

June 27, 2025

David Recor, Development Services Director
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

Request: Waiver for wall requirement of 155.5203.F.3 for a Type-C, Option 1 Buffer

Project Name: 1660 SW 13th Court / Jadian IOS

Project Number:

Project Address: 1660 SW 13th Court

Dear Mr. Recor,

On behalf of 1660 SW 13 POMPANO LLC, KEITH is requesting a waiver as part of the minor site plan application (PZ25-12000025). The applicant respectfully requests a waiver from the Type-C Buffer requirements outlined in Section 155.5203.F.3 of the City's Land Development Code. This section requires a Type-C Buffer where industrial use is proposed adjacent to land within a non-industrial zoning district, or as specified by a use-specific standard in Article 4. Per Article 4 (Use Standards), outdoor storage as a principal use must meet the following standards:

- The storage area must be fully enclosed by a fence or masonry wall at least eight feet in height (Section 155.4228.A.3.a.i).
- A Type-C buffer must be installed between the outdoor storage area and the front lot line (Section 155.4228.A.3.a.ii), which includes an 8-foot-high masonry wall under Buffer Option #1.

In this case, the required Type-C buffer applies to approximately 270 linear feet along the north property line—extending from the northeast property corner to the northwest corner along SW 13th Court (refer to attached Site Plan SP-101).

Pursuant to Section 155.5203.F.2.e, the Development Services Director (DSD) may grant a waiver or modification to these standards if strict compliance would conflict with the City's adopted Crime Prevention Through Environmental Design (CPTED) principles or present conflicts with surrounding property conditions.

The applicant requests to maintain the existing 6-foot-high chain link fence—an existing non-conforming site feature—along with the existing 6-foot-high semi-opaque landscape hedge in front of the fence, in lieu of constructing a new 8-foot-high opaque masonry wall.

This request is justified based on the following CPTED and practical considerations:

- **Natural Surveillance:** Retaining the existing fence and hedge design supports the CPTED principle of “eyes on the street.” The semi-transparent nature of the buffer allows for greater visibility into and out of the site, enhancing passive surveillance by law enforcement, employees, and the public. This visual access contributes to the safety and security of the property and surrounding area.
- **Preservation of Landscape and Tree Canopy:** Construction of a masonry wall would require extensive concrete footings that would significantly disrupt the existing mature landscaping and established trees along the frontage. The proposed solution avoids this environmental disturbance.

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- **Contextual Appropriateness:** While the code intends the Type-C buffer to separate industrial and non-industrial zones, the subject property is located within a well-established industrial area. All adjacent parcels are currently occupied by industrial uses. Therefore, the buffer's original intent—to mitigate land use incompatibilities—is not relevant in this case.

The project team believes that the proposed Modified Type-C Buffer, which combines the existing chain link fence and landscape hedge, fulfills the screening intent of the code while aligning with CPTED guidelines and preserving important site features.

Accordingly, the applicant requests the DSD's favorable consideration of this waiver request.

Respectfully submitted,

Michael Amodio

Michael Amodio, AICP
Principal Planner / KEITH

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