



Staff Report

**File #:** LN-861

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: APRIL 7, 2026

**EL CAR WASH WEST POMPANO**

**Request:** Building Design  
**P&Z#** 25-12000013  
**Owner:** Festival Centre LLC  
**Project Location:** 2960 W Sample Road  
**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 (jonathan.cady@copbfl.com / 954-786-5578)

**Summary:**

The applicant is requesting Building Design approval and Vernacular or Superior Design Alternative approval for a 4,900-square-foot drive-thru car wash on 0.86 acres. The project received a Special Exception to allow the Car Wash Use in a B-3 Zoning District.

The applicant is requesting approval for a Vernacular or Superior Design Alternative to modify the following Commercial, Institutional, and Mixed-Use Design Standard related to window transparency facing West Sample Road:

*Section 155.5602.C.7.b: All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades.*

The project proposes translucent spandrel glass rather than transparent windows facing the street, similar to the El Car Wash on North Federal Highway, which this Committee approved in 2024. The applicant has selected Option #3 from the AAC Supplemental Criteria for the Vernacular or Superior Design Alternative. Option #3 is: materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.

The Major Site Plan application was reviewed by the Development Review Committee (DRC) on December 3, 2025, and March 18, 2026.

The property is located on the east side of NW 27 Avenue, south of West Sample Rd.

Pursuant to Section 158.04, Code of Ordinances, the Architectural Appearance Committee may require such

changes in plans and specifications as, in its judgment, may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

**Zoning | Existing Uses**

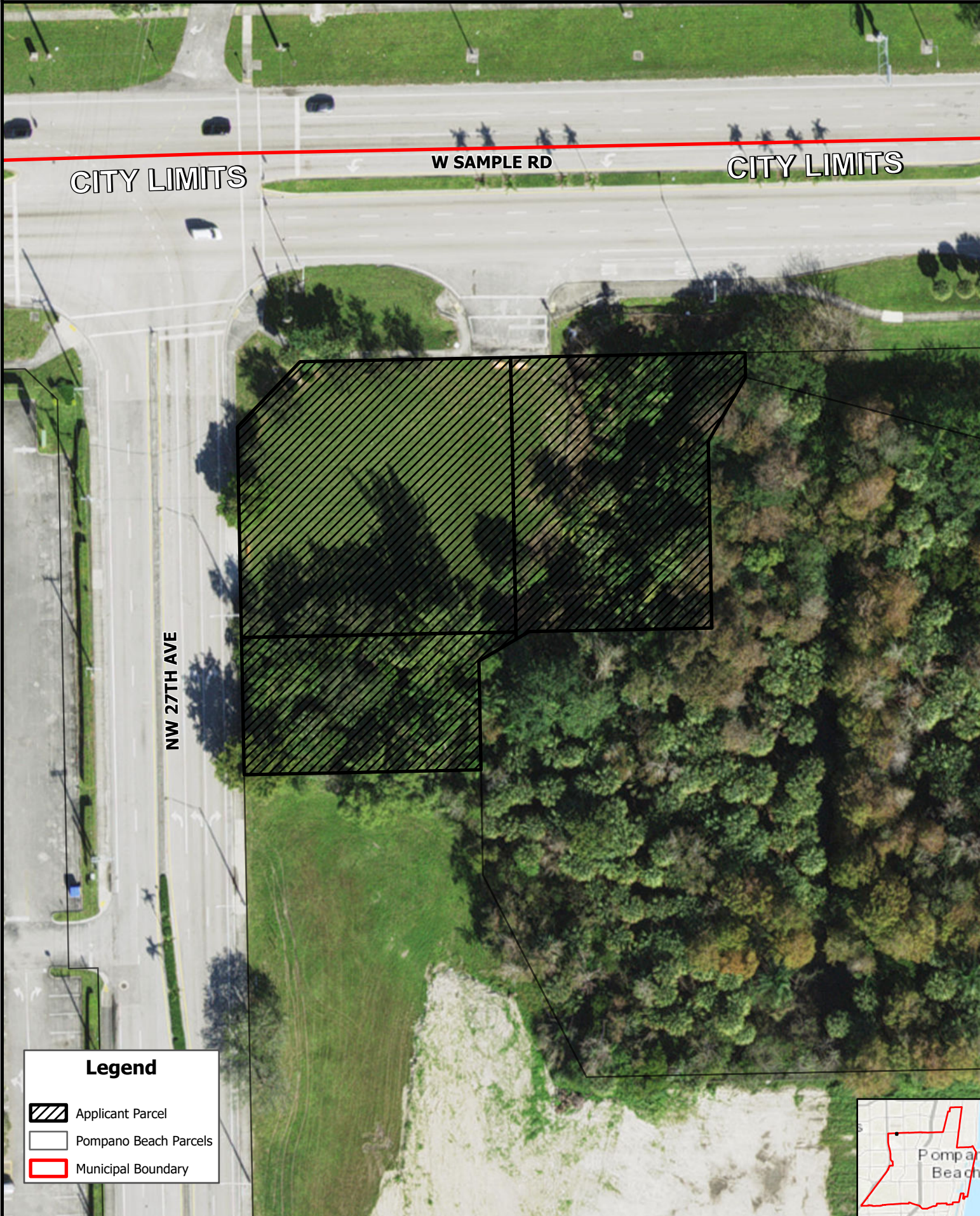
- A. Subject property (Zoning | Existing Use): B-3 (General Business) | Currently Vacant, Proposed Car Wash
- B. Surrounding Properties (Zoning District | Existing Use):
  - North: A-7 (County Regional Facility) | Waste Services
  - South: B-3/PCI (General Business/Planned Commercial/Industrial) | Vacant Parcel
  - East: B-3/PCI (General Business/Planned Commercial/Industrial) | Vacant Parcel
  - West: B-3 (General Business) | Vacant Parcel, Proposed Gas Station

**Staff Conditions:**

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Prior to issuance of a building permit, the applicant must demonstrate compliance with all applicable FDOT conditions of approval listed in the FDOT Pre-Application Letter. Provide dimensions and callouts on the Site Plan to confirm compliance with FDOT conditions of approval.
2. Provide a copy of written authorization from Broward County for the removal of the existing wetlands. If Broward County denies the request or requires modifications, the site plan must be revised and resubmitted for review as needed. If the request is approved, then review can proceed to ensure consistency.
3. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
  - a. Provide evidence of the finalized Plat amendment.
  - b. All overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground, pursuant to Section 155.5509.
  - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - d. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office, for permit.
  - e. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

# CITY OF POMPANO BEACH AERIAL MAP






CITY LIMITS

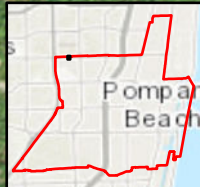
W SAMPLE RD

CITY LIMITS

NW 27TH AVE

**Legend**

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary



Scale:  
1:800

Date Exported:  
3/12/2026

2690 W Sample Road  
FESTIVAL CENTRE LLC

Created by:  
Department of  
Development Services



Default Folder: H:\BIA\GIS\Planning - Notices Map