



FANJUL & ASSOCIATES, LLC

ARCHITECTURE, PLANNING & INTERIOR DESIGN
AA26000725

Monday, October 27, 2025

City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: Minor Site Plan/Major Building Design for El Car Wash
2690 W Sample Road, Pompano Beach, FL 33069
Parcel ID#48422107031, 48422107032, 48422107033

Dear Architectural Appearance Committee,

On behalf of El Car Wash we are pleased to present the design for our proposed fully enclosed express automatic car wash with self-service vacuum amenities. We believe that the design complies with Section 155.5602 C General Commercial Design Standards. As required by code, all the washing activities associated with the automatic drag-line commercial car wash operations are conducted within a totally and permanently enclosed building.

The site is a unique shaped lot at the SE Corner of the intersection of NW 27th Avenue and W Sample Road. The northwest corner facade is articulated with a contemporary high tower with a glazed store front system that conceals the car wash tunnel using spandrel glass. The north façade along W Sample Rd has storefront glazing with spandrel glass to conceal the car wash equipment. The West facade along NW 27th Avenue houses and raised parapet feature to provide movement and serves as a screening for the entry of the car wash tunnel. The orientation of the building complies with the intent of the code and allows the indirect entry and exit from tunnel. Entry access is from the South at the SW portion of the property, and the exit is on the East Façade at the NE portion of the property with a right turn into the self-service vacuum court area.

The building is designed with a distinctive colored base, accent colored middle section of varied materials and an articulated top with parapet decorative metallic cap. The entire façade is articulated with the use of pilasters to create a contemporary clean aesthetic with additional features of offsets and height changes. The towers utilize high-quality, decorative metal Alucobond panels as a building accent material for the eave and a reflective mirror finish at tower top to associate our exceptional car wash shine.

A BETTER LIFE THROUGH DESIGN

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DRC

El Car Wash ('48422107031/32/33)

PZ25- 12000013
12/03/2025

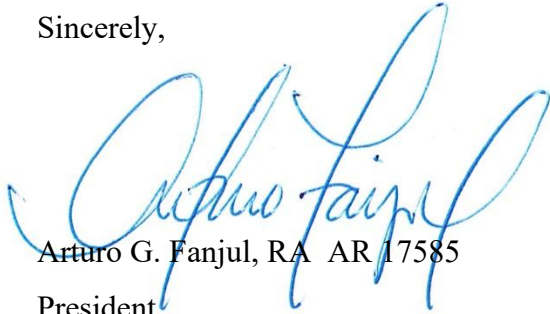
The accessory dumpster enclosure has been located as remotely as possible and designed to complement the principal building, having the same base, middle and cap color scheme/ The vacuum arches are also painted to complement the primary structure metal accent colors.

The site is only accessible from north off a dedicated deceleration lane on W Sample Road with a right in and right out only and via pedestrian walkways designed to minimize impact on the vehicular nature of the business. A secondary exit only is provided at the SW corner to NW 27th Avenue to accommodate fire truck path and additional exiting traffic.

The flat roof of the main tunnel is designed with a parapet that will fully conceal all roof top equipment and is white to comply with high albedo factor to heat island effect.

The design complies with the fenestration and transparency requirements set out in the code however we have been directed by staff on previous projects to request a Superior Design Alternative for the store front glazing along to conceal equipment. We are proposing the same spandrel glass for W. Sample and NW 27th Avenue. On past projects staff recommended that the transparency of the storefront glass be substituted for spandrel glass to conceal equipment. The equipment is not unsightly but not desired by staff. To be consistent with our other location within Pompano Beach we are proposing clear spandrel glass with a white inner layer for all the storefront glass, this product is translucent but not transparent and will allow for the internal lights of the tunnel to shine through creating visual interest for vehicular and pedestrian traffic.

Sincerely,



Arturo G. Fanjul, RA AR 17585

President