



August 18<sup>th</sup>, 2025

Zoning Board of Appeals  
City of Pompano Beach  
100 West Atlantic Boulevard, Dept. 1510  
Pompano Beach, Florida 33060

RE: Special Exception for 1401 SW 26 AVE POMPANO BEACH FL 33069, folio 494204260010)

Dear members of the Zoning Board of Appeals,

Griggs Express Car Wash ("Applicant") proposes developing a site on south end of the city with a brand new, state-of-the-art car wash which will provide a desirable and convenient service for area residents. To facilitate the development, PLANW3ST is representing Applicant with authorization from the current property owner, FFT POMPANO LLC, in pursuit of Special Exception approval for the above-referenced property. The property is a total of 41,146 sq. ft. (0.945 acres, located on the west side of South Powerline Road and on the south side of Gateway Drive (SW 14<sup>th</sup> Street) in Pompano Beach (refer to **EXHIBIT A** included with this narrative). Currently, the property houses a vacant 718- sq. ft. restaurant building (previously Checker's). The contract buyer ("Applicant") intends to develop the property with an express car wash of approximately 3,650 sq. ft. and related site and landscape upgrades. The Zoning designation is B-3 General Business District, and the Land Use Designation is I Industrial—both which permit a car wash with Special Exception approval.

Applicant understands a Special Exception shall only be approved on a finding that the request as proposed meets the following standards, and Applicant firmly believes this application complies with each. The individual standards are listed below with Applicant's compliance and/or justification provided below in *italics*.

1. Is consistent with the comprehensive plan;

*The subject property lies within the I Industrial Land Use designation of the City's Future Land Use Map. According to the City's adopted Comprehensive Plan, heavy commercial uses are permitted in this designation. The proposed car wash use is consistent with the land use designation in which it will be located. Additionally, the proposed use and project is consistent with the following policies of the City's Comprehensive Plan:*

*Policy 01.01.06* *All site plan applications shall provide pedestrian facilities, such as but not limited to sidewalks and street trees (where not in conflict with underground utilities and permitted by City Engineer)*

- *The proposed site plan incorporates the existing sidewalk along Gateway Drive as well as along Powerline Road and provides a pedestrian walkway connecting from the public sidewalk on Powerline Road into the site to the front of the building. No right of way dedications are proposed or anticipated to be required.*

Policy 01.03.04 Consider the preservation of established single-family neighborhoods in all rezonings, land use plan amendments and site plan approvals.

- This property is not near residential uses and appropriately located within a commercial corridor abutting industrial zoning.

Policy 01.05.01 Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.

- As the project will be constructed new, it will be required to follow all federal, state, county, and city minimums with respect to floodplain management and flood protection.

Policy 01.06.06 Require permits for new development/redevelopment to include landscape plans for native vegetation, reestablishment or creation of tree canopy, and require the removal of exotic vegetation species.

- The project's proposed landscape plan includes minimum 75% native species and will remove any and all invasive exotic species currently onsite.

Policy 01.14.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resource.

- The proposed project is an infill project and will be utilizing an existing developed site with existing public services and infrastructure.

Policy 01.14.07 All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.

- The proposed project includes a CPTED plan with several security features, such as cameras, covering the site. The plan will be reviewed and approved by BSO. Comments have been issued and will be addressed prior to site plan approval.

2. Complies with all applicable zoning district standards;

*The property is currently developed with a building that will be demolished. The property will be developed as new, and with approval of the special exception, will also comply with use and use-specific standards as required by the code.*

3. Complies with all applicable use-specific standards in Article 4: Use Standards;

*The proposed car wash or auto detailing use is subject to compliance with Section 155.4219.H, Standards for Car Wash or Auto Detailing use. In response to the standards listed in 155.4219.H:*

- a. *The use is be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements. There is a total capacity of 39*

vehicles from queuing through tunnel exit.

- b. No overhead doors face any street fronting lot line.
- c. Both lanes are covered with a permanent canopy that has a maximum clearance height of 14 feet above grade.
- d. The only outdoor activity occurring during business hours is limited to the automatic washing, drying, and customer self-vacuuming of the interior/exterior of the vehicles in accordance with the proposed site plan.
- e. Screening of this use will meet the general requirements of Section [155.4219.A](#), Standards Applicable to Motor Vehicle Sales, Service, and Storage Uses, as justified below:

- i. Car washing and drying will occur within the building. Parking spaces for vacuuming are provided for customers, just as any filling station provides.
  - ii. A type B perimeter buffer will be provided along all perimeters of the site;
  - iii. The use is designed so that the front façade is in compliance with Section [155.5602.C.7](#), Fenestration/Transparency.
  - iv. The use is designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements. There is a total capacity of 39 vehicles from queuing through tunnel exit.
  - v. No operation of the use will impede the normal free flow of vehicular or pedestrian traffic on adjacent rights-of-way.
  - vi. The use does not involve storage, maintenance, or parking of vehicles; thus, all vehicles will be entering and leaving the site moving on their own.
  - vii. No vehicles, trucks, or trailers will be stored as a source of parts.
  - viii. Per v. above, the use does not involve storage, maintenance, or parking of vehicles; thus, all vehicles will be entering and leaving the site within business hours.
  - ix. As the incorporated drive-through is an essential function of the operation, it is permitted by right as accessory to the principal business and therefore, this use is not subject to the accessory use standards for Drive-Through Services within Code Section [155.4303.I](#).
4. Avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection;

*The car wash does not overburden existing public potable water facilities, sewage disposal, or stormwater management and in fact actually reduces water usage for the community as described further below. The process and proposed equipment allow the entire car washing and drying experience to be approximately 2.5 minutes. Washes are completely environmentally friendly and save substantial water in comparison to other car wash businesses or washing at home. The feasibility analysis/needs study included with this submittal, prepared by BBG Real Estate Services, indicates that the presence of a convenient express car wash in the market area will likely reduce the number of residents that wash their vehicles at home. Washing a vehicle at home tends to use 100 plus gallons of water per vehicle. The facility proposes three 2,000 gallon holding tanks that will recycle and treat the water used by the facility. Approximately 90 percent of the facility's water will be recycled by taking the water runoff and containing it inside the building, then drained to the re-use tank for future car washes. A sand-oil separator treatment system will be used to pre-treat the water before being discharged to the wastewater system. Additionally, all soaps used are biodegradable. The water reclamation systems at car*

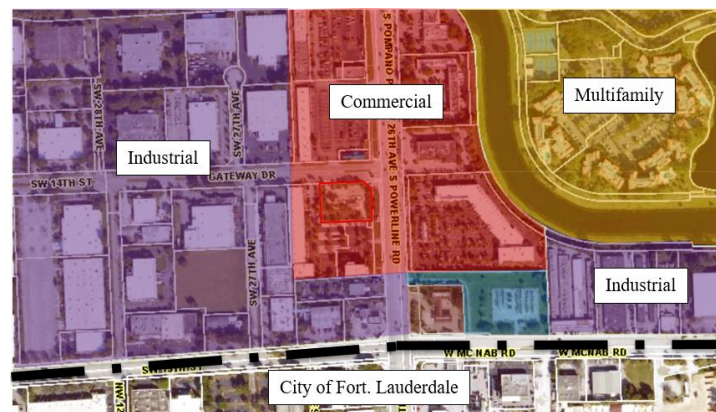
*washes are therefore more environmentally responsible than washing a vehicle at home.*

The car wash does not overburden streets or other transportation facilities. The high-speed tunnel gets cars out in less than 3 minutes. To explore traffic and queuing impacts, data was collected at several similar surrogate sites to determine the traffic behavior within the proposed use. Two surrogate sites, located in West Hialeah and North Hialeah, were used for the study of queuing patterns. HBC Engineering Company, the company that compiled the queuing study, installed cameras at each surrogate location to collect queuing data and car wash management provided sales data for two weeks (all seven days of the week). This data was reviewed, analyzed, and summarized to determine the peak hour demand occurrence at both sites. The sales data revealed that the peak demand occurred on Fridays and Saturdays with a max queue of 9-13 (13 projected for this site) vehicles. Based on the site plan provided for the proposed car wash, the storage capacity is 11-12 vehicles per lane, almost 2 times the maximum queue observed at the two surrogate sites. Further, the wash tunnel itself can process up to 5 vehicles at a time, and 5 more vehicles can be stacked in the drive-in lane between the tunnel and the covered pay lanes. There is a total capacity of 39 vehicles from queuing through tunnel exit.

*The hours of operation of the car wash allow for people who go to work early or come home late to use the facility (7:00 a.m. to 9:00 p.m.). The proposed site plan will be submitted for city DRC review and will comply with all city and county requirements regarding fire prevention regulations and CPTED design, thus keeping the project from overburdening police and fire protection services.*

5. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood;

*The project is appropriate for its location as it fronts a major arterial along a commercial area to the north and south, and it sits less than 120 feet east of an industrial zoning district. The lot accommodates safe and convenient site circulation and queuing as described previously, and provides a use that is permitted in the Future Land Use designation by right, permitted in the Zoning District by Special Exception. Please refer to the map below for surrounding uses. The closes residential use to the site is located over 770 feet northeast (airline distance), across the Cypress Canal in Cypress Bend.*







*modern express car wash along Powerline Road in the subject market area, demand is justified. Additionally, the study shows that the population totals in the area in combination with the number of existing car washes indicate that the market is currently considered undersupplied in this area. **All 4 of these competing car wash locations are more than 500 feet, as well as more than ½ mile distance from the subject site, meeting this standard.***

6. Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

*The proposed facility does not involve adverse odors or glare. The vacuum bays will utilize a "Vacutech" manufactured vacuum system for the facility with the motors inside the mechanical equipment room within the car-wash building or fully enclosed within a concrete enclosure. At each vacuum bay, a stanchion contains the suction hoses that will lead to a small dust bin, which then leads to the main vacuum filter/separator and vacuum turbines located at the SW corner of the property in a 6' high masonry enclosure. The air-dryers inside the car-wash tunnel will be outfitted with silencing mufflers to reduce the sound generated.*

*There are no outdoor speakers associated with the car-wash tunnel, and no sounds will be provided on the 2 pay stations. Ample sound data has been obtained and is provided with this submittal; refer to "Vacuum 25HP Sound Data" file. Additionally, the system will have an ozone generator which kills bacteria and microorganisms. This generator eliminates 100% of any odor produced by the treatment of water. See below for the sound level readings from the manufacturer.*

*On the highest reading of 60 DB-A, the noise level equates to normal conversation or a sewing machine as identified by the International Noise Awareness Day (INAD) website. The INAD "was established by the Center for Hearing and Communication (CHC) to raise awareness about the harmful effects of noise on hearing, health and quality of life." (<https://noiseawareness.org/info-center/common-noise-levels/>)*



**SOUND LEVEL METER READINGS**

**MODEL:** FT-DD-T440HP3 (40hp T4 VACSTAR TURBINE VACUUM PRODUCER)

**READING ONE:** 60 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE  
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**READING TWO:** 56 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE  
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**READING THREE:** 51 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE  
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**READING FOUR:** 44 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE  
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**NOTE:** THESE READINGS WERE TAKEN OUTSIDE OF CINDER BLOCK ENCLOSURE WITH 8" THICK WALLS,  
CONCRETE SLAB AND WOOD JOIST ROOF.

**SOUND LEVEL METER USED:**

SIMPSON MODEL #40003 – MSHA APPROVED.  
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.  
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

*Vacutech*  
1350 Hi-Tech Drive, Sheridan WY, 82801  
PHONE: (800) 917-9444 FAX: (303) 675-1988  
EMAIL: [info@vacutechlhc.com](mailto:info@vacutechlhc.com)  
WEB SITE: [vacutechlhc.com](http://vacutechlhc.com)

*Odors from the car wash tunnel are controlled by continuously processing reclaimed water through UV chambers to remove bacteria and microorganisms. The 'Aqua Prep' odor control technology works in tandem with the reclaim unit to eliminate 100% of any odor.*

*Site lighting will comply with code minimums and maximums and uphold the City's CPTED principles for site security. The site plan approval will include a BSO-approved CPTED plan as well as a code-compliant photometric plan.*

7. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;

*The project will include all required street trees and landscaping and the design of the building maintains overhead doors from facing any streets. Additionally, as we are not abutting or near any residential areas, no perimeter buffers are required. The four-sided architecture for the car-wash building provides a mix of materials and finishes that include*

*stucco and scored stucco in Sherwin Williams color SW 0050 (Classic Light Buff), composite metal wall panel in two colors (Amazon Prime Blue and Tuscan Sun), and painted metal louver accents in a light gray, modern metal awning to match the Amazon Prime Blue color, windows with light gray mullions, and parapet treatments in a light gray finish. The base of the building is provided with a 3-foot-high veneer stone by Eldorado Stone (CostalReef "Pearl White"). The building colors range from light beige to light gray with accent colors on and provides an overall contemporary style. The car-wash building is 41-feet 10-inches wide and 137-feet 8-inches long overall, with the tunnel portion measuring 100-feet 6 inches long. The building has varying heights and façade treatment, ranging from 17 feet at the lower height, to 39 feet 5-inches to the top of the hip roof peak at the tower element.*

*Each vacuum bay proposes an aluminum decorative trellis to provide filtered shade in keeping with the modern style of the car-wash facility. Each decorative trellis will house the "Vacutech" vacuum hose system, stanchion to the main enclosed vacuum turbines, compressed air, mat rack, dust bin, and waste receptacle*

8. *Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;*

*Washing a car in your driveway is environmentally un-friendly. Unlike household wastewater that enters sewers or septic systems and undergoes treatment before it is discharged into the environment, run off from your car sweeps down your driveway (an impervious surface) and goes right into storm drains—and eventually into rivers, streams, creeks, and wetlands, where it can poison aquatic life and damage ecosystems. This type of run-off includes harmful materials like gasoline, oil, and residue from exhaust fumes—as well as the harsh detergents being used for the washing itself. As previously explained, Griggs sends its recycled wastewater into the sewer systems only after it has already been filtered through an oil/water separator--treating it before it is ever discharged.*

*Washing a car at home typically uses over 100 gallons of water, while a commercial car wash averages less than 25 gallons per car. Griggs uses less than 1/4 the fresh water of even the most careful home car-washer. In addition, Griggs employs a water reclaim system which is a stand-alone operation that works in tandem with other car washing equipment. This system draws water from large settling tanks in the car wash, processing the water to remove vehicle contaminants and/or chemicals, treating the water and eliminating any odors, then finally sending the processed water back to the wash system for reuse. This further helps reduce the amount of water used per vehicle. The reclaim system has 'Aqua Prep' odor control technology which kills bacteria and microorganisms. The reclaimed water is processed through a series of UV chambers which eliminates 100% of any odor.*

9. *Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site and neighborhood;*

*As previously mentioned, the site will be constructed as new and will comply with all city regulations. The only entrance and exit point from Gateway Drive will be maintained as is currently. The circulation design provides for the safest and most convenient access into the site and car wash building, while accommodating more than sufficient stacking and keeping it completely within the site. The proposed site plan incorporates the existing*



*sidewalks along both Gateway Drive and Powerline Road and provides a pedestrian walkway connecting from the public sidewalk on Powerline Road into the site and to the front of the building. As shown on the image below circled in blue, the site shares platted cross-access with the adjacent shopping center, further alleviating any traffic impact concerns. The shopping center has 2 entry and exit points as shown circled in yellow, with the opening on Powerline only permitting a right-turn exit only.*



10. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;

*The current use is a vacant fast food restaurant building. While the site is not lacking in landscaping, the material is not properly maintained as it exists. With the proposed new construction, the code-compliant site will be providing a needed service with updated site features, such as site lighting, landscaping, and parking. As the use does not involve any adverse odor, noise, glare, or vibration impacts on surrounding lands, the use will protect the values and ability of the neighboring lands to develop uses permitted in the zoning district. Most importantly, neighboring new development such as The Pomp in Palm Aire will be in need of this service. Notably, this plaza is somewhat vacant, with only approximately 3 tenants operating out of the shopping center. The busiest of them, Dunkin Donuts at the northwest corner, will take advantage of the new activity of the car wash, further adding presence to the shopping center.*

11. Fulfills a demonstrated need for the public convenience and service of the population of the neighborhood for the special exception use with consideration given to the present availability of such uses;

*To address this standard, we would like to incorporate the feasibility analysis/needs study included with this submittal, prepared by BBG Real Estate Services. The study states that,*

*For a "... conveyor carwash, the population density for a three-mile radius should be at*

*least 35,000 or above for business districts. The population trend should be positive, and the pattern of growth should be headed towards the site rather than away from it. The site has approximately 127,857 people within a three-mile radius. Additionally, the median household income within a three-mile radius is \$63,562. Population totals are projected to increase over the next several years with a projected population of 131,573 people within a three-mile radius by 2030.” This demonstrates that given the population totals and the lack of a modern express car wash along Powerline Road in the market area, “it is determined that there i[s] truly a need for the subject development.”*

*As also mentioned for Standard 5, the feasibility analysis/needs study utilized population characteristics and existing development patterns of the market area to determine that there is a significant demand for additional car wash services within the local market. While the study identifies 4 competing express car washes nearby, the study finds that given the population characteristics combined with the lack of this type of car wash along Powerline Road within the subject market area, demand is justified. Additionally, the study shows that given the high volume of traffic along Powerline Road, consumers are forced to travel 3-5 miles (in excess of 20 to 30 minutes round trip) to wash their vehicle. A car wash between the existing car washes to the east and southwest would better serve the needs of residents (existing and future) in the local market without a significant material effect on the existing car washes. All of the competing car wash locations are more than 500 feet, and more than ½ mile distance from the subject site, meeting this standard. Please refer to Standard 5’s map images.*

12. Complies with all other relevant city, state and federal laws and regulations; and

*The proposed use and site will comply with all relevant city state and federal laws and regulations. The site plan will be submitted for Development Review Committee (DRC) review as a next step. The property and use will comply with any staff conditions if or when they are issued during the site plan approval process or with this application.*

13. For purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhood shall include the area affected by the requested special exception, which is typically an area of 500 feet to a one-half mile radius from the subject site.

*The images in Standard 5 show the approximate extents of the neighboring properties.*

Thank you for your consideration. We respectfully request approval is granted as justified above.

Please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA  
Principal, Senior Land Planner

EXHIBIT A



Parcel Id: [494204260010](#)  
Owner: FFT POMPANO LLC  
Situs 1401 SW 26 AVE POMPANO  
Address: BEACH FL 33069