



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# 24-12000027 Vera Site Plan ([494212000070](#))

Dear Mr. Recor,

The above-referenced Site Plan application has been reviewed by the Development Review Committee and discussed at the April 16<sup>th</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 7** states, "Please be aware that the required Type B buffer fence location as proposed will require a CPTED waiver signed by the DSD."

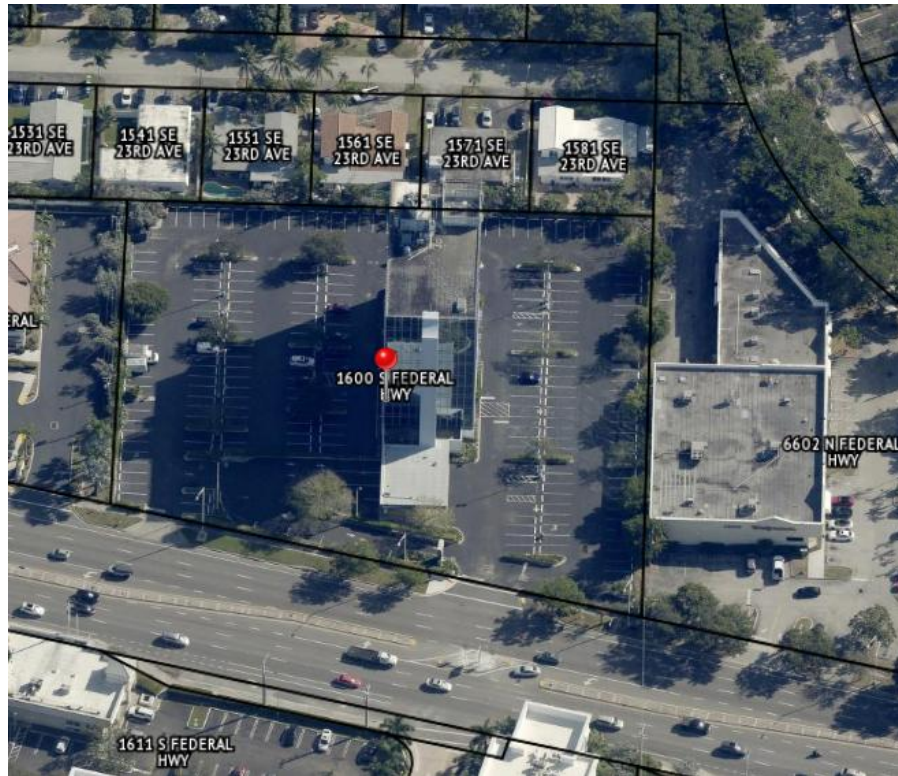
As shown below, the property abuts multifamily residential zoning to the east where a Type B buffer is required per Table 155.5203.F.3. For the safety and privacy of the residential properties, we request all buffer landscaping to be installed inside of the wall, rather than placing the wall in the middle 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. 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 mentioned, requiring the buffer barriers in the middle of the 10-foot buffer 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:

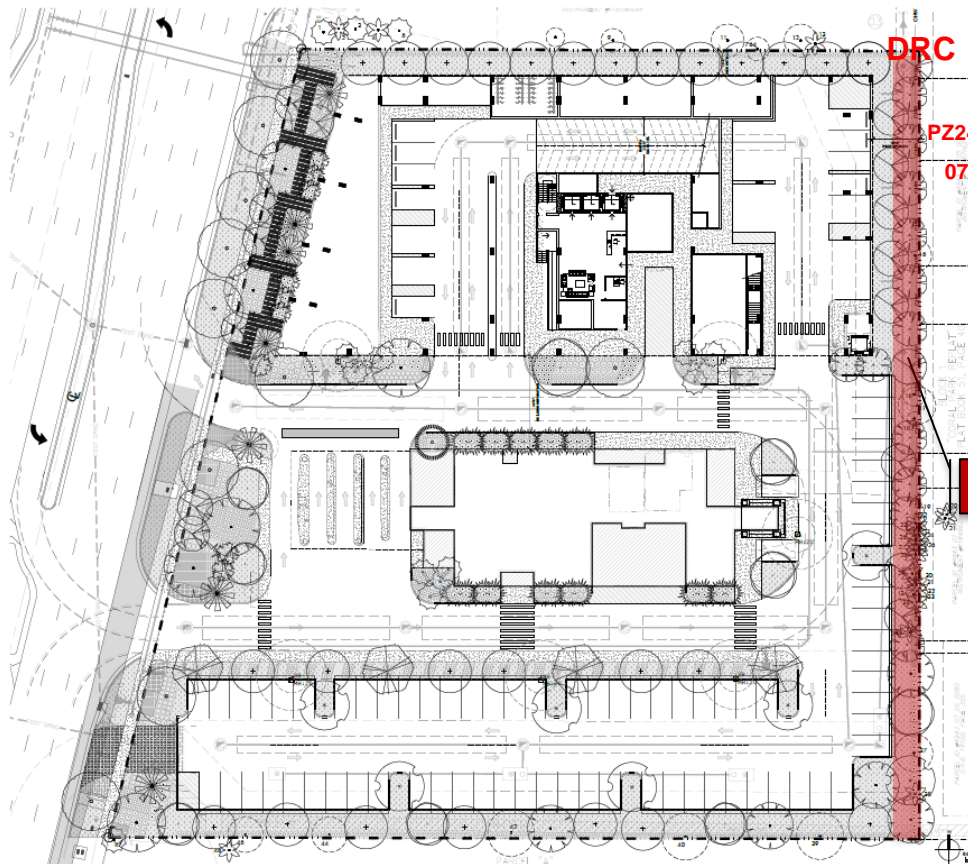
Buffer	Barrier Material	Barrier Location
East Type B	Solid fence, no waiver requested	Exterior boundary of buffer, rather than middle

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Type B

PZ24-12000027 The following are code sections referenced:

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### 155.5203. LANDSCAPING

...

#### F. Perimeter Buffers

##### 1. Purpose and Intent

Perimeter buffers are intended to help mitigate potential negative effects of proposed developments on abutting property and abutting rights-of-way.

##### 2. Applicability

...

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.

...

**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 institutional, commercial, or mixed-use development and land within a residential zoning district, or as required per a use-specific standard in <a href="#">Article 4</a> .	<b>Type B Buffer</b>	
	This perimeter buffer functions as a semi-opaque screen from the ground to a height of at least six feet.	
	<b>Option 1</b>	<b>Option 2</b>
	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 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	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

#### NOTES:

1. Developments with multiple buildings shall provide perimeter buffers around the perimeter of the development site instead around individual buildings.
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.

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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.

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*

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