

July 30, 2025

Zoning Letter Number: 25-02000132

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

**Re: Waiver Request – Location of Walls for Required Landscaping Buffers for PZ#24-120000026
KAJA Truck & Fleet Wash
W Atlantic Blvd Tax Folio ID: ([484234500010](#); [484234500020](#))**

Dear Paola West,

The City of Pompano Beach Development Services Department has received your letter dated April 24, 2025, requesting a waiver of certain fence 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 proposed truck and fleet car wash located in a General Industrial (I-1) zoning district, directly adjacent to single-family residential homes along the west and north property lines, and industrial and commercial land uses along the south and east property lines. Because the property abuts the Single Family Residential 4 (RS-4) zoning district on the west and north sides, the Code requires screening of the commercial activity through a Type "C" landscaping buffer, which includes a fence with landscaping elements on both the exterior and interior sides. The south and east property lines require a Type "B" 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	Open aluminum picket fence, rather than solid fence	Exterior of buffer, rather than middle
South Type B	Mix of solid concrete wall & open aluminum picket, rather than fully solid barrier	No modification requested
North Type C	No modification requested	Exterior of buffer, rather than middle
West Type C	No modification requested	Exterior of buffer, rather than middle

Therefore, this request is approved as follows:

Staff is in agreement that placement of the fencing/wall on the West, East, and North Type C buffers should be placed on the exterior boundary as this enhances safety and facilitate proper maintenance without encroaching on or requiring access from neighboring properties. Additionally, Staff is in agreement that the use of open aluminum picket-style fencing along the east, as it aligns with CPTED principles by promoting natural surveillance and visibility. This approach is also consistent with input provided by BSO Deputy Anthony Russo, a member of the DRC, regarding law enforcement visibility. However, please note that, at the time of this letter, the applicant is no longer seeking material modifications for the South buffer. This buffer is now part of a superior alternative design intended to screen the building from Atlantic Boulevard. The latest site plan, as of today's date, includes a uniform solid wall along the southern buffer, subject to Architectural Appearance Committee approval for Superior or Vernacular Design.

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.

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	Approved to be of aluminum picket	Approved to be placed on the exterior of buffer
South Type B	No modification requested	No modification requested
North Type C	No modification requested	Approved to be placed on the exterior of buffer
West Type C	No modification requested	Approved to be placed on the exterior of buffer

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

- Fencing approved with this letter shall fully comply with Zoning Code Requirements when the property is in for development.
- Obtain all necessary governmental permits and approvals including building and zoning compliance permits.
- The fence must be maintained in pristine condition.
- The proposed fence must not be of a chain link material.

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

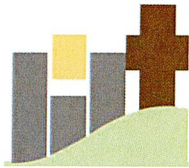
Yours truly,

THE CITY OF POMPANO BEACH



David L. Recor, ICMA-CM
Development Services Director

Enclosures



April 24th, 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 2nd, 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."

PZ24-12000026

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

specific in Article 4.	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.
7. Planting ratios shall be deemed per the prescribed number of linear feet or major fraction thereof.

...

DRC**PZ24-12000026****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

AAC**PZ24-12000026****08.20.2025**

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

