



1441 South Powerline Road, Pompano Beach, FL 33069  
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City of Pompano Beach  
P&Z #: 25-17000010

Dear Zoning Board of Appeals Members,

My name is Jonathan Angel and I am the Owner of Exclusive Auto Imports, an Auto Repair Facility, and the property located at 1441 S. Powerline Road, Pompano Beach, Florida 33069.

I have a number of concerns regarding the Special Exception approval of this proposed FFT Pompano car wash project located at 1401 SW 26 Ave, but the main point is that it makes absolutely no logical sense for the city to approve an additional car wash location less than 500 feet from a car wash that the city knows exists, operates, and violates city code 7-days a week within the notification zone for this special exception hearing.

The board's approval of an additional car wash within 500 feet of an existing car wash location is extremely concerning because the existing "Traffic Wash" location has been and continues to be a very large public nuisance in this area for the better part of a decade and this block absolutely does not need another nuisance car wash. Contrary to the statements made in the applicant's provided feasibility study, the applicant and the city are VERY aware of an established car wash that they have allowed to exist less than 500 feet to the south at 1481 South Powerline Road under the business name "Traffic Wash." The city and all of its departments are also fully aware that they granted a BTR to this car wash business with an incomplete application; specifically the exclusion of a viable, code-compliant traffic plan which complies with fire safety, and officially-recorded cross-access agreement regarding ingress and egress in a meeting I had with extensive city staff on 10/26/2022 including city building departments, Planning and zoning, Code Enforcement, BTR, city attorney, Fire Dept, BSO, Etc. The city of Pompano Beach has done everything in their power to allow this business to operate and be an absolute public nuisance for the surrounding property owners through constant daily code violations of which Mario Santolongo and his Code Enforcement Department absolutely refuses to enforce. The owner of

this business has performed construction and other work without proper permitting and the city chooses to selectively enforce violations on other neighboring property owners while turning a blind eye to the daily violations that occur at this property to ensure that this car wash stays operational. It has been a daily living hell trying to operate a business next to a car wash that is constantly running 2-lanes of staging car wash traffic within a parking lot; we do not need to be sandwiched between another additional source of problems from another car wash within 500ft of this location. I strongly urge the board to consider eliminating this nuisance "Traffic Wash" prior to approval on this applicant's request for Special Exception.

I constantly ask the question why some property owners, such as myself and the current applicant are forced to spend millions of dollars and seriously hinder profitability at the start of their business, while other individuals are allowed to set up a business in the middle of a parking lot and traffic lanes and thrive without the extra expense of complying with city code. Because I have endured the extreme inconvenience of this car wash next door to my business and seen firsthand how it has affected and continues to affect my business on a daily basis, I am extremely well-versed in the potential negatives that an additional car wash can cause.

We have had numerous issues with the neighboring property/business and its owners that the city absolutely refuses to address despite my begging and pleading for enforcement. We have had issues with them performing unpermitted construction that has damaged my property, erecting excessive signage that exceeds code, signs and equipment placed in traffic lanes, as well as large inoperative vehicles stored on the property used for signage/equipment storage and used as unsightly fixtures on which to dry used towels. This business performs outdoor auto repair (Full Car Interior disassembly/removal for detailing), but as a fully-licensed auto repair shop, the city of Pompano Beach forced me to sign an affidavit that I would not perform outdoor auto repair otherwise they would not approve my site plan, yet the city allows this "Traffic Wash" business to perform outdoor auto repair work without any violations. Additional nuisance issues at this car wash business include incredibly loud car wash equipment and music played by the employees on large speakers that affects neighboring offices, unsightly outdoor storage of equipment, excessive water consumption and waste, and completely unregulated improper disposal of used water and cleaning chemicals/agents that they pump onto neighboring properties and flow directly into our city's groundwater as a means of their disposal. Forcing other businesses to pay the expense to comply with city noise ordinances and proper waste disposal, yet allowing this business to bypass all these regulations is the definition of selective enforcement.

Excess trash generated by the car wash business, by their employees, and their customers, which ultimately ends up on neighboring properties and it then becomes the responsibility of the neighboring owners to either spend the time and money cleaning it up properly disposing of it, or face code

violations, city fines, and ultimately property liens for trash violations done by a nuisance car wash business. We have had major trespassing concerns both with the car wash employees as well as their customers which include, but are not limited to, customers doing drugs and littering on my property, "Traffic Wash" owner and staff conducting company meetings on my property and engaging in verbal altercations when these people are politely asked to leave the property. "Traffic Wash" staff and customers have damaged my building's gates, roof, and structure in the direct presence of BSO deputies with no enforcement, and vandalism of company and customer vehicles in my parking lot which has forced me to lose the ability to safely use the designated and required exit lane of my property, causing major traffic flow issues at my business.

And, of course, not to mention the issue of public safety in regards to the location of their operation which is in a designated parking lot and traffic lanes preventing safe ingress and egress, fire safety, and use of required parking spots, while also distinctly violating a legal cross-access agreement that has been properly filed and on record with the city and county for the better part of a decade (another expense I incurred required by the city to get site plan approval for my business). They continue to service extremely large, commercial vehicles and equipment that do not fit on the property and have caused damage to exterior aspects of my property such as curbing, walls, and gates. Additionally, they have a large number of staff and employees without the facilities to support this number of people - such as usable bathrooms, which have led to both employees and customers urinating and defecating on my property, which leads me to make you aware that the applicant's plan only shows 1 bathroom facility for all of the employees and staff that they expect to be present. I would like to make sure that the requisite number of bathrooms are available for customer use to prevent the customers and staff from relieving themselves in public as is the case with the existing "Traffic Wash."

All of these issues have been brought to the attention of staff many, many times and absolutely nothing has been done, with the exception of staff making extreme attempts to find existing code violations on my property and threaten me with requiring false certifications on my property that are not legally required - and I do have proof of everything contained in this letter and more than willing to provide that if necessary.

Finally, the last of my major concerns about this applicant's build is the location of the existing bus stop located just east of the subject property. The current location of the bus stop has been functioning just fine and there is no reason that it should be moved for this project. I have spoken to planning staff and I was assured that the existing bus stop is to remain in its current location. I want to make sure this is an aspect of the plan that will remain true.

**Given these great potential negatives to this community, I DO NOT see the need for multiple car wash locations within 500 feet of each other. That being said, the current applicant's car wash plan appears**

**to be much more code compliant and a better option than the existing nuisance "Traffic Wash" car wash currently located less than 500ft to the south. For this reason, my thoughts are to seriously urge the board to consider eliminating the existing "Traffic Wash" car wash located at 1481 South Powerline Road BEFORE approving the applicant's project as having two nuisance properties on this corner is an absolutely unnecessary burden for the surrounding property owners. I know I have detailed a number of nuisance issues that a car wash business can cause, but I think it is valuable information for the board to consider as they may not have experienced the realities of living next to a car wash business. As history has shown, I believe the city of Pompano beach will continue to do as they please with total disregard to the property owners within their city, but the Board should really consider allowing another public nuisance to operate on literally the same block of one of this city's major streets. Thank you for your time and attention to this matter.**

Best Regards,

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