



Staff Report

File #: LN-675

PLANNING AND ZONING BOARD

Meeting Date: FEBRUARY 26, 2025

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 (561-702-1003 / patricia.ramudo@arcadis.com)
Project Planner: Lauren Gratzner (954-786-7792 / lauren.gratzner@copbfl.com)

Summary:

The applicant is requesting Major Site Plan approval in order to construct a new 215,801 square foot bus maintenance building and two (2) 140 square foot guard houses along with new bus staging and electric charging areas, new employee and fleet parking areas, upgraded stormwater retention areas, and associated landscaping. The total footprint of all existing and proposed buildings on site is 175,360 square feet on a 1,175,216 square foot (26.98 acre) site, a total lot coverage of 14.92%. The site plan was reviewed by the Development Review Committee four times (in July, September, November, and December of 2024) and approved by the Architectural Appearance Committee on January 7, 2025.

The property is located north of W Copans Road, abutting the east side of the FL Turnpike, and west of Blount Road.

SITE PLAN REVIEW STANDARDS

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 land use designation of I (Industrial). The proposed bus maintenance facility is a compatible use for this land use category. The property is surrounded by a combination of industrial properties and natural land conservation areas. 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 02.00.00 *To develop and maintain a multimodal system which will serve the transportation needs of all sectors of the Pompano Beach community in a safe, efficient, cost effective, resilient and aesthetically pleasing manner that promotes the reduction of greenhouse gas emissions and is designed to accommodate the increased flooding resulting from climate change.*

Objective 02.01.00 - Multimodal Transportation System

The City of Pompano Beach shall coordinate activities with Broward County Metropolitan Planning Organization (MPO), the Florida Department of Transportation and other agencies to ensure that a safe, convenient, energy efficient, resilient, multimodal transportation system is provided.

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).

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 proposed development complies with the standards for development within the I-1 (General Industrial) zoning districts.

Article 4: Use Standards

The project proposes an industrial development that complies with the use-specific standards in Article 4: Use Standards and is consistent with sections 155.4228.B. Truck or Freight Terminal and 155.4220.B. Professional Office.

Article 5: Development Standards

See section 3 below.

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's Building Design has been reviewed by the Architectural Appearance Committee (AAC) on January 7, 2025.

As part of the Major Site Plan and Building Design application, the applicant has provided a narrative addressing how the project will achieve the required sustainability points. The project has met the required 12 sustainability points for nonresidential developments.

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

The proposed site plan is in compliance with all other applicable standards of this Code.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

Maintenance Facility. There are no prior applicable development orders of record.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the calculations below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand	5,220.00	gallons per day *
Water Treatment Demand	5,220.00	gallons per day *
Raw Water Demand	5,638.00	gallons per day *
Park Acreage Required	0	acres
School Impacts	<i>Industrial developments do not generate school impacts.</i>	
Transportation	<i>Transit fees paid to the Broward County to meet concurrency</i>	
Solid Waste Generation	<i>5,227 pounds per day (City has a contract with the Waste Management for disposal of all solid waste through 2033)</i>	

** 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 development is located on W Copans Road and Blount Road, two streets identified on the Broward County Trafficways Plan. The project is designed to provide safe, adequate, and paved vehicular access from both of these streets.

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 as identified on the Broward County Wellfield Protection Zones map.

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 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 adopted Fire Codes and Standards per 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 project is not located within a designated area on 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. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department 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.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City’s Urban Forestry Division.
 - d. A copy of the CPTED plan approved by the Broward Sheriff’s Office must be submitted for Zoning Compliance Permit approval.

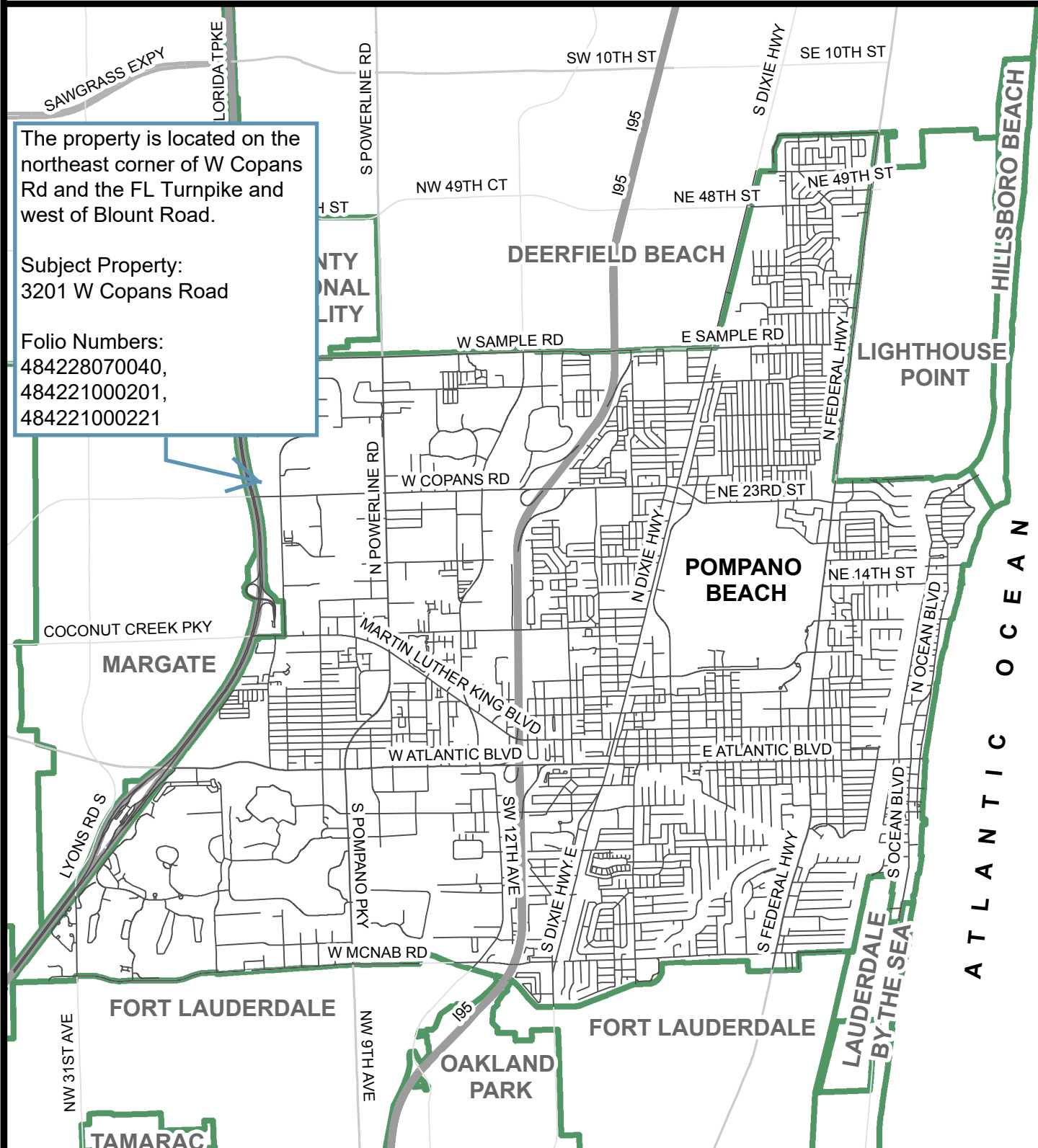
CITY OF POMPANO BEACH LOCATION MAP



The property is located on the northeast corner of W Copans Rd and the FL Turnpike and west of Blount Road.

Subject Property:
3201 W Copans Road

Folio Numbers:
484228070040,
484221000201,
484221000221



1 in = 1 miles

7/30/2017

KeeDan

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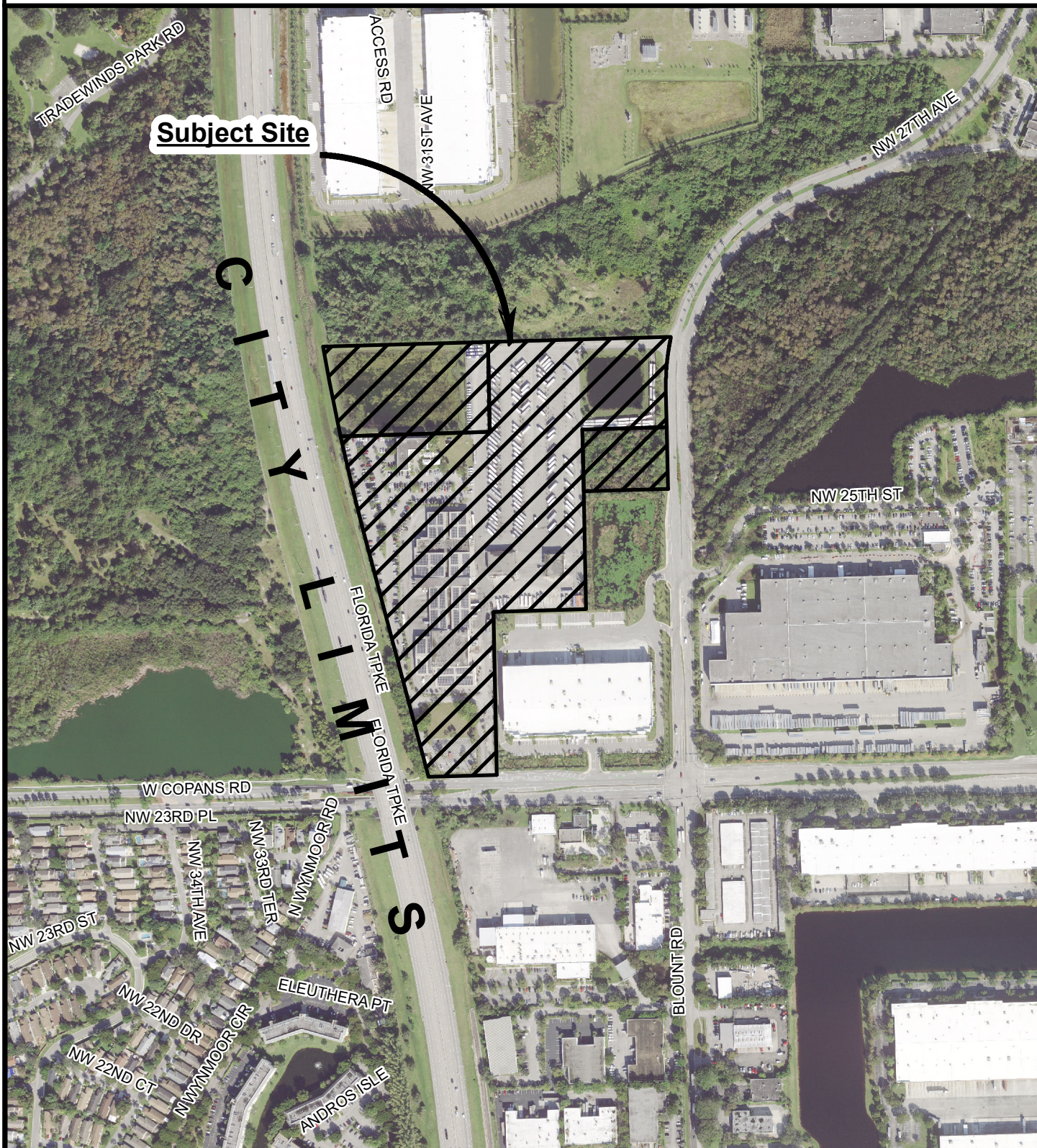
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PZ24-12000005

2/26/2025

CITY OF POMPANO BEACH AERIAL MAP



1 in = 500 ft

P&Z

12/16/2024

AdkBob

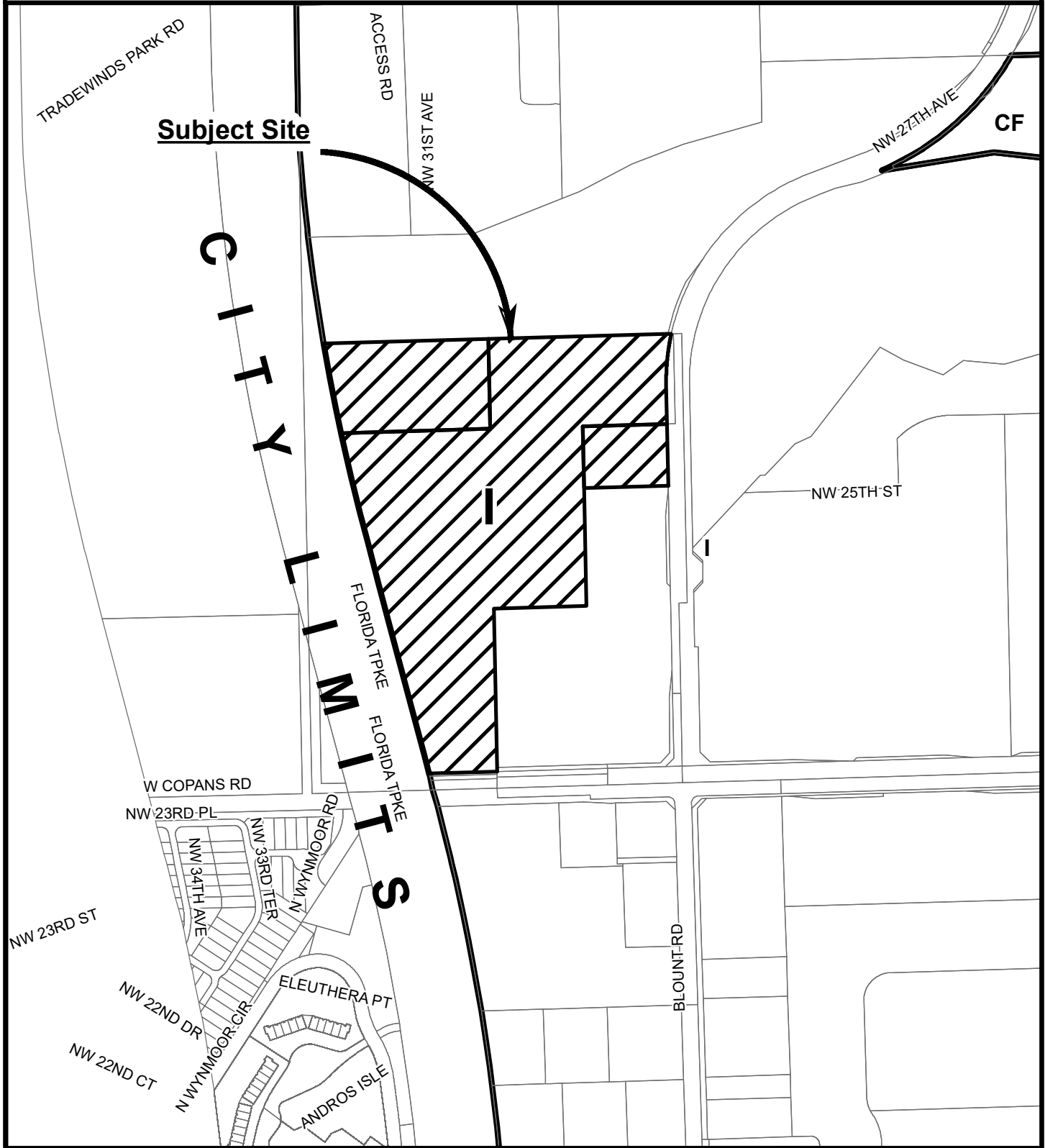
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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



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1 in = 500 ft

12/16/2024

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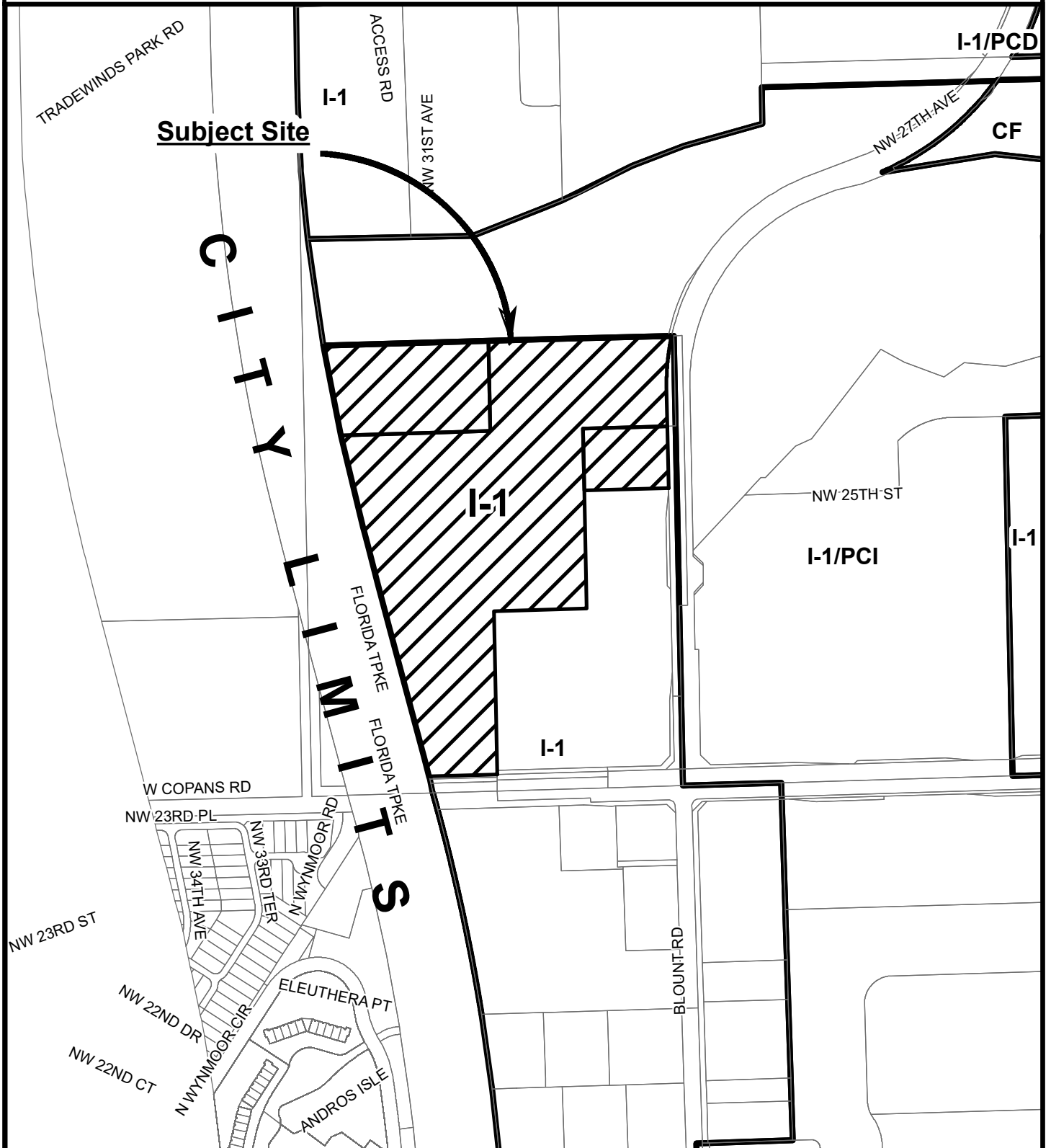
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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 500 ft

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PZ24-12000005

2/26/2025

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				
U	Utilities		B-1	Limited Business	
			B-2	Neighborhood Business	
CF	Community Facilities		B-3	General Business	
			B-4	Heavy Business	
OR	Recreation & Open Space		M-1	Marina Business	
			CR	Commerical Recreation	
W	Water	*	I-1	General Industrial	
RAC	Regional Activity Center		I-1X	Special Industrial	
			O-IP	Office Industrial Park	
LAC	Local Activity Center		M-2	Marina Industrial	
	Transit Oriented Corridors:		TO	Transit Oriented	
DPTOC	Downtown Pompano		PR	Parks & Recreation	
ETOC	East Atlantic Blvd		CF	Community Facilities	
			PU	Public Utility	
			T	Transportation	
			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	

