

# Plan Review - Review Comments Report

Project Name: **PZ25-05000003**  
Workflow Started: **8/27/2025 5:12:04 PM**  
Report Generated: **09/18/2025 08:26 AM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	UTILITIES Nathaniel Watson 9/6/25 4:32 PM	Comment 1.Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only
2	1	UTILITIES Nathaniel Watson 9/6/25 4:33 PM	Comment 2.The Utilities Department has no comment with regard to the requested FLEX approval.			Info Only
3	1	BSO David Cappellazo 9/10/25 2:53 PM	Comment Development Review Committee Date Reviewed: 09/10/2025 Subject: CPTED and Security Strengthening Report: PZ#: PZ25-05000003 Name: The Satori At Lighthouse Point Address / Folio: 4211 N Federal Hwy Type: Flex Reviewer: BSO Deputy David Cappellazo for the City of Pompano Beach Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email, No Voicemail) Monday Thursday; 8 AM 3 PM  **POMPANO ORDINANCE 155.2407.E.9., SITE PLAN REVIEW STANDARDS** COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS THIS REQUIRES BOTH CPTED & SECURITY STRENGTHENING TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.  ***Please refer to the major site plan associated with this Flex for safety and security strengthening CPTED principals under PZ25-12000016. The submitted CPTED Plan security measures provided by the developer, along with the CPTED & Security Strengthening attributes stated in this review, are expected to be incorporated into this project at the time of tenant build out. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.***			Info Only
4	1	LANDSCAPE REVIEW Wade Collum 9/15/25 5:05 PM	Comment Landscape comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203, 155.3204, 155.3501, and/or 155.3709 as applicable for the site.			Unresolved
						Info Only



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5	1	PLANNING Jean Dolan 9/17/25 11:26 AM	<div>Comment</div> <div>The project is eligible for flex units and the use of County Policy 2.16.3 to generate the residential entitlements. Note that the max density is 187 units, not 188 as stated a couple times in the narrative (we do not round up density calculations). Note that the lack of comments on your 30-page narrative does not indicate concurrence with every conclusion. Your site plan and all site plan comments will be provided under the site plan project number 25-12000016.</div> <div>Your flex units will be considered for approval by the Planning and Zoning Board at the same hearing as your site plan. You will need to submit for P&amp;Z for your flex units concurrent with your P&amp;Z site plan upload.</div>			
6	1	PLANNING Jean Dolan 9/17/25 12:25 PM	<div>Comment</div> <div>Staff will provide the city's standard Declaration of Restrictive Covenants (DRC) for the affordable housing requirement by email. The DRC must be completed and recorded prior to building permit.</div>			Info Only

