



Staff Report

File #: LN-733

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JUNE 18, 2025

Palm Aire LUPA to Remove the Dashed-Line

Request:	LUPA
P&Z#	25-92000001
Owner:	N/A
Project Location:	N/A
Folio Number:	N/A
Land Use Designation:	N/A
Zoning District:	N/A
Commission District:	N/A
Agent:	City of Pompano Beach
Project Planner:	Jean Dolan (jean.dolan@copbfl.com / 954-786-4045)

Summary:

Based on feedback we've received from the Palm Aire Community, we will be revising the methodology in this Application which will affect the proposed future land use map and all of the impact analysis in the Application. Comments will be issued after the revised Application is submitted for review. Full comment report available in the attachments. **Resubmittal required.**

Plan Review - Review Comments Report

Project Name: **PZ25-92000001**

Workflow Started: **5/1/2025 4:21:05 PM**

Report Generated: **06/11/2025 02:59 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BSO David Cappellazo 5/28/25 8:06 AM	Comment Development Review Committee Date Reviewed: 05/28/2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-92000001 Name: Palm Aire LUPA to remove the Dashed-Line Address / Folio: 1670 & 1502 NE 5th Avenue Type: LUPA Reviewer: BSO Deputy D. Cappellazo for the City of Pompano Beach david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email; No Voicemail) Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) BSO comments will be provided when a Security Strengthening & CPTED plan is submitted for review.			Info Only
2	1	LANDSCAPE REVIEW Wade Collum 6/3/25 11:17 AM	Comment Landscape comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203, 155.3501, 155.3709 as applicable for the site.			Unresolved
3	1	UTILITIES Nathaniel Watson 6/4/25 10:36 AM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only
4	1	UTILITIES Nathaniel Watson 6/4/25 10:36 AM	Comment 2. The City of Pompano Beach Utilities has no comment at this time. Please note that the City has existing and future established raw water well sites in Palm Aire. The undeveloped well sites represent future water availability for the City. Any development around this infrastructure will be subject to City Ordinance 50.09 BROWARD COUNTY WELLFIELD PROTECTION MUNICIPAL CODE - ARTICLE XIII and a 100-foot setback that encompasses all the wells, raw water lines, and electric lines, and all wellfield-associated facilities both above and below ground, as well as linear vehicular access to all of our infrastructure.			Unresolved
5	1	PLANNING Jean Dolan 6/4/25 2:22 PM	Comment Based on feedback we've received from the Palm Aire Community, we will be revising the methodology in this Application which will affect the proposed future land use map and all of the impact analysis in the Application. Comments will be issued after the revised Application is submitted for review.			Info Only



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
6	1	ZONING Max Wemyss 6/5/25 3:01 PM	<div>Comment</div> <div>Based on feedback we've received from the Palm Aire Community, we will be revising the methodology in this Application which will affect the proposed future land use map and all of the impact analysis in the Application. Comments will be issued after the revised Application is submitted for review.</div> <div>Additional zoning comments upon resubmittal. Zoning review of rezoning, and zoning map amendment to follow first reading. Methodology will be to establish a district that is aligned with the existing development (height, density) and the established land use boundaries.</div>			Info Only

