



Florida's Warmest Welcome

100 W. Atlantic Blvd Pompano Beach, FL 33060  
Phone: 954.786.4679 Fax: 954.786.4666

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

P&Z#: 25-17000010

## Development Application

**Project Type:** Special Exceptions

**Submission #:** SPEX-2025-19

### Site Data

Project Name:	Grigg's Express Car Wash	Size of property:	41146.0
Street Address:	1401 SW 26 AVE POMPANO BEACH FL 33069	Number of units (Residential):	0.0
Folio Number(s):	494204260010	Total square feet of the building* (Non-Residential):	3650.0
Project Narrative:	The contract buyer ("Applicant") intends to develop the property with a new 3,585 sq. ft. express car wash and related site and landscape upgrades.		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
Paola A West	FFT POMPANO LLC
Title:	Print Name:
President/ Land Planner	Paul G Fazio
Street Address:	Street Address:
10152 Indiantown Road, #159	3467 Derby Lane
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Jupiter FL 33478	Weston Florida 33331
Phone Number:	Phone Number:
954-529-9417	954-629-3965
Email:	Email:
pwest@planw3st.com	sgriggs422@gmail.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

SPEX-2025-19

**OWNER'S CERTIFICATE**

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.l).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

**Name:** Paola A. West 08/07/2025

**Signature:** 

July 28<sup>th</sup>, 2025

Scott Reale, Principal Planner  
City of Pompano Beach  
Development Services, Department 1510  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

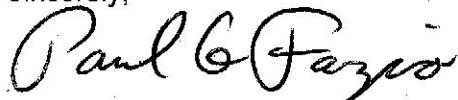
RE: Grigg's Express Car Wash Special Exception & Site Plan (1401 SW 26 AVE POMPANO BEACH FL 33069, folio 494204260010)

Dear Scott,

The purpose of this letter is to authorize PLANW3ST LLC to act as FFT POMPANO LLC's agent with respect to submitting, representing, and processing the above-referenced application.

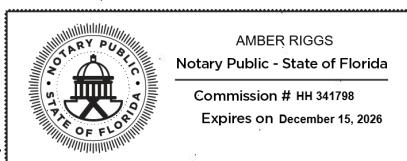
If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Fazio, Paul G  
Title Manager  
3467 DERBY LANE  
WESTON, FL 33331  
Phone: 954 629 3965  
Email: pfazio2008@gmail.com

## NOTARY



State of Florida

County of Bay County

This foregoing instrument was acknowledged before me by means of online notarization, this 07/31/2025 by Paul George Fazio.

  
Amber Riggs

Personally Known OR  Produced Identification

Type of Identification Produced  DRIVER LICENSE

Notarized remotely online using communication technology via Proof.