



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

September 29, 2025

Zoning Letter Number: 25-02000167

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

Re: Waiver Request – Location of Exterior Boundary for Required Landscaping Buffers for PZ#24-120000027
Vera Site Plan / 1600 Federal LLC
1600 S Federal Hwy Tax Folio ID: (494212000070)

Dear Paola West,

The City of Pompano Beach Development Services Department has received your letter dated September 18, 2025, requesting a waiver of Type B standards outlined in Section 155.5203.F.3: Required Buffer Types and Standards, due to a perceived conflict with the City's adopted CPTED guidelines.

The request pertains to the site plan requirements for a mixed-use development with 132 multi-family residential units and 82,384 sq. ft. of commercial retail uses located in a General Business (B-3) zoning district, directly adjacent to multi-family residential homes along the east property lines, and commercial land uses along the north, south, and west property lines. Because the property abuts the Multiple-Family Residence 20 (RM-20) zoning district to the east of the site, the Code requires screening of the mixed-use development between a residential zoning district, which requires a Type "B" landscaping buffer. 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 of the required fencing. Below is a summary of the requests listed in the narrative.

Applicant Request:

Buffer	Barrier Material	Barrier Location
East Type B	Solid fence, no waiver requested	Exterior boundary of buffer, rather than middle

Therefore, this request is approved as follows:

Staff is in agreement that the fencing/wall on the East Type B buffer should be placed on the exterior boundary, 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 public safety, while enhancing long-term site functionality and maintenance.

AAC

PZ24-120000027
06/02/2026

pompanobeachfl.gov

AAC

PZ24- 120000027
09/10/2025

100 West Atlantic Boulevard | Pompano Beach, FL 33060 | Phone: 954-786-4600

Therefore, based on the justification provided by you, confirmation of the evidence, and staff analysis, a waiver is granted and the following Code provision is hereby modified:

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

Approved Perimeter Buffer Modifications:

Buffer	Barrier Material	Barrier Location
East Type B	Solid fence, no waiver requested	Exterior boundary of buffer, rather than middle

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

DLR/JC
PZ24-12000027
06/02/2026

pompanobeachfl.gov

Letters\2025 Zoning Letters\9. September\25-02000167\25-02000132_CPTED Waiver Letter.docx

AAC

PZ24- 12000027
09/10/2025

100 West Atlantic Boulevard | Pompano Beach, FL 33060 | Phone: 954-786-4600