

Plan Review - Review Comments Report

Project Name: PZ# 25-13000002

Workflow Started: **9/10/2025 10:01:08 AM**

Report Generated: **10/08/2025 05:29 PM**

REVIEW COMMENTS				
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME
1	1	BSO Anthony Russo 9/18/25 4:10 PM	Comment Development Review Committee Date Reviewed: 09-18-2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-13000002 Name: Modera Address / Folio: 855 S. Federal Hwy., Pompano Beach, FL Type: Rezoning 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 ***Please Note***	
2	1	UTILITIES Nathaniel Watson 9/19/25 2:36 PM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the DMM and/or DRC review process.	
3	1	UTILITIES Nathaniel Watson 9/19/25 2:36 PM	Comment 2. Please note that a capacity study demonstrating the developments impact on the Citys water and sewer system must be initiated and concluded utilizing the Citys modeling consultants. Resulting improvements to be initiated at cost to the	
4	1	UTILITIES Nathaniel Watson 9/19/25 2:36 PM	Comment 3. In addition to the aforementioned, the Utilities Department has no comment on the requested Rezoning approval.	

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5	1	FIRE DEPARTMENT Jim Galloway 9/22/25 3:14 PM	Comment This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time. *Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.	
6	1	ZONING Lauren Gratzer 10/1/25 3:24 PM	Comment Why is the property at 943 S Federal Highway shown on this plan if not related to the PD? Remove this from the plan if not proposed as part of the PD.	
7	1	ZONING Lauren Gratzer 10/1/25 3:25 PM	Comment In the project narrative provide details as to how this project provides a benefit to the surrounding community in support of creating a new planned development per the requirements of PD 1553600-1.0-1.	
8	1	ZONING Lauren Gratzer 10/1/25 3:25 PM	Comment Under the assumption per the narrative that this PD plan is only for the 3 acres to the north, revise the Master Plan to make it clear that the southern portion of the existing property is not within the scope of work and not part of the PD.	
9	1	ZONING Lauren Gratzer 10/1/25 3:25 PM	Comment The subject parcel shall be formally subdivided with Broward County to reflect the proposed PD. The division shall be configured so that nonconformities are not created or increased on the south parcel and compliance with requirements such as perimeter landscape strips and other spatial items such as setbacks are met. Any construction required for the southern parcel shall obtain separate building permits from the subject parcel.	
10	1	ZONING Lauren Gratzer 10/1/25 3:25 PM	Comment On the Master Plan provide a call out for the red line as the proposed new property line.	

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11	1	ZONING Lauren Gratzner 10/1/25 3:25 PM	Comment A shared access agreement shall be provided for the new north and south parcels at the time of building permit approval.	
12	1	ZONING Lauren Gratzner 10/1/25 3:26 PM	Comment The access easement shown on the survey sketch (per plat) shall be revised to correlate with the access points of the new southern parcel. The survey illustration does not show access being provided to the south. Revise the outline on the	
13	1	ZONING Lauren Gratzner 10/1/25 3:26 PM	Comment Revise sheet A001 to be identified as the PD-I Master Plan, not the site plan.	
14	1	ZONING Lauren Gratzner 10/1/25 3:26 PM	Comment The PD Master Plan shall establish the Intensity and Dimensional Standards table for the development. On the Master Plan include a "required" column (consistent with the B-3 zoning district and 155.4202.Residential: Household Living Uses) and a "proposed" column. Anything "provided" on the site plan application shall be within the allotted permission of the proposed PD Master Plan. For example, the table currently limits the lot coverage to 46% but the B-3 permits up to 60%. If approved as is, the site will be limited to 46% lot coverage and will not be permitted to have any building/lot coverage exceptions in the future.	
15	1	ZONING Lauren Gratzner 10/1/25 3:27 PM	Comment Revise the zoning designation on the site data table to state Existing: B-3 and Proposed: PD-I	
16	1	ZONING Lauren Gratzner 10/1/25 3:27 PM	Comment The current proposal limits the permitted uses to multi-family, retail, and restaurants. Staff recommends including the following uses within the permitted use table: a professional office, a medical office, outdoor seating areas as an accessory use, and any other retail/service use that may benefit the residents of this property. Any use not listed on your PD plan will not be permitted to operate here in the future. Adjust the parking calculations as necessary.	

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Project Name: F22-10000000

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17	1	ZONING Lauren Gratzer 10/1/25 3:27 PM	Comment Clarify what open spaces are being provided on the Master Plan and part of this PD- Leubmittel	
18	1	ZONING Lauren Gratzer 10/1/25 3:28 PM	Comment The Master Plan calls out the southern parcel as "existing commercial buildings and parking". However, the plan proposes to change the parking and landscape configuration along the northern property line. A scope of work line should be included to identify these changes. On a separate document from the Master Plan, provide evidence that the required parking is being met for all existing uses of the	
19	1	ZONING Lauren Gratzer 10/1/25 3:28 PM	Comment The new property line cuts off access to a dumpster that was presumably used by the businesses on the southern parcel. Clarify if the southern businesses will still	
20	1	ZONING Lauren Gratzer 10/1/25 3:28 PM	Comment A two-way drive aisle is required to be a minimum of 24 feet wide. Provide this dimension for the shared access point along the new south property line.	
21	1	ZONING Lauren Gratzer 10/1/25 3:28 PM	Comment A vehicular use area (VUA) buffer is required for the drive aisle along the new south property line.	
22	1	ZONING Lauren Gratzer 10/1/25 3:28 PM	Comment Revise the note on the Master Plan for the northern 10' UE to include that it is also a Landscape Easement per the Plat	
23	1	ZONING Lauren Gratzer 10/1/25 3:29 PM	Comment On the intensity and dimensional standards table clarify that the lot coverage and pervious calculations are based on the net acreage and not the gross.	
24	1	ZONING Lauren Gratzer 10/1/25 3:29 PM	Comment The proposed development is at the bare minimum pervious area. Provide a note on the Master Plan that there shall be no future expansion of the building, pavers,	

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Project Name: 155-15000000

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25	1	ZONING Lauren Gratzer 10/1/25 3:29 PM	Comment The site does not have a street side. This can be removed from the intensity and dimensional standards table. Likewise, the site does not have a rear, instead it backs	
26	1	ZONING Lauren Gratzer 10/1/25 3:29 PM	Comment Table 155.4202.A.2.f. outlines the required setbacks for projects taking advantage of Broward County Policy 2.16.4. Revise the required front yard setback to call out a minimum requirement of 0 feet and a maximum requirement of 20 feet.	
27	1	ZONING Lauren Gratzer 10/1/25 3:29 PM	Comment Table 155.4202.A.2.f. requires that 60% of the build-to-zone contain a building. Build-to Zone is the area on a lot located between the minimum and maximum setback that must contain a principal structure. A courtyard, plaza, or forecourt may occupy the otherwise required build-to-zone, if the space is publicly accessible, providing building access and a pedestrian connection to the existing city street grid. Provide a diagram that illustrates this requirement.	
28	1	ZONING Lauren Gratzer 10/1/25 3:29 PM	Comment On the intensity and dimensional standards table call out the directions for each setbacks. EX: front (east), interior (north), interior (south), waterway (west), there is	
29	1	ZONING Lauren Gratzer 10/1/25 3:29 PM	Comment Provide a diagram that illustrates where the lot coverage percentage is coming from. Lot coverage should be the ground floor square footage of all roofed	
30	1	ZONING Lauren Gratzer 10/1/25 3:30 PM	Comment Multi-family dwellings with two bedrooms or less shall provide a minimum of one off-street parking space per 1,000 square feet of gross floor area, with a minimum of one off-street parking space per unit and one guest space per five units. The more restrictive calculation shall apply. Therefore, revise the site plan data table to reflect the minimum required parking spaces for the 2-bedroom units is 186 (based	

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31	1	ZONING Lauren Gratzner 10/1/25 3:20 PM	Comment Wheel stops are not permitted in the City of Pompano with the exception for ADA spaces as necessary. Remove them from the master plan.	
32	1	ZONING Lauren Gratzner 10/1/25 3:20 PM	Comment Provide details in the narrative as to how the shoreline/seawall is being updated.	
33	1	ZONING Lauren Gratzner 10/1/25 4:05 PM	Comment Provide a master landscape plan as part of this rezoning that shows the proposed landscaping along the perimeter of the site. Provide details as to how the landscaping along the waterway on the west perimeter will be maintained as to continue to provide a community benefit to the single-family homes across the	
34	1	ZONING Lauren Gratzner 10/1/25 4:06 PM	Comment On this master landscape plan, provide a note stating that the landscape provided along the west waterway, including the Mangrove's and any Mangrove	
35	1	LANDSCAPE REVIEW Wade Collum 10/2/25 1:58 PM	Comment 1. Please provide a detailed narrative on how the west shoreline is going to be impacted by the new sea wall, the potential change in grade and the impact to the critical root zones of nearby existing trees proposed to remain and be protected.	
36	1	LANDSCAPE REVIEW Wade Collum 10/2/25 1:58 PM	Comment 2. All shoreline trees shall be tagged for removal and vetted with Urban Forestry staff & Broward County prior to any removals on site. Please note on the tree dipso	
37	1	LANDSCAPE REVIEW Wade Collum 10/2/25 1:58 PM	Comment 3. Any potential Mangrove mitigation that may happen due to construction, will be for Mangrove replacements only.	
38	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:04 PM	Comment 4. Please provide a version of the West perimeter along the waterway to benefit the adjoining residents to the West.	

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Project Name: 155-5203.D.5

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39	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:04 PM	Comment 5. Please provide a detailed narrative on how the west shoreline is going to be impacted by the new sea wall, the potential change in grade and the impact to the critical root zones of nearby existing trees proposed to remain and be protected,	
40	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:04 PM	Comment 6. All shoreline trees shall be tagged for removal and vetted with Urban Forestry staff & Broward County prior to any removals on site. Please note on the tree dipso	
41	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:04 PM	Comment 7. Any potential Mangrove mitigation that may happen due to construction, will be for Mangrove replacements only.	
42	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:05 PM	Comment 8. Provide a master landscape plan as part of this rezoning that shows the proposed landscaping along the perimeter of the site. Provide details as to how the landscaping along the waterway on the west perimeter will be maintained as to continue to provide a community benefit to the single-family homes across the	
43	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:05 PM	Comment 9. On this master landscape plan, provide a note stating that the landscape provided along the west waterway, including the Mangrove's and any Mangrove	
44	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:05 PM	Comment 10. 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	

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45	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:05 PM	Comment 11. 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; v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;	
46	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:05 PM	Comment 12. Specifically show the 10' perimeter landscaping strip requirements on the west side, showing the required trees, shrubs, sod, etc. as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.	
47	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:05 PM	Comment 13. Please provide a detailed comment response sheet as needed.	
48	1	PLANNING Max Wemyss 10/8/25 3:33 PM	Comment Revise the Master Plan to be limited to the area of the rezoning, off-site improvements/landscaping, shared access, etc. Revise the development standards	

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49	1	PLANNING Max Wemyss 10/8/25 3:53 PM	Comment General direction - "finalize" the site plan application through DRC. Then, reflect that site plan with this master plan. Then resubmit the rezoning to DRC based on the DRC approved site plan. This will make the process generally less redundant. In the meantime, provide the Master Plan documentation. Remember, a PD Ordinance is the establishment of your own zoning regulations. Your application must include the below in a document using the sequence of items for the reports format. Address each item even if not applicable: (NOTE: examples can be provided.) GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENT DISTRICTS Before approving a PD zoning district classification, the City Commission shall find that the application for the PD zoning district classification and the associated PD Plan, comply with the following standards set forth in §155.3602: A. PD Plan The PD Plan includes a statement of planning objectives for the district along with a detail description for the district and the development area. Dimensional includes all of the necessary requirements the following: 1. A statement of planning objectives for the district; 2. Detailed description of the following for the entire PD District and for each development area: a. Dimensional Standards This is typically provided on the Master Plan. Please see the table format provided in 155.3607 b. Modifications of Development Standards; Based on the zoning review, provide a list of the standards in the code from which	
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DISCUSSION	STATUS
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