



City of Pompano Beach Planning & Zoning Board

Commission Chambers
100 West Atlantic Blvd.
Pompano Beach, FL
33060

DRAFT MINUTES

Wednesday, February 26, 2025

6:00 PM

(00:21)

A. CALL TO ORDER

The meeting was called to order by Chair Coleman at 6:02 PM.

(01:15)

B. ROLL CALL

Gigi Doubek
Paul Fisher
Robert Hartsell
David Mingus
Keriann Worley
Carla Coleman

Marianne Edge (absent)

Also in Attendance:

James Saunders, Assistant City Attorney
Bobby Adkins
Jean Dolan
Maggie Barszewski
Lauren Gratzner
Max Wemyss

(01:34)

C. MOMENT OF SILENCE

The Board observed a brief moment of silence.

(02:15)

D. APPROVAL OF THE MINUTES

MOTION by Paul Fisher and seconded by Robert Hartsell to approve the minutes of the January 22, 2025 meeting. All voted in favor.

(02:47)

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

Individuals testifying in front of the Board were placed under oath by Bobby Adkins, Planning Aide and Notary Public in the State of Florida.

F. NEW BUSINESS

(3:15)

1. [LN-461](#)

FLORIDA INDOOR TENNIS CLUB

Request:	Plat
P&Z#	23-14000005
Owner:	Florida Indoor Tennis LLC
Project Location:	3100 W. Atlantic Blvd
Folio Number:	484232000143
Land Use Designation:	CR (Commercial Recreation)
Zoning District:	CR (Commercial Recreation)
Commission District:	5 (Darlene Smith)
Agent:	Elizabeth Tsouroukdissian
Project Planner:	Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board and noted the applicant changed the name of the plat to the Florida Indoor Racquet Club after it was initially submitted. She noted the vacant parcel would be platted as Parcel A, restricted to six tennis courts, with access from Atlantic Boulevard. The project is consistent with the commercial recreation land use and zoning. The plat was reviewed by the Development Review Committee on June 21, 2023, and found compliant with city land development regulations. The applicant addressed all the DRC comments, however, confirmation from the utilities department on revised easements is required before the plat is approved by the City Commission. The plat reflects all of Broward County Development Review Recommendations.

Development Services staff recommends approval of this plat with the following conditions to be satisfied prior to the City Commission hearing:

1. The plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. All utility easements required by the City's Utility Department must be reflected on the plat to the satisfaction of the Director of Utilities.

Chair Coleman asked the Board if there were any questions.

Ms. Elizabeth Tsouroukdissian, 5381 Nob Hill Road, Sunrise, on behalf of the applicant introduced herself to the Board.

Mr. Fisher asked about discussions with the Department of Transportation regarding curb cuts and access, expressing concern about future traffic flow and the need for ingress and egress. Ms. Tsouroukdissian confirmed that an FDOT pre-approval letter was included as part of the county application for the plat.

Chair Coleman confirmed the plan includes four indoor and two outdoor courts and asked about meeting with homeowners across the canal due to noise concerns. Ms. Tsouroukdissian said such meetings are not required for the plat but may be considered during site plan approval. Chair Coleman recommended the applicant engage with residents, and Ms. Tsouroukdissian agreed to inform the project team.

Assistant City Attorney Saunders clarified that conditions cannot be added to the plat beyond its strict criteria. Any conditions related to the site plan or other matters cannot be attached.

Chair Coleman opened the public hearing. No one came forth to speak. Chair Coleman closed the public hearing.

Assistant City Attorney Saunders added plats function as a ministerial process at the city level, requiring compliance with Broward County's regulations. As long as the applicant meets all outlined criteria, approval is required. Unlike other applications, this process is straightforward, with staff ensuring all requirements are met.

MOTION by Robert Hartsell and seconded by Keriann Worley that the Board finds that competent, substantial evidence has been presented for the Plat that satisfies the review criteria and recommends approval of the item to the City Commission, subject to two staff conditions. All voted in favor. The motion was approved.

(12:47)

2. [LN-675](#)

COPANS TRANSIT OPERATIONS FACILITY

Request:	Major Site Plan
P&Z#	24-12000005
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:	Patricia Ramudo
Project Planner:	Lauren Grater

Ms. Lauren Grater, Project Planner, introduced herself to the Board. She began her presentation and stated that the property is located at the northeast corner of West Copans Road and the Florida Turnpike, west of Blount Road. Ms. Grater states that the property is surrounded by county-owned conservation areas, industrial uses, and Tradewinds Park to the west. Ms. Grater states that the applicant seeks major site plan approval for a 215,800-square-foot bus maintenance facility and two 240-square-foot guardhouses. The project includes new bus staging, electric charging areas, employee and fleet parking, upgraded stormwater retention, and landscaping. Ms. Grater states that the main building will be 71 feet high, with the guardhouses at 17 feet. Ms. Grater states that this project went through the DRC process 4 times and was approved by the Architectural Appearance Committee in January 7, 2025. Ms. Grater states that the project falls within the I-1 General Industrial Zoning District with a Land Use of Industrial.

Ms. Grater stated that should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, staff recommends approval of the Major Site Plan subject to the following comments and conditions:

1. 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 this requirement.
2. The proposed parking spaces south of building 2 shall be redesigned to provide the minimum dimensions of 9’x18’ (155.5102.I.1), continuous curbing (155.5102.C.9), landscape islands at the end of each row (155.5203.D.4.b), and a landscape island between the abutting/head-to-head parking rows (155.5203.D.4.c).
3. Any project 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.
4. The three subject folios shall be unified as one with a Unity of Title as one development site, prior to building permit approval.
5. 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.