



170 NW Spanish River Boulevard
Suite 101
Boca Raton, FL 33431

November 20, 2025

Scott Reale, Principal Planner
City of Pompano Beach
100 W. Atlantic Blvd.,
Pompano Beach, FL 33060

Re: Request for Denial of Special Exception- Proposed Car Wash Development
EI Car Wash- 2690 W. Sample Road

Dear Mr. Reale:

I am the property manager for Sample Turnpike Plaza located at 2501 W. Sample Road. I am writing to respectfully request that the City of Pompano Beach Planning Division consider denying the Special Exception request submitted for the proposed new car wash located at 2690 W. Sample Road.

Across the street from the proposed location is an existing, long-standing small business car wash that has served the community for many years. This business is well-established, locally owned, and contributes significantly to the local economy by providing jobs, maintaining ongoing customer traffic, and offering consistent service to nearby residents and businesses.

Approving a new car wash in such close proximity from an existing one would create an unnecessary and disproportionate negative impact on this small business. In this case, the introduction of a new car wash:

- Would directly undermine the viability of a long-standing local small business
- Would introduce redundant services in an area already adequately served
- Could alter the economic balance of the corridor by encouraging oversaturation

The existing car wash has invested heavily in maintaining its operations, serving the local community, and complying with the City's requirements. Allowing a directly competing use via Special Exception, without demonstrable public necessity, would place this established business at a substantial competitive disadvantage.



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For these reasons, I respectfully request that the Planning Division deny the Special Exception application for the proposed car wash and preserve the fairness and balance intended by the City's zoning policies.

Thank you in advance for your consideration of this important matter.

Should you have any questions do not hesitate to reach out to me at 561-997-0045 ext. 101 or via email at LVasallo@cityconstruction.com

Sincerely,
City Construction LLC as agent for
Sample Turnpike Plaza, Inc.

Lilly Vasallo

Lilly Vasallo
Property Manager