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**Edge Express Car Wash
5391 N Federal Highway
Project Narrative**

Edge Express Car Wash LLC (“Petitioner”) is the contract purchaser of the +/- 0.898 acre parcel, generally located on the southwest corner of Federal Highway and NE 54th Street (“Property”) within the City of Pompano Beach (“City”). The Property is designated as Commercial on the City’s Future Land Use Map and is zoned B-3, General Business. The Property is currently developed with a dated gas station, convenience store, automotive repair facility and outdoor storage yard. Petitioner proposes to redevelop the Property with a vibrant new car wash facility (“Project”). Edge Express Car Wash is a premier express car wash operator that strives provides customers with the best car wash experience, ensuring customers have a clean, shiny and dry car every time. They strive to provide a first-class experience with their wash tunnel and free towels, window cleaner and vacuums. Customer service representatives are available to answer any customer questions and ensure customers have an amazing experience with each visit to an Edge Express Car Wash.

The site plan has been designed to eliminate the existing access from Federal Highway and provide a single access point at the northwest corner of the site. Customers will enter a queue to enter the car wash tunnel and will make their selection at one of two pay stations before proceeding into the car wash facility. Once exiting the tunnel, customers will have the option to utilize the vacuums, or continue to the exit and onto their next destination with a shiny, clean and dry vehicle.

The Project is compatible with the development on adjacent properties that generally include a car Honda car dealership to the south and west, a Toyota car dealership to the north, and a variety of commercial businesses to the east. The redevelopment will further revitalize the Property by reducing blight, significantly improving the appearance of the Property through new structures and lush landscaping, and by providing a new use that will serve the community. It will also expand the economic base of the City by adding to the commercial sector of its economy, creating both temporary jobs during the construction phase and long-term jobs with the added employer that will come to the City as a result of this Project. Further, the Project is accessible to residents of the City and provides easy access from neighboring cities within Broward County, including Deerfield Beach.