



Staff Report

File #: LN-816

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MARCH 18, 2026

EL CAR WASH WEST POMPANO

Request: Minor Site Plan
P&Z# 25-12000013
Owner: Festival Centre LLC
Project Location: 2690 W Sample Rd
Folio Number: 484221070031, 484221070032, 484221070033
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: Mercy Arce
Project Planner: Jonathan Cady (954-786-5578 / jonathan.cady@copbfl.com)

Summary:

The applicant is requesting MINOR SITE PLAN approval to develop a new 4,582 sq. ft. full-service automatic car wash and related site and landscape modifications. The property is 48,533 sq. ft. (1.11 acres) and is located at the southeast corner of West Sample Road and NW 27th Avenue within the City of Pompano Beach. The site consists of three parcels and is currently vacant. The project received a Special Exception to permit car wash use in a B-3 Zoning District. The applicant is pursuing Vernacular or Superior Design Alternative approval for relief from the regulation of Section 155.5602.C.7.b, where all ground-level windows on street-facing facades shall be transparent.

Staff Conditions:

PLANNING

Max Wemyss | max.wemyss@copbfl.com

Status: **Pending**

As discussed during the DRC meeting on 12/3:

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- Amend Plat due to requested vehicular access on north east side.
- Provide FDOT Approval Letter for access on Sample Road.
- Provide BCT approval/coordination for relocation/revision of transit stop.
- Provide the necessary dedication for NW 27th Ave.
- City will ensure zoning map shows correct zoning boundaries.
- Special Exception is required (scheduled for December 2025 Agenda)
- Type B Perimeter Buffer is required due to Motor Vehicle Service Use. May be modified with a CPTED Waiver. (Condition).

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Status: Pending Development Order

1. Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings. (Condition).
2. Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices. (Condition).
3. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities. (Condition).
4. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities. (Condition).
5. Submit/upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan. (Condition).
6. Submit/upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements on Blount Rd. (Condition).
7. Submit/upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work. (Condition).
8. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of Sample Rd. (Condition).
9. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of Sample Rd. (Condition).

10. The City Planning and Zoning Division must approve these plans before the Citys Engineering Division can. (Condition).

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Status: Pending Development Order

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

**Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.*

BUILDING DIVISION

Todd Stricker | todd.stricker@copbfl.com

Status: Pending Development Order

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2023 FBC.

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent

spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.
5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.
6. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.
7. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.
8. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.
9. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).
10. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

11. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

12. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

13. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

14. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

- Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

15. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

16. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

17. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation Van Accessible. Reference Engineering Standard 300-5.

18. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the

accumulation of water or damage to any foundations on the premises or the adjoining property.

19. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

20. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

21. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

22. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architects or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

BSO

Anthony Russo | Anthony_Russo@sheriff.org

Status: Pending Development Order

Development Review Committee Date Reviewed: 02/25/2026

Subject: CPTED and Security Strengthening Report: PZ#: PZ25-12000013

Name: EL CAR WASH WEST POMPANO / FESTIVAL CENTRE LLC

Address / Folio: 2690 W Sample Road

Type: MINOR SITE PLAN/CYCLE 2

Reviewer: BSO Deputy David Cappellazo for the City of Pompano Beach

david_cappellazo@sheriff.org

M-(954) 275-7479 (Send Text & Email, No Voicemail)

Monday Thursday; 8 AM 3 PM

Deputy Russo asked that you add the conditions from cycle 1 to the narrative and diagram. I noticed that you entered them on the diagram, but I did not find them all in the narrative. Please add the BSO conditions that you entered onto the diagram into your CPTED narrative. In your DRC Round 1 response letter the conditions are there under the BSO section, so just copy and paste them into file (013 CPTED Principles) in the eplan.

I know it is redundant, but it helps when the developer actually looks at the plans and sees the conditions on the blueprints and in the narrative (takes away excuses that they did not have the narrative). Thank you for stamping your plans confidential. If you have any questions, my cell phone number is in the review header in the info only box. Thanks again, David

UTILITIES

Nathaniel Watson | Nathaniel.Watson@copbfl.com

Status: Pending Development Order

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.
3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.
4. Broward County Water & Wastewater service area. Please procure a Broward County permit for the proposed off-site utility connections.

LANDSCAPE REVIEW

Mark Brumet | mark.brumet@copbfl.com

Status: Pending Development Order

1. Provide the dollar value for specimen trees only, height on palms, and DBH of all non specimen trees to be removed vs. the dollar value, palm height, and caliper of trees replaced. Please round the DBH calculation to the nearest whole number. (Condition).
2. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Staff discussion on values methodology. (Condition).
3. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8 wide and contain trees, sod and irrigation. Staff discussion on suspended pavement / species. Short parkign row facing west. (Condition).
4. Please provide Tree planting / guying detail. (Condition).
5. Please provide the plant list on the plan. (Condition).
6. Provide permission from Broward County for the removal of the existing wetlands must be provided prior to DRC approval. This is necessary to ensure that, if Broward County denies the request or requires modifications, any resulting changes to the site plan can be addressed through the DRC review process rather than requiring a new submittal. (Condition).
7. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal. (Condition).
8. Additional comments may be rendered a time of resubmittal. (Condition).

ZONING

Jonathan Cady | Jonathan.Cady@copbfl.com

Status: Pending Development Order

1. Please provide a comment response sheet with a narrative response addressing all comments received in this DRC review. The response should be organized in a point-by-point format, referencing each comment and explaining how it has been addressed or revised in the resubmittal. Within your response, reference which plans were revised to resolve a comment (Info Only).
2. Please provide verification that FDOT has accepted the proposed relocation of the entrance on Sample Road. Although your response states that FDOT approval “will be provided upon receipt,” this confirmation must be submitted prior to DRC approval. This requirement ensures that, in the event FDOT denies the proposed driveway connection, the plans can be revised to comply with FDOT standards during the current DRC review, rather than requiring a full resubmittal after approval. Please obtain and upload FDOT’s official determination to proceed.
 - Compliance with the FDOT Pre-Application Letter is required for approval. Prior to issuance of a building permit, the applicant must demonstrate compliance with all applicable FDOT conditions of approval.

Provide any dimension and callout to confirm compliance with FDOT conditions of approval. (Condition).

3. A Plat Note Amendment for the existing Non-Vehicular Access Line (NVAL) may be required through Broward County. Please obtain a Plat Determination Letter from Broward County to confirm whether this amendment is necessary.
 - Approval of the plat amendment is required prior to issuance of the building permit associated with this site plan. (Condition).
4. A letter from BCHED must be provided prior to DRC approval. If BCHED does not approve the proposed design, any required revisions must be incorporated during the DRC review process rather than after approval.
 - A letter from BCHED must be provided prior to building permit review and approval. If BCHED does not approve the proposed design, any required revisions may necessitate resubmittal and additional review. (Condition).
5. Permission from Broward County for the removal of the existing wetlands must be provided prior to DRC approval. This is necessary to ensure that, if Broward County denies the request or requires modifications, any resulting changes to the site plan can be addressed through the DRC review process rather than requiring a new submittal.
 - Prior to issuance and approval of the building permit, written authorization from Broward County for the removal of the existing wetlands must be provided. This is necessary to ensure that if Broward County denies the request or requires modifications, the site plan can be revised and resubmitted for review as needed. If the request is approved, then review can proceed to ensure consistency. (Condition).
6. Please note that no overhead doors shall face the front lot line. (Info Only)
7. A drive-through that is incorporated as an essential function of the operation shall be permitted by right as accessory to the principal business. Therefore, this use shall not be subject to the accessory use standards for Drive-Through Services within Code Section 155.4303.I. (Info Only)
8. This project is subject to Major Site Plan and Building Design approval. (Info Only)
9. Please note, that a Car Wash or Auto Detailing Use is permitted in B-3 Zoning District only by Special Exception, pursuant to Section 155.4219.H. (Info Only)
10. Although shown on the city's zoning map as B-3/PCI, the site is designated as B-3. (Info Only)
11. Please note that you may be subject to additional comments depending on the revisions provided with your next submittal. (Info Only)
12. Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. (Info Only)
13. The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:
 - 1.Changes in facade color or material that follow the same dimensional standards as the offset requirements;
 - 2.Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a

height equal to at least 80 percent of the facade's height;

- 3. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or
- 4. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements. (Info Only)

14. Per Section 155.5509, In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. Note on all plans that all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. (Condition).
15. Provide Unity of title for the three parcels proposed for this development. These three parcels must be unified in order to be developed. (Condition).
16. Please note that additional comments may be provided based on your next submittal, especially if revisions reveal items that were not previously reviewed or addressed. (Info Only).
17. The site plan indicates a total of twenty-three (23) proposed parking spaces; however, only twenty (20) spaces can be identified on the plan. Please clarify the location of the remaining three (3) spaces or revise the Site Data Table to accurately reflect what is shown. Additionally, the Site Data Table indicates that nineteen (19) spaces include vacuum stations, while the miscellaneous site equipment note states that twenty-three (23) vacuum arches with air are proposed. Please clarify whether this is a typo error. If twenty-three (23) vacuum arches with air are proposed, identify the location of the additional four (4) units that are not associated with a parking space.
18. Please clarify the proposed on-site circulation pattern, particularly as it relates to the parking spaces and the directional arrows shown on the plan. Specifically, the four (4) parking spaces with northbound and southbound arrows are unclear, as the indicated arrows do not appear to align with typical vehicle movements when pulling into or backing out of these spaces. Please revise the plan to clearly illustrate how vehicles are intended to access and exit these spaces. Additionally, clarify how vehicle queueing for the car wash will be managed. The current layout raises concerns regarding how vehicles exiting a parking space will merge into the car wash line without causing confusion or the perception that vehicles are bypassing others in the queue. Provide a revised circulation plan and, if necessary, striping or signage details to ensure safe and orderly movement.
19. It appears that a stop bar or designated stopping area is shown prior to the parking spaces and the lane leading to the car wash; however, its purpose is unclear. Please clarify whether this area is intended to serve as stacking space before entering the car wash queue, a payment/check-in location, or simply a stop-controlled point (e.g., a stop sign). Revise the plans to clearly label the intended function of this area and ensure the circulation pattern is understandable.
20. Please provide additional dimensions on the fence detail sheet to verify that the combined height of the proposed fence and retaining wall does not exceed the maximum height permitted. Per Section 155.5302.D.3.,

no fence or wall within a commercial or special base zoning district shall exceed a height of eight (8) feet. However, a fence or wall that abuts an Industrial zoning district may be permitted up to a maximum height of ten (10) feet. Please revise the detail sheet accordingly to demonstrate compliance.

21. Per Section 155.4219.H.3.c., each lane must be covered by a permanent canopy with a maximum clearance height of fourteen (14) feet above grade, unless a higher clearance is required by state or federal law. Based on the submitted plans, it appears that a canopy has only been provided over a small portion near the pay station. This does not satisfy the requirement, as the canopy must cover each lane rather than only the pay station area. Please revise the plans to demonstrate compliance with this standard.
22. Please note that the unresolved comments must be addressed and corrected as part of the AAC submittal. This item has received DRC approval and may proceed to the next stage. As part of the AAC submittal, please provide a narrative explaining how each previously unresolved comment has been addressed. (Info Only).

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).