



## BROWARD COUNTY WATER & WASTEWATER (WWS) SERVICES FACILITY

### Pipe Yard Renovations Variance Request Narrative

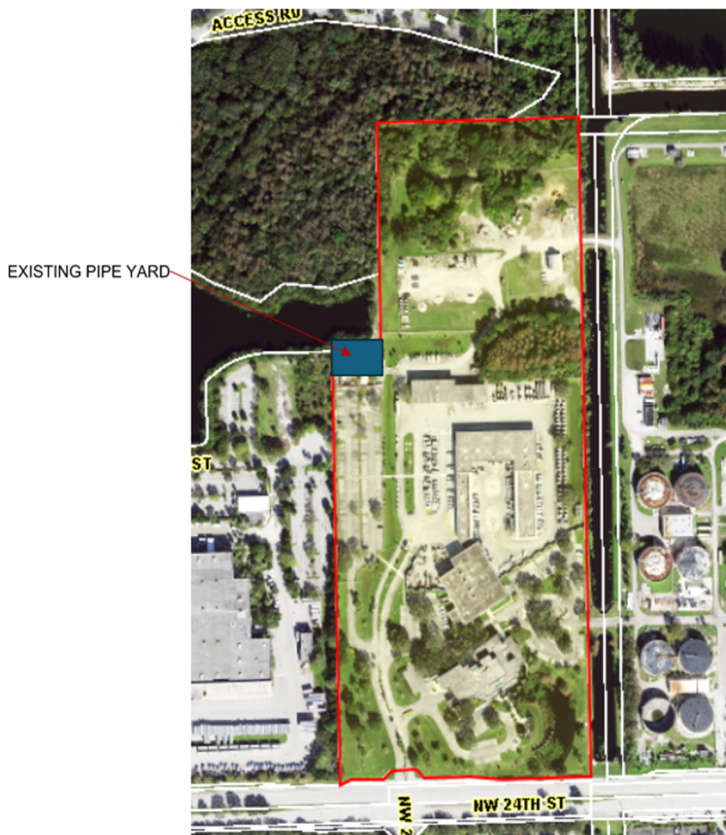
March 17, 2025

**Location:** 2555 W Copans Road, Pompano Beach FL, 33069

**Total Water & Wastewater Services Site Area:** 1,350,120 SF (31+/- acres)

**Zoning:** I-1

### Water & Wastewater Services Pipe Yard Location



**Background:**

The Pipe Yard is occupying a portion of the surface parking lot at the edge of the site abutting a lake and adjacent properties and fenced for security. The current asphalted area and entrance drive are in poor condition and require replacement. There are parking curbs and trees interfere with the proper storage of the pipes. A new concrete slab and driveway will be installed to provide a more durable surface for the pipe storage and vehicle.

**Existing Pipe Yard:**





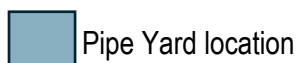
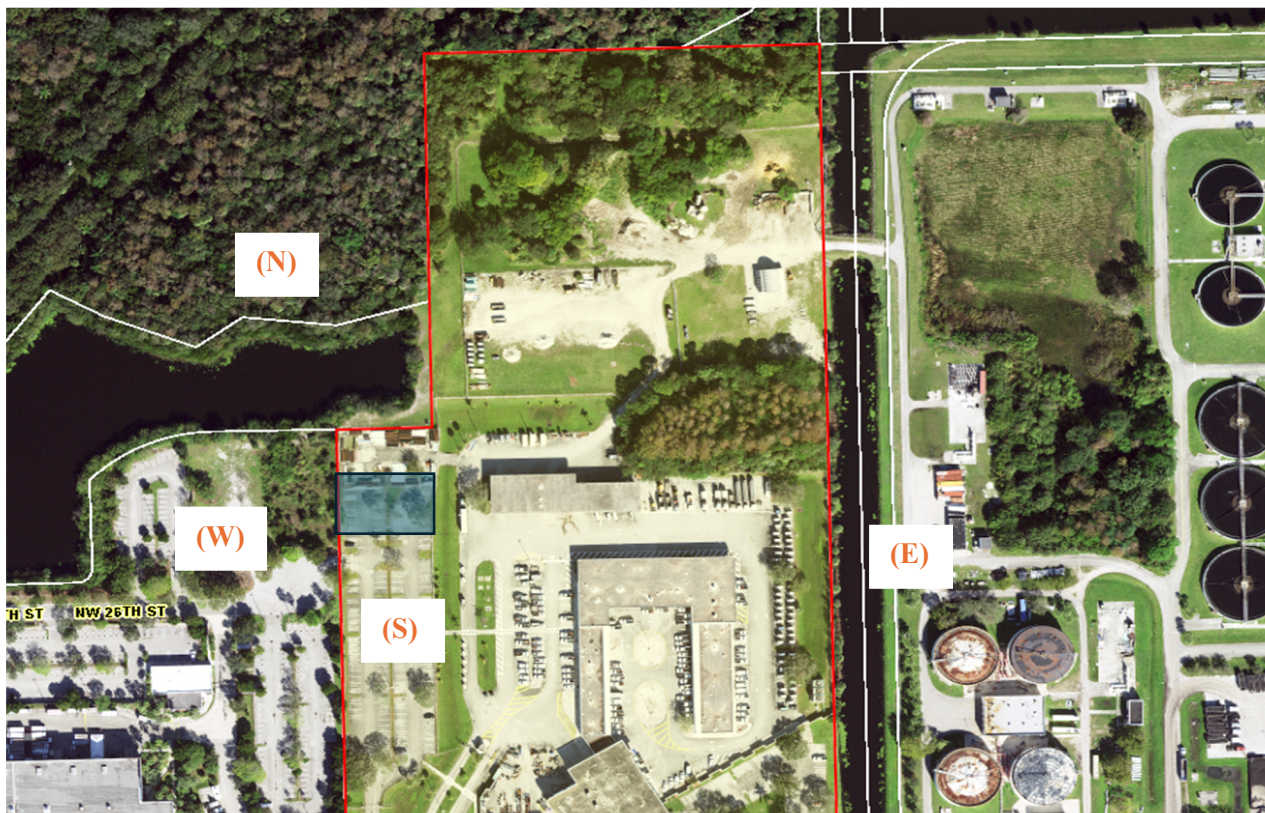
### Pipe Yard - Surrounding Property Information

**(N)** North of the Property: Drainage Pond owned by Pompano Business Center and zoned I-1/PCI, and Undeveloped wooded land north of the pond. The wooded area is owned by Broward County and is also zoned I-1/PCI.

**(W)** West: Industrial, zoning I-1/PCI owned by Teachers Insurance & Annuity Association of America currently occupied by Federal Xpress as a distribution center.

**(E)** East: Public Land % City of Pompano Beach and Water & Wastewater Treatment Plant owned by Broward County.

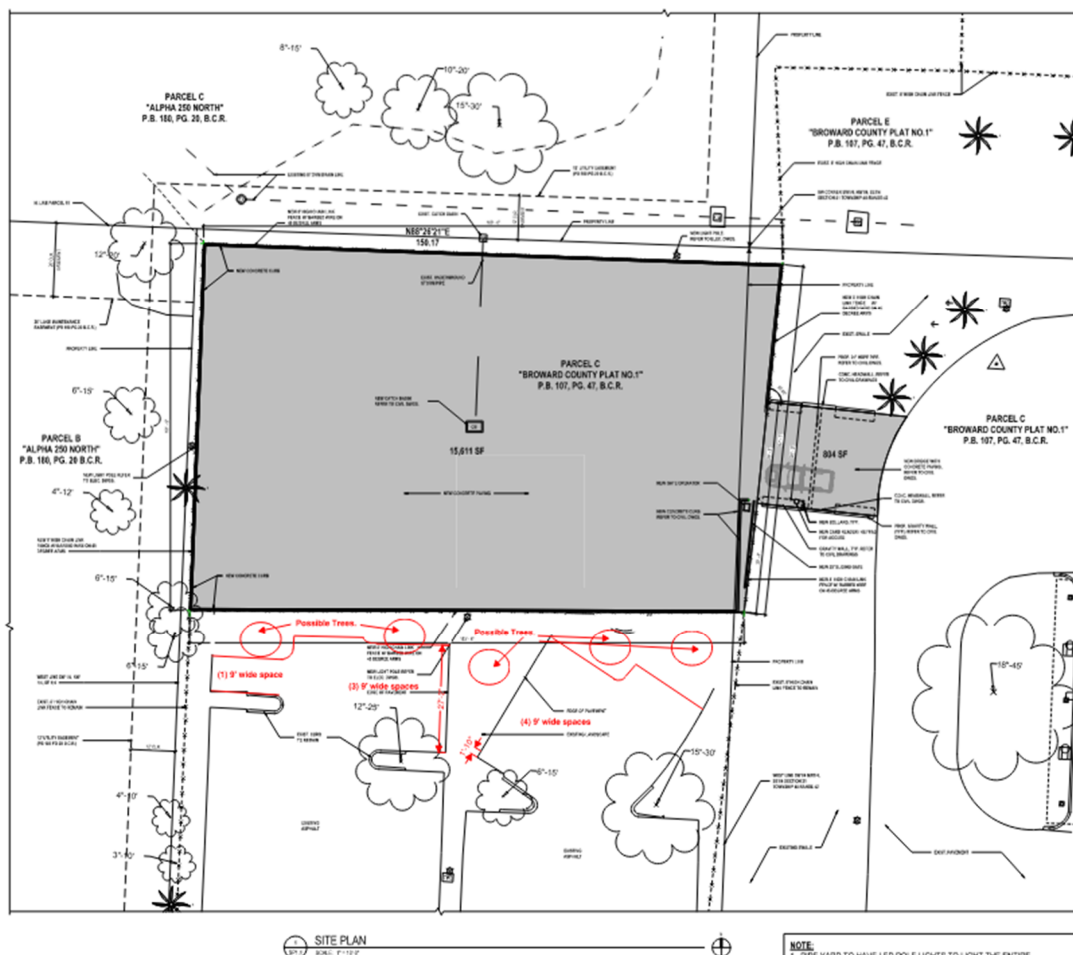
**(S)** South: Water & Wastewater Services parking lot.



## Proposed Pipe Yard Improvements

The pipe yard improvements include:

- ❖ Removal of asphalt surface and replacement with concrete slab.
- ❖ New entry driveway.
- ❖ Removal of existing concrete curb and tree.
- ❖ Removal and replacement of security chain link fence enclosure.
- ❖ New Light-Emitting Diode (LED) light poles.
- ❖ New security cameras.
- ❖ New electric sliding gate with security features.
- ❖ Reconfiguration of the parking lot south of the Pipe Yard.



50% CONSTRUCTION DOCUMENTS  
WATER & WASTEWATER SERVICES WAREHOUSE  
RE-ROOFING AND PIPE YARD IMPROVEMENTS  
BROWARD COUNTY



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AA-000076



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Project No.: 2023-18  
Drawn By: [Signature]  
Checked By: [Signature]  
Date: 11-17-2023

REVISIONS



**Variance Requests:**

The Broward Water and Wastewater Facility is requesting a variance to the DRC review requirement of a ten foot (10') wide landscape buffer on the north and west property lines of the pipe yard area. At the DRC meeting, planning staff asked whether a northern parcel of the overall site was being used for outside storage. That area is called a staging area and could be used for the overflow of warehouse items during projects; however, the intention is not to use it as permanent outside storage.

The pipe yard is located at the north end of the existing parking lot along the west side of the WWS property which is zoned I-1. The property to the west of the WWS site is an industrial use with zoning I-1/PCI owned by Teachers Insurance & Annuity Association of America currently occupied by Federal Xpress as a distribution center. The property to the north is a drainage pond owned by Pompano Business Center and zoned I-1/PCI with wooded land north of the pond. The wooded area is owned by Broward County and is also zoned I-1/PCI.

The pipe yard has storage pipes of all sizes required to make repairs to utility systems owned by Broward County. The WWS site is considered a Homeland Security site due to the nature of the work they perform maintaining utility systems in Broward County.

Providing the 10-foot-wide buffers on two sides of the pipe yard poses a security risk to the materials in the yard. The buffer requires canopy trees that will grow over the property lines which will allow persons to possibly climb over the 8-foot tall fence, thus gaining access to the materials stored there.

The purpose of the landscape buffers is to help screen between properties. The north side of the pipe yard is a pond and a deep wooded area neither of which are developed. On the west side there is an existing wooded area along the property line approximately 110 feet deep by 217 feet long, more than twice the width of the pipe yard. The west wooded area is a better buffer than a 10' wide stripe with a few trees.



The variance request is in harmony with the general purpose and intent of the code and preserves its spirit. The variance will not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare. The variance is consistent with the comprehensive plan.

**Review Standards:**

Per Section 155.2420, Variance Review Standards are herein addressed:

A Variance application shall be approved only on a finding that there is competent substantial evidence in the record that all of the following standards are met:

- a. There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity;

**Response: The pipe yard has unique conditions, including its location adjacent to a drainage pond and an undeveloped wooded area to the north. These conditions, combined with the industrial use, make it unlike other properties in the vicinity.**

- b. The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;

**Response: These conditions are natural and structural, existing prior to the current use of the land, and are not the result of actions taken by the landowner.**

- c. Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship;

**Response: Requiring a landscape buffer along the north and west sides of the pipe yard would create significant challenges for security and space utilization. It would restrict the functional layout of the pipe yard causing undue hardship in managing the pipe yard effectively.**





- d. The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.

**Response: Granting the variance does not confer any special privilege to the landowner that is not available to similarly situated properties. The variance request aligns with the specific conditions of the site and does not provide undue advantage over other industrial properties**

- e. The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;

**Response: The requested variance is the least modification needed to ensure the pipe yard can function securely and effectively without compromising its operations or safety.**

- f. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;

**Response: The variance is in harmony with the purpose and intent of the zoning code, as the surrounding wooded area already provides a natural buffer.**

- g. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and

**Response: The variance would not negatively impact the health or safety of nearby residents or workers, and it ensures the security and operational integrity of the pipe yard, avoiding any public welfare issues.**

- h. The Variance is consistent with the comprehensive plan.

**Response: The variance aligns with the comprehensive plan, supporting the intended use of the property for essential water and wastewater operations while preserving the integrity and appearance of the surrounding area**

Very truly yours,  
Saltz Michelson Architects

A handwritten signature in blue ink, appearing to read 'Sheffey Devier', is written over a light blue horizontal line.

Sheffey Devier  
Senior Project Manager | Shareholder