

From: [Faye LaGanga](#)
To: [Meredith Rollins](#)
Subject: Fwd: Email to send to the city of Pompano Beach - Thank you
Date: Thursday, September 18, 2025 6:55:22 PM

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To: Meredith.Rollins@copbfl.com

Subject: A better use for 1401 SW 26th Ave—please deny the car wash

Dear Zoning Board Members,

I'm writing as a Pompano Beach neighbor to ask you to deny the drive-through car wash proposed for 1401 SW 26th Ave. That corner can do far more to support The Pomp and the surrounding neighborhoods than a single-purpose, auto-oriented use.

Instead of debating “walkability” alone, I'd like to focus on productivity, traffic behavior, compatibility, resilience, and long-term adaptability—with concrete examples.

1) Make the land work harder

Single-use, low-employment sites underperform over time. Small, street-facing spaces stacked one or two stories can host many more jobs and steady sales from morning to evening.

Example precedents

- Park Avenue (Winter Park): tightly spaced storefronts + outdoor seating produce all-day foot traffic and strong local businesses.
- Las Olas Boulevard (Fort Lauderdale): narrow bays support a diverse tenant mix that adapts as the market changes.

2) Shape *better* traffic, not just less traffic

Car washes attract peak surges, on-site queues, and repeated turning movements. Mixed retail/food/service spaces encourage trip chaining—people combine errands on foot—reducing conflict at curb cuts.

Example precedents

- Atlantic Avenue (Delray Beach): short blocks of cafés, small shops, and services keep trips local and slow, improving the pedestrian crossing environment.
- Central Avenue (St. Petersburg): frequent doors on the sidewalk distribute activity instead of concentrating it at a single driveway.

3) Fit with homes and future mixed-use

Vacuum fields and blower noise aren't a great neighbor to housing or outdoor dining. Street-facing shops, groceries, and neighborhood services create "eyes on the street," safer corners, and quieter evenings.

Example precedents

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Flagler Village (Fort Lauderdale): residential over retail with coffee, fitness, and services at grade supports both daytime and evening life.

4) Build resilience, not runoff

Large, paved queuing areas add heat and stormwater. A small footprint building with trees, shade structures, and permeable surfaces cools the block and eases drainage.

Example precedents

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Neighborhood main streets across South Florida are adding shade trees, planters, and pocket plazas as standard public-realm upgrades.

5) Keep future options open

A drive-through bay is hard to convert. A simple, flexible shell with 20–30-foot storefronts can evolve from retail to office, clinic, studio, or café as needs change.

Example precedents

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Older storefront rows along Las Olas and Park Avenue have cycled through tenants for decades without major reconstruction.

What would succeed here—right away

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Urban grocer / market hall (small-format) with doors on the sidewalk and parking tucked behind.

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Cafés, bakeries, and casual restaurants with outdoor seating to catch pre- and post-Pomp visits.

- Neighborhood services (pharmacy, small hardware, daycare, boutique fitness, urgent care) in a street-facing building.
- Studios or co-working above active ground-floor retail (2–3 stories total).
- A shaded pocket plaza or forecourt—trees, benches, and a coffee kiosk invite quick stops and linger time.
- Mixed-use infill: engaging ground floor with homes or offices above; minimal, consolidated rear parking; robust tree canopy.

A short streetwall with two or three storefronts, a corner entrance, shade trees, and rear or side parking would extend The Pomp's energy onto 26th Ave and create a safer, more valuable block over the long run.

Thank you for considering a higher-performing, more adaptable future for 1401 SW 26th Ave. Please keep this site available for people-focused uses that complement The Pomp and strengthen our local economy.

Sincerely,
Faye Laganga
Coral Lake Estates Margate, FL