



Staff Report

File #: LN-849

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: FEBRUARY 18, 2026

LA PLAGE LAND USE AMENDMENT

Request: Land Use Amendment
P&Z# 25-92000002
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: (MH)
Zoning District: (RM-20)
Commission District: 1 (Audrey Fesik)
Agent: Mike Amodio
Project Planner: Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

Summary:

The Applicant is requesting a City and County Land Use Plan Amendment to change the underlying land use from Medium High 25 to High 46 (on the City's Plan) and High 50 (on the County's Plan).

The comments on the Application are attached. The Application will need to be revised and resubmitted for Planning Staff review prior to approval to submit for public hearings. All service provider letters will need to be received and included in the Application prior to public hearings.

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REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BUILDING DIVISION James DeMars 1/21/26 4:13 PM	Comment No Structural Department review required for Land Use Amendment			Info Only
2	1	ENGINEERING DEPARTMENT David McGirr 1/26/26 11:35 AM	Comment No comment			Info Only
3	1	ZONING Lauren Gratzer 1/27/26 11:00 AM	Comment Zoning Staff has no comments for this LUPA. Zoning comments will be provided at the time of the Rezoning and Site Plan application submittals.			Info Only
4	1	BSO David Cappellazo 1/28/26 8:10 AM	Comment No comments for this LUPA. BSO comments will be provided when a Security Strengthening & CPTED plan is submitted for review.			Info Only
5	1	LANDSCAPE REVIEW Wade Collum 1/29/26 7:31 AM	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 1.Comments based on Arquitectonica conceptual drawings 2.Landscape comments will be rendered at time of site plan submittal. 3.Provide landscape plans in accordance with 155.5203, 155.3204, and 155.3501 as required. 4.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. 5.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: 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; iv. If trees are provided, design must include a minimum of 2 species;			Unresolved



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			<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>6.Show all suspended pavement on the Civil / PGD Plans.</p> <p>7.Provide Street Trees at 1:40 as per 155.5203.G.2.c.</p> <p>8.As per 155.5204.H., Provide an enhanced dune planting on East side.</p> <p>9.Provide evidence of compliance with all sections of 155.5204.H., Dunes</p> <p>10.As per 155.5204.H.2.e; all native species within the dune are to be protected.</p> <p>11.As per 155.5204.H.3., provide plans that meet all these conditions</p> <p>12.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>13.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.</p> <p>14.Additional comments may be rendered a time of Site Plan submittal.</p>			
6	1	PLANNING Jean Dolan 2/3/26 1:03 PM	<p>Comment</p> <p>1. Write out the complete questions in the Broward County Land Use Plan Amendment Application. A list-like summary is not an acceptable format.</p> <p>It's suggested you create a Table of Contents and a List of Exhibits. It's a good quality control exercise.</p> <p>Note the latest City Land Use Map is on the P&Z page of the City's website and the most recent version of the County's ESL map is on the BCPC website. Both have recently been updated so anywhere you're showing these maps, you should use the most recent ones.</p>			Unresolved
7	1	PLANNING Jean Dolan 2/3/26 1:04 PM	<p>Comment</p> <p>2. Question I.D Notification – the County's public hearings will also be advertised. Please add these requirements.</p>			Unresolved
8	1	PLANNING Jean Dolan 2/3/26 1:05 PM	<p>Comment</p> <p>3. We recommend you request a County land use category of "Irregular 46 du/ac". If not, you're going to have to do the impact analysis on both 59 and 64 units.</p>			Unresolved
9	1	PLANNING Jean Dolan 2/3/26 1:06 PM	<p>Comment</p> <p>4. Response to Question 4.E. – Remove reference to nonresidential uses unless you intend to specify the square footage of each nonresidential use</p>			Unresolved



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			and include those impacts in your impact analysis. We understand that the permitted uses in the High Residential Use Category allows 50% of the building floor area to be retail or office but you don't include that in your LUPA Application unless you intend to do the math. Note that 50% of "building floor area" is not the same thing as Floor Area Ratio (FAR). Since you're only analyzing the impact of 59 units, it's best to just remove any mention of nonresidential uses from your LUPA application.			
10	1	PLANNING Jean Dolan 2/3/26 1:06 PM	Comment 5. Response to Question 5.A.3 – there is no way to tell if the water to this project comes from the east or the west wellfield. Remove reference to water coming from the eastern wellfield.			Unresolved
11	1	PLANNING Jean Dolan 2/3/26 1:07 PM	Comment 6. Response to Question 5.A.4 and 5.B.3 – Please use 250 gallons per day per unit for wastewater and water demand calculations. For raw water withdrawal demand, increase potable water demand by 22% (305 gallons per unit per day) which will account for the higher water loss expectations with the PFAS removal treatment process that is in the planning stages. Note: the LOS of 161 gallons per capita per day is NOT a generation rate. It is the ratio of Total Water Use divided by Total Population. Total Water Use includes all nonresidential water use and thus is not a measure of how much water a typical person or residential unit uses and shouldn't be used as a generation rate. The recommended 250 gpd/per MF unit comes from the following source and should be used for the preparation of LUPAs: Broward County (October 2025) Guide for Consulting Engineers How to Apply for a Domestic Wastewater Collection/Transmission System Construction License			Unresolved
12	1	PLANNING Jean Dolan 2/3/26 1:07 PM	Comment 7. Response to 5.C.2 – Coastal is just the City's hauler which is unrelated to solid waste disposal capacity. Waste Management is the one that provides landfill capacity and that's all that matters in regard to concurrency. Waste Management should give you updated capacity numbers since the calculations done for the Comp Plan are 6+ years old now. Waste Management is the one that needs to provide you a Service Provider Letter, not Coastal.			Unresolved
13	1	PLANNING Jean Dolan 2/3/26 1:08 PM	Comment 8. Response to 5.C.3 – check your math. $32 \times 8.9 = 284.8$ and $59 \times 8.9 = 525.1$ – The difference is +240.3 lbs per day.			Unresolved



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14	1	PLANNING Jean Dolan 2/3/26 1:08 PM	Comment 9. Response to 5.C.4 – see note above. Service provider letter should be from Waste Management.			Unresolved
15	1	PLANNING Jean Dolan 2/3/26 1:08 PM	Comment 10. Response to 5.D.5 and 6 – Service provider letter should be from City of Pompano Beach engineering department.			Unresolved
16	1	PLANNING Jean Dolan 2/3/26 1:09 PM	Comment 11. Response to 5.E – Parks and Recreation – use the 5-acre/1,000 standard to calculate demand for parks based on your increase in population. The 2020 Census has 2.39 as average household size so if you’re going to use a different household size, please specify the source of your assumption.			Unresolved
17	1	PLANNING Jean Dolan 2/3/26 1:09 PM	Comment 12. Response to 6.J – All PDs on the beach are expected to provide beach access since a public benefit is required of PDs. Specifically per “155.3602.A.2.e. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district” must be shown in the PD Plan.			Unresolved
18	1	PLANNING Jean Dolan 2/3/26 1:10 PM	Comment 13. Response to 13. Regional Issues and County Policies – There is no believable correlation between luxury housing on the barrier island and transit use given the suburban environment and the inefficiency of the County’s transit system. The proposed LUPA also has nothing to do with multi-modal systems and has no positive impact on affordable housing. County policy 2.1.1 – increasing density fronting the ocean in a hurricane evacuation zone does not increase sustainability. County policy 2.1.2, 2.10.2, 2.10.3, 2.20.2 – this property could be redeveloped with new buildings without increasing the density which is typically what has happened with PDs on the barrier island. The idea that this is a “remnant” is not accurate as both of the MH areas noted have a logical shape extending from Riverside Drive to a parcel fronting the beach. The existence of other high density land use categories does not require the MH areas to be densified.			Unresolved
19	1	PLANNING Jean Dolan 2/3/26 1:10 PM	Comment 14. Exhibit B is empty and Exhibits B1 and B2 are behind the Exhibit A cover sheet. Exhibit A has Exhibit XX in the title block.			Unresolved
20	1	PLANNING Jean Dolan 2/3/26 1:11 PM	Comment 15. Exhibit D is empty and does not appear to be referenced in the text.			Unresolved



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21	1	PLANNING Jean Dolan 2/3/26 1:11 PM	Comment 16. Exhibit T is empty and should be the BCT service provider letter.			Unresolved
22	1	UTILITIES Nathaniel Watson 2/4/26 12:04 PM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only
23	1	UTILITIES Nathaniel Watson 2/4/26 12:05 PM	Comment 2. 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.			Condition
24	1	UTILITIES Nathaniel Watson 2/4/26 12:05 PM	Comment 3. No guarantee of system capacity is established until the conditions of final concurrency are satisfied.			Condition
25	1	UTILITIES Nathaniel Watson 2/4/26 12:05 PM	Comment 4. Please fully address Planning comments #5 and #6 regarding water and wastewater demand calculations.			Condition
26	1	PLANNING Jean Dolan 2/4/26 2:21 PM	Comment Traffic Circulation and Hurricane Evacuation Analysis Comments LUPA Application Section 5F – Traffic Circulation Analysis 1. Add Broward MPO Segments 989 (SR A1A - North of Pine Avenue), 913 (US 1 – North of McNab Road), 915 (US 1 – North of Atlantic Boulevard), 794 (Atlantic Boulevard – East of NE 18th Avenue, and 792 (Atlantic Boulevard – East of Dixie Highway) to the tables in Application Sections 5F.1 and 5F.2. 2. The application does not include Section 5F.4. Revise to include this section in the application and reference the amendment traffic impact analysis prepared by Via Planning that was provided in Exhibit K/Attachment 3 in response to Section 5F.4.			Unresolved
27	1	PLANNING Jean Dolan 2/4/26 2:21 PM	Comment Exhibit K/Attachment 3 – La Plage Future Land Use Plan Amendment Traffic Impact Study 3. It is unclear why this is not a separate exhibit in the application as it primarily addresses Section 5F.3/5F.4 and secondarily supports the response to Section 9, Consider revising. 4. Review the appropriateness of utilizing trip generation rates/equations for			Unresolved



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			<p>Multifamily Housing (Low-Rise)/ITE Land Use 220 for the existing land use designation. The site is 1.29 acres and allows for 25 units per acre or 32 units. ITE Land Use 220 calls for a maximum of three (3) levels of residences. ITE Land Use 221 may be more appropriate. Revise the analysis accordingly.</p> <p>5. If the revised trip generation analysis results in increase in trip generation as a result of the land use plan amendment, provide a roadway segment significance test for the study segments identified in Section 5F.1 of the application and the additional segments requested in this review. Consistent with Broward County Planning Council impact methodologies, perform the analysis using Broward MPO's Capacity and Volume Data using a three (3) percent significance test.</p>			
28	1	PLANNING Jean Dolan 2/4/26 2:21 PM	<p>Comment</p> <p>LUPA Application Section 9 – Hurricane Evacuation Analysis</p> <p>6. Section 9.A requests an evacuation analysis for the amendment that examines the availability of hurricane shelter spaces. No information on this item is provided in Appendix K. Revise as appropriate or provide correspondence from the appropriate agencies indicating that this information is not available, no longer appropriate, or incorporate it in the analysis.</p>			Unresolved
29	1	PLANNING Jean Dolan 2/4/26 2:22 PM	<p>Comment</p> <p>Exhibit K – La Plage Project – Hurricane Evacuation Analysis</p> <p>7. Please include FAC Section 73C-40.0256(4)(c) as an attachment to this analysis.</p> <p>8. It is unclear if the analysis provided is consistent with the requirements of the Section 9.A in the application as the Section requires the analysis be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division. Provide correspondence from that Division that the analysis approach is appropriate.</p> <p>9. The analysis utilized an impact standard of twenty-five percent (25%) of the LOS threshold for the peak hour in the peak direction. Please provide the source for this threshold/impact standard from the appropriate public agency.</p> <p>10. Consider using Broward County MPO capacities from the application for this analysis for purposes of consistency.</p> <p>11. Add the following segments to the analysis: East Atlantic Boulevard between Dixie Highway and Interstate 95 and Copans Road from US 1 to</p>			Unresolved



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			Interstate 95.			
30	1	PLANNING Jean Dolan 2/4/26 2:22 PM	<p>Comment</p> <p>Natural and Historical Resources Analysis Comments</p> <p>LUPA Application Section 6A – Analysis of Natural and Historic Resources</p> <p>12. Consider adding linear resources, however no effect anticipated.</p> <p>Exhibit L – Threatened and Endangered Species Survey Summary Report</p> <p>13. Historical aerial photographs (Appendix C) in the report contain a watermark and are of poor quality; Consider using aerials from FDOT Aerial Photo Look Up System (APLUS).</p> <p>a. Within Appendix C, consider revising Photo #7 photo label for spelling typographical error.</p> <p>14. Consider referencing “Appendix E, Site Photographs” in the report.</p> <p>15. Within Appendix E, Photo #6, italicize scientific name of the species.</p> <p>16. Consider including reference to the Bald Eagle and distance of recorded nests to the project site (According to the FWC’s Eagle Nest locator and the Audubon Florida EagleWatch Nest website, there are no nests located within one mile of the study area. The proposed project will have no impact on the bald eagle since the proposed activities are well outside the 660-foot eagle nest protection buffer).</p>			Unresolved
31	1	PLANNING Jean Dolan 2/4/26 2:23 PM	<p>Comment</p> <p>17. Consider including reference to which USFWS Consultation Areas (CA) the project falls within. USFWS Consultation area for the West Indian manatee, piping plover, and Atlantic coast plants.</p> <p>18. The piping plover (Federally threatened) is not included in this report and should be referenced.</p> <p>a. "The piping plover (Charadrius melodus) is federally and stated listed as threatened. The piping plover is a small, migratory shorebird that occurs along sandy beaches, sand flats, and tidal mudflats of coastal areas in North America and winters along the Atlantic and Gulf coasts, including coastal regions of Florida. Piping plovers rely on open, sparsely vegetated sandy shoreline habitats for foraging and resting during migration and winter, with critical habitat units mapped along Florida’s Gulf and Atlantic shorelines where wintering birds concentrate. The project site is located within the USFWS Consultation Area for the piping plover, and marginal suitable</p>			Unresolved



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			<p>habitat is present adjacent to the project site. However, there have been no documented occurrences of this species within the project area, and none were observed during the field observation. Precautions will be taken for this species due to the proximity of the beach to the project to ensure no effect on this species or habitat."</p> <p>19. The report references "Spanish River Park" on the top of page 6, however Spanish River Park is in Boca Raton, Palm Beach County and not near the project site.</p> <p>20. Consider revising West Indian Manatee paragraph, currently states that "While the project site is found on a beach along the Atlantic Ocean, there is no direct access to water from the property." Recommended update – the project is found on a beach that is subjected to tidal influence; however, the site does not provide suitable habitat or direct navigable access for manatees.</p> <p>21. Green Sea Turtle (Hi) – Endangered – Federal/State a. Consider revising status to – Threatened – Federal/State</p> <p>22. The report includes the potential presence of 5 sea turtle species, and should consider including discussion for:</p> <p>a. FWC Wildlife Sensitive Conventional Lighting (Sea Turtle)</p> <p>b. FWC Dark Sky Lighting Recommended Areas (Sea Turtle)</p> <p>c. "The project site is located within mapped FWC Wildlife-Sensitive Conventional Lighting and FWC Dark Sky Lighting Recommended Areas associated with sandy beach habitat used for sea turtle nesting. Exterior lighting should be designed and installed to minimize illumination visible from the beach, including the use of downward-directed, full cut-off fixtures, consistent with FWC and FDOT lighting criteria.</p>			
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