

City of Pompano Beach Department of Development Services Planning & Zoning Division

P&Z#: _____

100 W. Atlantic Blvd Pompano Beach, FL 33060 **Phone:** 954.786.4679 **Fax:** 954.786.4666

Development Application

Project Type: Special Exceptions Submission #: SPEX-2025-20

Site Data				
Project Name:	El Car Wash West Pompano	Size of property:	1.114	
Street Address:	2690 W SAMPLE ROAD POMPANO BEACH, 33069	Number of units (Residential):	0.0	
Folio Number(s):	4842-21-07-0031, 4842-21-07-0032, and 4842-21-07-0033	Total square feet of the building* (Non-Residential):	5066.0	
Project Narrative:	Major Site Plan and Special Exception review for new 5,066 square foot automatic car wash facility.			

Applicant	Landowner (Owner of Record)			
Name:	Business Name (if applicable):			
Festival Centre, LLC C/o Janna Lhota	Festival Centre, LLC			
Title:	Print Name:			
Attorney for Applicant	YORAM IZHAK			
Street Address:	Street Address:			
515 East Las Olas Boulevard, Suite 1200	696 NE 125 ST			
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:			
Fort Lauderdale FL 33301	Miami FL 33161			
Phone Number:	Phone Number:			
954-468-7841	561-325-5876			
Email:	Email:			
janna.lhota@hklaw.com	ron.brill@imcequitygroup.com			
ePlan agent (if different):				
Name of ePlan agent:				
Email of ePlan agent:				
Phone Number of ePlan agent:				



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Owner's Certificate Special Exceptions

OWNER'S CERTIFICATE

SPEX-2025-20

This is to certify that:

- I am the owner of the property, or
- I am authorized by the owner of the property to submit this application on their behalf and (if I am not the owner of the property) I will submit documentation that confirms my authority.

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

Name:	Janna Lhota	09/17/2025
Signature:	Janna (hota	

Festival Centre, LLC

696 NE125th Street North Miami, Florida 33161 Phone# (305) 893-9955

Fax# (305) 893-9955

December 3, 2024

City Clerk's Office City of Pompano Beach 100 West Atlantic Blvd. Pompano Beach, FL 33060

Re: Festival Centre, LLC

To Whom It May Concern:

Please be advised that Janna P. Lhota with Holland & Knight LLP is hereby authorized to represent and otherwise appear on behalf of Festival Centre, LLC with respect to any applications required to be submitted to the City of Pompano Beach for the potential development of the property located at the southeast corner of Sample Road and N.W. 27th Avenue in the City of Pompano Beach.

If you have any questions concerning the foregoing, please do not hesitate to contact me at ______.

Very truly yours,

Festival Centre, LLC

By:

Title:

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 3 day of December, 2024 by

WORAN TENANCE, as MANGER an authorized signatory for Festival Centre, LLC on behalf of the limited liability corporation.

is personally known to me or has produced as identification.

Notary Public-State of FLOADA
Commission Number: 20 4556

(SEAL)

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000060245

Entity Name: FESTIVAL CENTRE, LLC

Current Principal Place of Business:

696 N.E. 125TH STREET NORTH MIAMI, FL 33161

Current Mailing Address:

696 N.E. 125TH STREET NORTH MIAMI. FL 33161 UN

FEI Number: 82-4740306 Certificate of Status Desired: No

Name and Address of Current Registered Agent:

REYES, DAISY 696 N.E. 125TH STREET NORTH MIAMI, FL 33161 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

City-State-Zip:

TOA BAJA 00951

SIGNATURE:

Electronic Signature of Registered Agent

Date

FILED Jan 23, 2025

Secretary of State

4550496777CC

Authorized Person(s) Detail:

Title MGR Title MGR

SHUB, SENDER IZHAK, YORAM Name Name Address 696 N.E. 125TH STREET Address P.O.BOX 2399

NORTH MIAMI FL 33161 City-State-Zip:

Title MGR

LIPTON, ALAN Name

Address 696 N.E. 125TH STREET City-State-Zip: NORTH MIAMI FL 33161

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: YORAM IZHAK Electronic Signature of Signing Authorized Person(s) Detail **MGR**

01/23/2025