

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
+1 954-468-7841
Janna.Lhota@hklaw.com

September 16, 2025

Electronic Delivery

City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

Re: El Car Wash/Sample Road – Application for Special Exception Approval

To Whom it May Concern:

This letter is submitted on behalf of Festival Centre, LLC (the “Owner” or “Festival”), the owner of the vacant property located at 2690 West Sample Road (the “Property”) in the City of Pompano Beach (the “City”). This letter is submitted in support of the applications for Special Exception approval to permit an automatic car wash facility (the “Facility” or “Project”) on the Property.

A. Property Description

The development site consists of three adjacent vacant parcels which are located at the southeast corner of West Sample Road and NW 27th Avenue in the City:



The Property totals 1.14 acres and consists of three Folio Nos.: 4842-21-07-0031, 0032, and 0033. The Property where the use is proposed is zoned B-3 (General Business District). The underlying

land use designation is Commercial. The Property is located within the Pompano Industrial Park Third Addition Plat, Plat Book 111 at Page 33. The Property is surrounded by other similarly zoned property with the North County Regional landfill facility located across Sample Road.

B. Description of Project

Festival proposes to enter into a long-term lease with El Car Wash to develop a state-of-the-art automatic car wash facility on the Property. El Car Wash is a leading car wash platform in the United States that owns one of the largest express car wash businesses in southeast Florida. El Car Wash prides itself on providing a car wash experience that is high quality, fun and fast, all at an affordable price. El Car Wash is proposing to construct a 5,066 square foot automatic car wash facility on the Property with two point-of-sale service lanes that cue into the single car wash tunnel that accommodates up to five vehicles at a single time (the "Project" or "Facility"). Upon exiting, customers have the option of using one of the complimentary vacuum stations to clean the interior of their vehicle if they choose. 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 and point-of-sale equipment. No manual cleaning or detailing services will be offered. As demonstrated in the attached site plan prepared by Fanjul & Associates, LLC, the Facility has been oriented to place the building at the corner and along Sample Road in an east/west direction consistent with the other buildings to the east and within the Plat with the parking located to the south. Access to the Project will be via the relocated right-in/right-out access drive from Sample Road with a secondary right-out only onto NW 27th Avenue.

The operational platform proposed by the Application is ideal in light of the current conditions where more and more consumers seek 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 two cashless point-of-sale systems all while remaining in their vehicle. El Car Wash also offers a number of unlimited memberships with many benefits, including automatic credit card recharges and contactless car washing. These customers are provided with a sticker to be placed on their vehicle which is then scanned by an RFID or license plate reader and a dedicated service lane that will automatically allow them to access the Facility.

El Car 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. El Car Wash uses biodegradable chemicals and dispose of any waste by removing most solids and 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. 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 development of the proposed automatic car wash on the Property, Festival is requesting a Site Plan and Special Exception review. As our understanding is that the City will first advance the Special Exception application to the Zoning Appeals Board prior to considering any application for Site Plan review, we have set out below the criteria for approval of a Special Exception outline in Section 155.2406 of the City's Land Development Code, together with our responses in bold and italics how this development of an automatic car wash on the Property satisfies the applicable criteria. A separate narrative for the Site Plan is being provided as part of that application.

Section 155.2406:

- (1) The proposed use shall be consistent with the comprehensive plan.

The subject property lies within the Commercial land use designation of the City's Future Land Use Map. According to the City's adopted Comprehensive Plan, retail uses and business uses are permitted in this designation. The proposed car wash use is consistent with the land use designation in which it will be located. Additionally, the proposed use and project is consistent with the following goals, objectives and policies of the City's Comprehensive Plan:

FLU 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). ***The proposed site plan incorporates the existing sidewalk along Sample Road and ties in a new pedestrian connection to the relocated bus stop to be located adjacent to the proposed eastbound right-turn lane into the Property. The landscape plans provided also reflect the addition of street trees to not only buffer the use, but which will also provide shade and respite to any pedestrians using these facilities.***

FLU Policy 01.02.02 - Approve site plans, plats and other development approvals on the condition that the applicant will dedicate right-of-way according to the requirements of the Broward County Trafficways Plan and the City's Street standards in Chapter 100 of the City's Code of Ordinances. ***While not required by the Access Management Guidebook, a new eastbound right-turn lane is proposed into the main entrance off Sample Road. No additional right-of-way is required for N.W. 27th Avenue.***

FLU Policy 01.03.04 - Consider the preservation of established single-family neighborhoods in all rezonings, land use plan amendments and site plan approvals. ***The Property is uniquely situated in an area of the City where no single-family or residential neighborhoods are readily nearby. The closest***

single-family neighborhood is located west of the Florida Turnpike almost three-quarters of a mile away from the Property.

FLU Policy 01.05.01 - Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections. ***As this is new construction, the building improvements will meet all federal, state, county, and city minimums with respect to floodplain management and flood protection.***

FLU Policy 01.06.06 - Require permits for new development/redevelopment to include landscape plans for native vegetation, reestablishment or creation of tree canopy, and require the removal of exotic vegetation species. ***The Project's proposed landscape plan exceeds the Code required minimum that fifty (50%) of the vegetation be native species. For example, where 26 native trees are required, the plans provide for 32 native trees being provided. Further, the plans do provide for all invasive/exotic vegetation to be removed.***

FLU 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 resource. ***The proposed project is an infill project (was the site of a former gas station) and has existing public services and infrastructure available to serve the use.***

FLU Policy 01.14.07 - All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project. ***Included with the Project application is a CPTED plan, that includes several security features, such as cameras, covering the Property. Also included is a separate document outlining the various CPTED principals that that are furthered through the site plan and building design. Examples include the use of natural surveillance and natural access control measures. Further, El Car Wash maintains its properties at a high standard which not only preserves the property values, but implements another key CPTED strategy – maintenance. The Property will be well lit throughout times of operation with lighting levels adjusted for off hours to promote a safe environment.***

Potable Water and Conservation Elements – Both these Elements establish goals, policies and objectives to preserve the City's potable water and ensure

water quality and quantity and the conservation of the natural resources of the City. *The Project furthers the both these Elements as it implements and/or incorporates several environmentally friendly and energy efficient features, including, but not limited to, use of light-colored exterior walls, incorporation of a water reclamation system to recycle water used for the car wash operations, use of compact building design, energy efficient lighting, use of reclaimed water, irrigation and/or drought tolerant plants, properly sized air conditioning units, and the use of locally produced building material. Further, the availability of a low-cost, quick and efficient automatic car wash in this location will conserve water as a general proposition. The average at-home car wash uses approximately 140 gallons of water. 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. El Car Wash also uses biodegradable chemicals and disposes of any waste by removing most solids and 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 through a Reclaim System incorporated into its operations. It is expected that a single customer using the Facility will save an average of 100 gallons of water over washing their vehicle at home. Not only does 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.*

- (2) Complies with all applicable zoning district standards.

The Property is currently vacant. Based on our preapplication review and follow up discussions with City staff, the Project as proposed meets or exceeds all the applicable standards for properties zoned B-3 and as are applicable for the proposed use.

- (3) Complies with all applicable use-specific standards in Article 4: Use Standards.

The proposed automatic car wash use is subject to compliance with Section 155.4219.H, Standards for Car Wash or Auto Detailing use.

Regarding the standards listed in Section 155.4219.H:

- a) The use is designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements. Please refer to the site plan and related drawings and the Traffic Impact Statement that includes a queuing analysis.*
- b) No overhead doors face the front lot line.*
- c) The car wash tunnel itself is one "lane" that is enclosed with a clearance height of 12'- 8"— less than 14 feet above grade.*
- d) All outdoor activity will occur during business hours and is limited to customers' use of the complimentary vacuums and*

towels provided onsite.

- e) *Screening of the use meets the general requirements of Section 155.4219.A as reviewed by staff and accounting for the adjacent conservation easement area.*

- (4) 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.

The proposed 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 dated August 15, 2025, 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 Facility proposes a 2,000-gallon holding tank that will recycle the water used for future washes, i.e. undercarriage. Approximately 90 percent of the Facility's water will be recycled by taking the water runoff and containing it inside the building, then drained to the re-use tank for future car washes. A sand-oil separator treatment system will be used to pre-treat the water before being discharged to the wastewater system. Additionally, all soaps used are biodegradable.

Also included in the Application is a Traffic Impact Statement dated August 5, 2025, prepared by HBC Engineering Company and which also included a queuing analysis. After accounting for pass-by trips based on data from similar surrogate car wash sites, the net trip generation for the proposed Facility is estimated at 307 daily trips, including 28 trips in the AM peak hour and 23 during the PM peak hour. While not required by the Access Management Guidebook, an eastbound right-turn lane is proposed at the Project's main access off Sample Road at the relocated access point. The queuing analysis included in the Traffic Impact Statement confirms that the site can accommodate up to sixteen (16) vehicles to the kiosks, more than the maximum queue identified in the surrogate sites studied. In addition, there remains additional queuing space for an additional 8-10 cars within the site, together with the car wash tunnel itself that can process up to nine (9) vehicles at a time, and three (3) more vehicles can be stacked in the drive-in lane between the tunnel and the car wash control kiosks.

The car wash will not overburden schools and in fact, we strongly support our

teachers and nearby schools both financially and operationally. We make substantial donations and host fundraisers and provide free washes to these constituents. The hours of operation of the car wash allow for people who go to work early or come home late to use the facility (7:00 a.m. to 9:00 p.m.). The proposed site plan was submitted for city pre-DRC review and will comply with all city and county requirements regarding fire prevention regulations and CPTED design, thus keeping the Project from overburdening police and fire protection services.

- (5) Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood.

The Project is appropriate for its location as it fronts a major arterial (Sample Road) with commercial to the east and northeast and industrial uses proposed to the west and firmly established to the south. As noted earlier, the North Regional Landfill facility is located north of Sample Road. The Project location, design and layout accommodate safe and convenient site circulation and queuing as described previously and provides a use that is permitted in the Future Land Use designation by right, and permitted in the B-3 zoning district by Special Exception. As indicated in standard 13, for purposes of determining impacts, the term “neighborhood” shall include the area affected by the requested special exception, which is typically an area of 500 feet to a one-half mile radius from the subject site. The closest residential development to the Property within the City is the Whispering Pines mobile home park east of Powerline Road over a 1/2 mile away.

The feasibility analysis/needs study included with this submittal utilized population characteristics and existing development patterns of the market area to determine that there is a significant demand for additional car wash services within the local market. The study identifies only two (2) “other” car washes nearby: Jets Car Wash in Deerfield Beach (full-service, 0.20 miles away north of Sample Road) and Max Car Wash in Deerfield Beach (self-service, 0.52 miles away and north of Sample Road). Both these facilities differ significantly in the type of clientele, e.g., individuals who seek a completely “hand’s off” car wash experience to a completely self-service facility with a clientele that does not want any automated equipment touching its vehicle. The Study further finds that given the population characteristics, the number of competitors in the market is considered low. As such, the proposed Facility will fulfill a demonstrated need for the public convenience and service of the population of the market area.

- (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.

The proposed facility does not involve adverse odors or glare. The vacuum bays will utilize a "Vacutech" manufactured vacuum system for the facility with the motors inside a concrete enclosure. At each vacuum bay, a stanchion contains the suction hoses that will lead to a small dust bin, which then leads to the main vacuum filter/separator and vacuum turbines in the building. In addition, there are no outdoor speakers associated with the car-wash tunnel, and no sounds will be provided on the two pay stations. The sound meter readings for this equipment from the manufacturer is included below.



SOUND LEVEL METER READINGS

MODEL: FT-DD-T440HP3 (40hp T4 VACSTAR TURBINE VACUUM PRODUCER)

READING ONE: 60 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING TWO: 56 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING THREE: 51 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING FOUR: 44 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

NOTE: THESE READINGS WERE TAKEN OUTSIDE OF CINDER BLOCK ENCLOSURE WITH 8" THICK WALLS,
CONCRETE SLAB AND WOOD JOIST ROOF.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech
1350 Hi-Tech Drive, Sheridan WY, 82801
PHONE: (800) 917-9444 FAX: (303) 675-1988
EMAIL: info@vacutechlinc.com
WEB SITE: vacutechlinc.com

On the highest reading of 60 DB-A, the noise level equates to normal conversation or a sewing machine as identified by the International Noise Awareness Day (INAD) website. The INAD “was established by the Center for Hearing and Communication (CHC) to raise awareness about the harmful effects of noise on hearing, health and quality of life.” (<https://noiseawareness.org/info-center/common-noise-levels/>). As this

information demonstrates, the Project will comply with all requirements of the City's noise ordinance. Further, site lighting will comply with code minimums and maximums and uphold the City's CPTED principles for site security. The site plan approval will include a BSO-approved CPTED plan as well as a code-compliant photometric plan.

- (7) Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands.

As noted earlier, the Property is surrounded by commercial and industrial uses. Notwithstanding, it has been designed to purposefully place the building towards Sample Road and at the corner of Sample Road and NW 27th Avenue with the parking/vacuum spaces located to the rear. The Project will include all required street trees and landscaping. The design of the building maintains overhead doors from facing any streets, and a six-foot tall (6') picket fence coupled with landscaping along the perimeter will screen any potential view of the south-facing overhead door from the commercial and industrial uses to the south. The building has varying heights and façade treatment, ranging from 20 feet-4 inches at the lower height, to 35 feet 0-inches to the top of the tallest tower element.

Each vacuum bay proposes an aluminum decorative trellis to provide filtered shade in keeping with the modern style of the car-wash facility. Each decorative trellis will house the "Vacutech" vacuum hose system, stanchion to the main enclosed vacuum turbines, compressed air, mat rack, dust bin, and waste receptable.

- (8) Avoids significant deterioration of water and air resources, scenic resources, and other natural resources.

Washing a car in your driveway is not environmentally sustainable. Unlike household wastewater that enters sewers or septic systems and undergoes treatment before it is discharged into the environment, run off from your car sweeps down your driveway (an impervious surface) and goes right into storm drains—and eventually into rivers, streams, creeks and wetlands, where it can potentially poison aquatic life and wreak havoc on other ecosystems. This type of run-off includes harmful materials like gasoline, oil, and residue from exhaust fumes—as well as the harsh detergents being used for the washing itself. As previously explained, El Car Wash sends its wastewater into the sewer systems, after it has already been filtered through an oil/water separator treating it before it is ever discharged.

The proposed use also furthers water conservation efforts. Washing a car at home typically uses between 80 and 140 gallons of water, while a commercial car averages less than 45 gallons per car. El Car Wash uses less than a third of the fresh water of even the most careful home car-washer. In addition, El

Car Wash employs a water reclaim system which is a stand-alone operation that works in tandem with other car washing equipment, drawing water from large settling tanks in the car wash, processing the water to remove vehicle contaminants and/or chemicals, treating the water for any odors, and sending the processed water back to the wash system for reuse. This further helps reduce the amount of water used per vehicle.

- (9) Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site and neighborhood.

As previously mentioned, the Property is presently vacant, and all construction will be new and will comply with all city regulations. To further improve traffic flow along Sample Road, the existing right-in/right-out entrance will be relocated further east and an eastbound right-turn lane constructed. While it is anticipated that most users will enter and exit the Sample Road access, a secondary exit only onto NW 27th Avenue is also provided. The circulation design provides for the safest and most convenient access into the site and car wash building, while accommodating the proper stacking and keeping it completely within the site. The proposed site plan incorporates the existing sidewalk along Sample Road and provides a new pedestrian walkway connecting from the public sidewalk along Sample Road to the relocated bus stop.

- (10) Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district.

The Property is currently vacant with a small conservation area located to the east. With the proposed new construction, the code-compliant site will be providing a needed service with updated site features, such as site lighting, landscaping, and parking. As the use does not involve any adverse odor, noise, glare, or vibration impacts on surrounding lands, the use will protect and possibly improve the values and ability of the 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 for the special exception use with consideration given to the present availability of such uses.

Included in the application was a feasibility analysis/needs study prepared by BBG Real Estate Services and dated August 15, 2025. The study concludes that there is a noticeable demand for additional car wash services within the local market and the development of the Project is justified. This is based on the population totals and the lack of a modern express car wash along West Sample Road in the market area. The population totals in the area indicate

that the prospective wash volume for the Facility will likely come from residents that are not currently utilizing wash services and will not just take business from the other car washes in the trade area. While certain data indicates that some consumers in the immediate area are utilizing the services of the closest competitors there are likely numerous consumers that are not using the services of the other washes given the travel time. Given the high volume of traffic along West Sample Road, many consumers are required to travel three to five miles (could take in excess of 20 to 30 minutes round trip) to wash their vehicle. A car wash between the existing car washes to the east and southwest would better serve the needs of residents in the local market without a significant material effect on the existing car washes. Additionally, 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. Finally, there is also a need for this car wash facility from an environmental perspective given the typical express car wash facility recycles approximately 90% of the water used per vehicle.

- (12) Complies with all other relevant city, state and federal laws and regulations.

The proposed use and site will comply with all relevant city state and federal laws and regulations. The site plan has been submitted for Pre-Application review and will be submitted for Development Review Committee (DRC) review as a next step. The Property and use will comply with any staff conditions if or when they are issued during the site plan approval process or with this application.

- (13) For purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhood shall include the area affected by the requested special exception, which is typically an area of 500 feet to a one-half mile radius from the subject site.

As noted earlier, the Property is surrounded by commercial and industrial uses with the North Regional Landfill facility located across Sample Road. The closest residential development to the Property within the City is the Whispering Pines mobile home park east of Powerline Road over a 1/2 mile away. The next closest neighbors are located in the neighboring cities of Coconut Creek and Deerfield Beach. These residential communities are located in further away than Whispering Pines.

Based on the foregoing, the Applicant respectfully request that the City act favorably on its application 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.

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Sincerely yours,

HOLLAND & KNIGHT LLP



Janna P. Lhota

Enclosures