

From: [Labird](#)
To: [Meredith Rollins](#)
Subject: Please decline the car wash at 1401 SW 26th Ave
Date: Thursday, September 18, 2025 10:10:40 AM

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Dear Members of the Pompano Beach Zoning Board of Appeals,

I'm a Pompano Beach neighbor writing to ask that you turn down the car wash proposed for 1401 SW 26th Ave.

Many of us love the work the youths employed through Riding Tide do. It is an inspiration to know those on the spectrum can be gainfully employed and be proud contributors within our community. With the rapid development in our area, we are sure Riding Tide car wash will flourish but be able to efficiently meet the demands swiftly and efficiently. However,

Simply put, we don't need another car wash here. There are already several close by, so adding one won't noticeably improve access or service. What it would do is extend a strip of single-use, auto-oriented businesses that don't bring much everyday value to the neighborhood.

This site could work much harder for local residents and workers. Two options that would fit well:

- **Boutique fitness studio** (yoga, Pilates, functional training) that brings steady foot traffic from early mornings into the evening, supports a local small business, and creates instructor and front-desk jobs.
- **Co-working space** with meeting rooms to serve remote workers and small businesses, keep activity going throughout the day, cut commute trips, and feed customers to nearby shops and cafés.

They meet real daily demand, keep the corridor buzzing longer, create different kinds of employment, and provide a sturdier, more balanced economic lift than a car wash limited to one function.

For these reasons, I'm asking you to deny the application for 1401 SW 26th Ave and encourage a neighborhood-serving use like a boutique fitness studio or co-working space instead.

Thank you for your time and for your service to our community.

Sincerely,

Dr. Lesley Scharf

2296 S. Cypress Bend Dr

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Pompano Beach Florida 33069

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