
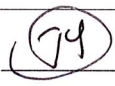


City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	February 8, 2024	Application ID:	ZV 2023-0007 - 0008
Project Name:	El Car Wash	Project Number:	PRJ 2023-0008
Project Planner:	Cole Williams, Senior Planner		
Owner:	University Pines LLC	Agent:	Janna Lhota
Location:	7871 Pines Boulevard	Commission District	1
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP 2023-0007		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2023-0007	155.508(D)(1)(a)	All washing facilities shall be within an enclosed building except that vacuuming facilities may be outside the building where the subject property is located at least 500 feet from any residentially zoned or used property	To allow exterior vacuums within 500' of residentially used property.
ZV 2023-0008	155.508(D)(3)(a)	No tunnel entrance or exit of a car wash operation shall face an adjacent residentially used or zoned property	To allow the car wash tunnel entrance to face residentially used property.
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustment
Reviewed for the Agenda:	Director: <u></u>		Assistant Director: <u></u>

PROJECT DESCRIPTION / BACKGROUND:

Janna Lhota, agent for owner University Pines LLC, is requesting two variances for the proposed El Car Wash located at 7871 Pines Boulevard. Variances from the Land Development Code attended automatic car wash regulations are being requested to allow exterior vacuums within 500' of residentially used property and allow the car wash tunnel entrance to face residentially used property.

The site is currently occupied by a freestanding restaurant (Miami Grill) and multi-tenant building. To facilitate the proposed car wash development, the buildings would be demolished and the parcels would be combined. The site plan for El Car Wash (SP 2023-0007), will be heard at a later hearing should these variances be granted.

VARIANCE REQUEST DETAILS:

The applicant is requesting the following variances pertaining to the proposed El Car Wash site:

- ZV 2023-0007 is requesting to allow exterior vacuums within 500' of residentially used property. The exterior vacuums will be located +/- 49' away from the Trayann Apartments to the east and +/- 54.5' away from Advenir at San Tropez to the north.
- ZV 2022-0008 is requesting to allow the car wash tunnel entrance to face residentially used property. The proposed tunnel faces the Trayann Apartments to the east.

The applicant has provided the attached justification statement to support their request. Attended automatic car washes are regulated by Land Development Code section 155.508 (D) For reference, staff has attached code section 155.508(D) from Article 5 of the Land Development Code.

VARIANCE DETERMINATION:

The Planning & Zoning Board shall not grant any non-single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:

- a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
- b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
Subject Site Aerial Photo
Proposed Site Plan



City of Pembroke Pines

Planning and Economic Development Department

Unified Development Application

Planning and Economic Development
 City Center - Third Floor
 601 City Center Way
 Pembroke Pines, FL 33025
 Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: August 7, 2023

Plans for DRC _____ Planner: Stamm/Yaciuk

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal*
<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Delegation Request
<input type="checkbox"/> DRI*
<input type="checkbox"/> DRI Amendment (NOPC)*
<input type="checkbox"/> Flexibility Allocation
<input type="checkbox"/> Interpretation*
<input type="checkbox"/> Land Use Plan Map Amendment*
<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan
<input type="checkbox"/> Site Plan*
<input type="checkbox"/> Site Plan Amendment*
<input type="checkbox"/> Special Exception*
<input type="checkbox"/> Variance (Homeowner Residential)
<input checked="" type="checkbox"/> Variance (Multifamily, Non-residential)*
<input type="checkbox"/> Zoning Change (Map or PUD)*
<input type="checkbox"/> Zoning Change (Text)
<input type="checkbox"/> Zoning Exception*
<input type="checkbox"/> Deed Restriction |
|---|--|

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ **Project #:** PRJ 20____ - ____ **Application #:** _____

Date Submitted: ____/____/____ **Posted Signs Required:** (____) **Fees:** \$ _____

SECTION 1-PROJECT INFORMATION:

Project Name: El Car Wash - Pembroke Pines

Project Address: 7781 PINES BLVD., PEMBROKE PINES, FLORIDA 33024
7791-7803 PINES BLVD., PEMBROKE PINES, FLORIDA 33024

Location / Shopping Center: North of North Perry Airport

Acreage of Property: 1.04 +/- Building Square Feet: 6,275 SF (existing)

Flexibility Zone: N/A Folio Number(s): 5141-15-05-0010 and -0012

Plat Name: Pembroke Village Traffic Analysis Zone (TAZ):

Legal Description: Tract "A" of "PEMBROKE VILLAGE", according to the in plat
thereof as recorded in Plat Book 77, at Page 14, of the Public Records
of Broward County, Florida.

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution/ Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: University Pines LLC

Owner's Address: 7215 NW 7 ST MIAMI, FL 33126-2902

Owner's Email Address: Jorge@ABCCommercial.net

Owner's Phone: 305-796-4865 Owner's Fax: 305-267-2403

Agent: El Car Wash Pines East, LLC, as Applicant

Contact Person: C/o Janna P. Lhota

Agent's Address: Holland and Knight LLP - 515 East Las Olas Boulevard, Suite 1200, Fort Lauderdale, Florida 33301

Agent's Email Address: janna.lhota@hklaw.com

Agent's Phone: 954-468-7841 Agent's Fax: 954-463-2030

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

PROPOSED

Zoning: B-3 (General Business)

Zoning: No change

Land Use / Density: Commercial

Land Use / Density: No change

Use: QSR/Restaurant/Service/Retail

Use: Automatic Car Wash

Plat Name: Pembroke Village 77-14

Plat Name: No change

Plat Restrictive Note: None

Plat Restrictive Note: None

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: R-MF (Residential MF)

North: Medium High Residential

South: A (Agricultural)

South: Transportation

East: B-3 (General Business)

East: Medium Residential

West: B-3 (General Business)

West: Commercial

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: Application for Site Plan approval

Code Section: Section 155.508(D)(1)(a)(exterior vacuums) and (D)(3)(tunnel entrance)

Required: Exterior vacuums and tunnel entrance within 500' of residentially used Property

Request: To allow a automatic car wash adjacent to residentially used property

Details of Variance, Zoning Appeal, Interpretation Request

See attached Letter of Intent with full variance request outlining criteria and justification.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

The site plan and variance applications seek to redevelop the Property with what will be one of National Express Wash's newest locations - El Car Wash Pembroke Pines. The Applicant is proposing to demolish the existing commercial buildings presently constructed on the Property. In its place, the Applicant proposes to construct a smaller, new 3,260 square foot automatic car wash facility with three (3) point of sale service lanes that queue into a state-of-the-art version of the single car wash tunnel. Upon exiting, customers have the option of using one of the complimentary self-vacuum stations to clean the interior of their vehicle if they so choose or to simply exit the Property. The hours of operation for the Facility are generally from 7:00 a.m. to 9:00 p.m. An average of three to four employees are on-site at all times to ensure the seamless operation of the automated equipment, point-of-sale equipment, and are generally focused on sales, customer service, the working order of the tunnel equipment and maintaining the appearance of the parking lot and the Property. Our employees never touch the vehicle and no detailing services or other full service car wash services will be offered.

As demonstrated in the attached plans prepared by Fanjul & Associates, LLC (the "Site Plan"), the Facility is oriented in an east/west direction with the tunnel exit facing the NW 78th Terrace and the commercial uses to the west. The Applicant proposes to eliminate the ingress/egress drive from Pines Boulevard, the removal of this driveway not only eliminates a conflict with the westbound Pines Boulevard traffic flow, but also allows for a larger, wider landscape buffer along the Pines Boulevard right-of-way.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Handwritten Signature]

Signature of Owner

10/12/23
Date

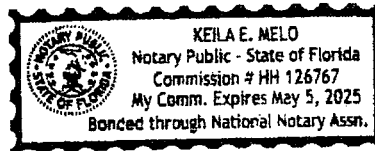
Sworn and Subscribed before me this 12. day

of Oct, 20 23

Fee Paid

[Handwritten Signature]
Signature of Notary Public

5/5/23
My Commission Expires



AGENT CERTIFICATION

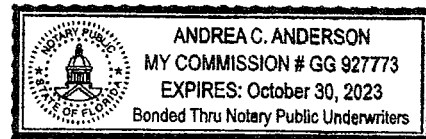
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Handwritten Signature]
Signature of Agent

10-12-2023
Date

Sworn and Subscribed before me this 12th day

of October, 20 23



Fee Paid

[Handwritten Signature]
Signature of Notary Public

My Commission Expires

Holland & Knight

515 E. Las Olas Boulevard, Suite 1200 | Fort Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030
Holland & Knight LLP | www.hklaw.com

Janna P. Lhota
(954) 468-7841
janna.lhota@hklaw.com

October 12, 2023

Michael Stamm Jr.
City of Pembroke Pines
Planning and Economic Development
City Center – Third Floor
601 City Center Way
Pembroke Pines, FL 33025

Re: National Express Wash/El Car Wash - Pembroke Pines
Applications for Site Plan and Variance Approval

Dear Mr. Stamm:

This letter is submitted on behalf of El Car Wash Pines East, LLC, (the "Applicant" or "National Express Wash") in support of the attached applications for site plan and variance approval to permit a proposed automatic car wash facility at 7781 Pines Boulevard and 7791-7803 Pines Boulevard (the "Property") in the City of Pembroke Pines, Florida (the "City"). The Applicant proposes to demolish the existing commercial improvements and redevelop the Property with a state-of-the-art automatic car wash facility (the "Facility" or "Project") described more fully below.

A. Zoning and Land Use

The Property is presently zoned B-3: General Business District with an underlying land use designation of Commercial. The Property is located east of University Drive and north of Pines Boulevard and the North Perry Airport. The overall development parcel that comprises the Property consists of two parcels – a Miami Grill located at 7781 Pines Boulevard (Folio No. 5141-15-05-0010) and a small mixed use commercial center located at 7791-7803 Pines Boulevard (Folio No. 5141-15-05-0012).¹ The two parcels together total approximately 45,376 SF or 1.04 acres.

¹ The commercial existing uses together total approximately 6,275 square feet.

B. Description of Project

National Express Wash is a leading express car wash platform in the United States and owns El Car Wash, one of South Florida's largest car wash businesses with thirty (30) locations operating throughout South Florida and twenty-five (25) locations presently in development from Miami up the west coast to Orlando. National Express Wash prides itself on providing a new version of the car wash experience that is high quality, fun and fast, all at an affordable price. The operation is a completely user driven experience where the customer stays in their vehicle the entire time while the tunnel equipment washes and dries the exterior of the vehicle. Upon exiting the tunnel, the customer may choose to pull into one of the available parking spaces with vacuum amenities to clean the interior of the vehicle or exit the site. It is important to note that El Car Wash employees **never** touch the car.

The site plan and variance applications seek to redevelop the Property with what will be one of National Express Wash's newest locations - El Car Wash Pembroke Pines. The Applicant is proposing to demolish the existing commercial buildings presently constructed on the Property. In its place, the Applicant proposes to construct a smaller, new 3,260 square foot automatic car wash facility with three (3) point of sale service lanes that queue into a state-of-the-art version of the single car wash tunnel. Upon exiting, customers have the option of using one of the complimentary self-vacuum stations to clean the interior of their vehicle if they so choose or to simply exit the Property. The hours of operation for the Facility are generally from 7:00 a.m. to 9:00 p.m. An average of three to four employees are on-site at all times to ensure the seamless operation of the automated equipment, point-of-sale equipment, and are generally focused on sales, customer service, the working order of the tunnel equipment and maintaining the appearance of the parking lot and the Property. Our employees never touch the vehicle and no detailing services or other full service car wash services will be offered.

As demonstrated in the attached plans prepared by Fanjul & Associates, LLC (the "Site Plan"), the Facility is oriented in an east/west direction with the tunnel exit facing the NW 78th Terrace and the commercial uses to the west. The Applicant proposes to eliminate the ingress/egress drive from Pines Boulevard, the removal of this driveway not only eliminates a conflict with the westbound Pines Boulevard traffic flow, but also allows for a larger, wider landscape buffer along the Pines Boulevard right-of-way.

The operational platform proposed by National Express Wash is ideal in light of the heightened awareness the result of the COVID-19 pandemic as the Facility offers touchless transactions, including a contactless membership option that allows customers to utilize the Facility without ever lowering their window or interacting with employees. All transactions are completed by the customer at one of the three (3) point of sale systems all while remaining in their vehicle. National Express Wash also offers a number of unlimited memberships with many benefits, including automatic credit card recharges and contactless car washing. These customers will be serviced by either license recognition technology or an RFID sticker placed on their windshield which will open a dedicated service lane that will automatically allow the member to access the Facility.

As noted previously, National Express Wash utilizes state-of-the-art technology and products that not only allow the Facility to operate quickly and efficiently, but which are also environmentally sustainable. National Express Wash uses biodegradable chemicals, and disposes of waste by removing most solids through an oil and sand separator and then directly disposing of the remaining liquids into the sanitary sewer system where they are properly treated and processed. The company also recycles 80-90% of the water used through a Reclaim System incorporated into their operations. The average at-home car wash uses approximately 140 gallons of water while the average express car wash uses only 30-40 gallons of water. Not only does car washing at home consume a significant amount of water, the untreated water and pollution generated from a driveway car wash is discharged into storm drains. For every car wash at the Facility, it is anticipated that the average customer saves approximately 100 gallons of water if they were to wash their vehicle at home.

C. Applications

To allow the redevelopment of the proposed automatic car wash on the Property, the Applicant is requesting site plan and variance approval. The variances are required from the following provisions of the Land Development Code (“LDC”):

Section 155.508(D)(1)(a) – which requires all washing facilities to be within an enclosed building except that vacuuming facilities may be outside the building where the subject property is located at least 500 feet from any residentially zoned or used property. Applicant is requesting a variance to allow outdoor vacuums within 500’ of property that is residentially zoned or used to the north (Pembroke Village Apartments) and east (Trayann Apartments)² of the Property.

Section 155.508(D)(3) – which provides that no tunnel entrance or exit of a car wash shall face an adjacent residentially used or zoned property, not including those across an intervening right-of-way or street. The Applicant is requesting to have the tunnel entrance face the adjacent residential apartments (Trayann Apartments) located to the east of the Property.

D. Variance Criteria and Justification

The Applicant must demonstrate that a variance from the LDC requirements is warranted for one or more of the three stated reasons outlined in Section 155.301(O)(1) of the LDC. Each of the three potential reasons for granting relief is listed below, together with the Applicant’s response as to why relief should be granted.

- (1) There are special circumstances or conditions applying to the land or building for which the variance is sought, which are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and the strict application of the provisions of the zoning ordinance would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building

² We note that the Trayann Apartments are zoned B-3 – General Business District.

The Property is located within the commercial corridor that runs east-west along Pines Boulevard in this area. North Perry Airport and runway 19R is located across Pines Boulevard to the south. With the redevelopment, the Applicant seeks to eliminate almost half of the existing commercial development with a new state-of-the-art automatic car wash facility. The Facility has been designed to address many of the concerns that likely formed the basis of the requirements in Section 155.508(D) concerning adjacent residential property. For example, the outdoor vacuums utilized by the Applicant produce very little noise. Unlike other car wash operations which have an individual producer for each station, the Applicant has a single producer for each row of vacuum stations which is enclosed in a concrete enclosure. The vacuum stations themselves are also designed in such a manner to visually mask the facilities by incorporating the hoses into a decorative metal tubular canopy that covers the area. Landscaping, a 6' precast concrete wall and the car wash tunnel itself further shields the parking and vacuum stations from view to the residential apartment development located to the north. A 6' precast concrete wall and enhanced landscaping will shield the residential apartment development to the east. Regarding the tunnel associated with the Facility, only the entrance tunnel which faces the two-story Trayann Apartments requires a variance. As noted previously, the Applicant is proposing a new 6' precast concrete wall and enhanced landscaping along the east side of the Property. Further, the application seeks to remove quick serve restaurant which has its drive-through facilities located facing the residential use currently. With the redevelopment, the Property eliminates a use that has extended nightly hours, eliminates any odors and noise associated with a restaurant use, all while introducing a new, sustainable use to serve the surrounding community and neighborhood.

- (2) Any alleged hardship is not self-created by any person having an interest in the property, nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

The hardship given rise to this application is not self-created nor the result of mere disregard for or ignorance of the provision of the LDC. As presently written, the requirements of Section 155.308(D) significantly constrain the possible locations of car wash facilities within the City. However, Section 155.308(D) does not take into account the design improvements that exist in the current Facility's design and operation that mitigate or completely address the reason for this variance request. As noted previously, unlike other car wash operations which have an individual producer for each station each of which produces a source of sound, the Applicant has a single producer for each row of vacuum stations which further enclosed in a concrete enclosure. The result is very little noise created from the hose at the individual vacuum stations. The vacuum stations themselves are also designed in such a manner to visually mask the facilities by incorporating the hoses into a decorative metal tubular canopy that covers the area. The car wash tunnel is also equipped with equipment to mitigate any sound. The Applicant has sited a number of facilities adjacent to single-family and other residential developments throughout South Florida with no complaints. Further, the City should not overlook the overriding benefits which will be realized given the proposed design and operation of the Applicant's facility from a sustainable perspective. The design and

operation of the Facility supports many goals and objectives outlined in the City's Green Plan through water conservation and eliminating the potential for chemical and other runoff into the City's stormwater systems. The hardship that is created is due in large part to the limited sites and the LDC requirements that do not take into account the updated design and sustainable operation of the Applicant's Facility.

- (3) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and the circumstances which cause the special conditions are peculiar to the subject property.

The granting of the variance would not be incompatible with public policy, nor adversely affect any of the adjacent property owners. Rather, granting of the variance will further a number of goals and objectives stated in the City's Green Plan for sustainability, particularly as it relates to water conservation and protection of the stormwater system and the ecosystem it impacts. The adjacent residential apartments will not be adversely impacted as the Property will be redeveloped to eliminate a mix of commercial uses, including an automotive tinting and repair use, together with a quick serve restaurant with a predominately daytime use, as well as eliminating a driveway connection along Pines Boulevard. The adjacent residential apartments to the north will be adequately protected through landscaping, a 6' precast concrete wall and the car wash tunnel itself which further shields the parking and vacuum stations from view. A 6' precast concrete wall and enhanced landscaping will shield the residential apartment development to the east.


Approval of the variance will allow for a new state-of-the-art facility, enhanced landscaping and buffering and will provide a sustainable and environmentally friendly service for the community as a whole. Some of the sustainable aspects of the proposed redevelopment include:

- 1. High ablative roofing materials;*
- 2. 6,000 gallon capacity Reclaim System incorporated into operations to recycle 80-90% of the water;*
- 3. Native plant species to minimize irrigation once established;*
- 4. High ablative concrete drive way surfaces to minimize heat island effect;*
- 5. Louvered openings to promote natural ventilation;*
- 6. Large overhangs at door and windows to provide passive solar design;*
- 7. Construction materials to be locally sourced;*
- 8. High efficiency LED site lighting;*
- 9. Occupancy sensors on all interior lighting areas;*
- 10. High efficiency ductless mini-split AC systems for conditioned areas;*
- 11. Use of biodegradable chemicals; and*
- 12. Use of oil and sand separator prior to disposing of used water into the sanitary sewer system.*

Based on the foregoing, the Applicant respectfully request that the City act favorably on its Application for Site Plan and Variance approval to allow the use of the Property for a car wash facility as described above. Should you have any questions regarding the foregoing or require any additional information, please do not hesitate to contact my office.

Sincerely yours,

HOLLAND & KNIGHT LLP


Janna P. Lhota

SUBJECT SITE AERIAL PHOTO

El Car Wash Pembroke Pines (ZV2023-0007 & 0008)



MISCELLANEOUS SITE EQUIPMENT

ITEM	QTY
1MFT BRUSHER & PAD - JACO MODEL BB-X	4
MAT SIGN	1
FLAG POLE - MODEL ECH2S	1
VACUUM ARCHES WITH AIR	25
OTT STANDS	2
VET POINTS OF SALE	2
WAIT / GO SIGN & POST	1
VACUUM ENCLOSURE	1
REMOTE VACUUM SEPARATORS	2
DUMPSTER ENCLOSURE	1
PAY STATION CANOPIES	3
PRECAST PRIVACY WALL SYSTEM	426 LF

PROPERTY DETAILS

Address:	7799 - 7805 HOLLYWOOD BOULEVARD
Owner(s):	UNIVERSITY PINES LLC
Parcel ID:	514115050012

PLANNING & COMMUNITY DEVELOPMENT

Zoning Designation:	B-3
Zoning Description:	B-3 GENERAL COMMERCIAL
Designating Agency:	PEMBROKE PINES
Future Land-Use Designation:	COMMERCIAL

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 8513
FAX 305 356 3686

arturo@fanjularchitects.com

"A BETTER LIFE THROUGH DESIGN"

THE STATE OF FLORIDA
ARTURO G. FANJUL
REGISTERED ARCHITECT
17586

Not for Construction without approval by the State of Florida
Approved under license only upon receipt of the State of Florida
Approval on all construction signed and sealed and the seal
shall be placed upon the architectural drawings.

B-3 DIMENSIONAL REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MAX BUILDING HEIGHT	32'		32'
MIN LOT SIZE	10,000	45376	45376
MIN LOT WIDTH	100'	150'	150'
MAX LOT COVERAGE	60%		35.6% BW
MIN PERVIOUS AREA	20%		12.7% 29%
VEHICLE USE AREA			27449 60%
OPEN IMPERVIOUS WALKWAYS			1404 3%

LANDSCAPE REQUIREMENTS

	MIN REQUIRED	EXISTING	PROPOSED
1 TREE / 3000 SF	15.18	16	
5 SHRUBS / 3000 SF	75.63		

PARKING DIMENSIONS TABLE

STANDARD	CODE SECTION	REQUIRED	PROPOSED
PARKING DIMENSIONS		9'-0" X 18'	12' X 19'
MIN DRIVE AISLE WITH 90 DEGREE		24'	24'
2 WAY DRIVE AISLE WIDTH		24'	MIN 24'
3 WAY DRIVE AISLE WIDTH		12'	MIN 12'

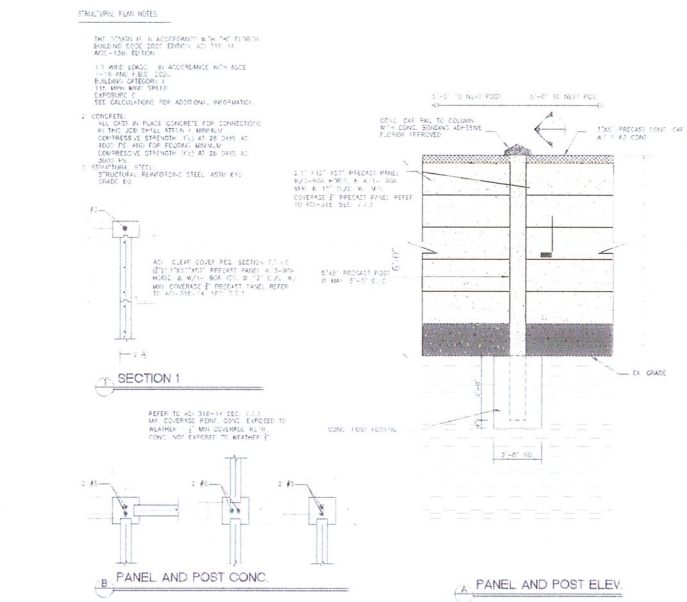
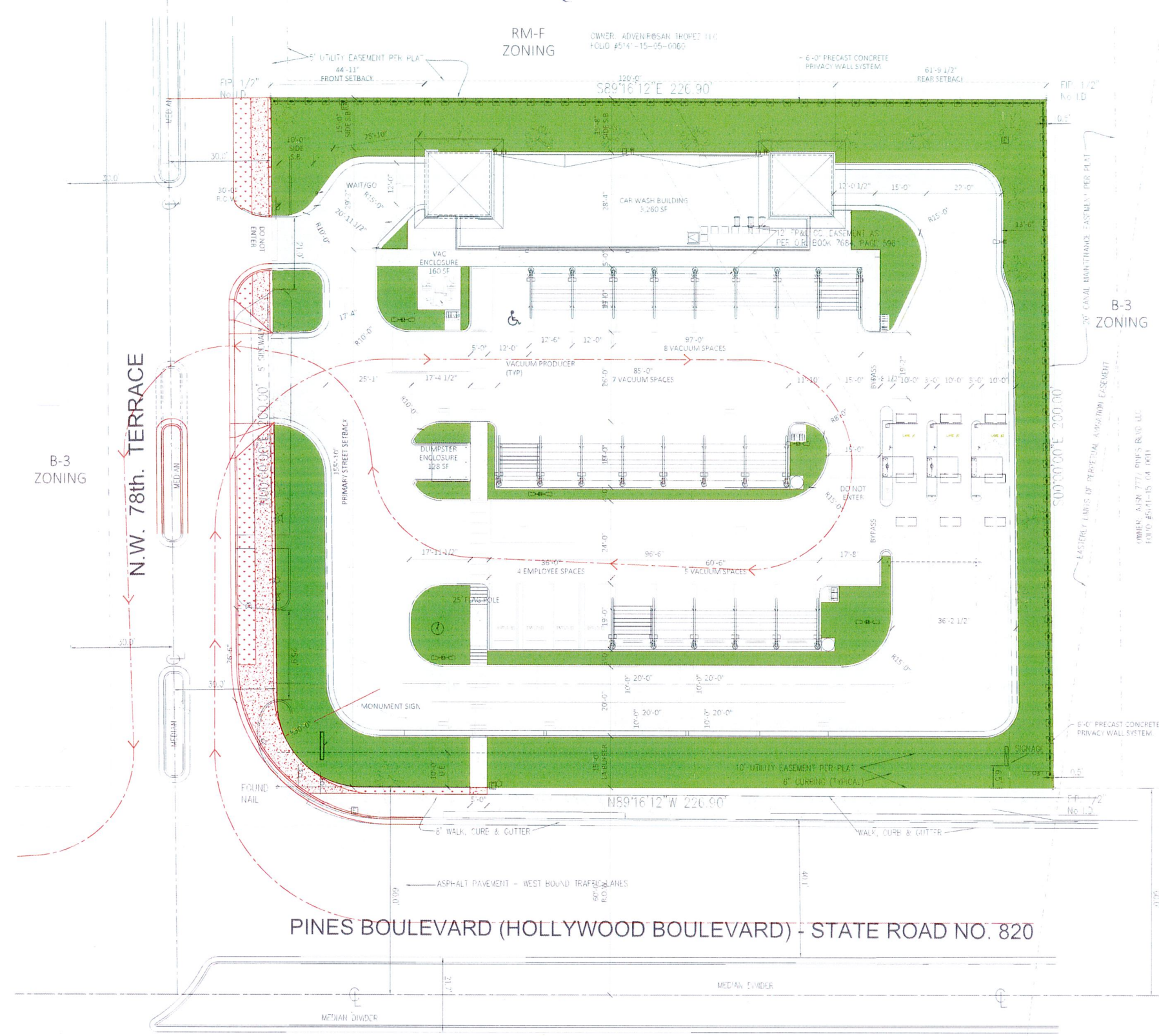
VEHICULAR PARKING REQUIREMENT

REQUIRED SPACES	AREA (SF)	RATIO	REQ.	PROVIDED
OFFICE AREA	120	3.5/1000	1	1
PARKING SPACES				
ONE SPACE PER EMPLOYEE	12' X 18'	3	3	3
ADA SPACES	12' X 18'	1/REQ 25	1	1
CARWASH FULL SERVE AUTOMATIC	12' X 18'	5	5	20
TOTAL SPACES PROVIDED			10	25

TABLE 155.611: MINIMUM DRIVE-THRU STACKING

TYP OF FACILITY (Per Lane)	INBOUND	OUTBOUND	INBOUND	OUTBOUND
CAR WASH AUTOMATIC WITH ATTENDANT	18'	5'	28'	7'

ABBREVIATED LEGAL DESCRIPTION:
PEMBROKE VILLAGE 77-14 B TRACT A LESS N 50' & LESS EAST 105'



CONCEPTUAL SITE PLAN
SP 2023-0007
NATIONAL EXPRESS
WASH LLC
EL CAR WASH

7799 PINES BLVD
PEMBROKE PINES, FL

CONCEPTUAL SITE PLAN SURVEY OVERLAY

REVISION	NO.
SPR COMMENTS	1/30/2024

DATE: 10/10/2023
SCALE: AS NOTED
DRAWN: AGF
CHECKED: AGF
JOB NO.: 23-0604
PERMIT NO.:

OWNERSHIP
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