

December 9, 2025

Zoning Letter Number: 25-02000201

Paola West  
10152 Indiantown Road, #159  
Jupiter, Florida 33478

**PZ# 25-12000026 CPTED Waiver for Rising Tide Car wash (2901 W Atlantic Boulevard, Pompano Beach, FL 33069, [484233450010](#))**

Dear Paola West,

The City of Pompano Beach Development Services Department has received your letter dated October 27, 2025, requesting a waiver of Type B standards outlined in Section 155.4219.A.1.b: Standards Applicable to Motor Vehicle Sales, Service, and Storage Uses, due to a perceived conflict with the City's adopted CPTED guidelines.

The request pertains to the site plan requirements for a proposed 3,500 sq. ft. express car wash and related site and landscape features. The property is located in a General Business (B-3) zoning district, adjacent to single-family residential homes along the north property lines, and vacant B-3 land along the east property lines. The proposed use is a Motor Vehicle Sales, Service, and Storage Use; therefore, A type B perimeter buffer shall be provided along all perimeters of the site except where a type C perimeter buffer is required by Section 155.5203.F, Perimeter Buffers. According to Code Section 155.5203.F.2.e, this standard may be modified at the discretion of the Development Services Director if implementation of the standards conflicts with the City's adopted CPTED guidelines. The applicant has requested to modify the barrier material to propose a buffer barrier in the form of a CPTED-style high-visibility fence, in accordance with conversations had with BSO Deputy Anthony Russo. According to the applicant's narrative, the applicant argues that requiring the buffer barriers to be completely solid from street views, including continuous hedging, not only conflicts with the City's CPTED guidelines for Natural Surveillance but also creates incompatibility between the commercial and residential properties.

In addition to the applicant's CPTED Waiver Request, the applicant is proposing an 8'-0" precast concrete site wall located primarily along the north side of the site and partially along the west property line. This wall will fully screen the proposed car wash from the adjacent single-family homes. The fence requested through the CPTED Waiver will not impact the view of the adjacent single-family residences once development is complete and will not result in any direct visibility of the proposed car wash. Below is a summary of the requests listed in the narrative.

- Section 155.5203.F.3: Required Buffer Types and Standards

**Applicant Request:**

Buffer	Barrier Material	Height	Barrier Location	Continuous Hedge Height
East Type B	See-through CPTED style, rather than solid	6'-0"	Per code	Provide per code
South Type B	See-through CPTED style, rather than solid	6'-0"	Per code, except provide along exterior boundary on southwest corner triangle	Eliminate
North Type B	Solid wall, rather than solid fence	8'-0"	Per code	Provide per code
West Type B	See-through CPTED style, rather than solid	6'-0"/8'-0"	Per code, except provide along exterior boundary on southwest corner triangle	Eliminate south of the wall

Staff agrees with the applicant's proposal that, for part of the west, all of the south, and all of the east perimeters, the buffer barrier should be a CPTED-style high-visibility fence, as this enhances safety and facilitates proper maintenance without encroaching on or requiring access from neighboring properties.

Overall, the proposed buffer modifications maintain the intent of the Code by protecting adjacent residential properties and ensuring public safety, while also enhancing the long-term site functionality and maintenance. Therefore, based on the justification provided by the applicant, confirmation of the evidence with BSO, and staff analysis, a waiver is granted as requested:

- Section 155.5203.F.3: Required Buffer Types and Standards

Be advised that the following conditions are included in the waiver:

- Fencing approved with this letter shall be consistent with fencing approval with site plan application #24-12000027.
- Obtain all necessary governmental permits and approvals including building and zoning compliance permits.

Should you need further assistance, please contact our office 954.786.4679.

Yours truly,

**THE CITY OF POMPANO BEACH**



David L. Recor, ICMA-CM  
Development Services Director

**Enclosures**

**AAC**

**PZ25- 12000026**

**01/06/2026**