



January 5th, 2026

David L. Recor, Development Services Director
City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: Big Tree BBQ Site Plan @ N POWERLINE RD POMPANO BEACH FL 33069 (Folios [484233020220](#); [484233020230](#); [484233020550](#); [484233020560](#); [484233040770](#))

Dear Mr. Recor,

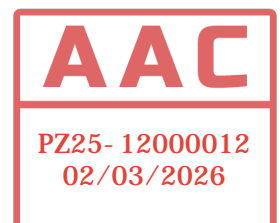
The above-referenced Site Plan application has been reviewed by the Development Review Committee and discussed at the December 3rd, 2025 DRC Meeting. Comments are being addressed and resolved with each discipline reviewer, though one outstanding comment is related to a necessary zoning code modification/waiver that would otherwise result in a development conflict with the City's CPTED guidelines as well as adjacent property conditions. We would like to take the opportunity to justify the need for Director modification/waiver in accordance with code sections 155.5203.F.2.e [Perimeter Buffers; Applicability].

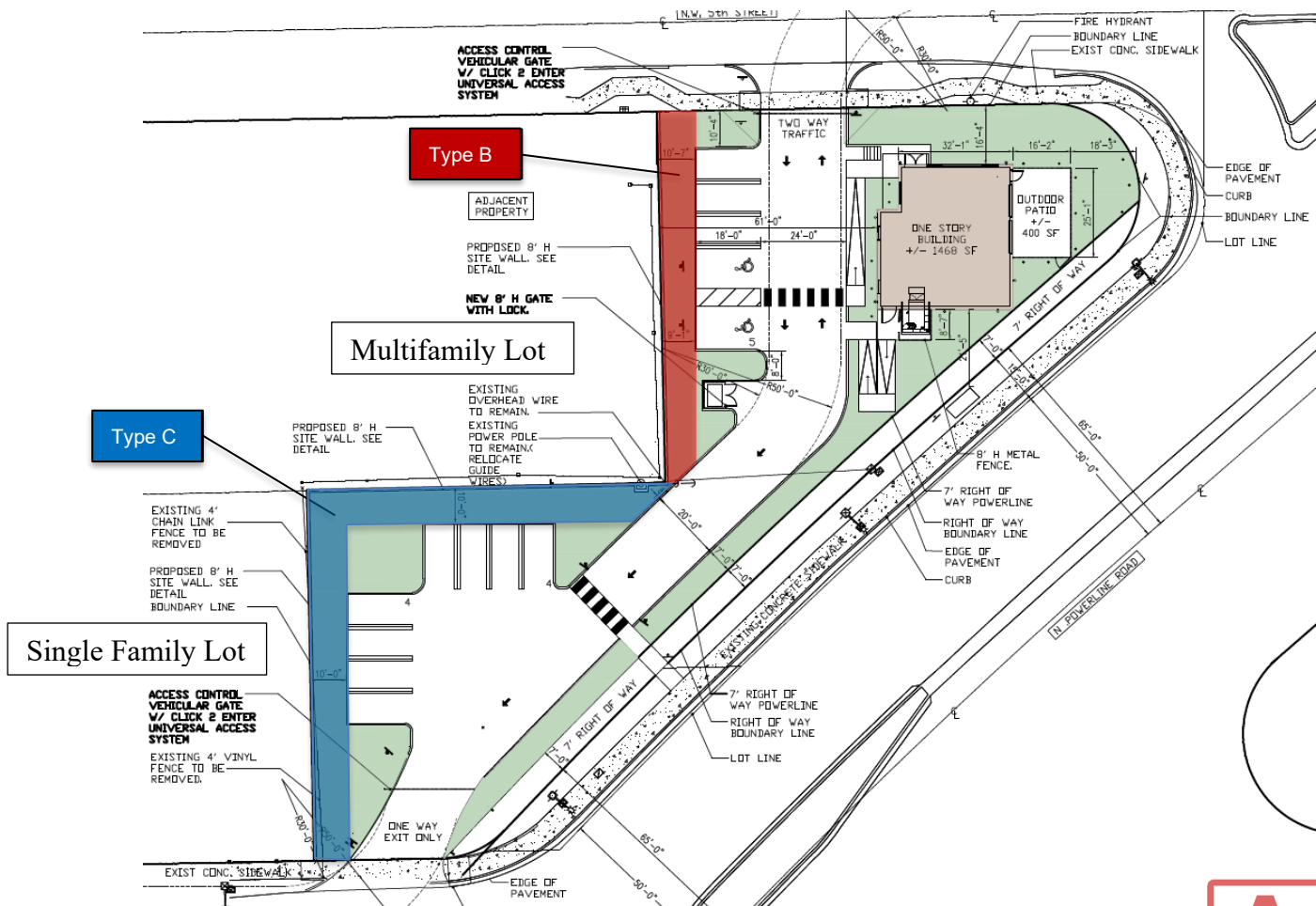
URBAN FORESTRY comment 7 states, "Please note the Type B Perimeter Buffers on West side as per 155.5203.F.3. and provide a cross-section detail. Please note on the plans."

As shown below, the property abuts single-family residential use to the (southern) west where a Type C buffer is required and it abuts multi-family residential to the (northern) west where a Type B buffer is required per Table 155.5203.F.3. For the safety and privacy of the residential properties, we request all buffer landscaping to be installed inside of the wall, rather than placing the wall in the middle of the 10 foot-buffer. If a wall is placed in the middle of the buffer, maintenance of the landscaping and wall will be necessary, thereby possibly facilitating a maintenance worker to trespass onto residential private property. If the residential properties include a fence or wall on their private property, an additional wall will create an "alley" of unmaintained area that invites trespassing and possibly illegal activities. This concept violates the city's CPTED guidelines for Natural Surveillance and poses a potential safety risk for the residence.

Below is a summary of the buffer modifications/waivers we are requesting, with a diagram for these:

Buffer	Barrier Material	Barrier Location
West Type C	Solid, no modification requested	Exterior boundary of buffer, rather than middle
West Type B	Solid, no modification requested	Exterior boundary of buffer, rather than middle





The following are code sections referenced:

155.5203. LANDSCAPING

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F. Perimeter Buffers

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2. Applicability

a. Development required to obtain Major Site Plan or Minor Site Plan approval shall provide a perimeter buffer to separate it from abutting property zoned for a less intensive or inconsistent zoning district, including developed and vacant property, in accordance with [Table 155.5203.F.3](#), Required Buffer Types and Standards.

b. Except as noted in subsection d below, when required by a Use-Specific standard in [Article 4](#), development required to obtain Major Site Plan approval shall provide the specified perimeter buffer type along all property lines, regardless of the zoning district of the abutting property.

c. Except as noted in subsection d below, when required by a Use-Specific standard in [Article 4](#), development required to obtain a Minor Site Plan approval shall provide to the maximum extent practicable the specified perimeter buffer type along all property lines, regardless of the zoning district of the abutting property.

d. Any new establishment of Outdoor Storage, including principal and accessory Outdoor Storage, and any additions to existing Outdoor Storage areas shall provide the specified perimeter buffer type along all property lines, regardless of the zoning district of the abutting property.

e. 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.

3. Required Buffer Types and Standards

[Table 155.5203.F.3](#), Required Buffer Types and Standards, describes each of three different types of perimeter buffers in terms of where it is required, function, and optional combinations of width and screening standards.

TABLE 155.5203.F.3: REQUIRED BUFFER TYPES AND STANDARDS		
Where Required ¹	Required Buffer Type by Function and Optional Screening Standards ^{2,3,4,5,6,7}	
Between a proposed institutional, commercial, or mixed-use development and land within a residential zoning district, or as required per a use-specific standard in Article 4 .	Type B Buffer	
	This perimeter buffer functions as a semi-opaque screen from the ground to a height of at least six feet.	
	Option 1	Option 2
	At least 10 feet wide + A wall or semi-opaque fence at least 6 feet high + 1 tree per 30 linear feet + a continuous hedge at least 4	At least 20 feet wide + 1 canopy tree per 30 linear feet + 1 understory tree per 20 linear feet + 1 shrub per 5 linear feet

	feet high on the exterior side of the wall or fence + 1 shrub per 10 linear feet on the interior side of the wall or fence	
Between a proposed industrial use and land within a non-industrial zoning district, or as required per a use-specific standard in Article 4 .	Type C Buffer	
	This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation.	
	Option 1	Option 2
	At least 10 feet wide + An opaque masonry wall at least 8 feet high + 1 understory tree per 30 linear feet + a continuous hedge at least 5 feet high on the exterior side of the wall or fence + 1 canopy tree per 30 feet on the interior side of the wall or fence	At least 25 feet wide + A wall or opaque fence at least 4 feet high atop a berm at least 4 feet high + 1 understory tree per 15 linear feet on the exterior side of the wall or fence + 1 canopy tree per 30 linear feet on the interior side of the wall or fence

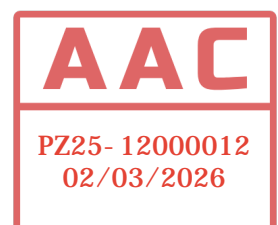
NOTES:

2. Deviations from perimeter buffer width and screening requirements may be authorized in accordance with Section [155.2421](#), Administrative Adjustment.
3. Where an adjacent use is designed for solar access, understory trees may be substituted for canopy trees as necessary to minimize interference with solar access.
4. Fences or walls within a perimeter buffer shall comply with the standards of Section [155.5302](#), Fences and Walls .
5. A wall shall be designed to not interfere with the rooting of required trees .
6. Walls and fences shall include a gate to allow the access necessary to maintain the required screening.
7. Planting ratios shall be deemed per the prescribed number of linear feet or major fraction thereof.

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Thank you for your consideration. If you believe we have adequately and satisfactorily justified the need for these modifications/waivers, please indicate so. The applicant is eager to move forward with the issuance of a Development Order for the property.

Please do not hesitate to contact me with any questions.





Paola A. West, AICP, ISA-CA
President, Land Planner

