



Pompano Beach
January 18, 2024 ZBA



3685 N Federal Highway



Prior Requests Before the Zoning Board of Appeals



September 21, 2023 – ZBA considered the following two applications and took the following action:

- Application No. 23-11000018 – Variance request from Section 155.4303 to allow a drive-through service facility to be located within 100 feet of a residential zoning district.

Action by ZBA – Granted (6-0 in favor)

- Application No. 23-15000008 – Special Exception request pursuant to Section 155.4219 to allow a automatic car wash use on property zoned B-3.

Action by ZBA – Denied (2 dissenting votes)

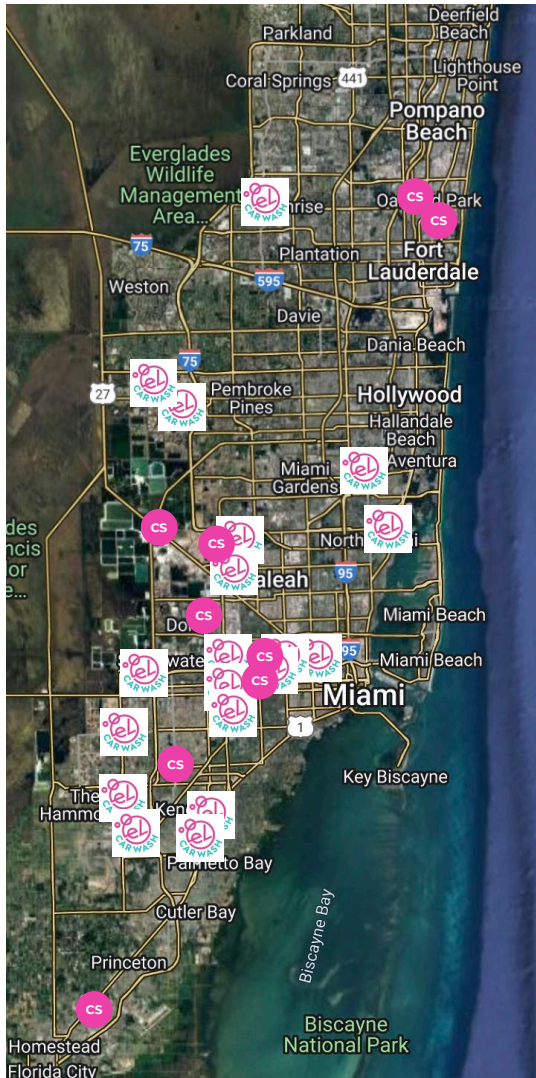
October 19, 2023 – ZBA considered the Applicant’s Request for Rehearing based on the FDOT written approval requiring the elimination of the south driveway from the Site.

Action by ZBA – Granted (Unanimously)

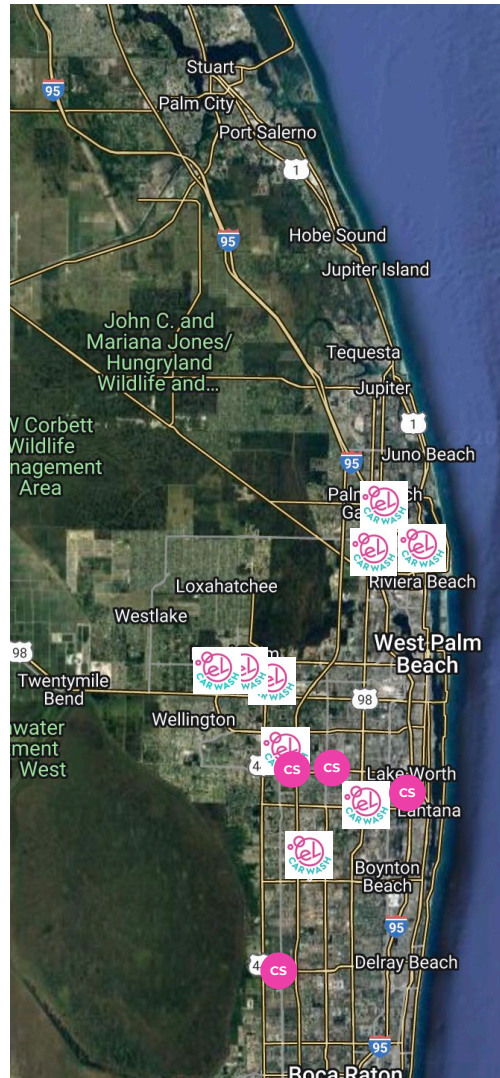
ECW Florida Site Map



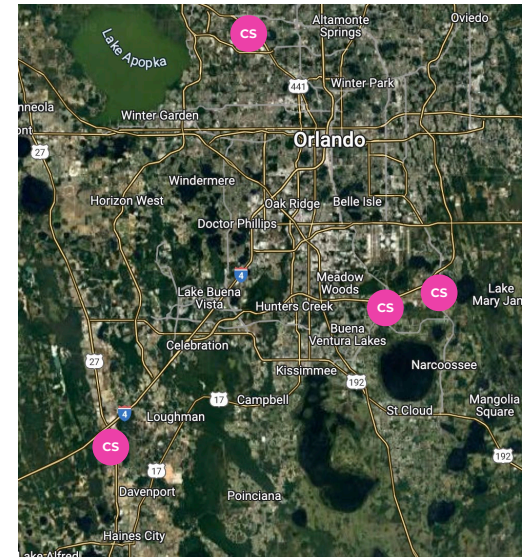
Miami-Dade/Broward



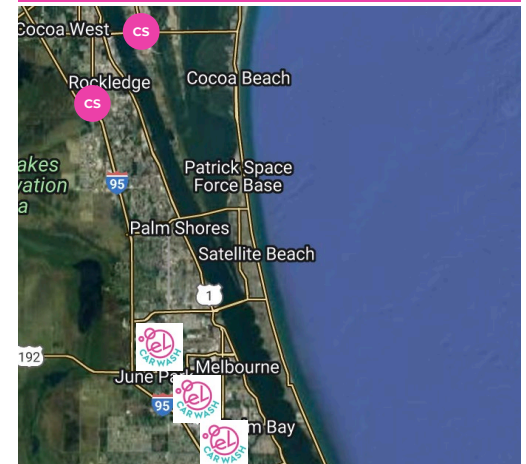
Palm Beach County



Greater Orlando



Brevard County



= Open / Imminent = Coming Soon

Site Examples and Community Aesthetics



ECW North Miami



ECW Palm Beach



Express Car Washes – Misconception vs. ECW Reality



Item	Misconception	ECW Reality
Hours of Operation	Car Washes are 24/7	We are exclusively a day-time operation - 7am to 9pm (all employees off site shortly after)
Aesthetics	Car washes are ugly	We invest substantial capital/resources and work with local communities to create strong and thoughtful curb appeal
Environmental Impact	Car washes are bad for the environment	Our washes are completely environmentally friendly (all soaps are biodegradable) and save substantial water vs. our competitors or washing at home
Noise (Music)	There is loud music played	We do not play music and no music is allowed on site
Noise (Vacuums)	The vacuums are loud	Our vacuum equipment is housed inside of concrete enclosures and thus produce only average street level noise at property line
Light	The site is lit up all night	Site lighting is turned off when closed and there are stringent requirements for all photometrics
Traffic	Car washes bring traffic	We generate fewer trips than restaurants or banks and our high speed tunnel gets cars out in 2-3 minutes
Staffing	There are 20+ employees drying & vacuuming cars	We NEVER touch a car – this is an express car wash only – there are typically 4 employees on site for customer service
Odor & Smell	Car washes create waste	There are no odors or smells
Maintenance	Car washes are not maintained well	Our only focus of business is car washing – not gas station/lube shops – we keep our sites looking perfect because we sell cleanliness

Our Core Tenants Focus on Being Best in Class



Key Partnerships with Leading South Florida Institutions



Focused on Quality in Everything We Do

People

Our greatest strength is our people. Great people grow at the pace of their talent and are rewarded accordingly. Great people deliver and transform.

Culture

We embrace change, take smart risks and learn from our mistakes. Integrity, hard work, quality and responsibility are key to building our company and reputation

Brand

The El Car Wash name – our customers know and love it. The experiences they have every time they come to an ECW location generate true passion for our brand.

Locations

Robust development team and process, resulting in a portfolio that is comprised of the highest quality real estate out there.

Baptist Health

MEMBERSHIP

YOU WASH, WE CAR(E)

EL CAR WASH WILL DONATE \$1 PER MONTH TO BAPTIST FOR EVERY MONTH THAT YOU REMAIN A MEMBER!

MEMBER BENEFITS

- UNLIMITED WASHES**
- 20+ LOCATIONS**
- 50% OFF MO. 1 & 2**
- 10% OFF MO. 3 +**
- SUPPORT BAPTIST!**

1ST MO.	\$	19.⁹⁹	<small>+TAX</small>
2ND MO.	\$	19.⁹⁹	<small>+TAX</small>
3RD MO.	\$	36.⁹⁹	<small>+TAX</small>

FREE

EL BEST CAR WASH

GROCERY STORE WORKERS & DELIVERY DRIVERS

EMPLOYER IS REQUIRED

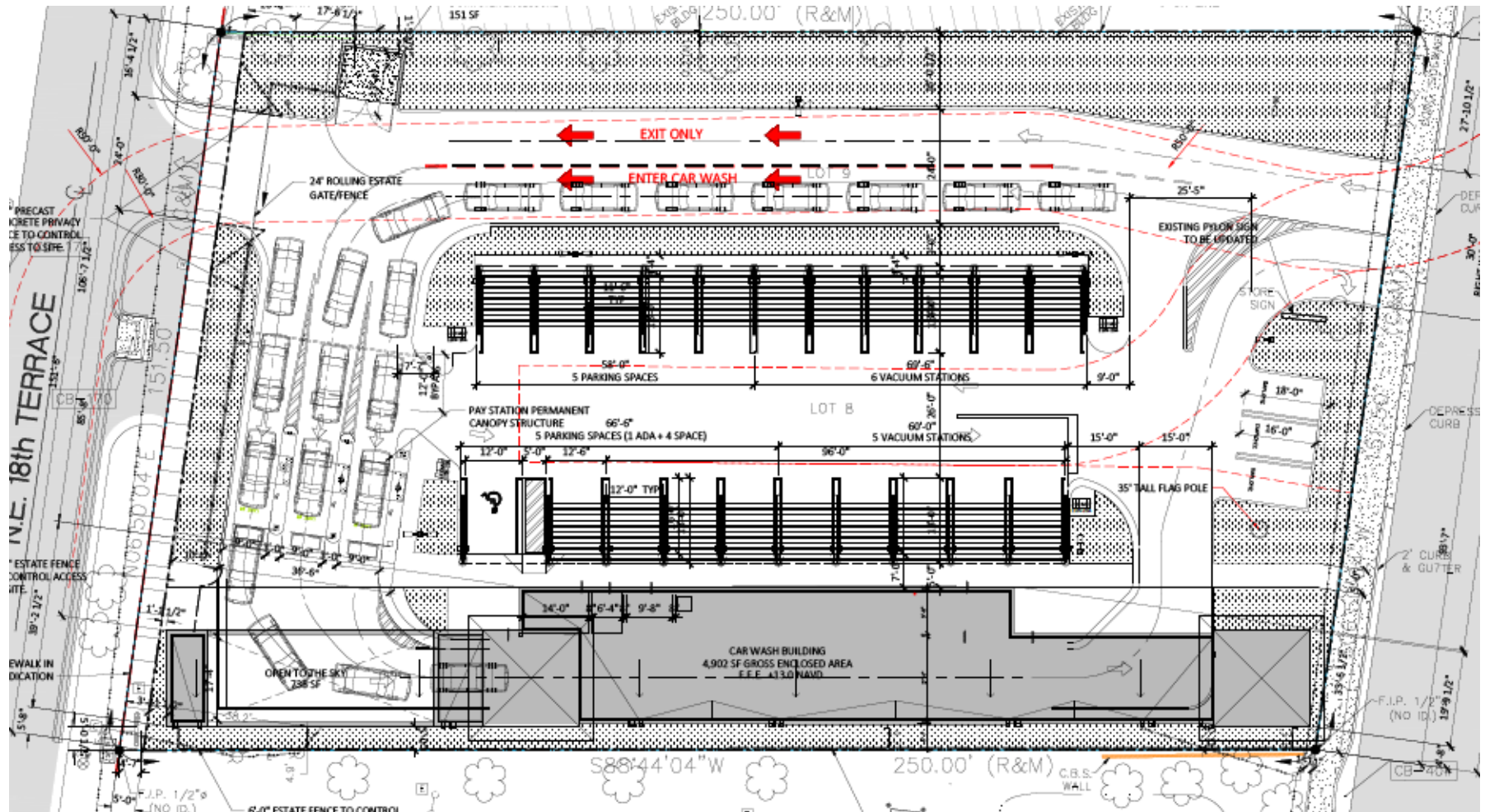
IF YOU ARE A GROCERY STORE WORKER OR A DELIVERY DRIVER
TEXT ESSENTIAL TO 64600

IF YOU ARE NOT A GROCERY STORE WORKER OR DELIVERY DRIVER - TAG SOMEONE WHO IS

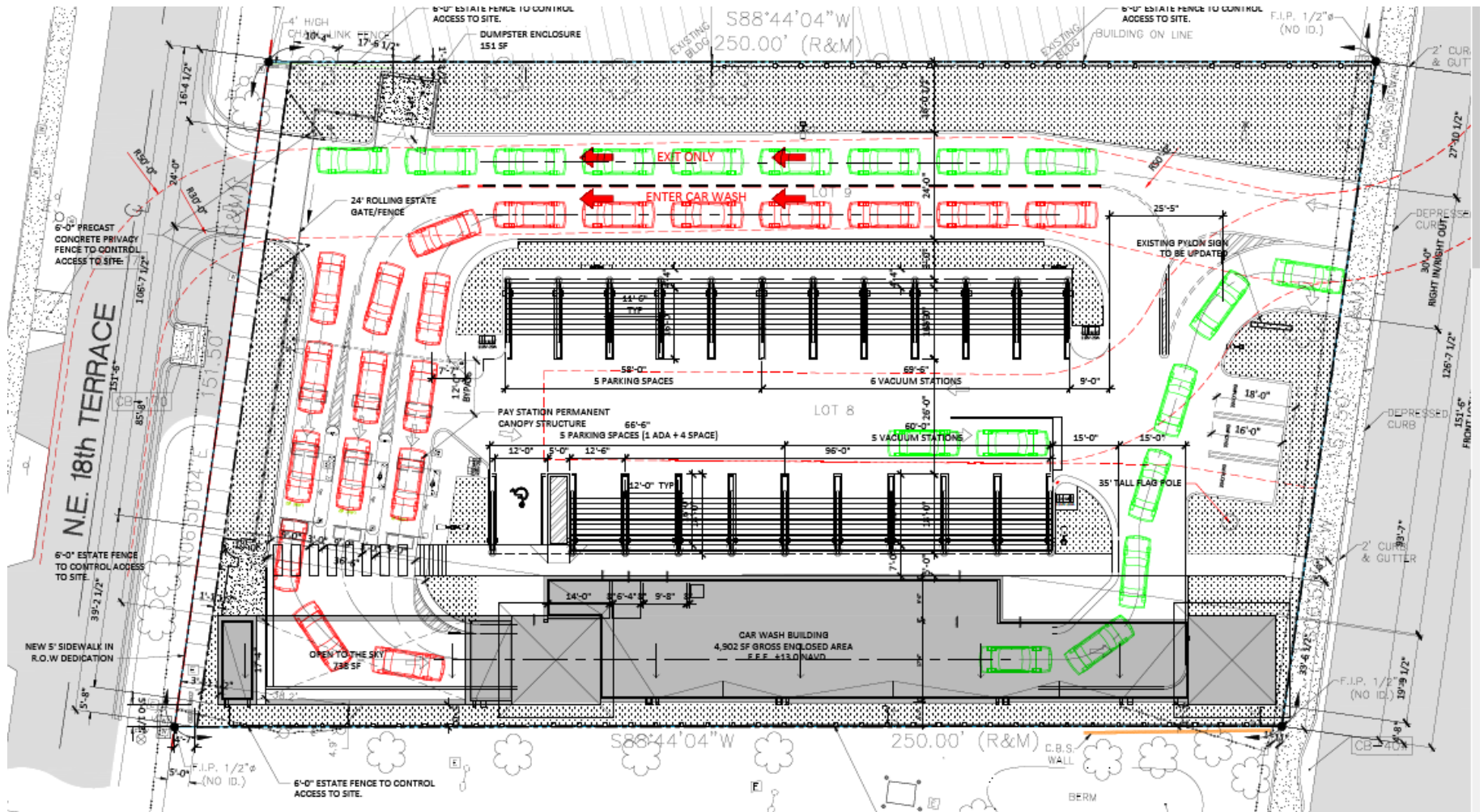
Existing Uses



Site Plan



Site Plan



Traffic Statement (Existing versus Proposed Use)



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	
Pass-by		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	
Pass-by		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	
Pass-by		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	

Rendered Site Plan



Site Rendering – N. Federal Highway



Site Rendering – N. Federal Highway



Site Rendering – Internal Site View



Site Rendering – Internal Site View



Site Rendering – N.E. 18th Terrace

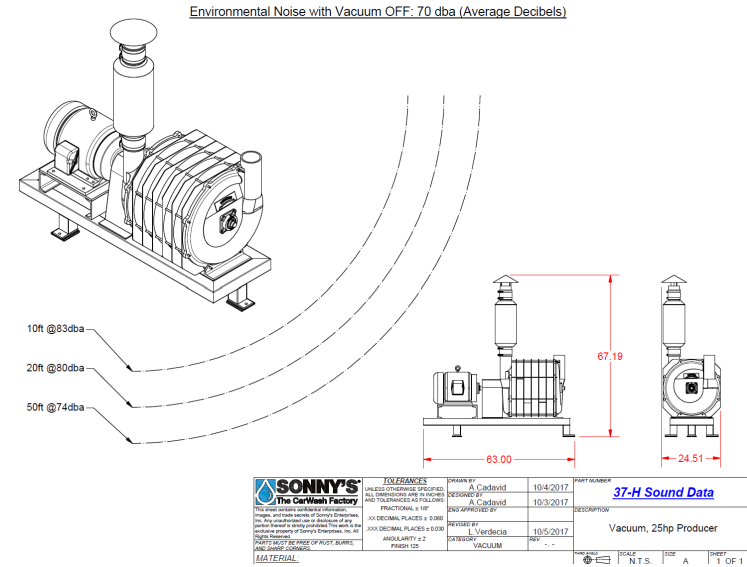


Sound & Site Operations



Sound

- The vacuum bays will utilize a “Autovac” manufactured vacuum system for the facility with the single producer/motor within the carwash structure which will be entirely enclosed in the building
 - There is no more than ambient street noise at property line.
 - Blowers inside the car-wash tunnel will be outfitted with silencing mufflers to reduce the sound generated
 - There are no outdoor speakers associated with the car-wash tunnel, and no sounds will be provided on the three pay stations



Site Operations

- Customers stay in vehicle the entire time
- The overall wash process takes approximately 3 minutes
- ~ 3-4 employees on site always to assist customers with use and operations of the wash but **NEVER TOUCH THE CAR**
- Hours of operations are from 7 AM to 9 PM
- We are environmentally conscious within all aspects of our operations



Design & Screening



- **Landscape Plan includes all required street trees and landscaping, together with rear wall along NE 18th Terrace**

- **Building designed to hide the overhead doors at the entrance and exit from the adjacent streets**

- **Architecture provides a mix of materials and finishes**
 - Stucco
 - Scored stucco
 - Horizontal wood siding
 - Painted metal louver accents
 - Modern metal awning
 - Windows with light gray mullions
 - Parapet treatments

- **The building has varying heights and façade treatment - ranging from 19'-4" to 35'-4" to the top of the tower element**

Criteria for Granting Special Exception



Special Exception shall be approved only on a finding that there is competent substantial evidence in the record that the Special Exception, as proposed:

- Is consistent with the comprehensive plan and complies with all applicable zoning district standards and use-specific standards in Article 4: Use Standards;
- 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;
- 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;

Criteria for Granting Special Exception



Special Exception shall be approved only on a finding that there is competent substantial evidence in the record that the Special Exception, as proposed:

- 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;
- Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;
- Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
- 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;

Criteria for Granting Special Exception



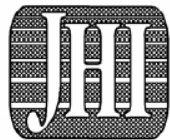
Special Exception shall be approved only on a finding that there is competent substantial evidence in the record that the Special Exception, as proposed:

- Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;
- 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;
- Complies with all other relevant city, state and federal laws and regulations; and
- 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.

Rendered Site Plan



Questions?



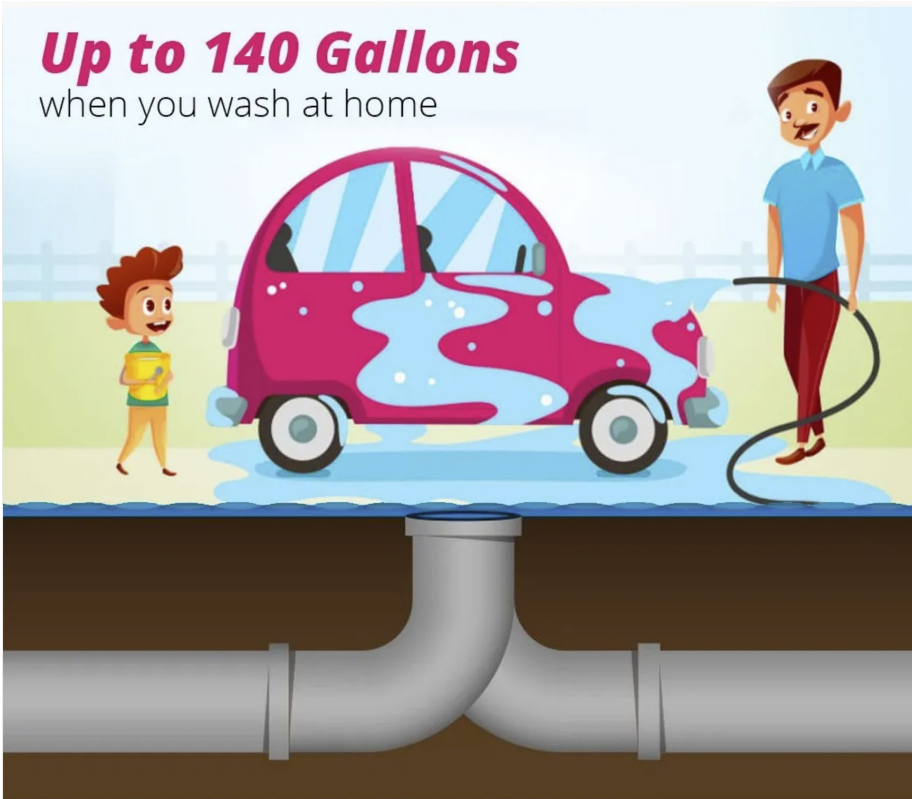
Environmental Positives (Wash at home vs. El Car Wash)



Washing at Home and Other Car Washes

Up to 140 Gallons

when you wash at home

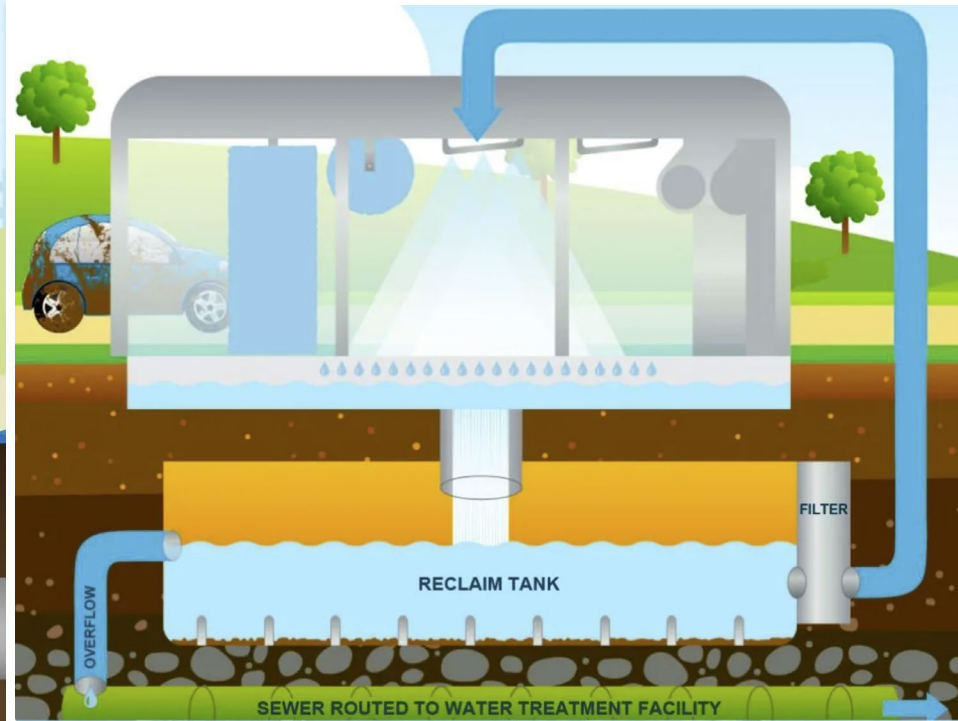


There are no detergents of any kind that are approved for discharge into storm sewers.

Pollutants end up in rivers, lakes and streams harming our wildlife.



El Car Wash Water Treatment & Reverse Osmosis System Reduces Water Per Car to 45 glns vs 140 glns



El Car Wash is the Premier Car Wash Platform in Florida



- **El Car Wash (“ECW”) is the largest and fastest growing express car wash business in Florida**
 - 30+ open locations / 160K+ members (primarily in Southeast Florida) with a current pipeline to 75+ locations; next phase of growth centered around revitalizing the car wash space in Metro Detroit
 - Primary focus on the unlimited membership club; customers pay monthly for access to all locations in the network (similar to a gym membership)
 - Provides a fast, quality car wash delivered in a fun, highly-automated, environmentally friendly, socially responsible, and cashless setting
- **ECW strives to be the country’s leading car wash business with key emphasis on:**
 - Community engagement, exemplified by its partnership with Florida’s largest hospital system (Baptist Health; \$50K+ donated each year), discounted fleet arrangements with local organizations and exclusive sponsorships of the Miami Heat and Florida Panthers
 - Customer experience, bolstered by significant investment in on-site aesthetics
 - Operational excellence, including strong worker’s benefit and retention programs
- **As a result, the business holds a #1 position across most industry KPIs**
 - Proven track record of achieving best-in-class new store ramp curves with openings that have substantially exceeded underwriting, providing confidence in future success
 - Vast majority of land is company-owned and unencumbered by any asset-level financing, resulting in meaningful financial downside protection
- **The Co-Founders / Co-CEOs have led the company since 2019 and have built a deep bench of senior operating professionals with world class industry experience that collectively represents a best-in-class management team**
- **ECW most recently recapitalized the ownership structure with Warburg Pincus, one of the largest, oldest and most reputable private equity firms in the world**
 - Warburg Pincus is committed to sustainably growing ECW into the leading business in the country