



August 27th, 2025

Development Review Committee
City of Pompano Beach
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: Site Plan for Rising Tide Car wash (2901 W ATLANTIC BOULEVARD POMPANO BEACH FL 33069, folio [484233450010](#))

Dear members of the Development Review Committee (DRC),

Rising Tide Car Wash ("Applicant") proposes developing a vacant site on the west side of the City with a brand new, state-of-the-art car wash which will not only provide a desirable and convenient service for area residents but also help Applicant continue to further its mission of creating meaningful job training and employment opportunities for young adults with Autism or other related disabilities.

To facilitate the development, PLANW3ST is representing Applicant, with authorization from the current property owner, RACETRAC INC, in pursuit of Site Plan approval for the above-referenced property. The property is a total of 52,371 sq. ft. (1.20 acres, located north of Atlantic Boulevard, between NW 30th Avenue and NW 28th Avenue in Pompano Beach (refer to **EXHIBIT A** included with this narrative). Currently, the property is vacant. The contract buyer ("Applicant") intends to develop the property with a new 3,500 sq. ft. express car wash and related site and landscape modifications including 500 sq. ft. of covered vacuuming spaces. The Zoning designation is B-3 General Business District, and the Land Use Designation is C Commercial—both which permit a car wash with Special Exception approval. A Special Exception was indeed obtained for this use on May 21, 2025.

We believe that we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that a Major Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The property is located within the C Commercial Land Use designation of the City's adopted Future Land Use Map. According to the City's adopted Comprehensive Plan, retail and business uses are permitted in the C Commercial Land Use designation.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

The proposed project is a 3,500 sq. ft. commercial automatic car wash. Accessory uses will include a dog wash, vacuuming stations, parking, and landscaping. The project complies with the use, intensity, and dimensional standards of the code.

- PZ25-120000263. 10/15/2025 3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;

The property is vacant and the project will be developed as new. The improvements proposed will be compliant with Article 5 of the Code of Ordinances, including sustainability minimums.

4. Complies with all other applicable standards in this Code;
It is the intent of the property owner to comply with code fully and submit for permit that meets all other building codes.
5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;
The only order that applies to this development is the Special Exception order recently obtained, which requires the development to obtain site plan and building design approval, and maintain substantial conformance to the site plan reviewed for Special Exception approval.
6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;
As part of site plan approval, the applicant seeks to obtain concurrency approval. As indicated in the justification backup for Special Exception, The car wash does not overburden existing public potable water facilities, sewage disposal, or stormwater management and in fact actually reduces water usage for the community as described further below. The process and proposed equipment allow the entire car washing and drying experience to be approximately 2.5 minutes. Washes are completely environmentally friendly and save substantial water in comparison to other car wash businesses or washing at home. The feasibility analysis/needs study included with this submittal, prepared by BBG Real Estate Services, indicates that the presence of a convenient express car wash in the market area will likely reduce the number of residents that wash their vehicles at home. Washing a vehicle at home tends to use 100 plus gallons of water per vehicle. The study states, "Rising Tide Car Wash utilizes a water reclaim system that will recycle about 88% of the water used. Therefore, if it takes 100 gallons to wash a single vehicle then only 12%, or 12 gallons would be fresh water. The water reclamation system at car washes is; therefore, more environmentally responsible than washing a vehicle at home." The project will utilize a water efficient design and the best water recycling equipment to ensure water usage per car is 12 gallons per vehicle or less. Rising Tide collects, stores, and properly disposes of any and all dirt and contaminants that are washed off customer's vehicles. When a car is washed at home these contaminants run into the storm water system and end up in our rivers, lakes, and ocean. Therefore, the car wash provides an environmental service, collecting, treating, and disposing of non-point source pollutants that would otherwise degrade the environmental resources of the community.

The car wash does not overburden streets or other transportation facilities. The proposed development generates fewer trips than restaurants, banks, and especially the 2012-approved Raceway gasoline station and convenience store project. The high-speed tunnel gets cars out between 2 and 3 minutes. The trip generation for the proposed car wash is about 575 daily vehicle trips, where the approved gasoline station and convenience store would

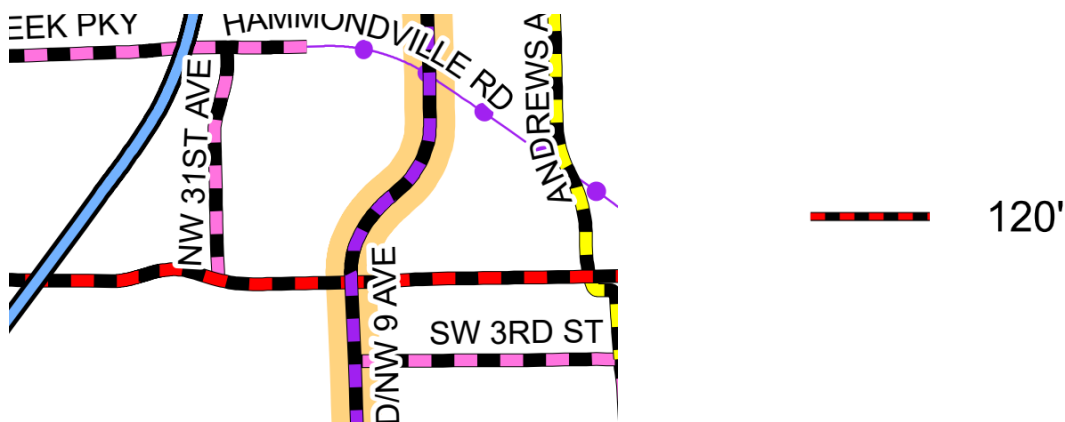
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have generated 2,930 daily vehicle trips. A queuing analysis was previously performed for another location in Margate, where the maximum queue formation collected 19 vehicles between 1:30 and 1:45pm on a Saturday. Max queuing for a weekday (Friday) was 15 vehicles between 5:15 and 5:30pm. In both scenarios, queuing drops off after that 15-minute increment. Based on the site plan provided for the car wash, the storage capacity is 30 vehicles--more than the maximum queue observed at the Margate site. Further, the wash tunnel itself can process up to 6 vehicles at a time, and 3 more vehicles can be stacked in the drive-in lane prior to entering the tunnel.

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The subject property is located abutting Atlantic Boulevard, a street that is identified on the Broward County Trafficways Plan. In accordance with the Broward County Trafficways Plan, Atlantic Boulevard requires a minimum of 120 feet in this area of the county. According to Zoning Code section 155.5704.C.2., all lots subject to a Plat, Rezoning, or Major Site Plan approval, as well as lots not subject to Major Site Plan approval but are developing a new structure or increasing an existing structure by 50% of the existing gross floor area, shall dedicate the required right-of-way. City of Pompano Beach code section 100.01(C), property owners required to dedicate right-of-way in accordance with the Zoning Code shall only be required to dedicate half of the applicable right-of-way width to the center line of the street. Atlantic Boulevard measures 60.2 feet to the centerline of the roadway and NW 30th Avenue measures 30 feet to the centerline of the roadway; thus, no additional right-of-way dedication is needed from this property.



8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The subject property is not located inside of a Wellfield Zone nor is it designated as a contaminated site.

(Source: <https://www.broward.org/Environment/Wellfield/Pages/Default.aspx>; <https://www.broward.org/Environment/ContaminatedSites/Pages/AssessmentRemediation.aspx>)

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;

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The site plan application includes a CPTED Security Plan and narrative for the City's review. The property will comply with CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02;

The site plan application will include a Life Safety Plan with fire apparatus turning radii. The property will comply with adopted Fire Codes and Standards.

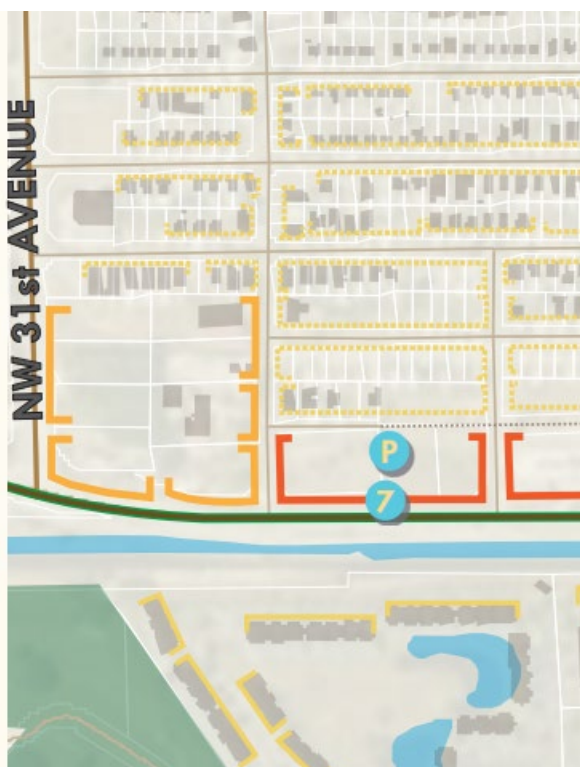
11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and

The subject property is not located in or near an Environmentally Sensitive Land identified by Broward County or the city.

(Source: <https://www.broward.org/Planning/Pages/GIS.aspx>)

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

The subject property is located in the Pompano Tech node that is identified by the City's approved Transportation Corridor Study for Atlantic Boulevard. The vision identified in the Study calls for "commercial mixed-use frontage" at the south and east portion of the site, which this proposal is consistent with. The vision also calls for 2 to 3 stories of commercial mixed use including front offices and parking to the rear. The operation of this business and the lot layout forces the building to be in the middle of the site, facing the vacuuming stations and Atlantic Boulevard. Street vegetation is part of the vision of this area, another element that this proposal is consistent with.



Commercial Mixed Use Frontage

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10/15/2025 Thank you for your consideration. We respectfully request your assistance in our Minor Site Plan and Major Building Design application as justified above.

Please do not hesitate to contact me with any questions.

A handwritten signature in blue ink, appearing to read "Paola A. West".

Paola A. West, AICP, ISA-CA
President, Land Planner

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Exhibit "A"

Location Map

Parcel Id: [484233450010](#)
Owner: RACETRAC PETROLEUM INC
 %SILVER OAK ADVISORS
Situs W ATLANTIC BLVD POMPANO
Address: BEACH FL 33069