



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-780

ZONING BOARD OF APPEALS
Meeting Date: SEPTEMBER 18, 2025

SPECIAL EXCEPTION - FFT POMPARNO LLC

Request: Special Exception
P&Z# 25-17000010
Owner: FFT Pompano LLC
Project Location: 1401 SW 26 Ave
Folio Number: 494204260010
Land Use Designation: I (Industrial)
Zoning District: B-3 (General Business)
Commission District: 5 (Darlene Smith)
Agent: Paola West
Project Planner: Scott Reale

Summary:

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 in order to utilize the subject property (Zoning District: B-3) for a Car Wash.

The property is a corner parcel located on the west side of S Powerline Road and the south side of Gateway Drive (SW 14th Street), approximately 550 feet north of McNab Road.

ZONING REGULATIONS

155.4219. COMMERCIAL: MOTOR VEHICLE SALES AND SERVICE USES

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H. Car Wash or Auto Detailing

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
														S	S

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
		P	P										P			

2. Definition

A car wash or auto detailing use is an establishment providing the washing of the exterior of vehicles where vehicles are manually driven or pulled by a conveyor through a system of rollers and/or brushes. Interior cleaning and/or drying may be conducted manually outdoors by vehicle operator or on-site attendants.

3. Standards

A car wash or auto detailing use shall comply with the following standards:

- a. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.
- b. No overhead doors shall face the front lot line.
- c. Each lane shall be covered with a permanent canopy which shall have a maximum clearance height of 14 feet above grade, except where state or federal law requires a higher clearance.
- d. Outdoor activity may occur during business hours; such activity shall be limited to the washing, drying and other superficial detailing of the interior/exterior of the vehicles in accordance with an approved site plan.
- e. Screening of this use shall meet the general requirements of Section 155.4219.A. Standards Applicable to Motor Vehicle Sales, Service, and Storage Uses.
- f. A drive-through that is incorporated as an essential function of the operation shall be permitted by right as accessory to the principal business. Therefore, this use shall not be subject to the accessory use standards for Drive-Through Services within Code Section 155.4303.I.

PROPERTY INFORMATION AND STAFF ANALYSIS

1. The applicant is proposing to demolish the existing structure - a former Checker's fast-food restaurant - and construct a 3,650-square-foot express car wash facility. The project includes associated improvements such as landscaping and parking on a parcel just under one acre in size.
2. Car wash facilities are a use permitted in the B-3 zoning district only through the granting of a Special Exception, hence the need for this application. If the Special Exception is approved, the applicant will be required to submit a Site Plan and Building Design Review application for further review and approval.
3. The property has one active Code Compliance Case (#24-09005947) related to vegetation overgrowth, tree abuse, garbage accumulation, and graffiti.
4. The property is already platted as Tract A of Powergate Plaza and has established vehicular access points from Gateway Drive (north side of the site), as well as internal cross-access through the adjacent commercial plaza. While the site does not have direct access from Powerline Road, it can be accessed from Powerline Road via the internal drive aisles of the adjacent commercial plaza.
5. The applicant submitted conceptual site and landscape plans, as well as a feasibility analysis and traffic study as part of the application. The proposed development exceeds minimum landscaping requirements, improving visual quality and site aesthetics. Queuing for up to 39 vehicles is provided on-site.
6. The property is surrounded entirely by commercial and industrial uses, with no nearby residential development that would be adversely affected. The proposed car wash is compatible with the established automotive-oriented character of the surrounding area. While the site is not in close proximity to residential neighborhoods, nearby residents of Palm Aire and Cypress Bend are expected to be potential patrons, as the applicant notes a lack of similar car wash facilities in the vicinity.
7. The applicant has addressed all 13 Special Exception review standards in detail, providing thorough, well-supported, and fact-based responses for each criterion, including addressing the use-specific standards for a car wash.

LAND USE PATTERNS

Subject property (Zoning District | Existing Use):

- B-3 | vacant/former fast-food restaurant

Surrounding Properties (Zoning District | Existing Use):

- North: B-3 | commercial plaza (including IHOP outparcel)
- South: B-3 | commercial plaza (various commercial/office uses)
- West: B-3 | commercial plaza (Dunkin' Donuts and other uses)
- East: B-3 | commercial plaza (including Aroma Joe's outparcel)

SPECIAL EXCEPTION REVIEW STANDARDS

A Special Exception shall be approved only on a finding that there is competent substantial evidence in the record that the Special Exception, as proposed:

1. Is consistent with the comprehensive plan;
2. Complies with all applicable zoning district standards;
3. Complies with all applicable use-specific standards in Article 4: Use Standards;
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;
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;
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;
7. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;
8. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
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;
10. Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;
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;
12. Complies with all other relevant city, state and federal laws and regulations; and
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.

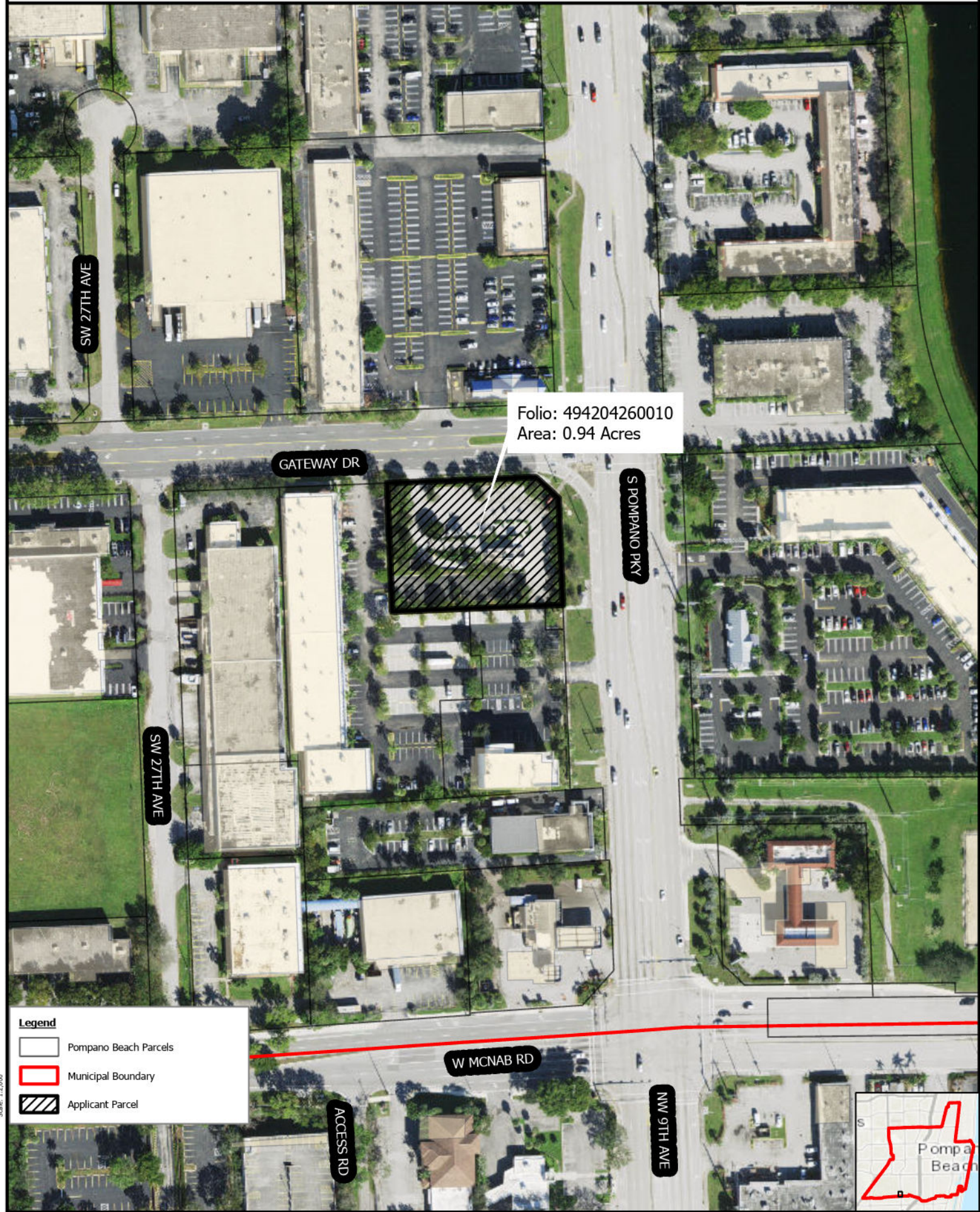
Staff Conditions:

Should the Board determine the applicant has provided competent, substantial evidence sufficient to satisfy the thirteen Special Exception review standards, staff requests the Board include the following conditions as part of the Order:

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.

CITY OF POMPANO BEACH

AERIAL MAP



Legend

- Pompano Beach Parcels
- Municipal Boundary
- Applicant Parcel

Scale:
1:2,000

FFT POMPANO LLC

1401 SW 26 AVE

Special Exception

Created by:
Department of
Development Services

