

Supplemental Letter – Opposition to Proposed Conveyor Car Wash at 1401 SW 26th Avenue, Pompano Beach, FL

Dear Members of the Zoning Board of Appeals,

I am writing to supplement my previous opposition to the proposed conveyor car wash at 1401 SW 26th Avenue.

At the last meeting, the applicant made negative remarks about my business, Traffic Wash LLC. This was inappropriate and irrelevant. The decision should remain focused on community impact and zoning standards, not on discrediting an established local business that has served this city for close to two decades.

The applicant may argue there is a community need for their facility. I strongly disagree. The community is already well served by multiple conveyor car washes nearby, as well as local hand wash operators. Another conveyor car wash will not create new demand; it will only divide the same customer base, destabilize small businesses, and threaten local jobs.

They may also suggest job creation. A conveyor car wash is largely machine operated and requires minimal staff. Any jobs it creates are offset by the jobs it takes from existing operators. The project does not add meaningful employment, it only shifts work away from established small businesses.

Local businesses and community uses near the site would also be directly affected. Of particular concern is the school in the same plaza, serving children from kindergarten through 7th grade. Increased traffic, noise, and congestion would create unsafe conditions for young students and their families.

This plaza is already extremely busy, especially during morning hours. Traffic is heavy and difficult to manage. Adding a conveyor car wash would make conditions worse, creating serious safety hazards and congestion problems.

It was also noted at the last meeting that the applicant presented outdated photos of my business, suggesting it was an eyesore and that water was not properly contained. Those photos do not reflect the current state of my facility. Traffic Wash LLC maintains a clean and well-kept site, with responsible water management practices in place. As a long-standing local business, we take pride in maintaining professional standards and complying with city requirements.

In addition, the owner of Exclusive Auto Imports spoke against my business. I believe it is important for the Board to understand the history here. This business has repeatedly harassed my operation over the years, even though Traffic Wash LLC has been established at this location long before Exclusive Auto Imports opened. Our operations do not depend on his property in any way. We are two completely separate properties with independent entrances and exits, and there is no legitimate reason for his continued hostility. For reasons unknown, this business has made ongoing attempts to interfere with our operations.

Beyond the history of harassment, the pattern of complaints shows a clear effort to damage the reputation of my business rather than raise valid community concerns. Traffic Wash has served this area responsibly for close to two decades, and there is no justification for these repeated attacks. This type of hostility does not only affect my business but also sets a negative example in the community. Small businesses should be able to operate without constant attacks from neighbors, especially when they have complied with city requirements and invested in the community for many years.

It is also worth noting the contradiction in his position. On one hand, he has accused my small hand wash business of causing traffic and being a nuisance. On the other hand, he appears to support a new conveyor car wash at the old Checkers site, a facility that would be significantly larger, louder, and more disruptive than mine could ever be. This inconsistency demonstrates bias against my business rather than a legitimate concern for the community.

Small businesses like mine have invested in this community for close to two decades. It would be unfair and shortsighted to jeopardize established local businesses for an unnecessary project that does not provide new community value.

A special exception should only be granted if it clearly benefits the public. In this case, it does not. Traffic, safety, noise, and other concerns remain unresolved. Market oversaturation is real, and the community is not lacking car wash services. It is already more than adequately served.

For these reasons, I respectfully urge the Board to deny the application.

Thank you for your time and consideration.

Respectfully,
Petit Lavaud
President, Traffic Wash LLC

September 12, 2025

Zoning Board of Appeals
City of Pompano Beach
Pompano Beach, FL

Re: Opposition to Proposed Conveyor Car Wash at 1401 SW 26th Avenue, Pompano Beach, FL

Dear Members of the Zoning Board of Appeals,

My name is Petit Lavaud, President of Traffic Wash LLC, a locally owned business located 0.01 miles from the subject site at 1401 SW 26th Avenue. I am a Pompano Beach resident and have been doing business in this city since 2009. Traffic Wash maintains an **A+ rating with the Better Business Bureau**.

I am writing to respectfully but firmly **oppose** the application for a new conveyor car wash at the above address. This project would be **highly damaging to my business** and could place the **livelihoods of my team and me at serious risk**. Small businesses like mine have invested in this community for years; approving a directly adjacent competitor of this nature would jeopardize those investments and the jobs they support.

Beyond the acute economic harm to an established local employer, I ask the Board to consider the broader community impacts:

1. No Demonstrated Need / Overconcentration

There are **already five (5) conveyor car washes in this community**, and there is **no need for another**. Adding a sixth facility within such close proximity will oversaturate the market, destabilizing existing operators and creating unnecessary competitive pressure that erodes wage stability and service quality for residents.

2. Adverse Economic and Employment Impacts

My business has operated responsibly in Pompano Beach for over a decade, providing local jobs and dependable service. A new, nearly adjacent facility would cannibalize existing demand rather than create new value, threatening **local employment** and undermining long-standing small business stewardship.

3. Traffic and Public Safety Concerns

Conveyor car washes generate peak-period queuing, frequent turning movements, and short-duration in-and-out trips. At this location, those patterns risk **queue spillback** and **conflict points** on SW 26th Avenue and nearby intersections, with potential impacts on pedestrians, cyclists, and neighboring driveways—particularly during weekend peaks and fair-weather surges.

4. Noise, Hours, and Neighborhood Compatibility

Vacuum plazas and blower equipment can be disruptive to adjacent properties. Even with modern controls, cumulative noise and extended operating hours can impair the quality of life for neighbors and the public realm.

5. Environmental and Infrastructure Burden

Additional pavement, stormwater loading, and water usage (even with reclaim systems) raise concerns about **runoff management** and **infrastructure strain**. At minimum, thorough independent analyses should be required; however, given the lack of demonstrated community need, denial is the more prudent course.

Pompano Beach thrives when we support existing responsible operators who have shown a long-term commitment to the community. Approving another conveyor car wash steps away from my business—despite clear **market saturation**—would be contrary to those goals and would needlessly endanger local jobs.

For these reasons, I respectfully request that the Board deny the application for a new conveyor car wash at **1401 SW 26th Avenue**. Thank you for your consideration and for your continued service to our city.

Respectfully submitted,

Petit Lavaud
President, Traffic Wash LLC
Pompano Beach, FL

cc: City of Pompano Beach Planning & Zoning; City Commission; Interested Parties