



November 10th, 2025

Development Review Committee
City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: Site Plan Application for Griggs Express Car Wash (1401 SW 26 AVE POMPANO BEACH FL 33069, folio [494204260010](#))

Dear members of the Development Review Committee (DRC),

PLANW3ST is representing Griggs Express Car Wash ("Applicant") with authorization from the current property owner FFT POMPANO LLC, in pursuit of Site Plan approval for the above-referenced property. The subject 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 14th 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), which will be demolished. The Applicant intends to develop the property with a 3,650 sq. ft. express car wash and related site and landscape upgrades. The Zoning Designation is B-3 General Business District and the Land Use Designation is C Commercial, both of which allow restaurants. The site plan is scheduled to be submitted for city review within the coming months.

We believe that we meet all review standards as specified in code section 155.2407 [Site Plan] and understand that a Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The property is located within the I Industrial Land Use designation of the City's adopted Future Land Use Map. According to the City's adopted Comprehensive Plan, heavy commercial uses including automobile service are permitted within the I Industrial Land Use designation. 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 the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

The proposed project is a 3,650 sq. ft. car wash, which received Special Exception approval on October 16, 2025. Accessory uses will include parking. 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](#).*

The project complies with the use, intensity, and dimensional standards of the code.

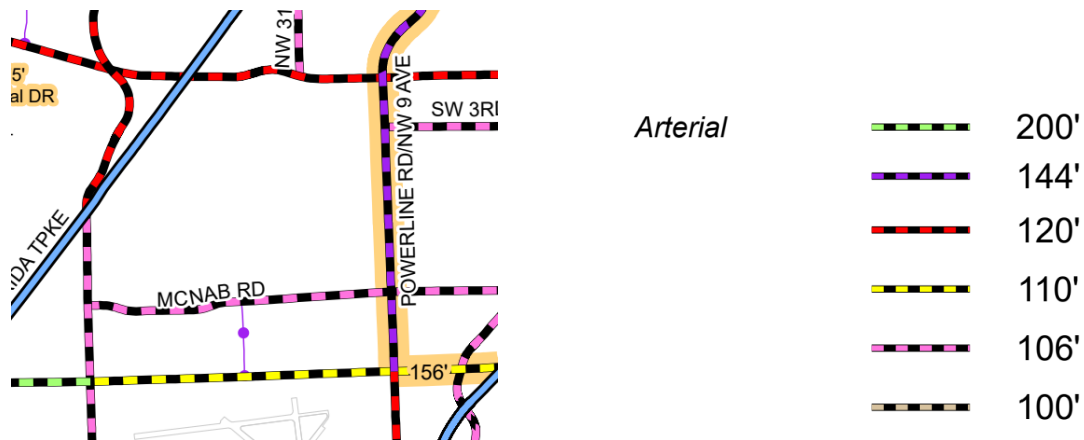
3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;

The property is being developed as vacant post-demolition and the project will be developed as new. The improvements proposed will be compliant with Article 5 of the Code of Ordinances, including sustainability minimums.

4. Complies with all other applicable standards in this Code;
It is the intent of the property owner to comply with code fully and submit for permit that meets all other building codes.
5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;
The proposed project received Special Exception approval on October 16, 2025 and complies with the Special Exception order issued under PZ 25-17000010.
6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;
As part of site plan approval, the applicant seeks to obtain concurrency approval. The site is existing and has access to public infrastructure.
7. Is designed to provide safe, adequate, paved vehicular access between buildings within the

development and streets as identified on the Broward County Trafficways Plan;

The subject property is designed to accommodate proper parking, patron and emergency vehicle circulation, and stacking. Powerline Road requires a minimum of 144 feet in this area of the county, per the adopted Broward County Trafficways Plan (excerpt below, source: <https://www.broward.org/Planning/Pages/GIS.aspx>). Gateway Drive, a business road, requires a minimum of 60 feet in accordance with City of Pompano Beach code section 100.01(A)(1)(a). Powerline Road measures 100 feet to the centerline of the roadway and Gateway Drive measures 50 feet to the centerline of the roadway. According to Zoning Code section 155.5704.C.2., all lots subject to a Plat, Rezoning, or Major Site Plan approval, as well as lots not subject to Major Site Plan approval but are developing a new structure or increasing an existing structure by 50% of the existing gross floor area, shall dedicate the required right-of-way. City of Pompano Beach code section 100.01(C), property owners required to dedicate right-of-way in accordance with the Zoning Code shall only be required to dedicate half of the applicable right-of-way width to the center line of the street. No additional right-of-way dedication is needed from this property.



8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The lot is not located within a Broward County Wellfield Protection Zone, nor is it designated as a contaminated site (source: <https://www.broward.org/Environment/Wellfield/Pages/Default.aspx>).



Wellfield Protection Zones



9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;

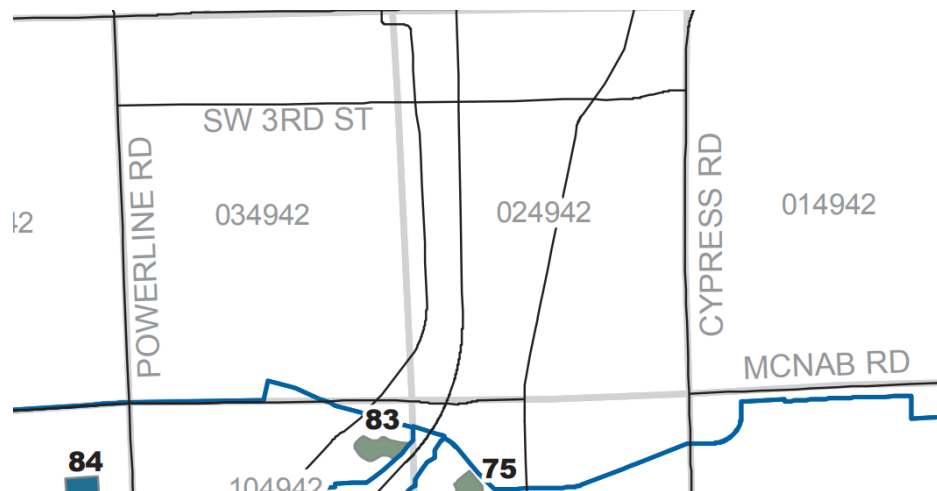
The site plan application includes a CPTED Security Plan and narrative for the City's review. The property will comply with CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02;

The site plan application will include a Life Safety Plan with fire apparatus turning radii. The property will comply with adopted Fire Codes and Standards.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and

The subject property is not located in or near an Environmentally Sensitive Land identified by Broward County or the city. (Source: <https://www.broward.org/Planning/Pages/GIS.aspx>)



12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

The subject property is not located on a corridor identified in the approved Transportation Corridor Study.

Thank you for your consideration. We respectfully request your assistance in our Minor Site Plan and Major Building Design application as justified above.

Please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA
President

EXHIBIT A

Parcel Id: [494204260010](#)
Owner: GRIGGS EXPRESS LLC
Situs: 1401 SW 26 AVE POMPANO
Address: BEACH FL 33069
Legal: POWERGATE PLAZA 111-34 B
TRACT A