



## Staff Report

---

**File #:** LN-516

---

### PLANNING AND ZONING BOARD

Meeting Date: JUNE 26, 2024

### PORSCHE CHAMPION CENTER

**Request:** Major Site Plan  
**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)

The applicant is requesting Major Site Plan 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-in 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 and was approved by the Architectural Appearance Committee on May 7, 2024.

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

### SITE PLAN REVIEW STANDARDS

**P&Z**

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

*The property has a Commercial (C) land use designation. The proposed New Automobile and Light Truck Sales is a compatible use for this land use category. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:*

**Goal 01.00.00** *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

**Policy 01.01.06.** *All site plan applications shall provide pedestrian facilities, such as but not limited to sidewalks and street trees (where not in conflict with underground utilities and permitted by City Engineer)*

**Objective 01.02.00.** *Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.*

**Policy 01.14.01** *The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

**Policy 01.14.07** *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

#### Article 3: Zoning Districts

*The applicant proposes 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 development complies with the dimensional and intensity standards within the B-3 (General Business) outlined in*

155.3304.

Article 4: Use Standards

*The development proposes a nonresidential use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4219.J.New Automobile and Light Truck Sales.*

Article 5: Development Standards

*The proposed development is consistent with the development standards outline in Article 5. The proposed development provides adequate vehicle and pedestrian access between the driveways. The minimum amount of parking is exceeded and landscaping is incorporated to enhance the design.*

3. Complies with the applicable development standards of this Code (Article 5);

*The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with exception of the conditions listed for approval.*

*The project complies with the applicable Development Standards of Article 5, including access, Circulation, parking, screening, and design standards. The applicant must also provide evidence that the project complies with the exterior lighting requirements and includes a minimum of 12 points from Table 155.5802 [Sustainable Development Point Options].*

4. Complies with all other applicable standards in this Code;

*The proposed site plan meets or exceeds all applicable standards of the City of Pompano Beach code of ordinances.*

5. Complies with all requirements or conditions of any prior applicable Development Orders;

*There are no applicable Development Orders related to this request. The applicant is redeveloping the existing site without conflict to former approvals.*

6. The concurrency review has been completed in accordance with Chapter 154  
<<http://library.amlegal.com/nxt/gateway.dll?>  
(Planning) of the Code of Ordinances;

*Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.*

Wastewater Treatment Demand  
Water Treatment Demand

24,964.30 gallons per day \*  
29,607.66 gallons per day \*

Raw Water Demand	31,976.27 gallons per day *
Park Acreage Required	Not Applicable
School Impacts	Not Applicable
Transportation	Transit fees are paid to the Broward County to meet concurrency.
Solid Waste Generation	3,144.26 lbs. per day (City has a contract with the Waste Management for disposal of all solid waste through 2032)

\* *The City has adequate capacity to serve the proposed project.*

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

*The project is designed to provide safe and adequate paved vehicular access between the proposed buildings and the adjacent streets as identified on the Broward County Trafficways Plan (Copans Road).*

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

*The Property is not located within a wellfield protection area. The Development does not anticipate requiring any hazardous material licensing.*

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

*As part of the Major Site Plan and Building Design application, the applicant's design team has developed a separate CPTED security plan which addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.*

10. Complies with the adopted Fire Codes and Standards pursuant to City Code Section 95.02;

*The proposed site plan was reviewed by a Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.*

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan;

*The proposed development is not within an area that will have impact on environmentally sensitive Lands as defined in the Broward County Land Use Plan.*

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning Code provision.

*The proposed development is not located within the area affected by the Transportation Corridor Study.*

### DEPARTMENT RECOMMENDATION

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. The Development Services Department recommends approval of the Major Site Plan subject to the following comments and 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. Pursuant to Section 155.5509, In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable-provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.
  - b. 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.
- c. Provide a photometric plan that illustrates the maximum illumination at the property line, which does not exceed 3.0 footcandles.
- d. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
- e. A copy of the CPTED plan and narrative approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
- f. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

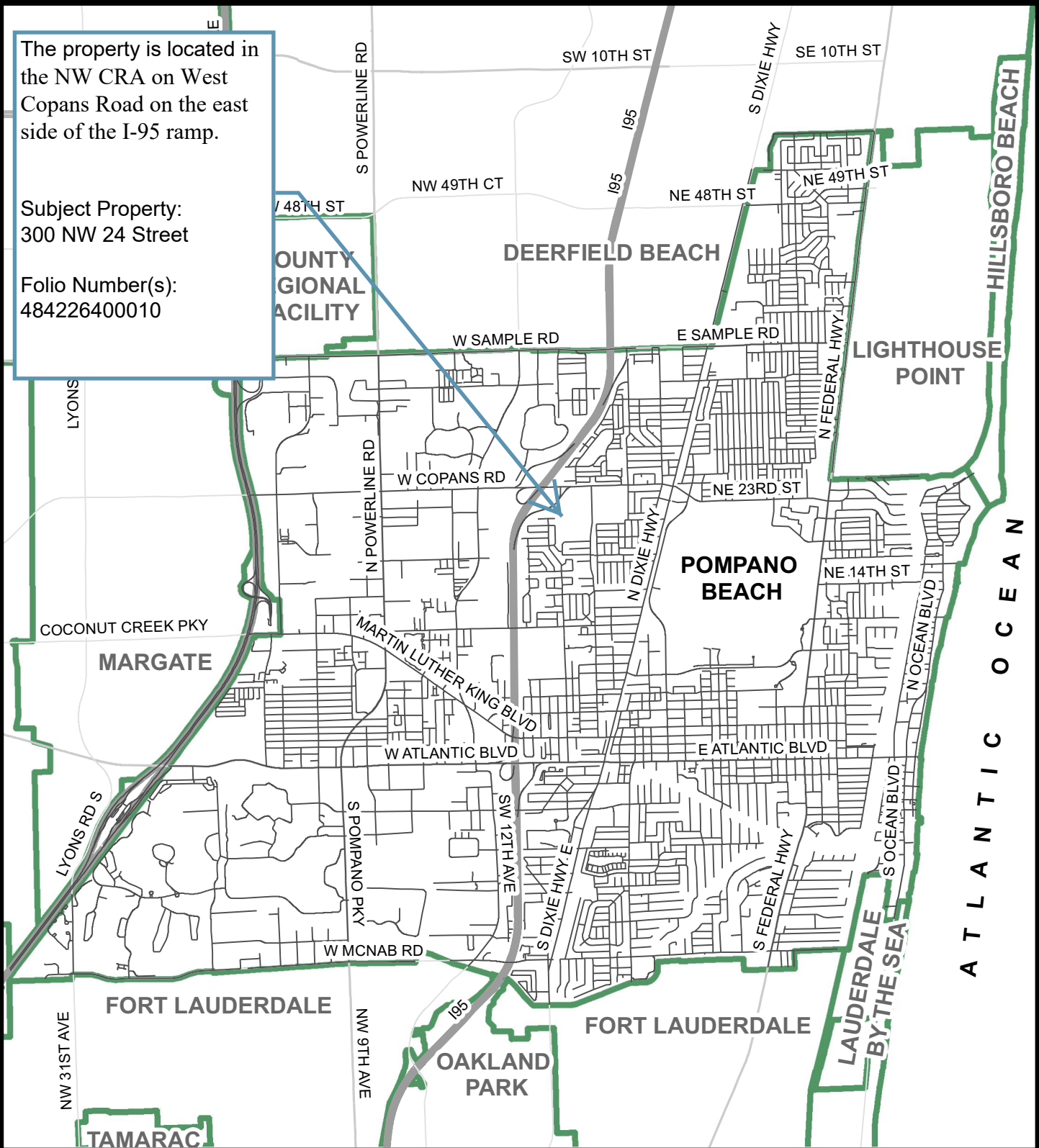
# CITY OF POMPANO BEACH LOCATION MAP



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

Subject Property:  
300 NW 24 Street

Folio Number(s):  
484226400010



**P&Z**  
1 inch = 1 mile  
7/30/2017 KeeDan

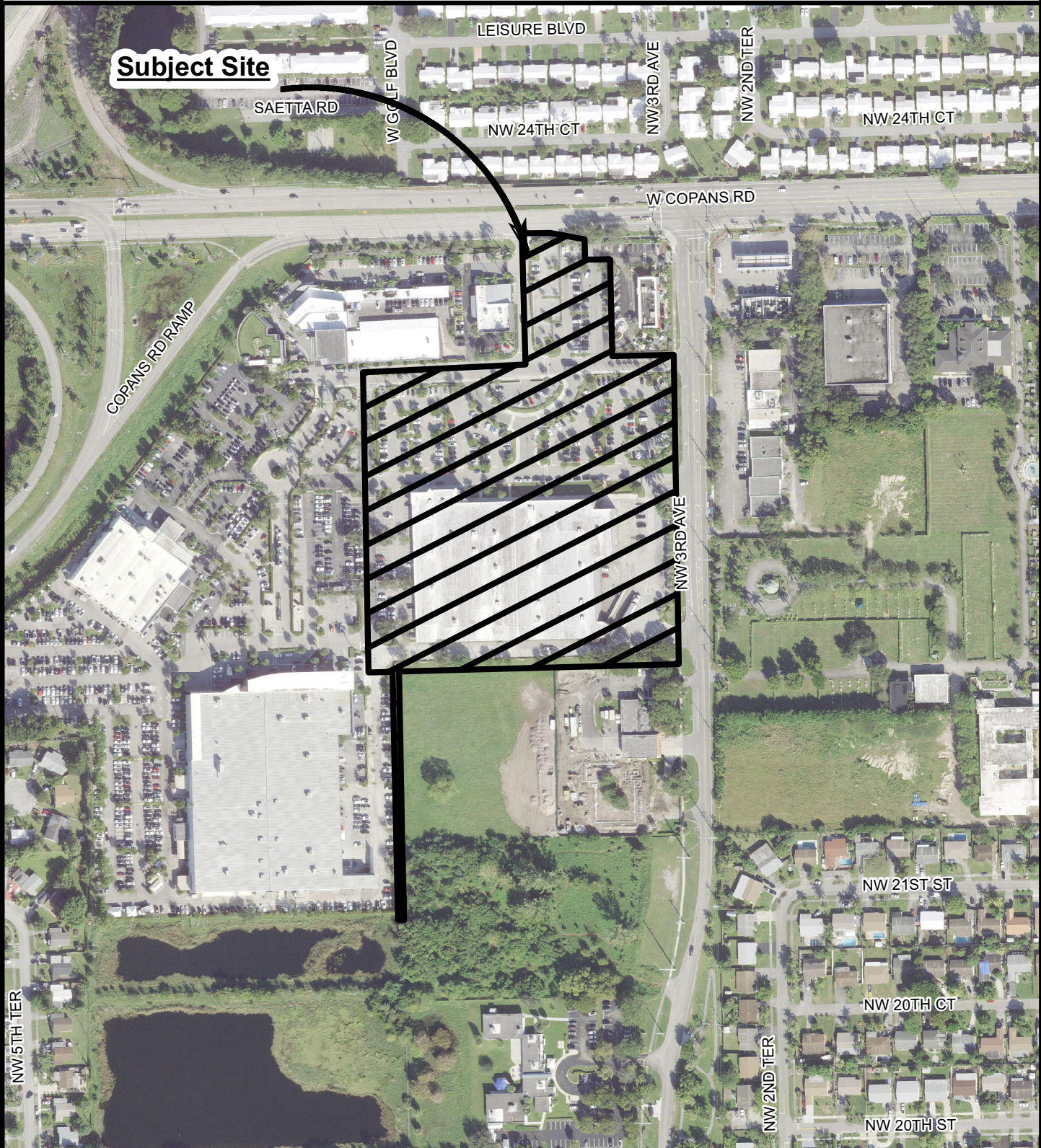
\\GISDBSVR\larcgisserver\directories\larcgis\Planning\All\_Maps\P&Z Packets\2017\PZ\_Location\_Maps.mxd

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ23-12000033  
06/26/2024



# CITY OF POMPANO BEACH AERIAL MAP



**P&Z**  
6/5/2024 AdkBob

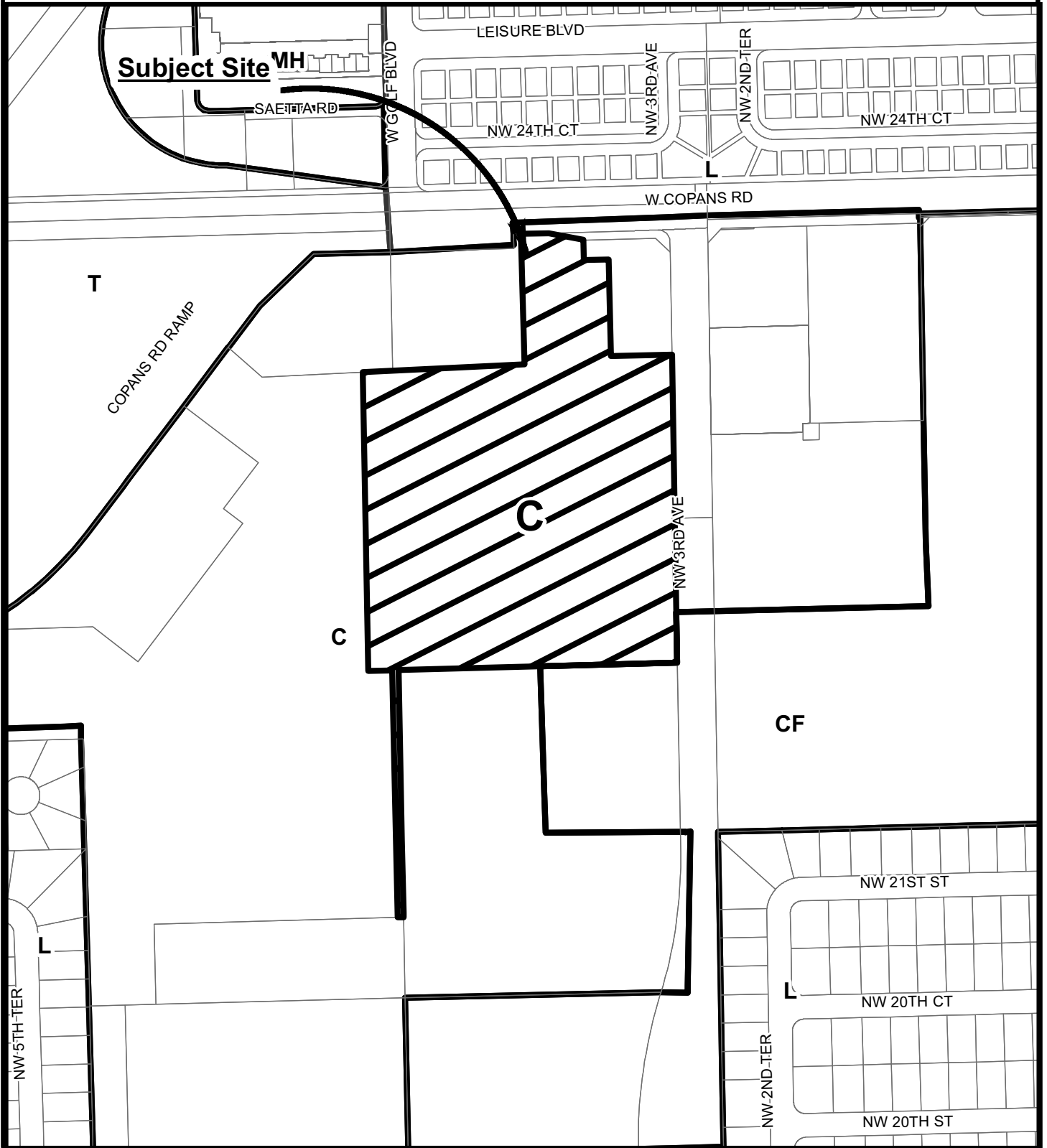
\\pwgishosting\directories\arcgisPlanning\All\_Maps\P&Z Packets\2023\PZ23-12000033\_Aerial Map.mxd

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ23-12000033  
06/26/2024



# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



**P&Z**

1 in = 292 ft

6/5/2024

AdkBob

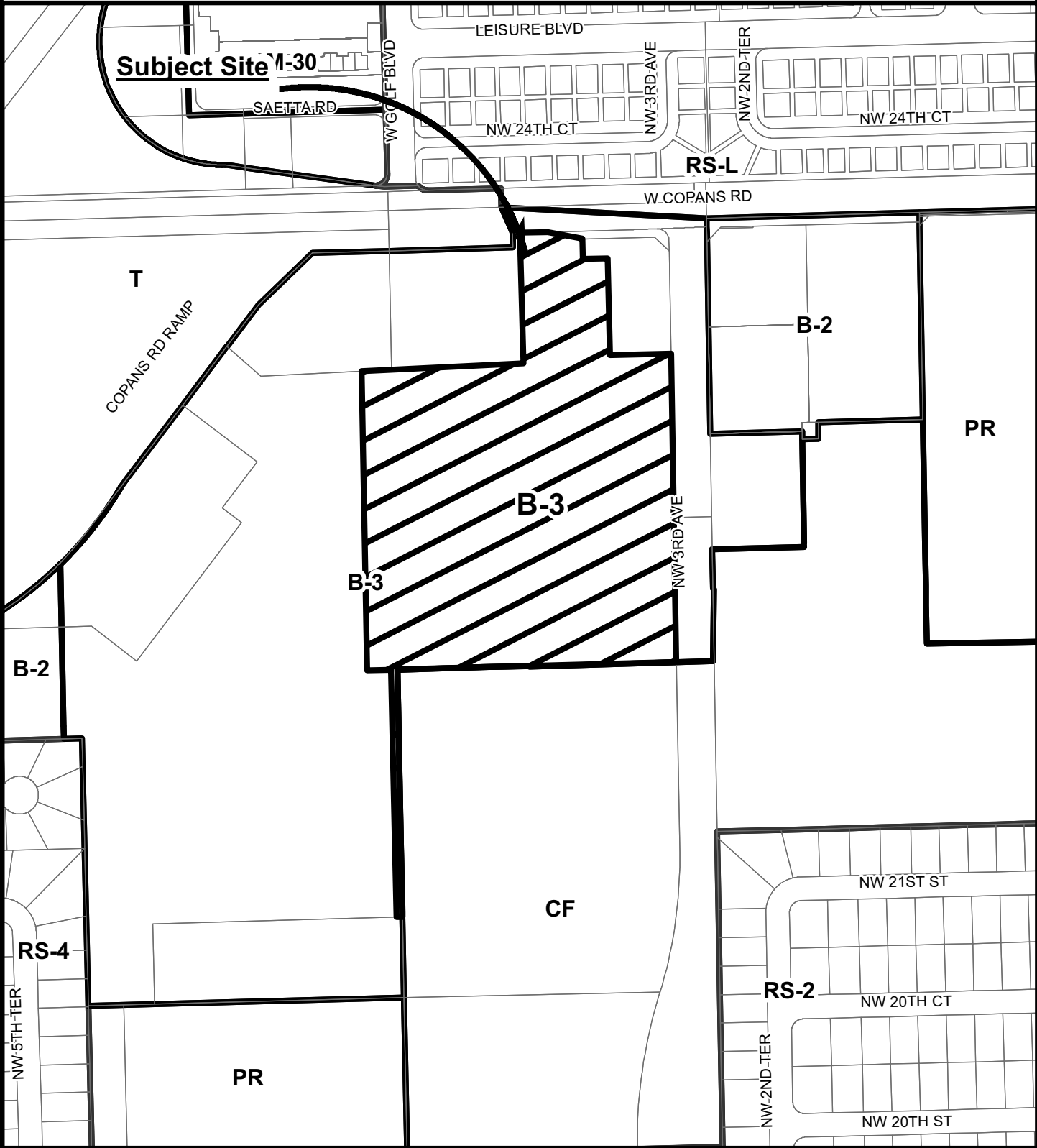
\\pwgishosting\directories\arcgis\Planning\All\_Maps\P&Z Packets\2023\PZ23-12000033\_Aerial Map.mxd

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ23-12000033  
06/26/2024



# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



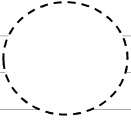
**P&Z**  
6/5/2024 AdkBob

\\pwgishosting\directories\arcgis\Planning\All\_Maps\P&Z Packets\2023\PZ23-12000033\_Aerial Map.mxd

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ23-12000033  
06/26/2024

## LEGEND

FOR LAND USE PLAN			FOR ZONING MAP	
Symbol	Classification Units/ Acre		Symbol	District
L	Low (1-5 DU/AC)		RS-1	Single-Family Residence 1
LM	Low- Medium (5-10 DU/AC)		RS-2	Single-Family Residence 2
M	Medium (10-16 DU/AC)		RS-3	Single-Family Residence 3
MH	Medium-High 16-25 DU/AC)		RS-4	Single-Family Residence 4
H	High (25-46 DU/AC)		RS-L	Single-Family Residence Leisureville
IRR	Irregular Density		RD-1	Two- Family Residence
MUR-H	Mixed Use Residential (High)			
			RM-7	Multiple-Family Residence 7
* C	Commercial		RM-12	Multiple-Family Residence 12
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20
			RM-30	Multiple-Family Residence 30
I	Industrial		RM-45	Multiple-Family Residence 45
			MH-12	Mobile Home Park
T	Transportation			
			B-1	Limited Business
U	Utilities		B-2	Neighborhood Business
		*	B-3	General Business
CF	Community Facilities		B-4	Heavy Business
			M-1	Marina Business
OR	Recreation & Open Space		CR	Commerical Recreation
W	Water		I-1	General Industrial
			I-1X	Special Industrial
RAC	Regional Activity Center		O-IP	Office Industrial Park
			M-2	Marina Industrial
LAC	Local Activity Center			
	Transit Oriented Corridors:		TO	Transit Oriented
DPTOC	Downtown Pompano		PR	Parks & Recreation
ETOC	East Atlantic Blvd		CF	Community Facilities
			PU	Public Utility
			T	Transportation
	Number		BP	Business Parking
			LAC	Local Activity Center
				<i>Planned Developments</i>
			RPUD	Residential Planned Unit Development
			PCD	Planned Commercial Development
*	Current Designation		PD-TO	Planned Development - Transit Oriented
>	Proposed Designation		PD-I	Planned Development - Infill
				<i>Overlay Districts</i>
			RM-45 HR	Multiple-Family Residence 45 High Rise
			DPOD	Downtown Pompano Beach
			EOD	East Atlantic Blvd.
			AOD	Atlantic Boulevard

P&Z

G:\Zoning 2009\Site Plans\Templates\P&Z Report Legend

PZ23-12000033

06/26/2024