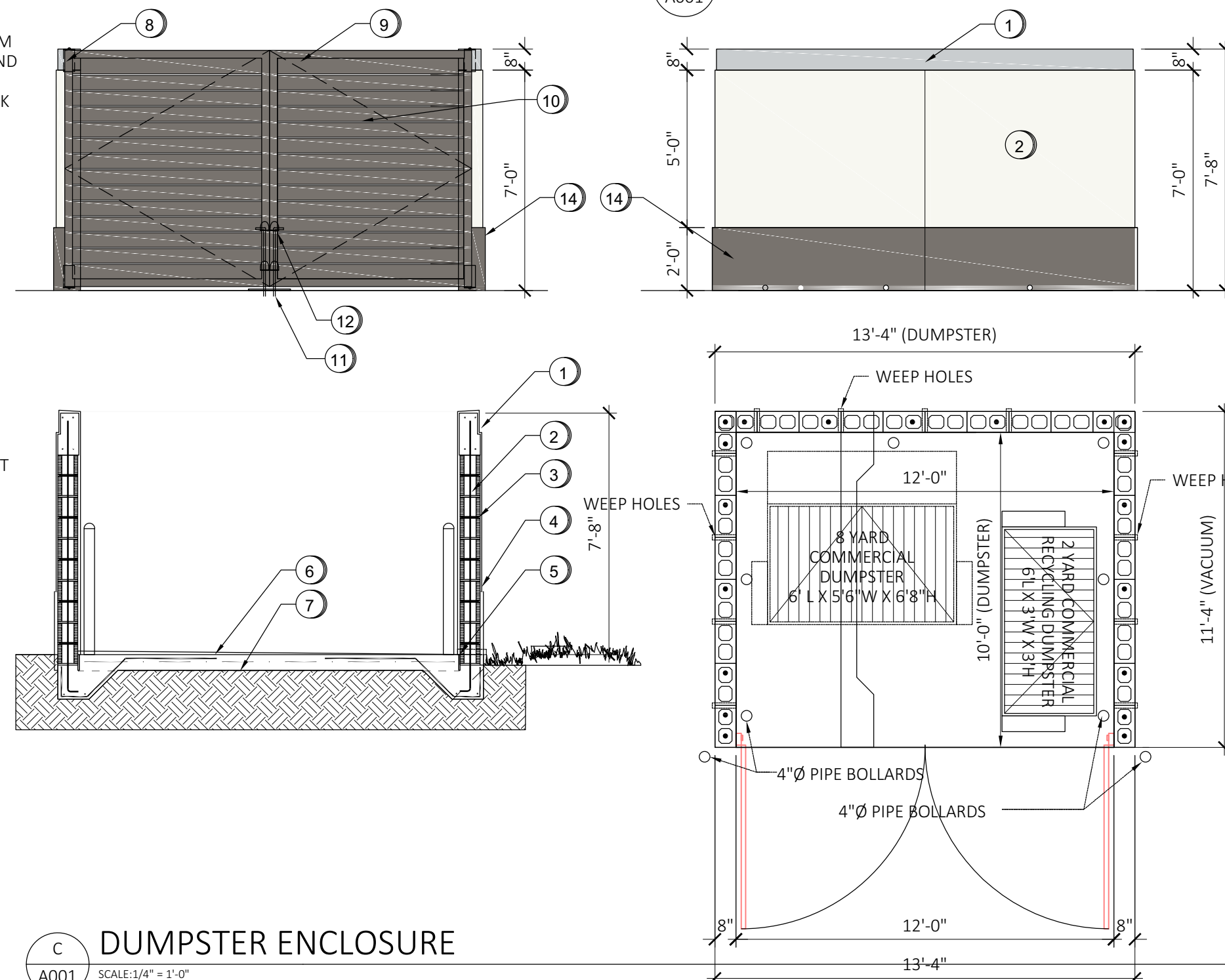
2. Definition
 - a. Car wash or auto detailing use is an establishment providing the washing of the exterior of vehicles where vehicles are manually driven or pulled by a conveyor through a system of rollers and/or brushes. Interior cleaning and/or drying may be conducted manually by vehicle operator 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.
 - ii. No overhead doors shall face the front lot line.
 - iii. 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 higher clearance.

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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

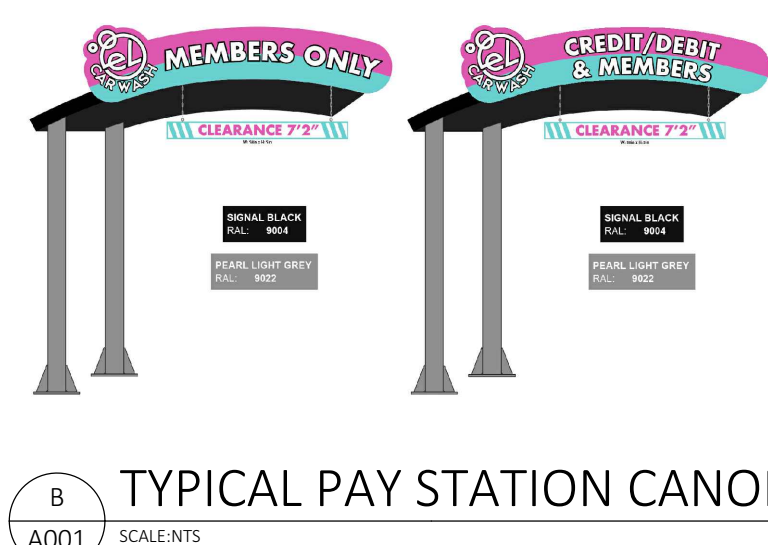
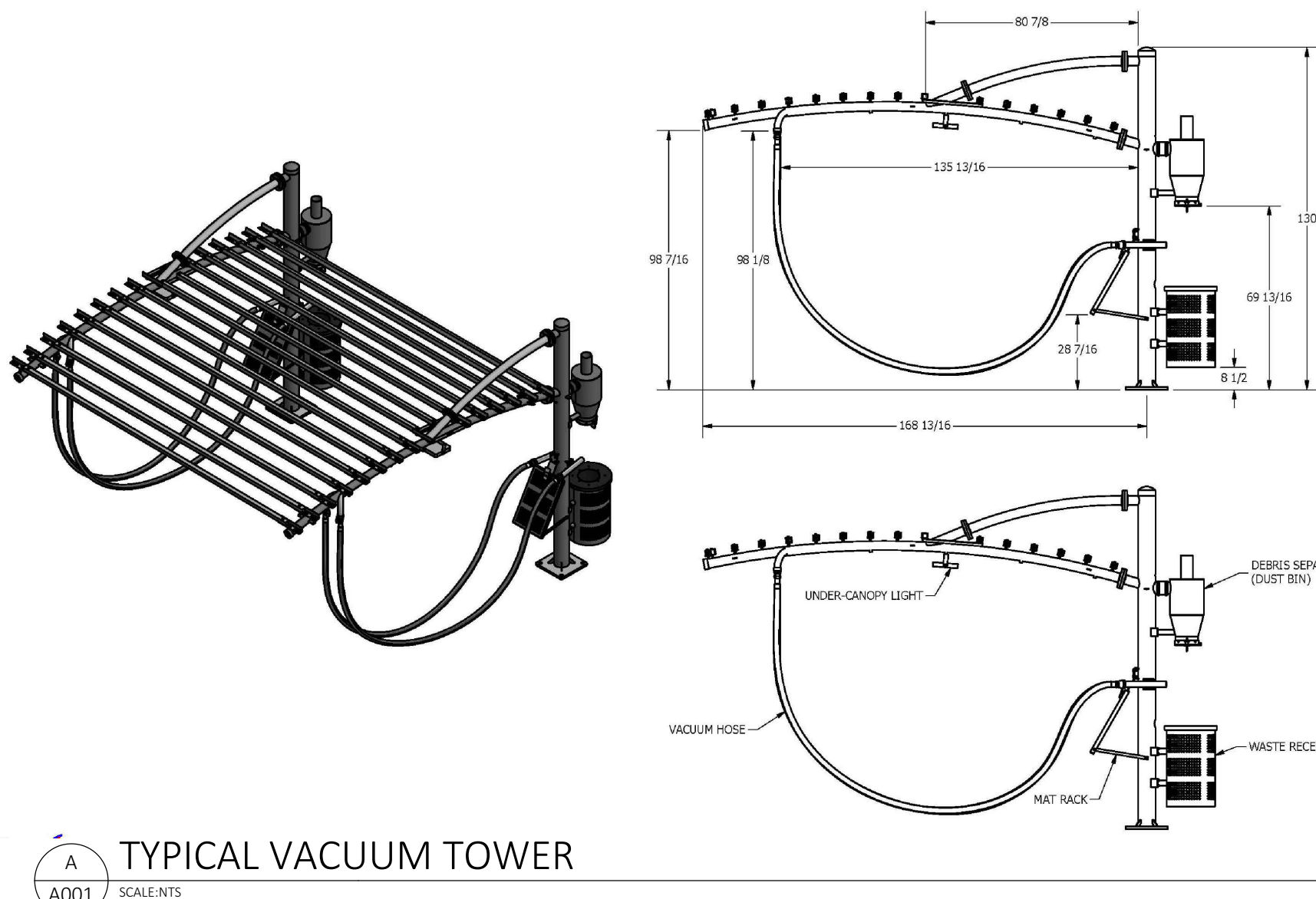
CONCEPTUAL SITE PLAN

SCALE: 1"=20'-0"

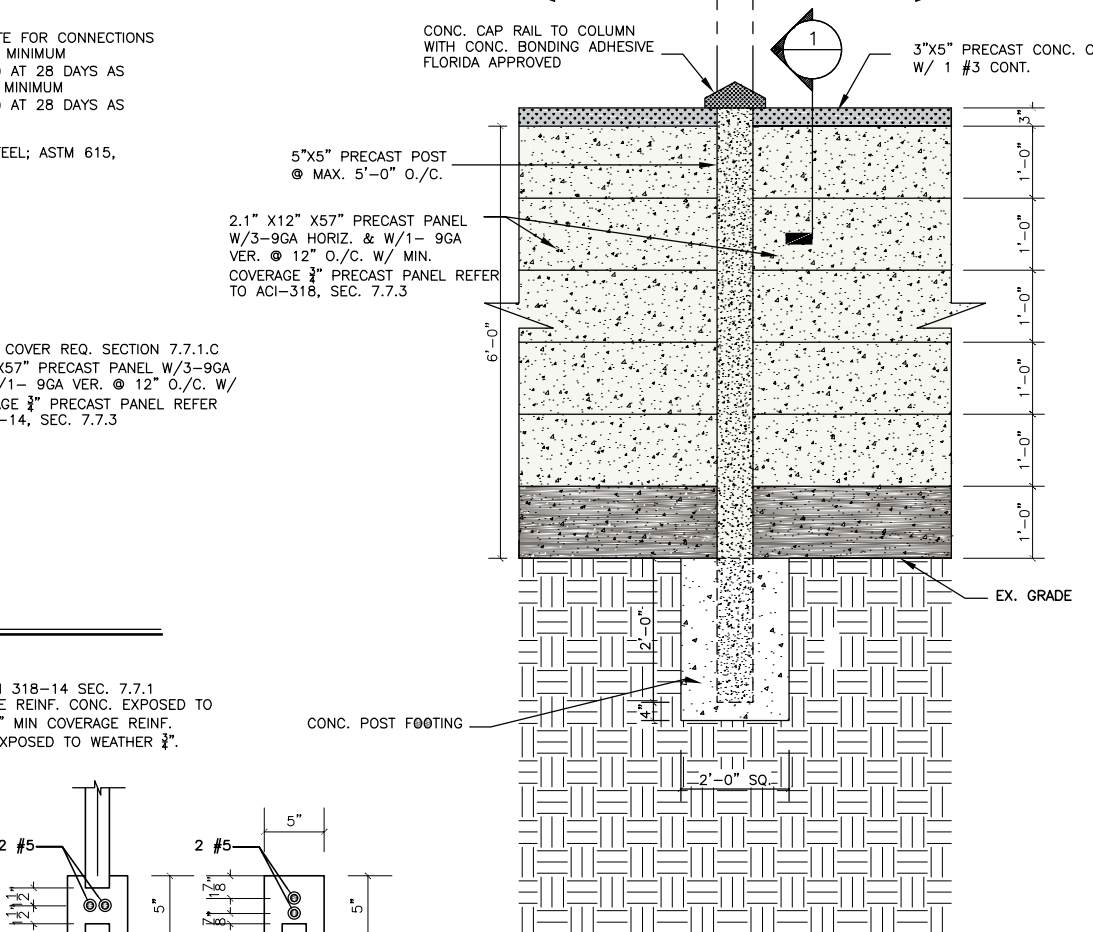
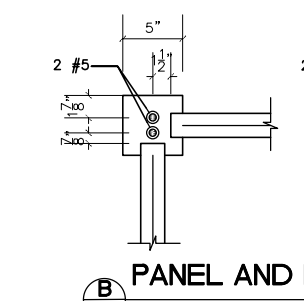
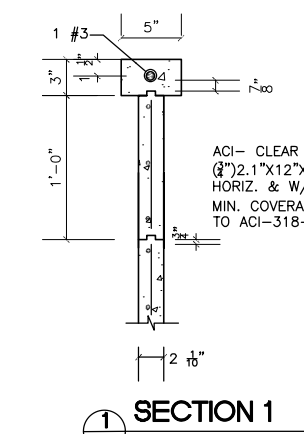


ENCLOSURE KEY NOTES:

1. CAST IN PLACE CONCRETE CAP WITH 2 #5 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" RADIUS SMOOTH STUCCO FINISH, WITH TOOLED 1/4" VERTICAL REVEAL. PROVIDE PLASTIC J BEAD AT TRANSITION TO STUCCO BASE.
5. PROVIDE 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 1X3 TUBE STEEL FRAME
10. 3/4" X 6" HORIZONTAL TUBE SLATS @ 6.5" O.C. PAINTED TO CREATE 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 (CAIN BOLT) CLOSING DEVICE.
13. FOOTING SEE SCHEDULE
14. PROVIDE 1-1/4" SMOOTH STUCCO 24" HIGH BASE WITH ACCENT COLOR. TERMINATE 6" BELOW GRADE.



1. THE DESIGN IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 EDITION, ACI 318-14, AISC-13th EDITION.
- 1.1 WIND LOADS: IN ACCORDANCE WITH ASCE 7-16 AND F.B.C. 2020.
- BUILDING CATEGORY I
- 115 MPH WIND SPEED
- EXPOSURE C
- SEE CALCULATIONS FOR ADDITIONAL INFORMATION.
2. CONCRETE:
- ALL CAST IN PLACE CONCRETE FOR CONNECTION IN THIS JOB SHALL ATTAIN 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:



CONCEPTUAL SITE PLAN

REVISION	NO.
PREAPP-COMMENTS	
DATE:	8/18/2020
SCALE:	AS NOTED
DRAWN:	AG
CHECKED:	AG
JOB NO.	23-070
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