



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

P&Z#: 25-17000011

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 Lhota

Festival Centre, LLC
696 NE125th Street
North Miami, Florida 33161
Phone# (305) 893-9955
Fax# (305) 899-9060

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: _____

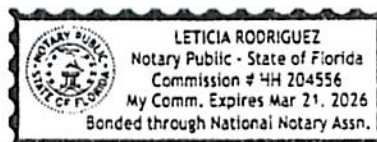
[Signature]
Yonatan Izhak
Manager

STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ *DADE COUNTY*

The foregoing instrument was acknowledged before me this 3 day of December, 2024 by Yonatan Izhak, as MANAGER an authorized signatory for Festival Centre, LLC on behalf of the limited liability corporation. _____ is personally known to me or has produced _____ as identification.

(SEAL)

[Signature]
Notary Public-State of FLORIDA
Commission Number: 204556



#513219737_v1

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.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name IZHAK, YORAM
Address 696 N.E. 125TH STREET
City-State-Zip: NORTH MIAMI FL 33161

Title MGR
Name SHUB, SENDER
Address P.O.BOX 2399
City-State-Zip: TOA BAJA 00951

Title MGR
Name LIPTON, ALAN
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

MGR

01/23/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date