



Staff Report

File #: LN-820

DEVELOPMENT REVIEW COMMITTEE
Meeting Date: MARCH 4, 2026

COPANS TRANSIT BUILDING 5

Request: Minor Site Plan
P&Z# 25-12000042
Owner: Broward County Board of County Commissioners
Project Location: 3201 W Copans Rd
Folio Number: 484228070040, 484221000201, 484221000221
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Ann Starovoirov
Project Planner: Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

Summary:

The applicant is requesting MINOR SITE PLAN approval to construct a new two-story, 20,806 square foot training and administrative building, known as Building #5, for the Broward County Transit Operations Facility. This site plan is supplemental to the previous approval (PZ 24-12000005) for the Broward County bus maintenance facility.

Development Review Committee Member	Status as of 12/4/2025
Planning	Pending Development Order
Zoning	*Resubmittal Required
Urban Forestry	Pending Development Order
Fire Prevention	Pending Development Order
Engineering	Pending Development Order
Utilities	Pending Development Order
BSO	Pending Development Order
Building Division	Pending Development Order

Staff Conditions:

Please find attached all DRC comments.

Plan Review - Review Comments Report

Project Name: **PZ25-1200042**

Workflow Started: **10/29/2025 10:26:25 AM**

Report Generated: **02/19/2026 08:24 AM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BUILDING DIVISION Todd Stricker 11/19/25 4:09 PM	<p>Comment Advisory Comments A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p>FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.</p> <p>City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.</p> <p>City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).</p> <p>FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities</p>			Info Only



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			<p>subject to this code shall comply with 2020 FBC Accessibility.</p> <p>FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.</p> <p>FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.</p> <p>FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2023 FBC.</p>		
2	1	<p>BUILDING DIVISION Todd Stricker 11/19/25 4:11 PM</p>	<p>Comment</p> <p>1.FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.</p> <p>2.FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.</p> <p>3.FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.</p> <p>4.FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-</p>		Info Only



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resistance rating.

5.FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

6.FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

7.FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

8.FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

9.FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

10.F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

11.FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.



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12.FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

13.FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

14.FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

15.FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

16.FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation Van Accessible. Reference Engineering Standard 300-5.

17.FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

18.1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2



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			<p>percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.</p> <p>19.FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.</p> <p>20.FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.</p> <p>21.FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architects or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.</p>			
3	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 5:31 PM	<p>Comment Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.</p>			Condition
4	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 5:31 PM	<p>Comment Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.</p>			Condition
5	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 5:31 PM	<p>Comment Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.</p>			Condition
6	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 5:32 PM	<p>Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities</p>			Condition



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7	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 5:33 PM	Comment Submit/upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.			Condition
8	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 5:33 PM	Comment Submit/upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements			Condition
9	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 5:33 PM	Comment Submit/upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work			Condition
10	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 5:33 PM	Comment Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.			Condition
11	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 5:34 PM	Comment Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems, pump station, sewer force mains, and reclaimed water mains shown on the civil engineering plans.			Condition
12	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 5:35 PM	Comment Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems, pump station, sewer force mains, and reclaimed water mains shown on the civil engineering plans.			Condition



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13	1	BSO David Cappellazo 12/2/25 2:20 PM	<p>Comment</p> <p>Development Review Committee Date Reviewed: 12/02/2025 Subject: CPTED and Security Strengthening Report: PZ#:24-1200042 Name: Copans Transit Building 5 Address / Folio: 3201 W Copans Road Type: Minor Site Plan</p> <p>Reviewer: BSO Deputy David Cappellazo for the City of Pompano Beach david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email, No Voicemail) Monday Thursday; 8 AM 3 PM</p> <p>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</p>			Info Only
14	1	BSO David Cappellazo 12/2/25 2:26 PM	<p>Comment</p> <p>Please refer to the master site plan for CPTED conditions and requirements under PZ24-12000005, which will be required for building 5, and any other proposed buildings or building renovations.</p>			Condition
16	1	ZONING Lauren Gratzner 12/2/25 3:27 PM	<p>Comment</p> <p>This project is being reviewed as a Minor Site Plan.</p>			Info Only
17	1	ZONING Lauren Gratzner 12/2/25 3:27 PM	<p>Comment</p> <p>The Plat that was uploaded says parcel D is restricted to a conservation easement, however there is no conservation easement shown. Clarify if there has been subsequent Plat Note Amendments to address this. Additionally it states industrial buildings are further restricted to no more than 30% ancillary office per bay or single tenant building. Clarify if this is being met.</p>		Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Resolved



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18	1	ZONING Lauren Gratzner 12/2/25 3:27 PM	Comment On page 9 of the project narrative, it says that the project is located within an institutional zoning district. This is inaccurate as the zoning district is I-1, General Industrial. The proposed offices are accessory to the overall industrial property. Revise the project narrative.		<p>Reviewer Response: Lauren Gratzner - 2/17/26 3:41 PM Your proposed use of the building does not change the zoning designation of the property. Revise to say I-1, General Industrial and not institutional for the zoning. The agreed-upon use for the office buildings was "Professional Office" within the "Commercial: Office Use" use designation, specifically because institutional offices are not a permitted use within the Industrial Zoning District. The previous site plan approval for building one was approved based on two use designations: 1) a "Government Maintenance, Storage, Or Distribution Facility" (an institutional use) for the overall general use of the property and 2) a "Truck/Freight Terminal" use designation, which is an industrial use, because the applicant did not comply with the institutional design standard requirements but rather desired to apply the industrial design standards for building. Revise the narrative to remove references to institutional for these office buildings per the agreed-upon standards.</p> <p>----- Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here</p>	Unresolved
19	1	ZONING Lauren Gratzner 12/2/25 3:27 PM	Comment Remove the site data table from the project narrative as this will need to be updated every time the data table is updated on the site plan and there is no need for confusion if this is missed.		<p>Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here</p>	Resolved
20	1	ZONING Lauren Gratzner 12/2/25 3:27 PM	Comment Remove the site data table from sheet 002 5G01 - STREET VISUAL SECTIONS AND SITE USE DIAGRAM as this will need to be updated every time the data table is updated on the site plan and there is no need for confusion if this is missed.		<p>Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here</p>	Resolved



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21	1	ZONING Lauren Gratzner 12/2/25 3:27 PM	Comment On the site data table in the master site plan, update section 2 to clarify that the proposed building height of 71 per the variance is for building 1 and add a new line with the proposed height of building 5.		Reviewer Response: Lauren Gratzner - 2/11/26 10:51 AM Comment not addressed. Height of building 5 not provided on chart. A yellow highlight was provided in section 3. ----- Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Unresolved
22	1	ZONING Lauren Gratzner 12/2/25 3:28 PM	Comment On the site data table in the master site plan, update the required vs proposed columns for the landscape buffer section (4) to include building 5. Revise the labeling so that it no longer says future building 5.		Reviewer Response: Lauren Gratzner - 2/17/26 3:31 PM The chart says N/A was provided for landscaping around building 5, however, the plan shows this was provided. Properly fill out section 4 of the site data table. ----- Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Unresolved
23	1	ZONING Lauren Gratzner 12/2/25 3:28 PM	Comment Why was the total number of parking spaces provided reduced from 467 to 458 on the site plan data table? Where were those parking spaces removed from? Should this be an addition of the 9 parking spaces south of building 2 instead of a subtraction?		Reviewer Response: Lauren Gratzner - 2/11/26 11:27 AM Revise the "total provided" in section 9 of the site data table to reflect 449 spaces to match the provided number in section 9.1 below it. Confirm that your math in section 9 adds up to the correct total of 449. ----- Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Unresolved
24	1	ZONING Lauren Gratzner 12/2/25 3:28 PM	Comment Clarify why it states that 2 & 17 EV spaces are required on the site data table. EV spaces are not required but rather optional. Revise this column to state N/A.		Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Resolved



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25	1	ZONING Lauren Gratzer 12/2/25 3:28 PM	Comment Revise the elevations to show the height of the building being measured from the average finished grade at the front of the structure to the roof line (155.9401.G). Provide the height for any parapet above the roof line as well. The current measurement is not from grade.		Reviewer Response: Lauren Gratzer - 2/17/26 3:34 PM The City has recently changed the way the Zoning Division measures height so that it is consistent with the Building Division (previously from grade, now to finished floor elevation). However, the plans provided still do not reflect the correct height measurement. Revise the plans to show the building height measured from the finished floor elevation (rather than "Top of 1st Floor" as shown on the elevations) to the roof deck line. It is unclear why there is a "low roof" and "top of roof" callout. ----- Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Unresolved
26	1	ZONING Lauren Gratzer 12/2/25 3:28 PM	Comment On the site data table in the master site plan, confirm that the building height listed matches the measurement from grade to roof line, per the above.		Reviewer Response: Lauren Gratzer - 2/17/26 3:35 PM This should be in both sections 3 and 6 of the chart. ----- Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Unresolved
27	1	ZONING Lauren Gratzer 12/2/25 3:28 PM	Comment Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened (155.5301.A). Provide the outline of the rooftop mechanical equipment on the elevations to confirm the parapet will be equal to or taller than the equipment.		Reviewer Response: Lauren Gratzer - 2/17/26 3:35 PM Mechanical equipment was not shown on the elevations. ----- Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Unresolved
28	1	ZONING Lauren Gratzer 12/2/25 3:28 PM	Comment On sheet 002 5G01 - STREET VISUAL SECTIONS AND SITE USE DIAGRAM revise the Copans Street Visual diagram to reference building 5, not building 1.		Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Resolved
29	1	ZONING Lauren Gratzer 12/2/25 3:28 PM	Comment Provide solid lines to identify the outline of building 5 on both the overall site plan sheet and half site plan sheet. The specific building location/outline is unclear. The awnings may remain as dotted lines.		Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Resolved



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30	1	ZONING Lauren Gratzer 12/2/25 3:29 PM	Comment Clarify the width of the proposed pedestrian walkways around building 5 and the width of the bike rack platform. Throughout the plans it references sheet L5 but this plan was not provided.		Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Resolved
31	1	ZONING Lauren Gratzer 12/2/25 3:29 PM	Comment Update the master phasing plan to call out the building 5.		Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Resolved
32	1	ZONING Lauren Gratzer 12/2/25 3:29 PM	Comment Provide the head on landscape island to the set of right parking spaces south of Building 2 so that the landscape island is in a shape of an L.		Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Resolved
33	1	ZONING Lauren Gratzer 12/2/25 3:29 PM	Comment The new landscape islands/parking spaces south of building 2 need to be included in one of the phases of the phasing plan on the paving plans. Clarify at what phase this will be implemented.		Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Resolved
34	1	ZONING Lauren Gratzer 12/2/25 3:30 PM	Comment Provide the light pole detail sheets and clarify the height. Light poles shall not exceed 30 feet in height from grade.		Reviewer Response: Lauren Gratzer - 2/11/26 10:52 AM The height was not provided. ----- Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Condition
35	1	ZONING Lauren Gratzer 12/2/25 3:30 PM	Comment Clarify what the foot-candles will be within the pedestrian walkways surrounding buildings 4 & 5. Ensure that the light levels will encourage a safely lit environment.		Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Resolved



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36	1	ZONING Lauren Gratzer 12/2/25 3:30 PM	<p>Comment</p> <p>The remaining condition of approvals for the last approved site plan shall remain as part of this approval.</p> <p>a.The overall site shall maintain a minimum of 20% pervious area in accordance with the I-1 zoning district intensity and dimension standards (155.3402.C). Any future development of the portion of the property listed as existing natural undeveloped area shall be limited to meet this requirement.</p> <p>b.For projects proposing phased work, the owner/contractor shall install all required site landscaping (perimeters, buffers, parking area landscaping, etc.) prior to issuance of the first Temporary Certificate of Occupancy and/or Certificate of Occupancy.</p> <p>c.The three subject folios shall be unified as one with a Unity of Title as one development site, prior to building permit approval.</p> <p>d.Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:</p> <p>i.The applicant shall provide evidence of compliance for the 12 points used for the Sustainability Narrative as submitted to the DRC in accordance with Table 155.5802: Sustainable Development Options and Points.</p> <p>ii.Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.</p> <p>iii.Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the Citys Urban Forestry Division.</p> <p>iv.A copy of the CPTED plan/narrative as approved by the Broward Sheriffs Office must be submitted for Zoning Compliance Permit approval.</p>		<p>Responded by: Frank Manusky - 2/4/26 2:20 PM</p> <p>Type your response here</p>	Condition
40	1	FIRE DEPARTMENT Jim Galloway 12/3/25 7:39 AM	<p>Comment</p> <p>This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.</p> <p>*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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Report Generated: **02/19/2026 08:24 AM**

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41	1	BSO David Cappellazo 12/3/25 8:37 AM	<p>Comment</p> <p>In addition to the CPTED conditions in the master plan, the following conditions are also required.</p> <p>A3. Electronic Surveillance Security Strengthening</p> <p>1.) Any roof access door must be captured by video surveillance and have position switches which will notify the security station or front desk if the door is opened so that it can be investigated. Goal: To alert security that the roof has been accessed. Curious children and adults with Alzheimers Disease or Dementia may wander to the roof posing a potential fall hazard or exposure to weather conditions (heatstroke or hyperthermia) if they are locked on the roof.</p> <p>2.) Roof tops must be covered by security cameras.</p> <p>***Note*** For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as Will Comply or Will Be Done. Comment Responses such as Acknowledged, Understood or Noted are ambiguous & do not clarify compliance. Additionally, the author of your CPTED & Security Strengthening Plan should provide their name & contact information on the CPTED Narrative Document. This would help to expedite any necessary communication for the approval process.</p> <p>***Important Please Read*** The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano ePlan.</p>			Condition
42	1	UTILITIES Nathaniel Watson 12/3/25 9:44 AM	<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
43	1	UTILITIES Nathaniel Watson 12/3/25 9:44 AM	<p>Comment</p> <p>2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.</p>			Condition
44	1	UTILITIES Nathaniel Watson 12/3/25 9:44 AM	<p>Comment</p> <p>3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.</p>			Condition



Plan Review - Review Comments Report

Project Name: **PZ25-12000042**

Workflow Started: **10/29/2025 10:26:25 AM**

Report Generated: **02/19/2026 08:24 AM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
45	1	UTILITIES Nathaniel Watson 12/3/25 9:44 AM	Comment 4. Please submit a sedimentation and erosion control plan. Please correct.			Condition
46	1	UTILITIES Nathaniel Watson 12/3/25 9:44 AM	Comment 5. Broward County Water & Wastewater service area. Please procure a Broward County permit for the proposed off-site utility connections.			Condition
47	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:37 PM	Comment 1. The proposed work covered under this site plan submittal per the project narrative submitted is for Building 5. Staff has observed other changes made to the site that are not consistent with plans submitted under PZ 24-12000005. Provide a detailed narrative as to what has changed per sheet for staff to review.		Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Info Only
48	1	LANDSCAPE REVIEW Mark Brumet 12/4/25 10:23 AM	Comment 2. Please bubble and delta all proposed changes from what was previously approved from PZ24-12000005 for staff review.		Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Info Only
49	1	LANDSCAPE REVIEW Mark Brumet 12/4/25 10:23 AM	Comment 3. Additional comments shall be rendered upon re-submittal.		Responded by: Frank Manusky - 2/4/26 2:20 PM Type your response here	Info Only
50	1	PLANNING Max Wemyss 12/4/25 11:08 AM	Comment Proposal is consistent with development that was planned with prior development order 24-12000005. Maintain the conditions of approval for the prior D.O.			Condition
51	1	PLANNING Max Wemyss 12/4/25 11:12 AM	Comment Be advised of the Plat Restrictions (PB180 PG21, Sheet3) which reads: "This plat is restricted to.... a Conservation Easement on Parcel D;.... Banks, commercial/retail, and/or stand alone office uses are not permitted without the approval of the Board of County Commissioner who shall review and address these uses for increased impacts. Industrial buildings are further restricted to no more than 30% ancillary office per bay or single tenant building." The subject parcel is Parcel D. None of these restrictions are a result of any zoning or land use limitation. Please be aware of these restrictions and address accordingly.			Resolved
52	2	ZONING Lauren Gratzer 2/17/26 3:37 PM	Comment On the site plan data table, make the minor update to the impervious/pervious calculations for the revised landscape island square footage and the inclusion of the landscape area around building 5 if this was not accounted for.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000042**

Workflow Started: **10/29/2025 10:26:25 AM**

Report Generated: **02/19/2026 08:24 AM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
53	2	ZONING Lauren Gratzer 2/17/26 3:38 PM	Comment Remove the institutional designation from sheet "002 5G01 - STREET VISUAL SECTIONS AND SITE USE DIAGRAM" and just put office. Alternatively, this page can be removed altogether.			Unresolved
54	2	BSO David Cappellazo 2/17/26 5:15 PM	Comment Development Review Committee Date Reviewed: 02/17/2026 Subject: CPTED and Security Strengthening Report: PZ#:24-12000042 Name: Copans Transit Building 5 Address / Folio: 3201 W Copans Road Type: Minor Site Plan Reviewer: BSO Deputy David Cappellazo for the City of Pompano Beach david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email, No Voicemail) Monday Thursday; 8 AM 3 PM 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			Info Only
55	2	BSO David Cappellazo 2/17/26 5:16 PM	Comment Please refer to the master site plan for CPTED conditions and requirements under PZ24-12000005, which will be required for building 5, and any other proposed buildings or building renovations.			Condition
56	2	LANDSCAPE REVIEW Mark Brumet 2/18/26 6:29 PM	Comment 1.Staff shall review plans at the time of site permit submittal for any final comments to be addressed based on the submitted combined from PZ 24-12000005 and PZ 25-12000042.			Info Only
57	2	LANDSCAPE REVIEW Mark Brumet 2/18/26 6:30 PM	Comment 2. Additional comments may be rendered upon resubmittal.			Condition

