



1505 SW 4th Circle, Boca Raton, FL 33486
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RE: Development Service Director Waivers Narrative

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Introduction:

My name is Julian Stein, I am President of Max Marine Electronics Inc and President of SMAX LLC. SMAX LLC intends to develop this parcel into a small outdoor storage area to keep some of the things that are currently kept in our parking lot and warehouse, such as our trailers that are used for liquidations of product, extra pallets, and larger items like marine satellite communication domes that can be kept outside. We may also add a small connex box or two to handle overflow when multiple liquidations occur in a short time-span.

The project is unique, and as such, there are some waivers we are requesting from the Development Services Director. These waivers are all provisioned in the code - we thought that a proactive approach would be best in addressing each of these at the start of the application process.

1. Waiver of perimeter buffer requirements in the storage portion of the project on the side of the project abutting the retaining wall. COPB code section 155.5203.F.2.e, states:

“The Development Services Director may modify or waive all or part of the standards in this subsection, 155.5203.F., if it is demonstrated that the implementation of the standards results in a conflict with the city's adopted CPTED guidelines, or if there are conflicts with adjacent property conditions.”

We feel that the addition of any sort of fence or buffer along the rear property line conflicts with both CPTED and adjacent property conditions. It would create a CPTED conflict as there would be a ~4' foot wide strip hidden from view of the street between our property and the retaining wall that would create a danger to the public. Additionally, the adjacent property conditions conflict is that the adjacent property is a retaining wall that may need to be maintained in the future. By adding a type C buffer to this side of the property, we would be severely limiting Broward County's ability to access the retaining wall with a bucket truck to perform maintenance and repairs. We would like to preserve clear and unfettered access to this wall in case Broward County, the owner of the wall, needs to access it through our site. We are currently working in a favorable trajectory with Broward County on an agreement to install a partition between our masonry wall and the retaining wall to effectively “close in” this portion of the Broward property to secure the site and eliminate the CPTED issue.

2. Waive pedestrian access/circulation requirements. Code section 155.5101.I.4 states:

“The Development Services Director may waive all or part of the standards in this subsection if it is demonstrated that pedestrian access and circulation is unneeded or undesirable in the proposed development or that compliance with the required pedestrian improvements is infeasible.”

We feel that due to the intended use of the site, and the fact that there is no foreseeable situation in which a pedestrian should be accessing the site, that this project meets the criteria for a waiver of the requirements for pedestrian access.

3. Waive bicycle access/circulation requirements. Code section 155.5101.H.4 states:

“The Development Services Director may waive all or part of the standards in this subsection if it is demonstrated that bicycle access and circulation is unneeded or undesirable in the proposed development or that compliance with the required bicycle improvements is infeasible.”

Much like pedestrian access, we feel that due to the intended use of the site, and the fact that there is no foreseeable situation in which a bicycle should be accessing the site, that this project meets the criteria for a waiver of the requirements for bicycle access.