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**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](http://www.hklaw.com)

Janna P. Lhota  
+1 954-468-7841  
[Janna.Lhota@hklaw.com](mailto:Janna.Lhota@hklaw.com)

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*Electronic Delivery*

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

Re: El Car Wash/Sample Road – Application for Site Plan 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 application for Site Plan Exception approval to permit an automatic car wash facility (the “Facility” or “Project”) on the Property. A separate application has already been submitted to the City for consideration of a Special Exception by the Zoning Board of Appeals.

**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 27<sup>th</sup> 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 an 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 27<sup>th</sup> 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 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 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. The Special Exception application has already been filed and is being processed by staff for consideration by the Zoning Appeals Board. In the interim, we ask that the City review the attached Site Plan in the event the Special Exception is granted to facilitate the processing of that application.

As noted above, the Property is designated “Commercial” on 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. Other than the requested Special Exception use, the proposed development otherwise complies with the applicable district, use, and intensity and dimensional standards of the Code. The Project furthers the Sustainable Development standards in the Code 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.

The Project further improves access to the Property – which was previously improved with a gas station but is now vacant – but relocated the main access drive further east and restricting traffic onto NW 27th Avenue to a exit only/right-turn. In addition to the foregoing, included with the Project application is a CPTED plan, which includes several security features, such as cameras, covering the Property. Also included is a separate document outlining the various CPTED principals 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.

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