



October 27th, 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# 25-12000026 CPTED Waiver for Rising Tide Car wash (2901 W ATLANTIC
BOULEVARD POMPANO BEACH FL 33069, folio 484233450010)

Dear Mr. Recor,

The above-referenced Site Plan application has been reviewed by the Development Review Committee and discussed at the October 15th, 2025 DRC Meeting. Comments are being addressed and resolved with each discipline reviewer, though 3 outstanding comments are 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 155.4219.A.1.b [Standards Applicable to Motor Vehicle Sales, Service, and Storage Uses] and 155.5203.F.2.e [Perimeter Buffers; Applicability].

URBAN FORESTRY comment 2 states, "As per 155.4219 note all Type B Buffer along all other perimeters on the plans and provide a cross section detail."

URBAN FORESTRY comment 7 states, "All shrubs associated with the Type B Buffer are required to be 4' tall, please correct."

ZONING comment 11 states, "Please confirm whether the wall along NW 1st Street is located on the property line. The wall is required to be placed in the middle of the landscape buffer, not along the edge. If the wall is currently located directly on the property line, it will need to be relocated to comply with this requirement."

As shown below, the property is surrounded by 3 streets to the north, west, and south. Across the north side is a residential neighborhood that would benefit from a privacy wall along that perimeter. As a Type B Buffer is required per code section 155.4219.A.1.b for all perimeters, we request all continuous hedging required within the Type B Buffer be eliminated where the proposed CPTED fence is shown. For a portion of the west, all of the south, and all of the east perimeters, we propose the buffer barrier to be a CPTED-style high-visibility fence, in accordance with conversations had with BSO Deputy Anthony Russo.

CPTED Style fence example is shown on the following page.

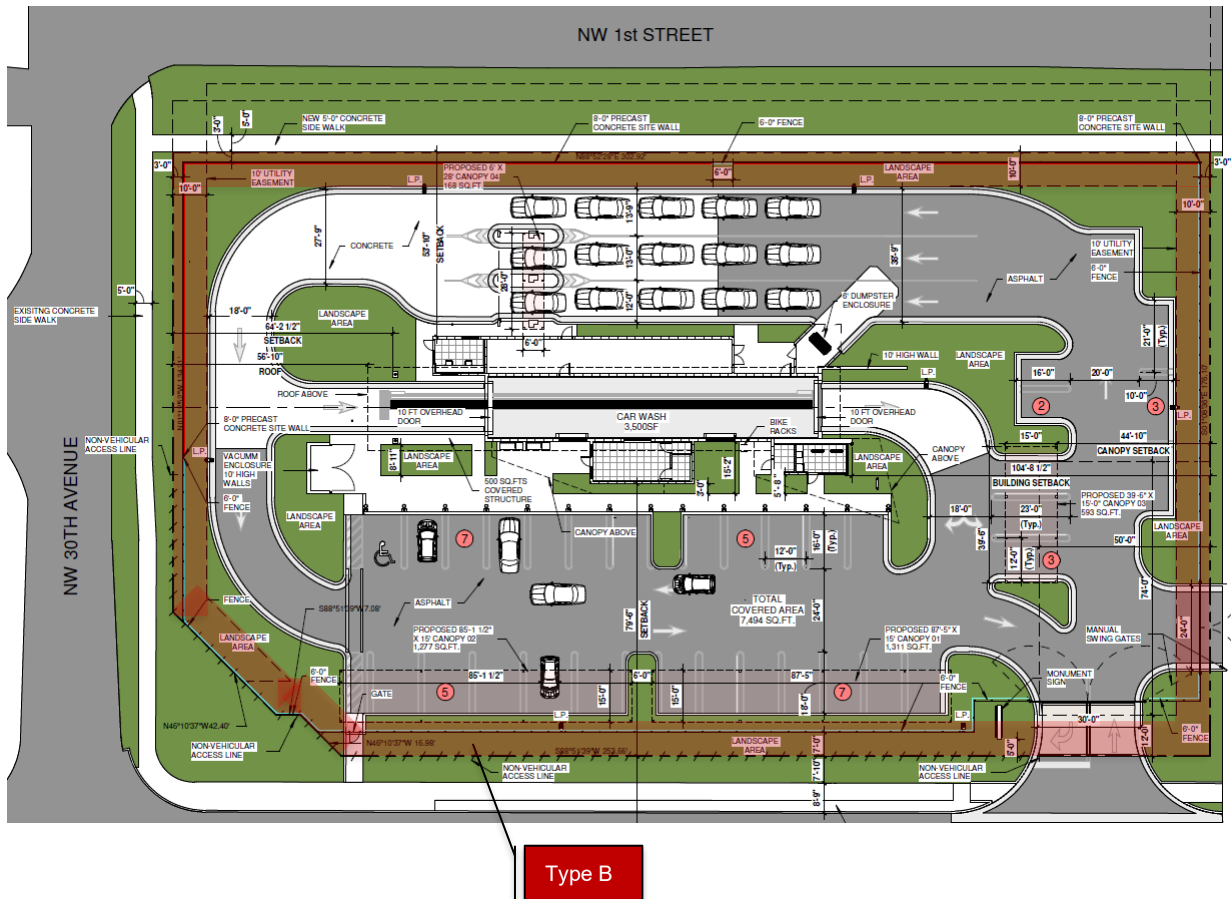




The east perimeter abuts a vacant property; however, the recorded plat for the subject property includes a cross-access easement for the benefit of the property to the east. We propose an arm gate for 1. the future access of that development, and 2. to eliminate any potential queuing on to Atlantic Boulevard.

Requiring the buffer barriers to be completely solid from street views (including continuous hedging) not only violates the city's CPTED guidelines for Natural Surveillance but also provides incompatibility between commercial and residential properties. Below is a summary of the buffer modifications/waivers we are requesting, with a diagram for these:

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



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.

DRC

PZ25- 12000026
12/03/2025

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 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

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