



## Staff Report

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**File #:** LN-800

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DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JUNE 3, 2026

### MODERA REZONING

**Request:** Rezoning  
**P&Z#** 25-13000002  
**Owner:** Pompano Real Estate Investments LLC  
**Project Location:** 855 S Federal Highway  
**Folio Number:** 494306490010  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 1 (Audrey Fesik)  
**Agent:** Christina Bilenki  
**Project Planner:** Max Wemyss (954-786-4671 / max.wemyss@copbfl.com)

### Summary:

The request is for a rezoning of a portion of the property from B-3 (General Business) zoning to PD-I (Planned Development - Infill) zoning district. The proposed mixed-use development includes 347 multi-family residential units and approximately 10,000 square feet of commercial use. The subject property is presently part of a larger automobile dealership which will be subdivided. Plat amendments, cross-access easements, declaration of restrictive covenants, and site plan concurrent to this rezoning (non-exhaustive list) will be required.

Subject property area is the northern approximately 4 acres of parcel 494306490010. The Land Use is Commercial. Application to use Broward County Land Use Policy 2.16.4 for the residential entitlements. Approximately 50 of the units will be required to be restricted to moderate-income tenants as required by Broward County Policy and City Code.

Staff has worked with the applicant to finalize the site plan prior to advancing the rezoning application to ensure that all elements of the site plan (uses, proposed deviations, lot standards, etc) are captured and resolved with the rezoning. Staff comments are enclosed in the separate comment report exported from ePlan. Planning comments have been provided directly on the PD Document and may be best reviewed within ePlan.

### Staff Conditions:

See ePlan exported comment report. Staff encourages a coordination meeting prior to resubmittal for next steps (public hearings).

# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BSO Anthony Russo 9/18/25 4:10 PM	<p>Comment</p> <p>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</p> <p>Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text &amp; Email, No Voicemail) Tuesday Friday; 8 AM 3 PM</p> <p>***Please Note*** BSO CPTED &amp; Security Strengthening comments are incorporated into PZ25-12000028 in Pompano E-Plan.</p>			Info Only
2	1	UTILITIES Nathaniel Watson 9/19/25 2:36 PM	<p>Comment</p> <p>1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.</p>			Info Only
3	1	UTILITIES Nathaniel Watson 9/19/25 2:36 PM	<p>Comment</p> <p>2. Please note that a capacity study demonstrating the developments impact on the City's water and sewer system must be initiated and concluded utilizing the City's modeling consultants. Resulting improvements to be initiated at cost to the developer.</p>			Info Only
4	1	UTILITIES Nathaniel Watson 9/19/25 2:36 PM	<p>Comment</p> <p>3. In addition to the aforementioned, the Utilities Department has no comment on the requested Rezoning approval.</p>			Info Only
5	1	FIRE DEPARTMENT Jim Galloway 9/22/25 3:14 PM	<p>Comment</p> <p>This P&amp;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.</p>			Info Only



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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.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Address has been corrected.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:25 PM Address has been corrected.</p>	Resolved
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 standards of a PD (155.3602.A.2.e).		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:48 PM Please refer to updated narrative.</p> <p>-----</p> <p>Reviewer Response: Lauren Gratzer - 3/17/26 8:54 AM The narrative/justification document was not updated with this submittal.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Please refer to revised narrative.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:25 PM Please refer to revised narrative.</p>	Resolved



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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.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Master plan has been revised accordingly.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:25 PM Master plan has been revised accordingly.</p>	Resolved
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.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:48 PM Acknowledged.</p> <p>-----</p> <p>Reviewer Response: Lauren Gratzer - 3/17/26 8:58 AM Revise the south property line to include the required landscape buffer internal to the subject site so that the nonconformity with a lack of landscaping on the subject site is not created.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Acknowledged.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:26 PM Acknowledged.</p>	Condition



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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.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:26 PM Please refer to revised master plan.</p>	Resolved
11	1	ZONING Lauren Gratzer 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.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Acknowledged. A shared access agreement will be provided prior to building permit approval.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:26 PM Acknowledged. A shared access agreement will be provided prior to building permit approval.</p>	Condition
12	1	ZONING Lauren Gratzer 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 Master Plan as well.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Acknowledged. Revised access easement will be provided.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:27 PM Acknowledged. Revised access easement will be provided.</p>	Resolved
13	1	ZONING Lauren Gratzer 10/1/25 3:26 PM	Comment Revise sheet A001 to be identified as the PD-I Master Plan, not the site plan.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Sheet A001 has been revised accordingly.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:27 PM Sheet A001 has been revised accordingly.</p>	Resolved



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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 expansions in the future.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:49 PM Please refer to revised master plan.</p> <p>-----</p> <p>Reviewer Response: Lauren Gratzner - 3/17/26 8:59 AM Per the B-3 district, the required maximum lot area for free-standing buildings is 5 acres. Revise the chart from 10,000 SF. The proposed net 3.99 acres meets this requirement.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:27 PM Please refer to revised master plan.</p>	Resolved



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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.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:49 PM Data table has been revised accordingly.</p> <p>-----</p> <p>Reviewer Response: Lauren Gratzner - 3/17/26 9:00 AM The proposed is PD-I, not the number 1. Revise to i.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Data table has been revised accordingly.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:28 PM Data table has been revised accordingly.</p>	Resolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
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.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:49 PM Please refer to revised master plan.</p> <p>-----</p> <p>Reviewer Response: Lauren Gratzner - 3/17/26 9:13 AM Not all of the permitted uses listed on the chart are compatible with the proposed development. Section 155.4202 limits mixed-use developments that use Flex allocation to the following commercial uses: Eating or drinking establishments (including accessory outdoor seating areas); Professional/medical office; and Retail sales and service uses. Any uses outside of these will be considered a proposed deviation as part of this rezoning request. Narrow this list to uses that are actually being planned/proposed to occupy this space. For example, a day care is not a compatible use at the site as the site is not designed with a designated drop off area, nor is there space for the parking/storage of vehicles, boats, trailers. Likewise, this site is not designed as a farmers' market. Remove this use. Specialty medical facilities and urgent care are two uses that currently require a Special Exception in the B-3 district. These are not compatible with the proposed apartment complex. Remove these.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:28 PM Please refer to revised master plan.</p>	Resolved



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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-I submittal.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:28 PM Please refer to revised master plan.</p>	Resolved
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 southern property.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:28 PM Please refer to revised master plan.</p>	Resolved



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19	1	ZONING Lauren Gratzner 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 have a dumpster and where that is located.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:49 PM Dumpster will be relocated on southern parcel.</p> <p>-----</p> <p>Reviewer Response: Lauren Gratzner - 3/17/26 9:15 AM The proposal shows the new dumpster located on a different property than the subject parcel and in a location where parking spaces will be removed. The dumpster for the business at 909 S Federal Highway shall be located on that property and not at 943 S Federal Highway unless a recorded agreement is provided. The current dumpster location proposal will trigger a new, separate site plan submittal for 943 S Federal to re-evaluate the site circulation, parking requirements, and to confirm this location is serviceable by Coastal Construction (the City's waste management company). The minimum required parking shall be provided on-site for the existing businesses. Additionally, the overall site layout provided on this sheet (A106) does not depict the approved conditions of the 909 S Federal Hwy (revised parking, unpermitted canopied, etc.). Further research is required to confirm the last approved site plan for 943 S Federal.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Dumpster will be relocated on southern parcel.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:28 PM Dumpster will be relocated on southern parcel.</p>	Resolved



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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.		Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Please refer to revised master plan.  ----- Responded by: Christina Bilenki Applicant - 2/19/26 1:28 PM Please refer to revised master plan.	Resolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
21	1	ZONING Lauren Gratzner 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.		<p>Reviewer Response: Lauren Gratzner - 5/20/26 3:38 PM Please clarify trees proposed south of the south property line but north of the blue line. These trees are off-site and therefore do not count toward the subject site's minimums. These trees are included in the tree count for the site, but are off-site. Shift the line and/or clarify, correct, justify, or remove. Alternatively, a shared landscape agreement can be provided to ensure maintenance and responsibility between the subject site ownership and the southern property owner.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:49 PM Please refer to revised master plan.</p> <p>-----</p> <p>Reviewer Response: Lauren Gratzner - 3/17/26 9:15 AM This shall be provided interior to the property line. Revise the south property line to include it.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:28 PM Please refer to revised master plan.</p>	Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
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.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:28 PM Please refer to revised master plan.</p>	Resolved
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.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:49 PM Please refer to revised master plan.</p> <p>-----</p> <p>Reviewer Response: Lauren Gratzer - 3/17/26 9:15 AM Provide the pervious area diagram to illustrate where the pervious area is coming from. Confirm that the waterway/shore is not part of this pervious calculations.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:29 PM Please refer to revised master plan.</p>	Resolved



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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, concrete, patios, or other impervious area.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:29 PM Please refer to revised master plan.</p>	Resolved
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 up to the waterway. Remove the rear yard setback info.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:29 PM Please refer to revised master plan.</p>	Resolved
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.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:29 PM Please refer to revised master plan.</p>	Resolved
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.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:29 PM Please refer to revised master plan.</p>	Resolved



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28	1	ZONING Lauren Gratzner 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 no technical rear.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:29 PM Please refer to revised master plan.</p>	Resolved
29	1	ZONING Lauren Gratzner 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 structures on the lot.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:49 PM Diagram has been provided.</p> <p>-----</p> <p>Reviewer Response: Lauren Gratzner - 3/17/26 9:16 AM Diagram not provided with this submittal.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Diagram has been provided.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:29 PM Diagram has been provided.</p>	Resolved



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30	1	ZONING Lauren Gratzner 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 on the total of 186,000 SF).		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:49 PM Please refer to revised master plan.</p> <p>-----</p> <p>Reviewer Response: Lauren Gratzner - 3/17/26 9:17 AM On the site plan data table, there is a typo for the required parking calculation. It should read "...with a minimum of one space per unit". It currently says OR.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:29 PM Please refer to revised master plan.</p>	Resolved
31	1	ZONING Lauren Gratzner 10/1/25 3:30 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.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Acknowledged. Wheel stops have been removed.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:29 PM Acknowledged. Wheel stops have been removed.</p>	Resolved



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Report Generated: **05/27/2026 12:00 PM**

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32	1	ZONING Lauren Gratzner 10/1/25 3:30 PM	Comment Provide details in the narrative as to how the shoreline/seawall is being updated.		<p>Reviewer Response: Lauren Gratzner - 5/20/26 3:39 PM Revise the shoreline narrative to clearly outline how this landscaping along the canal will be maintained as a community benefit for the single-family homes across the canal. Additionally, in the narrative, mimic the note on the landscape plan stating, "Landscape provided along the west waterway, including the mangroves and any mangrove replacements, will be maintained in perpetuity."</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:49 PM Please refer to Shoreline narrative.</p> <p>-----</p> <p>Reviewer Response: Lauren Gratzner - 3/17/26 9:17 AM The narrative was not updated. This is required as part of the justification for the rezoning approval.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM A separate narrative has been provided with the site plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:29 PM A separate narrative has been provided with the site plan.</p>	Unresolved



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
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 canal.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:49 PM Master landscape plan has been provided.</p> <p>-----</p> <p>Reviewer Response: Lauren Gratzner - 3/17/26 9:18 AM Compliance to be determined by the Urban Forester.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Master landscape plan has been provided.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:30 PM Master landscape plan has been provided.</p>	Resolved
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 Mangroves and any Mangrove replacements, will be maintained in perpetuity.		<p>Responded by: Christina Bilenki Applicant - 2/25/26 1:54 PM Requested note has been provided.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:30 PM Requested note has been provided.</p>	Resolved



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
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.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:44 PM Please refer to Shoreline narrative.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:52 PM Narrative has been provided with site plan application.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:30 PM Narrative has been provided with site plan application.</p>	Info Only
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 plan.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:45 PM No shoreline trees are intended for removal.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:52 PM Please refer to the tree disposition plan included with site plan application.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:31 PM Please refer to the tree disposition plan included with site plan application.</p>	Info Only



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
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.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:45 PM Acknowledged. The applicant is not proposing any removal of mangroves.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:52 PM Acknowledged. The applicant is not proposing to impact the mangroves.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:31 PM Acknowledged. The applicant is not proposing to impact the mangroves.</p>	Info 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.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:45 PM Please refer to shoreline narrative.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:52 PM Please refer to revised plan set.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:31 PM Please refer to revised plan set.</p>	Info Only



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
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, and an action plan for preservation.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:45 PM Please refer to shoreline narrative.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:52 PM Please refer to narrative report provided with site plan application.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:32 PM Please refer to narrative report provided with site plan application.</p>	Info Only
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 plan.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:46 PM Acknowledged.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:52 PM Acknowledged. Please refer to revised tree disposition plan included with site plan application.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:32 PM Acknowledged. Please refer to revised tree disposition plan included with site plan application.</p>	Info Only



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
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.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:46 PM Please refer to Shoreline narrative.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:52 PM Acknowledged. The applicant is not proposing to impact the mangroves.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:32 PM Acknowledged. The applicant is not proposing to impact the mangroves.</p>	Info 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 canal.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:47 PM Master landscape plan has been provided.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:52 PM Master landscape plan has been provided.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:32 PM Master landscape plan ha</p>	Info Only



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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Report Generated: **05/27/2026 12:00 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
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 Mangroves and any Mangrove replacements, will be maintained in perpetuity.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:47 PM Please refer to master landscape plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:52 PM Please refer to the note provided on the landscape plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:33 PM Please refer to the note provided on the landscape plan.</p>	Info Only
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 abutting building.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:47 PM Please refer to master landscape plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:52 PM VUA landscape requirements have been met.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:33 PM VUA landscape requirements have been met.</p>	Info Only



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
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; vii. Suspended pavements systems are provided for the adjacent vehicular use area.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:47 PM Acknowledged.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:52 PM Acknowledged. The applicant is not proposing to impact the mangroves.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:33 PM Acknowledged.</p>	Info Only
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.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:47 PM 10' perimeter landscape strips have been provided.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:52 PM 10' perimeter landscape strips have been provided.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:33 PM 10' perimeter landscape strips have been provided.</p>	Info Only



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
47	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:05 PM	Comment 13.Please provide a detailed comment response sheet as needed.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:47 PM Please refer to responses provided.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Please refer to responses provided.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:25 PM Please refer to responses provided.</p>	Info Only



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
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 to be consistent with the comments provided by zoning.		<p>Reviewer Response: Max Wemyss - 5/27/26 12:00 PM zoning comments provided.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:48 PM Please refer to revised master plan.</p> <p>-----</p> <p>Reviewer Response: Max Wemyss - 3/19/26 10:32 AM Comment appears resolved, however, the property line may change to ensure all required site features are on property rather than shared via agreement with adjacent sites. Specifically the VUA perimeter buffer along the south. access may be provided via cross access easement.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM Please refer to revised master plan.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 2/19/26 1:25 PM Please refer to revised master plan.</p>	Resolved
49	1	PLANNING Max Wemyss 10/8/25 3:53 PM	<p>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.</p> <p>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.)</p>		<p>Reviewer Response: Max Wemyss - 5/27/26 12:00 PM review comments provided.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:48 PM Please refer to PD Plan.</p>	Resolved



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

## 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 you wish to deviate.

c.Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;

d.Provisions related to environmental protection and monitoring;

e.Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district;

The PD site is urban in character, with the waterway being a natural feature.

The plan has been designed to encourage public pedestrian access to the waterway, both along NE 23 Avenue and along the northside of the waterway.

#### f.Development Phasing Plan;

g.Conversion Schedule; and

h.Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations.

3.Identify the general location of the following:

a.Individual development areas, identified by land use(s) and/or development density or intensity;

b.Open space (whether designated for active or passive recreation), including the amount and type of;

c.All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems;

d.Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains;

e.On-site potable water and wastewater facilities, and how they will connect

-----  
Reviewer Response: Max Wemyss - 3/19/26 10:34 AM  
This is the document summary that is needed. This was referenced in our in person meeting on the site plan on 3/18/26. Please contact me with any questions are request for example.

-----  
Responded by: Christina Bilenki Applicant - 2/25/26 1:53 PM

Please refer to updated PD plan provided.

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Responded by: Christina Bilenki Applicant - 2/19/26 1:24 PM

Please refer to updated PD plan provided.



# Plan Review - Review Comments Report

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Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

to city systems;  
f.On-site stormwater management facilities, and how they will connect to city systems; and  
g.All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.

4.Graphics demonstrating the following:

a.Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox.

b.The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces.

B. Consistency with City Plans

The PD zoning district designation and the PD Plan shall be consistent with the comprehensive plan.

The narrative provides this. Copy to report.

C. Compatibility with Surrounding Areas

Development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the PD Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, and siting of service areas.

D. Development Phasing Plan

If development in the PD district is proposed to be phased, the PD Plan shall include a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the city's capital improvements program.

It is assumed to be one phase.

E. Conversion Schedule

The PD Plan may include a conversion schedule that identifies the extent to which one type of residential use may be converted to another type of residential use (e.g., multifamily dwellings to single-family dwellings) and one type of nonresidential use may be converted to another type of nonresidential use (e.g., office use to retail sales use). Such conversions may



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

occur within development areas and between development areas as long as they occur within the same development phase, as identified by the approved development phasing plan, and are consistent with established extents of conversion set down in the conversion schedule.

It is assumed that a conversion schedule will not be requested.

#### F. On-Site Public Facilities

##### 1.Design and Construction

The PD Plan shall establish the responsibility of the developer/landowner to design and construct or install required and proposed on-site public facilities in compliance with applicable city, state, and federal regulations.

##### 2.Dedication

The PD Plan shall establish the responsibility of the developer/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable city, state, and federal regulations.

##### 3.Modifications to Street Standards

In approving a PD Plan, the City Commission may approve modifications or reductions of city street design standards-including those for right-of-way widths, pavement widths, required materials, and turning radii-on finding that:

###### a.The PD Plan

b.Access for emergency service vehicles is not substantially impaired;

c.Adequate off-street parking is provided for the uses proposed; and

d.Adequate space for public utilities is provided within the street right-of-way.

No modifications requested.

#### G. Uses

The principal, accessory, and temporary uses allowable in each type of PD district are identified in Appendix A: Consolidated Use Table. Allowed principal uses in a particular PD district shall be established in the PD Plan, subject to conversion in accordance with a schedule incorporated in the PD Plan in accordance with Section 155.3602.E, Conversion Schedule. Allowed uses shall be consistent with city plans and the purpose of the particular type of PD district, and subject to applicable use-specific standards in (Principal Uses), Part 3 (Accessory Uses and Structures), and Part 4 (Temporary Uses and Structures) of Article 4: Use Standards, and any additional limitations or requirements set forth in Sections 155.3603 to 155.3607 for the particular type of PD district.

#### Use Standards

Principal uses allowed in a PD-I district shall be established in the PD Plan.

Uses shall be consistent with the comprehensive plan, other city-adopted plans, and the purpose of the PD-I district, and shall comply with the use



# Plan Review - Review Comments Report

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Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

table in Appendix A: Consolidated Use Table, and the use-specific standards in Article 4: Use Standards,

Update your list of uses (and any modified standards) consistent with the zoning feedback.

#### H. Densities/Intensities

The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the PD Plan, and shall be consistent with the comprehensive plan and other adopted special area and city plans, and with the purpose of the particular type of PD district.

Insert Intensity and Dimension Standards Table

#### I. Dimensional Standards

The dimensional standards applicable in each development area of a PD district shall be as established in the PD Plan, and shall be consistent with the purpose of the particular type of PD district.

#### J. Development Standards

All development in a PD district shall comply with the development standards of Article 5: Development Standards, or any modifications of those standards established in the PD Plan as consistent with city plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional limitations or requirements set forth in Sections 155.3603 to 155.3607 for the particular type of PD district.

#### Development Standards

The development standards in Article 5: Development Standards, shall apply to all development in PD-I , but some development standards may be modified as part of the PD Plan if consistent with the general purposes of the PD-I district and the comprehensive plan, and in accordance with the means of modification noted below.

Insert Development Standards Table / Deviations

Access and circulation - Description of the intent consistent with our code, or identifying any proposed deviations.

Off-street parking and loading - Description of the intent consistent with our code, or identifying any proposed deviations.

Landscaping/Tree Preservation - Description of the intent consistent with our code, or identifying any proposed deviations.



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

			<p>Screening, fences, and walls - Description of the intent consistent with our code, or identifying any proposed deviations.</p> <p>Lighting - Description of the intent consistent with our code, or identifying any proposed deviations.</p> <p>Parking deck or Garage standards - Description of the intent consistent with our code, or identifying any proposed deviations.</p> <p>Design and compatibility - Description of the intent consistent with our code, or identifying any proposed deviations.</p> <p>Sustainable design -Description of the intent consistent with our code, or identifying any proposed deviations.</p> <p>Signage - Description of the intent consistent with our code, or identifying any proposed deviations.</p>			
50	2	ENGINEERING DEPARTMENT David McGirr 3/4/26 5:03 PM	<p>Comment</p> <p>No comments for rezoning</p>		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:03 PM</p> <p>Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:44 PM</p> <p>Acknowledged.</p>	Info Only
51	2	ZONING Lauren Gratzner 3/17/26 9:18 AM	<p>Comment</p> <p>The survey and sketch of description sheet shall be updated to reflect the new property line and new square footage post moving the lines.</p>		<p>Reviewer Response: Lauren Gratzner - 5/20/26 3:40 PM</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM</p> <p>Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:50 PM</p> <p>Please refer to updated legal description.</p>	Resolved



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
52	2	ZONING Lauren Gratzner 3/17/26 9:20 AM	Comment Why does the site data table require a minimum of 7,000 SF commercial when 9,266 SF is proposed? Is the intention to reduce the proposed commercial space? Revise this number to reflect the actual provided square footage. Update both sections in Table 1 and Table 2.		<p>Reviewer Response: Lauren Gratzner - 5/20/26 3:41 PM In the site plan submittal, the intensity and dimensional standards chart includes the paseo into the commercial space square footage. Revise the PD Document and Master Plan (in both tables 1 &amp; 2) to allow for a total of 10,400 SF. As a reminder, the PD document will be the regulating document for this property and the site plan and any future building permits cannot be approved that do not match the PD. It is better to increase the permitted square footage in the PD in order to have some wiggle room during construction in case the exact dimensions exceed the proposed 10,386 SF.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:51 PM Site data table has been updated.</p>	Unresolved
53	2	ZONING Lauren Gratzner 3/17/26 9:21 AM	Comment Why is there a total floor area provided? This information is not necessary for this review. Remove this information so that the building is not restricted by this requirement in the future.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:05 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:51 PM information has been removed.</p>	Resolved



# Plan Review - Review Comments Report

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

Report Generated: **05/27/2026 12:00 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
54	2	ZONING Lauren Gratzer 3/17/26 9:21 AM	Comment The sites gross acreage and net acreage listed on the site plan data table should match the revised survey after moving the property lines.		<p>Reviewer Response: Lauren Gratzer - 5/20/26 3:43 PM The new survey says the total site square footage is 177,141 SF. The PD Document and Master Plan have a typo that says 177,142 SF. Revise.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 5/1/26 1:05 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:51 PM Please refer to updated site data table.</p>	Unresolved
55	2	ZONING Lauren Gratzer 3/17/26 9:24 AM	Comment The parking table notes that all other uses permitted must meet the parking table requirements. However, the site plan is only providing 35 parking spaces for the commercial areas. This may not be enough parking for the list of permitted uses. Clarify how 35 spaces are sufficient for all of the proposed commercial uses. Clarify how this note to reference the parking table will work if a proposed use requires more parking than what is built on site.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:05 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:51 PM Please refer to updated table.</p>	Resolved
56	2	ZONING Lauren Gratzer 3/17/26 9:24 AM	Comment Put the master site plan data table on the same sheet as the plan itself and the permitted uses table so that all regulations are on one sheet. The zoning map on this sheet is unnecessary and can be removed to make space. This will be important for future reference of the PD so that this information is not unintentionally lost.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:05 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:51 PM Please refer to updated master plan.</p>	Resolved



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
57	2	ZONING Lauren Gratzer 3/17/26 9:25 AM	Comment The provided interior south setback is listed as 34 ft, however, based on the plans it appears more than this number. Clarify this provided setback.		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:05 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:52 PM Please refer to updated master plan.</p>	Resolved
58	2	LANDSCAPE REVIEW Wade Collum 3/19/26 2:54 PM	<p>Comment</p> <p>1.Please provide a pervious calculations sheet showing all proposed pervious. Please provide sheet #.Staff saw Sheet C-800 but is unsure what the Nancy Waterway shore means and is not color denoted on the plans. Staff feels this area is tidal and may not be applicable to the aforementioned 12% being credited to pervious on the breakdown.</p> <p>2.Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. C-100 would not publish. Please note on the site and Landscape plans.</p> <p>3.Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.</p> <p>4.Provide methodology for tree values as some numbers appear low. Staff to verify pending resubmittal. Staff does not agree with mitigation and or mitigation values as proposed.</p> <p>5.As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Revise / clarify mitigation table. Please clarify all landscape trees and palms being proposed as mitigation. It appears required trees are being tallied towards mitigation.</p> <p>6.Provide VUA requirements as per 155.5203.D along the south side of the entrance aisle. Clarify / correct count</p> <p>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 buildings. Please provide for the Retail Bldg. 1 &amp;2 parking lot side. Please increase proposed plantings in this area as per 155.5203.E. detail @ 6 max. For staff discussion as to species and sizes Q&amp;V.</p> <p>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: Additional plantings are needed in the south facing VUA area by clubhouse. Add along the front double Vietchias to meet the expectation. For staff discussion as to species and sizes.</p>		<p>Responded by: Christina Bilenki Applicant - 5/1/26 1:04 PM Please refer to Comment Response document.</p> <p>-----</p> <p>Responded by: Christina Bilenki Applicant - 4/29/26 2:48 PM Please refer to master landscape plan.</p>	Info Only



# Plan Review - Review Comments Report

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Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

- 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;
  - vii. Suspended pavements systems are provided for the adjacent vehicular use area.
- 9.Show all suspended pavement on the Civil / PGD Plans. Staff could not locate this on Civils. Discuss species and placement.
- 10.Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas. Is this for all areas of the site adjoining landscaping? Provide the sheet name and details.
- 11.Provide VUA requirements as per 155.5203.D along the west perimeter with large canopy trees @ 1:30. Show 5 trees north from the SW corner along the radius by the lift station.
- 12.Please clarify the 10 required landscape buffer along the West perimeter is being satisfied on the property. Thats to be a clear 10 pervious buffer with only trees, shrubs, and sod.
- 13.Relocate utilities out of required landscape areas, NW & SW / NE / SE parking island.
- 14.Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. Remove any reference to wire.
- 15.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, and an action plan for preservation. Staff could not locate narrative by civil
- 16.Provide a cross-section detail of the area of the proposed retaining wall, mangroves, and mangrove trees directly adjacent to the proposed wall. How will this be managed?
- 17.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 plan. Please note. Please also note on the Tree Survey sheet TD-1.
- 18.Any potential Mangrove mitigation that may happen due to construction, will be for Mangrove replacements only. Please note on TD sheets also.
- 19.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 canal. Please provide PD-1/2 L
- 20.On this master landscape plan, provide a note stating that the landscape



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

			<p>provided along the west waterway, including the Mangroves and any Mangrove replacements, will be maintained in perpetuity.</p> <p>21. Please bold callouts for trees and palms on the plan to separate from shrubs and groundcover to assist with review and also field inspections.</p> <p>22. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.</p> <p>23. Additional comments may be rendered a time of resubmittal.</p>		
59	3	BSO Anthony Russo 5/12/26 4:21 PM	<p>Comment</p> <p>For CPTED &amp; Security Strengthening comments, please see the files for Pompano E-Plan PZ25-12000028.</p>		Info Only
60	3	LANDSCAPE REVIEW Wade Collum 5/20/26 11:30 AM	<p>Comment</p> <p>Landscape comments will be rendered at time of site plan submittal.</p> <ol style="list-style-type: none"> <li>As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings. Trees are inside of the 15' setback radii.</li> <li>Please provide in writing that there are no balcony / building eyebrow conflicts with the required VUA or Base plantings.</li> <li>Please adjust SE VUA perimeter to remove 1 parking stall to achieve the 10' landscape buffer at the entrance.</li> <li>It still appears that required trees are being slated as mitigation and will require discussion with staff.</li> <li>Provide evidence of availability for a large amount of the proposed trees and palms as they are currently unavailable and will not be available any time soon. The unit cost of some of the material seems overinflated and not indicative of the current market value of plant material.</li> <li>Please clarify trees proposed south of the south property line but north of the blue line. These trees are off-site. These trees are included in the tree count for the site, but are off-site. Shift the line and/or clarify, correct, justify, or remove.</li> <li>Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas. Is this for all areas of the site adjoining landscaping? Provide the sheet name and details. Provide specifications and measurements on the detail please.</li> <li>Provide the 10' required landscape buffer along the West perimeter is being satisfied on the property. That's to be a clear 10' pervious buffer with only trees, shrubs, and sod. Staff could not locate red dashed line and the buffer currently measures at +/- 6' in this area.</li> <li>Relocate utilities out of required landscape areas, SW parking islands. SS on west two islands, and fire line north end of retail parking row.</li> <li>Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. Remove any reference to wire.</li> </ol>		Unresolved



# Plan Review - Review Comments Report

Project Name: **PZ25-13000002**

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

Report Generated: **05/27/2026 12:00 PM**

			<p>11. Provide a cross-section detail of the area of the proposed retaining wall, mangroves, and mangrove trees directly adjacent to the proposed wall. How will this be managed? Thank you. Please provide the dimensions of the wall setback proposed adjacent to the Mangroves on the detail.</p> <p>12. 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, and an action plan for preservation. Staff could not locate narrative "by civil". Staff could not locate NARRATIVE. Please provide a specific sheet or document.</p> <p>13. 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 canal. Staff could not locate narrative.</p> <p>14. On this master landscape plan, provide a note stating that the landscape provided along the west waterway, including the Mangrove's and any Mangrove replacements, will be maintained in perpetuity. Staff could not locate narrative.</p> <p>15. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.</p> <p>16. Additional comments may be rendered a time of resubmittal.</p>			
61	3	ZONING Lauren Gratzner 5/20/26 3:46 PM	<p>Comment</p> <p>Revise the title of the PD Plan Document to only include the address of the subject property (855 N Federal Hwy), as this planned development will not include 909 S Federal Hwy once the parcel is split.</p>			Unresolved
62	3	ZONING Lauren Gratzner 5/20/26 3:46 PM	<p>Comment</p> <p>The western landscape buffer along the canal is required to be 10 abutting the VUA in the southwestern part of the site/parking lot. The current proposal shows less than 10 in place of a patio area. Either revise the plans or provide this reduction of a VUA landscape buffer within the deviation table as part of the PD Plan/Master Plan.</p>			Unresolved
63	3	ZONING Lauren Gratzner 5/20/26 3:46 PM	<p>Comment</p> <p>Make sure that any changes to the master plan are reflected in both the standalone PDF and the version attached as the exhibit in the PD Document.</p>			Info Only



# Plan Review - Review Comments Report

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Report Generated: **05/27/2026 12:00 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
64	3	ZONING Lauren Gratzer 5/20/26 3:46 PM	Comment The conceptual pervious area breakdown diagram (C-800) from the site plan submittal was added to the Rezoning Documents in ePlan by staff. As mentioned, the waterway shoreline or bank area cannot be counted towards the pervious area of the site as this area is normally underwater and not made of living material that percolates into the ground. The proposed site only has 17.7% total pervious area rather than the required 20% minimum. Either revise the plans to provide more living landscape area or provide a deviation table in the PD Documents/Master Plan that allows this. Additionally, provide a note on the Master Plan that there shall be no future expansion of the building, pavers, concrete, patios, or other impervious area.			Unresolved
65	3	PLANNING Max Wemyss 5/27/26 11:56 AM	Changemark Minimum/Maximum I believe this should read "Maximum"	PD Plan.pdf		Unresolved
66	3	PLANNING Max Wemyss 5/27/26 11:56 AM	Changemark setback from waterway/west property line. Please clarify the point from which this is measured (typically, the median high water line). Please also provide a required minimum setback from the west property line. I want it explicitly clear to the public that, should the water line be moved, there will be no opportunity for any building to encroach toward the west property line.	PD Plan.pdf		Unresolved
67	3	PLANNING Max Wemyss 5/27/26 11:56 AM	Changemark Required Minimums In this required column, add the abbreviation "min." to the setbacks from the west, north, and south yard setbacks.	PD Plan.pdf		Unresolved
68	3	PLANNING Max Wemyss 5/27/26 11:56 AM	Changemark Should the mangroves be damaged or otherwise removed? Please expand this statement. It needs to be clear that the mangroves and vegetative enhancements to the shoreline will exist in perpetuity.	PD Plan.pdf		Unresolved
69	3	PLANNING Max Wemyss 5/27/26 11:56 AM	Changemark Public access to waterway? I'm not sure i understand this statement. Will a public access easement be provided? Are you planning for tables or other amenities to support the commercial spaces and visitors to those spaces along the water? Please clarify "ne 23rd Avenue" and "northside of the waterway."  FYI the shoreline narrative states that this space is private.	PD Plan.pdf		Unresolved
70	3	PLANNING Max Wemyss 5/27/26 11:56 AM	Changemark Transition of building heights Include reference to your transition of heights exhibit, add narrative of such, to demonstrate compliance with the various "transition of building heights" aspects of our code.	PD Plan.pdf		Unresolved



# Plan Review - Review Comments Report

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

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71	3	PLANNING Max Wemyss 5/27/26 11:56 AM	Changemark PD Plan Document Review - Max Wemyss Item 13 Include reference such as "rezoning is necessary to obtain the residential density permitted by the Land Use." and that "the residential density is permitted through the use of Broward County Policy 2.16.4 and the provision of 50(?) moderate-income dwelling units." and that "mixed-use is a requirement of BC 2.16.4 and a PD-I District.	PD Plan.pdf		Unresolved
72	3	PLANNING Max Wemyss 5/27/26 11:56 AM	Changemark Add the rezoning justification to this document It is cleaner to incorporate the justification statement in to this document.  OR  repeat the important points like: -how many moderate-income units and what does that mean? As stated on the site plan review, we will require a declaration specifying the unit mix for restricted units. These must be reserved for individuals with incomes below 120% AMI. Rents to be based on the applicant's income. - add the language about public benefits to the benefits section of this document.	PD Plan.pdf		Unresolved
73	3	PLANNING Max Wemyss 5/27/26 11:59 AM	Changemark Justification statement review - Max Wemyss Item 2 How many affordable housing units will be provided. Based on this information, staff assumes the use of moderate-income units to obtain six market rate units per every moderate-income unit provided. With 347 units proposed, this would be 50 units restricted to moderate income units, reserved for qualifying tenants.	Moderata Pompano Rezoning Justification.pdf		Unresolved
74	3	PLANNING Max Wemyss 5/27/26 11:59 AM	Changemark Justification statement review - Max Wemyss Item 3 The terminology for the county's policy is "moderate-income" unit. This permits six bonus units per every one "moderate-income" unit.  A moderate-income person is one having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.	Moderata Pompano Rezoning Justification.pdf		Unresolved
75	3	PLANNING Max Wemyss 5/27/26 11:59 AM	Changemark Justification statement review - Max Wemyss Item 4 Although perimeter buffers are required, this section (specifically the mangroves) includes an enhancement by the project, that may not otherwise be required. The natural enhancements to this shoreline, and commitments to maintain a natural/native landscaped buffer will present as a desired benefit to the existing community (that isn't otherwise required).	Moderata Pompano Rezoning Justification.pdf		Unresolved



# Plan Review - Review Comments Report

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76	3	PLANNING Max Wemyss 5/27/26 11:59 AM	Changemark Justification statement review - Max Wemyss Item 5 Please be clear - what flexibility is added? So far it seems this is about obtaining additional units from the land use designation. No reason to hide this. I don't mind the sales pitch but at least provide the statement about the rezoning being required to obtaining the additional units allowed by the land use.	Moderata Pompano Rezoning Justification.pdf		Unresolved

