



THE ZONING BOARD OF APPEALS
CITY OF POMPANO BEACH, FLORIDA

Landowner: FFT Pompano, LLC
Case No.: 25-17000010
Address: 1401 SW 26 Ave
Zoned: B-3 (General Business)
Folio(s): 494204260010

Legal Description:

PARCEL 1 (FEE ESTATE):

Tract "A" of POWERGATE PLAZA, according to the Plat thereof, recorded in Plat Book 111, Page 34, of the Public Records of Broward County, Florida, also described as:

A parcel of land lying in the Southeast 1/4 of Section 4, Township 49 South, Range 42 East and being more particularly described as follows:

COMMENCE at the point of intersection of the Southerly Right-of-Way line of Gateway Drive, according to Official Records Book 3859, at Page 982, and the Westerly Right-of-Way line of Powerline Road, according to Official Records Book 2244, at Page 660, both of the Public Records of Broward County, Florida; thence run South 88° 06' 34" West along the Southerly Right-of-Way line of said Gateway Drive for 50.00 feet; thence run South 01° 53' 26" East for 30.00 feet to the POINT OF BEGINNING of the Parcel of land hereinafter described; thence continue South 01° 53' 26" East along a line parallel with and 50.00 feet West of the Westerly Right-of-Way line of said Powerline Road for 147.00 feet; thence run South 88° 06' 34" West along a line parallel with and 177.00 feet South of the Southerly Right-of-Way line of said Gateway Drive for 235.00 feet; thence run North 01° 53' 26" West along a line parallel with and 285.00 feet West of the Westerly line of said Powerline Road for 177.00 feet to a point on the Southerly Right-of-Way line of said Gateway Drive; thence run North 88° 06' 34" East along the Southerly Right-of-Way line of said Gateway Drive for 205.00 feet; thence run South 46° 53' 26" East for 42.43 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

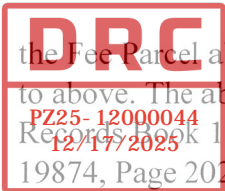
PARCEL 2 (EASEMENT ESTATE):

Together with a perpetual non-exclusive easement for the purpose of vehicular and pedestrian Ingress and Egress over all driveways and pedestrian walkways on a portion of Tract "B" of the above mention Plat as shown on a sketch attached to an made a part of the Reciprocal Easement Agreement itself attached to an affidavit recorded on November 13, 1987, in Official Records Book 14954, Page 180, public records of Broward County, Florida.

PARCEL 3 (EASEMENT ESTATE):

Together with a pedestrian and vehicular easement for Ingress and Egress across a one foot strip of land which is part of Tract "B" of the Plat of POWERGATE PLAZA above referenced and contiguous to and abutting both

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the Fee Parcel above described and that certain Reciprocal Easement area in Parcel 2 (Easement Estate) referred to above. The above Easement granted in an Off-Street Parking and Easement Agreement recorded in Official Records Book 19753, Page 804, and as affected by Scrivener's Affidavit, recorded in Official Records Book 19874, Page 202, public records of Broward County, Florida.

REQUEST:

The Applicant Landowner is requesting SPECIAL EXCEPTION approval as required by Section 155.4219(H)(1) [Districts Where Permitted] of the Pompano Beach Zoning Code to utilize the subject property (Zoning District: B-3) for a Car Wash

* * * * *

ORDER

WHEREAS, upon presentation of the Applicant's request for a Special Exception at the September 18, 2025 public hearing and the continuation of the public hearing on October 16, 2025 before the Zoning Board of Appeals ("Board"), and upon review and consideration of all testimony, evidence and argument presented at the both hearings, the Board finds that competent substantial evidence was presented to satisfy the criteria for granting the Special Exception in order to utilize the subject property (Zoning District: B-3) for a Car Wash.

THEREFORE, the Applicant's request for the above Special Exception is **GRANTED**, conditioned on the applicant fulfilling the following:

1. Obtain all necessary governmental permits and approvals, including Site Plan, Building Design, and Zoning Use Certificate and Business Tax Receipt for the use.
2. The development shall be in substantial compliance with the conceptual site and landscape plans submitted as part of this application.
3. The property owner shall resolve all outstanding issues identified in the open code compliance case (Case #24-09005947) to the satisfaction of the Code Compliance Department, including payment of any applicable fines and completion of any required corrective actions.
4. The car wash operation must not impede the normal flow of vehicular or pedestrian traffic along adjacent rights-of-way or the drive aisles of the abutting commercial plaza.

This matter was heard before the Zoning Board of Appeals on September 18, 2025, and October 16, 2025, and the Board pronounced its decision on October 16, 2025.


Charlotte Burrie, Chair, Zoning Board of Appeals

Filed with the Development Services Department this 30th day of October, 2025.


Meredith Rollins, Assistant Planner, Development Services

A party aggrieved by a final decision by the Zoning Board of Appeals as provided in City Code Section 155.2424, may petition the Circuit Court for issuance of a Writ of Certiorari in the manner and within the time provided for the Florida Rules of Appellate procedure.