



Staff Report

File #: LN-593

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MAY 7, 2024

PORSCHE CHAMPION CENTER

Request: Major Building Design
P&Z# 23-12000033
Owner: Copans Motors, Inc.
Project Location: 300 NW 24 ST
Folio Number: Multiple Folios
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: Maxwell Kaplan (954-202-7000 / mkaplan@thomaseg.com)
Project Planner: Hellena Lahens (954-786-5554 / hellena.lahens@copbfl.com)

Summary:

The applicant is requesting Major Building Design approval in order to construct a two-story building addition on the north side of the existing building for the Champion Porsche sales area, showroom, and office space. The proposed building will feature an interior ground floor drive-through service area. The total proposed square footage of the new building is 71,290 square feet. Additionally, the project proposes a four-story parking garage on the east side of the existing building with a total of 379 parking spaces. The proposed dealership building is designated as Building A, the existing building is designated as Building B, and the parking garage is designated as Building C on the Site Key Map diagram.

The total footprint of all buildings is 313,110 square feet on a 783,793 square foot site (17.993 acre), with total lot coverage of 40%. The site plan was reviewed by the Development Review Committee on September 20, 2023, November 1, 2023, and April 3, 2024.

The subject property is located in the NW CRA on West Copans Road on the east side of the I-95 ramp.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning | Existing Uses

A. Subject property (Zoning | Existing Use): B-3 (General Commercial) | New Automobile and Light Truck sales

A. Surrounding Properties (Zoning District | Existing Use):

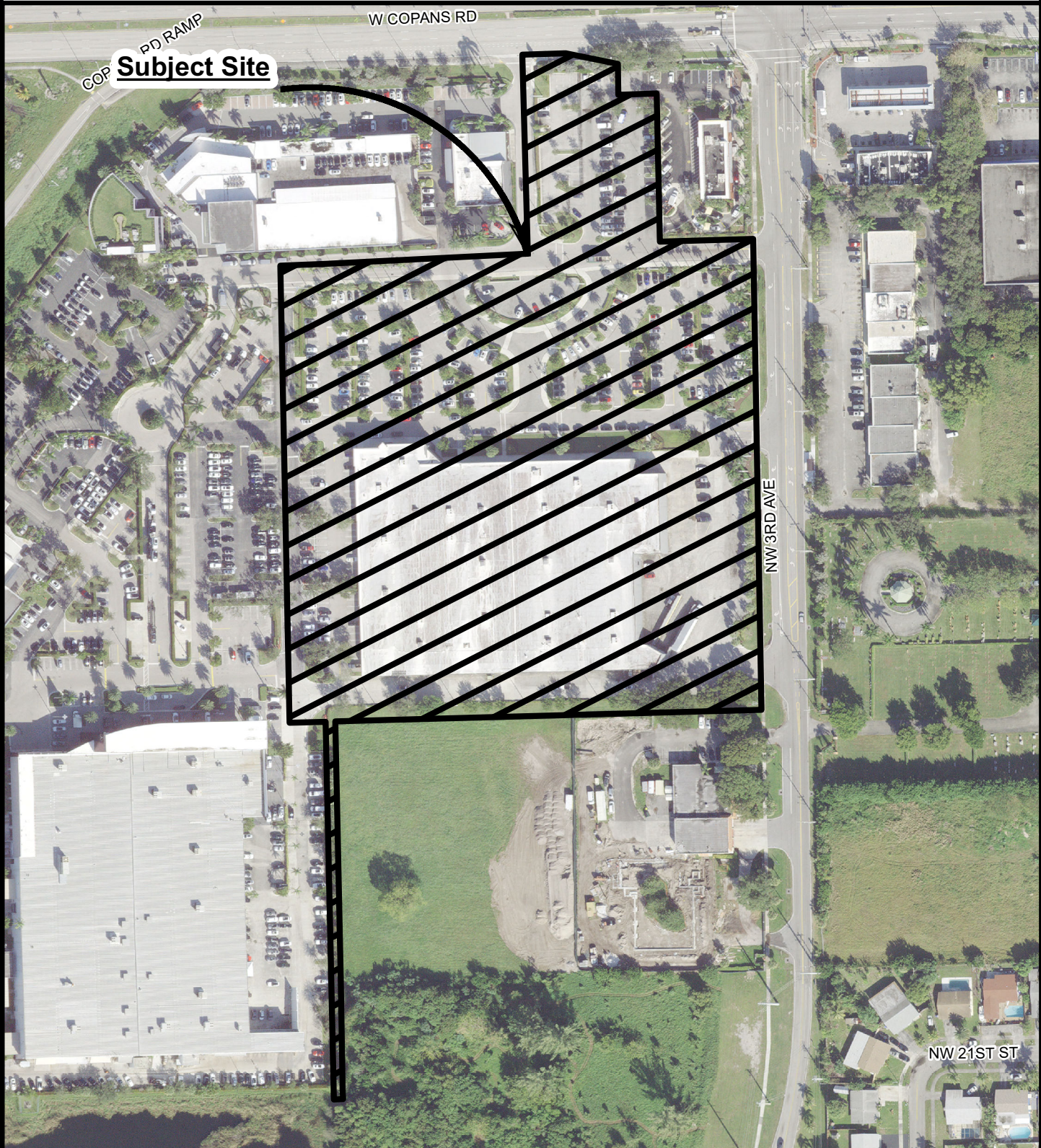
- a. North - RS-L (Single- Family Residence Leisureville)/ Single- Family Homes
- b. South - RS-4 (Single- Family Residence 4) | Single- Family Homes/
CF (Community Facilities) | Pompano Beach Fire Rescue Station 61
- c. East - B-2 (Community Business District)/ Professional Service Building | CF (Community Facilities) / Kraeer Funeral Home & Forest Lawn
- d. West - T (Transportation) | I-95 Ramp / RS-4 (Single- Family Residence 4 | Single- Family Homes

Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Provide evidence that the existing Ingress and Egress Easement (ORB 14336, PG 959) has been abandoned prior to permit approval.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. The applicant shall provide evidence of compliance for the points used for the Sustainability Narrative as submitted to the DRC by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points.
 - b. Provide a photometric plan that illustrates the maximum illumination at the property line, which does not exceed 3.0 footcandles.
 - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - d. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - e. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

CITY OF POMPANO BEACH
AERIAL MAP



1 in = 192 ft

4/16/2024

SkoRya

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ23-12000033
05/07/2024