



Staff Report

File #: LN-850

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: FEBRUARY 18, 2026

LA PLAGÉ REZONING

Request: Rezoning
P&Z# 25-13000004
Owner: Turks Capital Acquisitions LLC
Project Location: 552 & 600-604 N Ocean Blvd
Folio Number: 484331DA0060, 484331DA0050, 484331DA0040, 484331DA0030, 484331DA0020, 484331DA0010, 484331110030
Land Use Designation: MEDIUM-HIGH 16-25 DU/AC (MH)
Zoning District: Multiple-Family Residence 20 (RM-20)
Commission District: 1 (Audrey Fesik)
Agent: Mike Amodio
Project Planner: Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

Summary:

The applicant is requesting Rezoning approval to amend the subject property’s zoning district from Multiple-Family Residence 20 (RM-20) to Planned Development - Infill (PD-I). The proposed project includes a mixed-use development with 59 residential units, approximately 5,000 square feet of commercial space, and a two-story underground parking garage. Concurrent to this project, the applicant is submitting a Land Use Plan Amendment (LUPA) application to change the land use from Medium-High (MH 16-25 DU/AC) to High (H-25 -46 DU/AC) via PZ 25-92000002.

Staff Conditions:

Please find attached all DRC comments.

Development Review Committee Member	Status as of 2/5/2026
Planning	*Resubmittal required
Zoning	*Resubmittal required
Urban Forestry	*Resubmittal required
Fire Prevention	Comments not provided
Engineering	*Resubmittal required
Utilities	Review complete/pending Development Order
BSO	No review required
Building Division	No review required

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REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BUILDING DIVISION James DeMars 1/21/26 4:15 PM	Comment No Structural Department review required for rezoning			Info Only
2	1	ENGINEERING DEPARTMENT David McGirr 1/26/26 11:45 AM	Comment No comments			Info Only
3	1	BSO David Cappellazo 1/28/26 8:03 AM	Comment BSO comments will be provided when a Security Strengthening & CPTED plan is submitted for review.			Info Only
4	1	LANDSCAPE REVIEW Wade Collum 1/29/26 7:43 AM	<p>Comment NOTE: No comment response sheet was offered Post Pre App comments for this submittal. Landscape comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203, 155.5204.H. (Dune), 155.3501</p> <ol style="list-style-type: none"> 1. Comments based on Arquitectonica conceptual drawings. 2. Submittal is incomplete and was routed without the basic required documentation. 3. No landscape plan was found in this submittal. 4. Landscape comments will be rendered at time of site plan submittal. 5. It appears that all areas landward of the dune vegetation line is proposed parking garage with no actual pervious area for the required landscaping, correct and revise prior to the next submittal. 6. Provide landscape plans in accordance with 155.5203, 155.3204, and 155.3501 as required. 7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24 of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. 8. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: <ol style="list-style-type: none"> i. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided; iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; 			Unresolved



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			<p>iv. If trees are provided, design must include a minimum of 2 species;</p> <p>v. Trees or palms must be a minimum of 14 feet in height;</p> <p>vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;</p> <p>vii. Suspended pavements systems are provided for the adjacent vehicular use area.</p> <p>9.Show all suspended pavement on the Civil / PGD Plans.</p> <p>10.Provide Street Trees at 1:40 as per 155.5203.G.2.c.</p> <p>11.As per 155.5204.H., Provide an enhanced dune planting on East side.</p> <p>12.Provide evidence of compliance with all sections of 155.5204.H., Dunes</p> <p>13.As per 155.5204.H.2.e; all native species within the dune are to be protected.</p> <p>14.As per 155.5204.H.3., provide plans that meet all these conditions</p> <p>15.All proposed beach demolition and construction, landscaping and irrigation must first be approved by the Florida Department of Environmental Protection (FDEP). Approved, stamped plans and permit must be submitted with the building permit and prior to permit issuance by the City.</p> <p>16.As per 155.9301. REAR PROPERTY LINE AS RELATED TO MEASUREMENTS</p> <p>A. For properties which include area seaward of the historic dune vegetation line as defined herein, the historic dune vegetation line is considered the rear property line for the purposes of calculating lot area, lot coverage, and the pervious area, and for purposes of measuring the rear yard corner triangle, (aka sight visibility triangle) B. For properties which include area seaward of the erosion control line as defined in Section 161.151 of the State Statutes, the erosion control line is considered the rear property line for the purposes of calculating density.</p> <p>17.The deviation table is unclear. What is the last deviation asking for? The table references the east side as the issue but it looks like the west side was the intention of this request. Additionally, the site plan appears to have a 0 buffer on the west rather than a 5 or 2 buffer. The site plan shows 12 buffer on the north and south rather than 10.</p> <p>18.It seems as if the proposal intends to waive almost the entire landscape code section. If this is desired, provide new landscape code standards on the master plan to regulate this property with. Additionally, on the master plan specify the dune improvement plan for this property.</p> <p>19.The master plan sheets dont seem to correlate with the concept plan. For example, PD-1 appears to show the bike and pedestrian path going through the landscaped area between the drive aisle entrances rather than on a sidewalk within the ROW. Revise the master plans to match the concept site plan layout.</p> <p>20.Additional comments may be rendered a time of Site Plan submittal.</p>		
5	1	ENGINEERING DEPARTMENT David McGirr 2/4/26 10:36 AM	<p>Comment</p> <p>On plan sheet 200, Concept Plan, and on page 17 of 100 Narrative, it discusses dedicating the right-of-way to the city. The required ROW is 80' and the concept plan has 17 feet. Is that a typo? Should it be 15 feet?</p>		Unresolved



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6	1	UTILITIES Nathaniel Watson 2/4/26 11:46 AM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only
7	1	UTILITIES Nathaniel Watson 2/4/26 11:46 AM	Comment 2. The Utilities Department has no comment at this time regarding the requested Rezoning from RM-20 to PD-I.			Info Only
8	1	UTILITIES Nathaniel Watson 2/4/26 11:46 AM	Comment 3. Please note that the development is subject to a Water and Wastewater Pre-Concurrency Determination that must be executed with the City Utilities Department. Water and Sewer Modelling (by the Utilities approved vendor) to review capacities and conditions of all water mains, reclaimed water mains, sanitary sewer gravity and force main lines, treatment plants, supply wells, and lift stations needed to serve said project.			Info Only
9	1	UTILITIES Nathaniel Watson 2/4/26 11:47 AM	Comment 4. No guarantee of system capacity is established until the conditions of final concurrency are satisfied.			Info Only
10	1	ZONING Lauren Gratzner 2/5/26 8:44 AM	Comment The second paragraph of the introduction has an error for the 552 N Ocean address and says that the property has two existing units. City records indicate there are three existing units here. Revise the address and the existing density.			Unresolved
11	1	ZONING Lauren Gratzner 2/5/26 8:46 AM	Comment The second paragraph of the planning objectives (page 9) references the wrong project. Revise the narrative.			Unresolved
12	1	ZONING Lauren Gratzner 2/5/26 8:46 AM	Comment Clarify what the property's net acreage will be post the 15' dedication. Additionally, the historic dune vegetation line is considered the rear property line for the purposes of calculating lot area, lot coverage, and the pervious area. Provide the square footage of the net property, post dedication and within the area of the historic dune vegetation line on the Development Standards page.			Unresolved
13	1	ZONING Lauren Gratzner 2/5/26 8:46 AM	Comment The residential code sections referenced in the permitted use table are not the correct sections for the listed uses. The reference for "other retail sales", "flagpoles", and "gazebo" are also wrong.			Unresolved
14	1	ZONING Lauren Gratzner 2/5/26 8:47 AM	Comment "Lighting fixtures, projecting or freestanding" is not a defined use in our code. Remove this section. Additionally, "eating of drinking establishments as an accessory" is in relation to hotel within our code. Remove this as it does not pertain to the condo proposal.			Unresolved



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15	1	ZONING Lauren Gratzer 2/5/26 8:47 AM	Comment The definition of spa/personal services establishment defined on sheet PD-5 looks to have been cut off. Fix the formatting.			Unresolved
16	1	ZONING Lauren Gratzer 2/5/26 8:47 AM	Comment Provide evidence of FAA approval for the proposed building height.			Unresolved
17	1	ZONING Lauren Gratzer 2/5/26 8:47 AM	Comment Based on the Pre-Application submittal, the parking proposed is 1 space per unit, while our code requires 1.5 spaces per 1-2 bedroom units and 2 spaces per 3 bedroom units (Table 155.5102.D.1). Additionally, the code requires 1 space per 5 units for guest parking. It doesn't appear that any guest parking is proposed. This reduction of parking must be included within the rezoning deviation table if desired. Provide justification for this parking reduction if proposed.			Unresolved
18	1	ZONING Lauren Gratzer 2/5/26 8:47 AM	Comment Provide a plan illustrating the total number of parking spaces proposed.			Unresolved
19	1	ZONING Lauren Gratzer 2/5/26 8:47 AM	Comment PD-I requires legitimate commercial space. Please clarify how this will be provided. Plans show specific layouts/uses that appear more as residential amenities (co-worker, gym, spa area). If this is leasable space, operated by a 3rd party, is the use and interior layout truly known? What is the program to promote public access to this/these space(s)?			Unresolved
20	1	ZONING Lauren Gratzer 2/5/26 8:48 AM	Comment The commercial space also requires its own parking, depending on the proposed use. Clarify what type of commercial will be proposed and open to the public (restaurant, retail, or office?).			Unresolved
21	1	ZONING Lauren Gratzer 2/5/26 8:48 AM	Comment The commercial space proposed shall be public-facing and publicly accessible. The current commercial space is shown in the rear of the building. Provide justification as to how this space meets the intent of the code.			Unresolved
22	1	ZONING Lauren Gratzer 2/5/26 8:48 AM	Comment Provide the proposed underground setback for the parking garage. The PD master plans appear to propose the underground garage with a zero-foot setback.			Unresolved



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23	1	ZONING Lauren Gratzer 2/5/26 8:48 AM	Comment The pervious area of the property must be able to percolate water into the ground. The pervious area diagram shows areas counted towards this requirement that would interfere with the underground parking garage. Revise the pervious diagram to show the areas that can percolate to the ground. It appears that there is almost zero percent pervious area proposed that meets this requirement and not 25% as suggested.			Unresolved
24	1	ZONING Lauren Gratzer 2/5/26 8:49 AM	Comment The City has recently amended the definition of "height" for Zoning purposes (155.9401.G). Provide elevations that illustrate both the proposed finished floor elevation AND the required finished floor elevation. Provide the overall building height measured from the required finish floor elevation. "The height of a habitable structure shall be determined by measuring the vertical distance from the required finished floor elevation to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof. In no circumstance can fill be used to elevate the point from which the height of a habitable structure is measured to a point higher the required finished floor elevation of a property or development. The height of a non-habitable structure shall be determined by measuring the vertical distance from the average elevation of the finished grade at the base of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof."			Unresolved
25	1	ZONING Lauren Gratzer 2/5/26 8:49 AM	Comment On the conceptual site plan and all master plan sheets, clearly provide the property line boundaries with a solid/bold line in addition to the erosion control line and the dune vegetation line. Show both the existing and proposed property lines, post dedication. Provide a note with the width of the dedication proposed.			Unresolved
26	1	ZONING Lauren Gratzer 2/5/26 8:49 AM	Comment Provide more descriptive plan names for each master plan sheet. Clarify what they are trying to show. Label sheet PD-5 as the Master Plan Standards.			Unresolved
27	1	ZONING Lauren Gratzer 2/5/26 8:50 AM	Comment Clarify the entrance point to the garage levels on sheet PD-2. It looks as if this sheet proposes underground access from A1A. Is this the intention?			Unresolved



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28	1	ZONING Lauren Gratzner 2/5/26 8:50 AM	Comment Clarify what "back of house" things will be in the front portion of the building. At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways, in accordance with the Mixed-Use Building Design Standards (155.5602.C.7). The design of the building should take this requirement into consideration to provide an active frontage.			Unresolved
29	1	ZONING Lauren Gratzner 2/5/26 8:50 AM	Comment The deviation table is unclear. Clarify what stacking code you are requesting deviation from and why. The referenced description is not a Pompano Beach code requirement. Provide a plan that shows where the stacking would occur that results in an issue. Table 155.5101.G.8.B requires a 50' stacking distance from the parking lot (garage) entrance.			Unresolved
30	1	ZONING Lauren Gratzner 2/5/26 8:50 AM	Comment The deviation table is unclear. What is the last deviation asking for? The table references the east side as the issue but it looks like the west side was the intention of this request. Additionally, the site plan appears to have a 0' buffer on the west rather than a 5' or 2' buffer. The site plan shows 12' buffer on the north and south rather than 10'.			Unresolved
31	1	ZONING Lauren Gratzner 2/5/26 8:50 AM	Comment It seems as if the proposal intends to waive almost the entire landscape code section. If this is desired, provide new landscape code standards on the master plan to regulate this property with. Additionally, on the master plan specify the dune improvement plan for this property.			Unresolved
32	1	ZONING Lauren Gratzner 2/5/26 8:50 AM	Comment Two-way traffic is required to be a minimum of 24' wide. Increase the drive aisle and the ingress/egress points on the ground floor.			Unresolved
33	1	ZONING Lauren Gratzner 2/5/26 8:51 AM	Comment Clarify on the site plan what is proposed in the rear of the building. Do the garage entrances terminate into a grass berm with the pool in the middle? Is there any sort of structure between the pool and the garage entrances? Is this open lawn area?			Unresolved
34	1	ZONING Lauren Gratzner 2/5/26 8:51 AM	Comment A standard of approval for all PDs is to provide a public benefit to compensate for the added development flexibility (155.3602.A.2.e). Provide a public pedestrian access pathway to the beach from A1A to meet this standard. Call this pathway out on the master plan with its proposed width. This shall be a minimum of 5' wide.			Unresolved



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35	1	ZONING Lauren Gratzner 2/5/26 8:51 AM	Comment Clarify what the callout "17 FT ROW" is for on the 200-Concept Plan. The LUPA calls out a 15 FT dedication. Is this note meant to call out the 15' ROW dedication?			Unresolved
36	1	ZONING Lauren Gratzner 2/5/26 8:51 AM	Comment The master plan sheets don't seem to correlate with the concept plan. For example, PD-1 appears to show the bike and pedestrian path going through the landscaped area between the drive aisle entrances rather than on a sidewalk within the ROW. Revise the master plans to match the concept site plan layout.			Unresolved
37	1	ZONING Lauren Gratzner 2/5/26 8:51 AM	Comment Clarify why the concept plan calls out dimensions such as 10'-60" and 9'-21". Are these typos?			Unresolved
38	1	ZONING Lauren Gratzner 2/5/26 8:52 AM	Comment Underground parking is a concern. Beachfront properties are prone to flooding, sand inundation, and erosion to parking lifts from the salt in the air. What sort of plan is proposed to move the vehicles in the case of a major storm or flooding? Where will they go?			Unresolved
39	1	ZONING Lauren Gratzner 2/5/26 8:52 AM	Comment All other design and site comments will be provided at the time of the full site plan submittal.			Unresolved
40	1	PLANNING Max Wemyss 2/5/26 2:03 PM	Changemark Table of Contents sequence (PD-I Doc Page 3) The page numbers for the named sections of the report are not in sequence. Please confirm the desired order for the contents and renumber in sequence.	100-Narrative-PD-I Document.pdf		Unresolved
41	1	PLANNING Max Wemyss 2/5/26 3:33 PM	Changemark Purpose (PD-I Doc Page 5) The current Land Use designation is described and stated as limited to 25 units per acre on a 1.29 gross acre site. However, it is not later stated that the concurrent land use plan amendment is necessary to achieve the 59 units proposed by this PD Plan.	100-Narrative-PD-I Document.pdf		Unresolved



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42	1	PLANNING Max Wemyss 2/5/26 3:42 PM	Changemark PD-I Doc Page 8 A landscape plan will be required to show how reductions in landscaping in strategic locations doesn't result in a project of lesser quality. Statements regarding dune preservation/enhancement require the inclusion of the dune area in the landscape plan to demonstrate how such statements will be accomplished. The underground parking (although concerning for flood purposes) is creating an opportunity to limit ground-level vehicular circulation, and you may make a statement that the elimination of visible parking spaces or of a garage podium enhances the architecture and enables the activation of the ground level. Restate how you feel is accurate and if you believe it addresses this criterion.	100-Narrative-PD-I Document.pdf		Unresolved
43	1	PLANNING Max Wemyss 2/5/26 3:42 PM	Changemark PD-I Doc Page 8 While residents of the development are able to access commercial aspects of the mixed-use development, the intent of requiring a commercial component is benefit the community. Required commercial components are not permitted to be provided in lieu of amenities and must be accessible to the public.	100-Narrative-PD-I Document.pdf		Unresolved
44	1	PLANNING Max Wemyss 2/5/26 3:47 PM	Changemark PD-I Doc Page 9 We will need to see a plan detailing the preservation/enhancement/etc to demonstrate this commitment.	100-Narrative-PD-I Document.pdf		Unresolved
45	1	PLANNING Max Wemyss 2/5/26 3:47 PM	Changemark PD-I Doc Page 9 Please correct address	100-Narrative-PD-I Document.pdf		Unresolved
46	1	PLANNING Max Wemyss 2/5/26 3:59 PM	Changemark PD-I Plan Page 11 With the site nearly impervious and with underground parking extending to the limits of the developable area it makes the concept of accommodating stormwater on-site difficult to imagine. Please provide some preliminary analysis, concept, or general information as feasible.	100-Narrative-PD-I Document.pdf		Unresolved
47	1	PLANNING Max Wemyss 2/5/26 4:04 PM	Changemark PD-I Doc Page 12 Public access to the beach is highly sought. It sounds like this is being contemplated, but perhaps indirectly and not through a public access easement. Please clarify. Be aware that we do have policies to obtain public access easements where feasible and this will be desired by the Commission if not made clear at this stage.	100-Narrative-PD-I Document.pdf		Unresolved



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48	1	PLANNING Max Wemyss 2/5/26 4:04 PM	Changemark PD-I Doc Page 12 These commitments of public benefits will need to be demonstrated on plans. Landscape Plan, Public Access Easement location (or simply allowed public circulation through private property). etc. Add the open to the public commercial component and address how this will be designed, programed, promoted, operated, etc to ensure a viable commercial space that is attractive to the surrounding community.	100-Narrative-PD-I Document.pdf		Unresolved
49	1	PLANNING Max Wemyss 2/5/26 4:10 PM	Changemark PD-I Doc Page 13 Repetitive but this will require a landscape plan. The current plan appears to show reduced open space and landscaping than would otherwise be required. Is this being justified by the enhanced landscape material?	100-Narrative-PD-I Document.pdf		Unresolved
50	1	PLANNING Max Wemyss 2/5/26 4:10 PM	Changemark PD-I Plan Page 14 It is also worth mentioning that the existing condition creates extensive vehicular and pedestrian conflicts with the continuous backout parking paved frontage. What is proposed appears to be greener and with two predictable points of conflict.	100-Narrative-PD-I Document.pdf		Unresolved
51	1	PLANNING Max Wemyss 2/5/26 4:19 PM	Changemark PD-I Doc Page 15 Be aware of policies against such an application as well. Specifically, the following is regularly used as a basis for recommending denial. Policy 01.09.01 Continue to reject future land use plan amendments for increased density in the coastal area unless a consistency determination can be made with the Broward County Hurricane Evacuation Plan, or unless a finding can be made that the amendment will not increase current evacuation times and/or exceed emergency shelter capacities.	100-Narrative-PD-I Document.pdf		Unresolved

