



April 24<sup>th</sup>, 2025

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: PZ# 24-12000026 KAJA Truck & Fleet Wash ([484234500010](#); [484234500020](#))

Dear Mr. Recor,

The above-referenced Site Plan application has been reviewed by the Development Review Committee and discussed at the April 2<sup>nd</sup>, 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 10** states, "Provide, note and clarify the required Type B Buffer on the east side, C Perimeter Buffers on the South, West and North sides as per 155.5203.F.3. and provide a cross section detail per side."

**DRC**

**PZ24-12000026**

**07/02/2025**

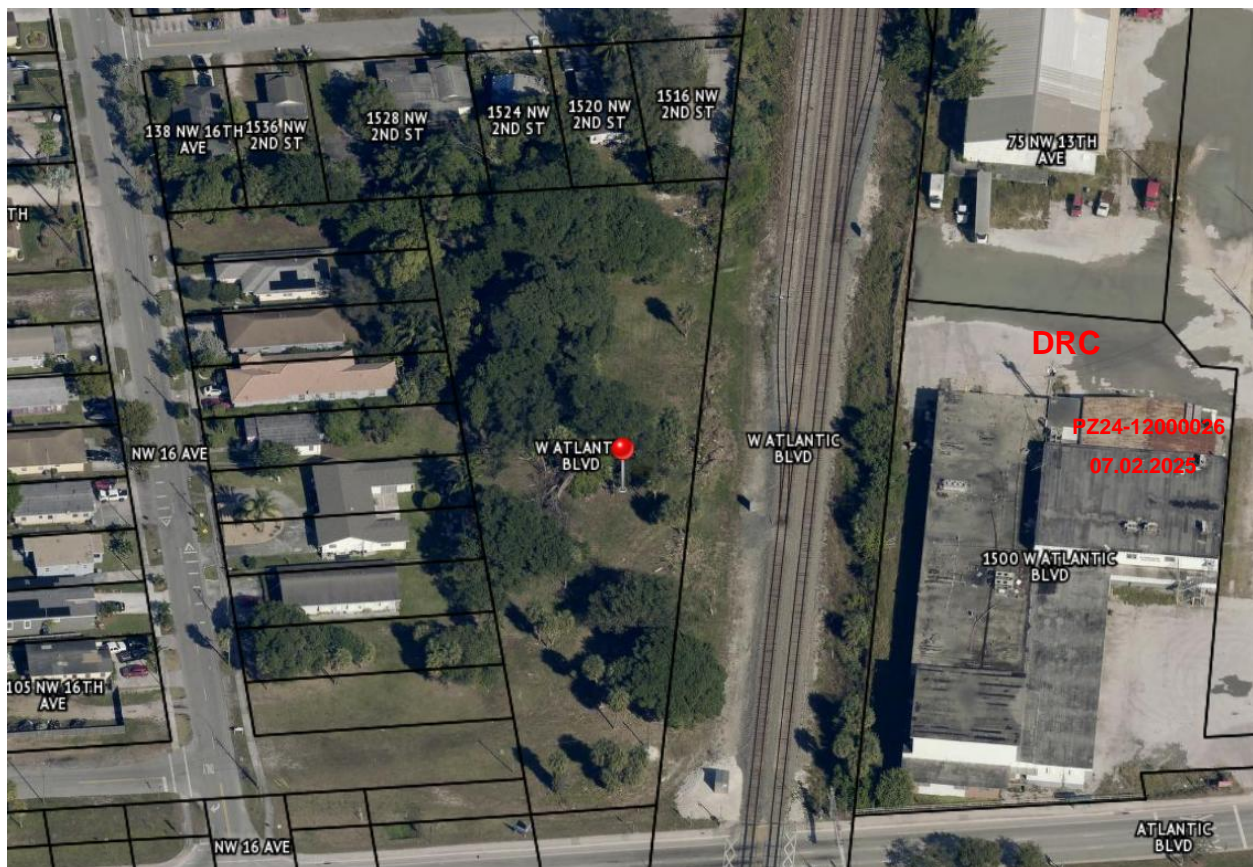
As shown below, the property abuts residential use to the west and north where a Type C buffer is required per Table 155.5203.F.3. The car wash use is required to provide a Type B Buffer along all perimeters, unless a Type C Buffer is required as mentioned, in accordance with code sections 155.4219.A.1.b and 155.4219.H.3.e. 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. Providing the fence in the middle of the east buffer would put a maintenance worker near the railroad tracks which creates an unsafe condition for the maintenance worker.

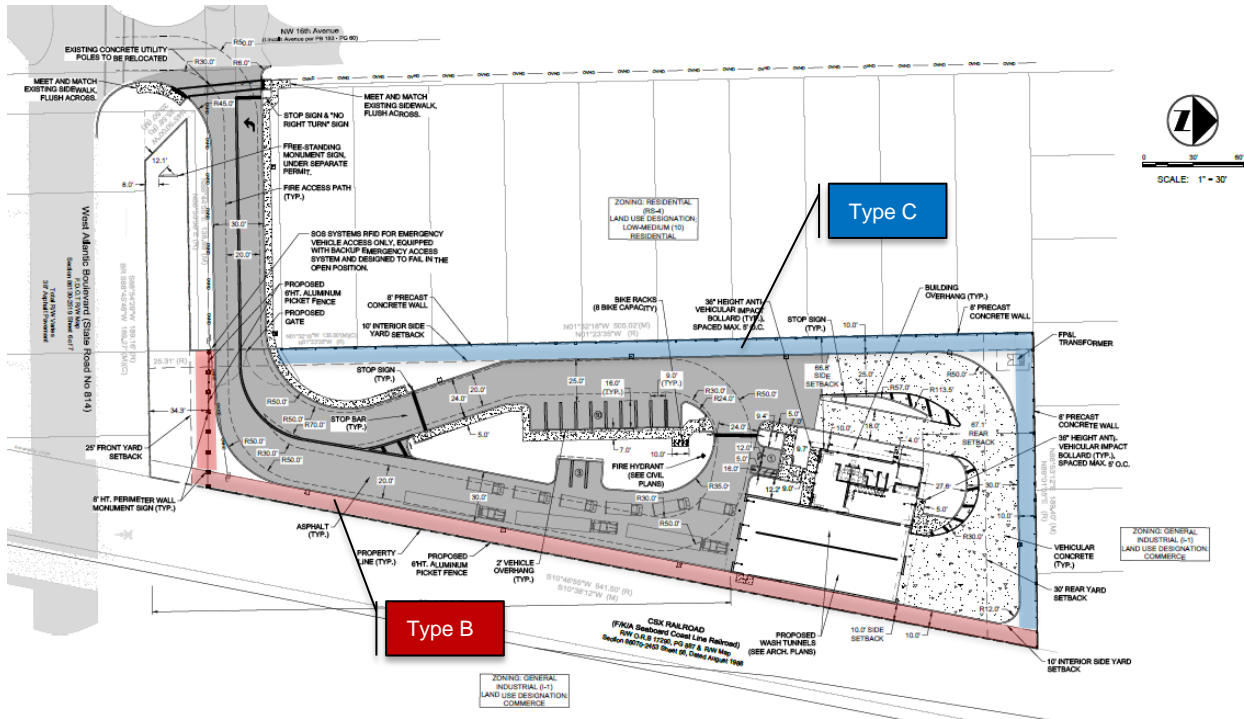
As previously discussed with BSO Deputy Anthony Russo, the east buffer should have some visibility into the site for law enforcement monitoring, which is why we propose an open picket-style fence rather than a solid fence along the east. The south buffer will include 2 barriers-- a solid wall in one portion to screen the service bay entrance, and the open picket-style fence on the other portion to provide law enforcement visibility. This buffer wall will be set back more than 30 feet from the property line.

As mentioned, requiring the buffer barriers in the middle of the 10-foot buffer, as well as requiring the barriers to be completely solid not only violate the city's CPTED guidelines for Natural

Surveillance but poses a safety risk for maintenance due to adjacent property conditions. Below is a summary of the buffer modifications/waivers we are requesting, with a diagram for these:

Buffer	Barrier Material	Barrier Location
East Type B	Open aluminum picket fence, rather than solid fence	Exterior boundary of buffer, rather than middle
South Type B	Mix of solid concrete wall & open aluminum picket, rather than fully solid barrier	Middle, no modification requested
North Type C	Solid, no modification requested	Exterior boundary of buffer, rather than middle
West Type C	Solid, no modification requested	Exterior boundary of buffer, rather than middle





The following are code sections referenced:

### 155.4219. COMMERCIAL: MOTOR VEHICLE USES

#### A. Standards Applicable to Motor Vehicle Sales, Service, and Storage Uses

1. Motor Vehicle Sales and Service uses that include service, repair, installation, and/or maintenance shall comply with the following standards:

b. 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;

### 155.4219. COMMERCIAL: MOTOR VEHICLE USES

#### H. Car Wash or Auto Detailing

#### 3. Standards

A car wash or auto detailing use shall comply with the following standards:

e. Screening of this use shall meet the general requirements of Section [155.4219.A](#). Standards Applicable to Motor Vehicle Sales, Service, and Storage Uses.

TABLE 155.5203.F.3: REQUIRED BUFFER TYPES AND STANDARDS	
Where Required <sup>1</sup>	Required Buffer Type by Function and Optional Screening Standards <sup>2,3,4,5,6,7</sup>
Between a proposed industrial use and land within a non-industrial zoning district, or as required per a use-	<b>Type C Buffer</b> 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.

specific in <a href="#">Article 4.</a>	standard	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.

DRC

7. Planting ratios shall be deemed per the prescribed number of linear feet or major fraction thereof.

PZ24-12000026

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07.02.2025

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*