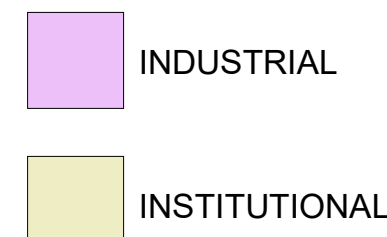


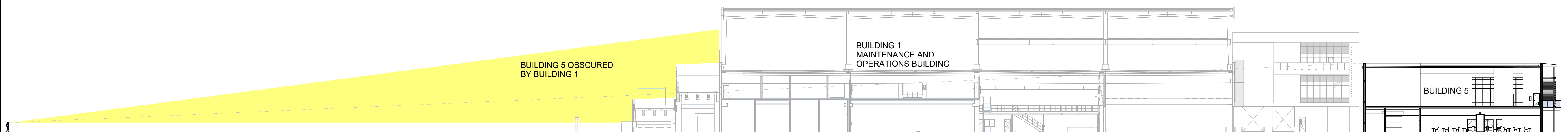
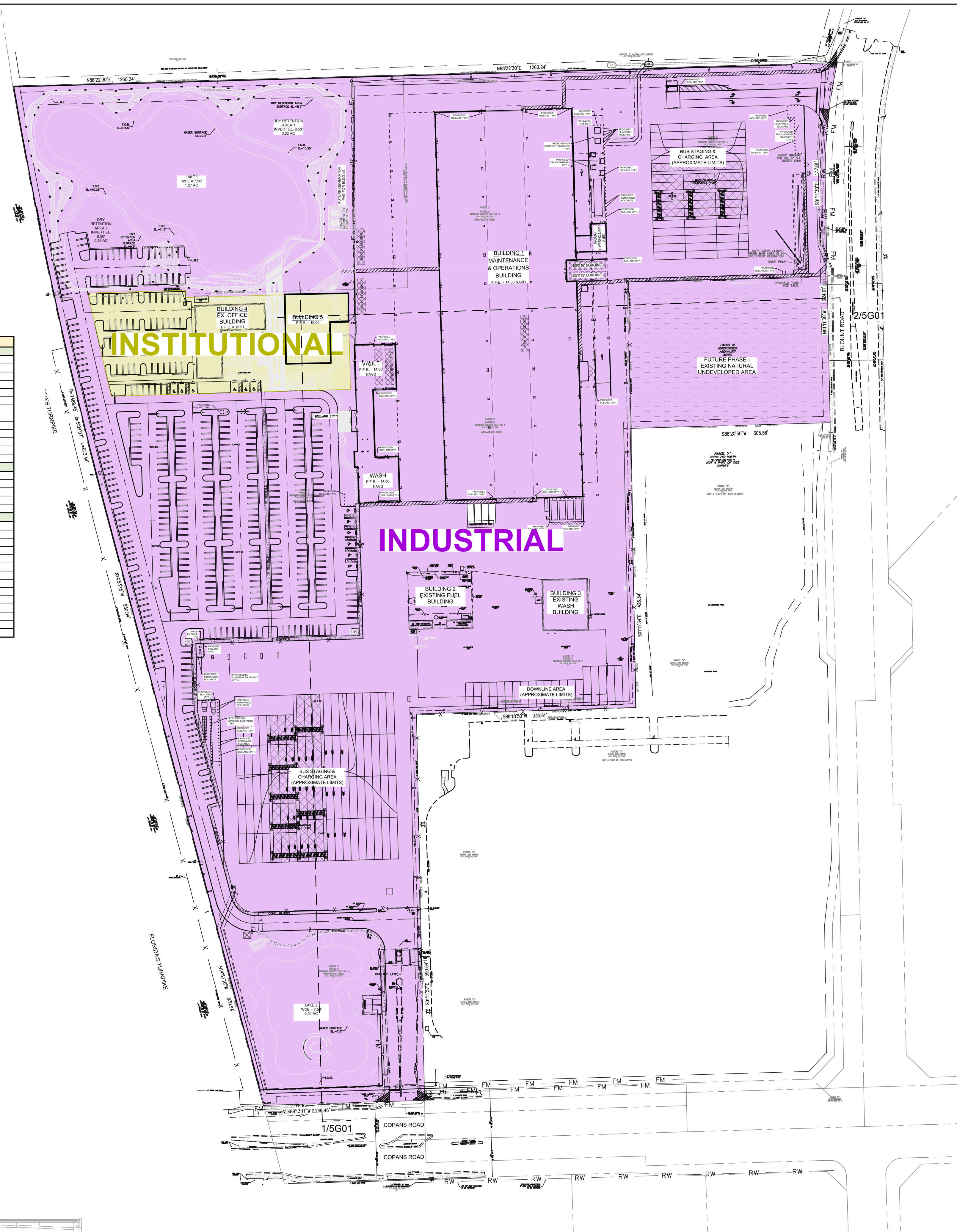
## ZONING USE DIAGRAM



PLEASE REFER TO MSP.1 FOR THE SITE DATA TABLE

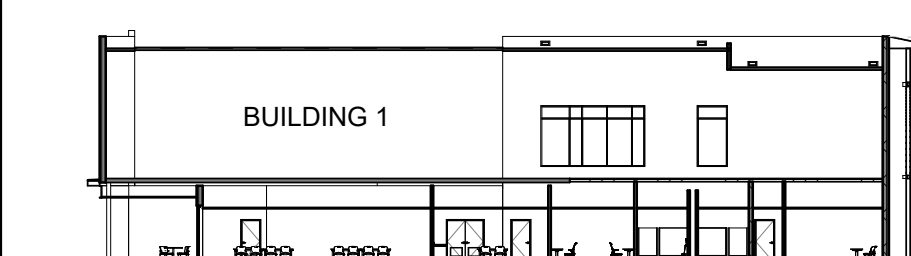
THE ZONING CRITERIA COMPLIANCE IS  
DEMONSTRATED IN THE TABLE BELOW:

SITE DATA TABLE				
1. DEVELOPMENT REGULATIONS				
A. PROPERTY OWNER	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS			
B. JURISDICTION	CITY OF POMPAHO BEACH			
C. SITE ADDRESS	3201 W. COPANS RD, POMPAHO BEACH, FL 33069			
D. PARCEL ID'S	484226070000 - 484221000001 - 484223000223			
E. LAND USE	INDUSTRIAL (I)			
F. ZONING DISTRICT	INDUSTRIAL (I-1)			
G. USE CLASSIFICATION				USE SPECIFIC STANDARD
G.1. LEVEL 1: PRINCIPAL USE (USE CLASSIFICATION / BASE DISTRICT)	INDUSTRIAL, INSTITUTIONAL			
G.2. LEVEL 2: USE CATEGORY	GOVERNMENT USES			
G.3. LEVEL 3: USE TYPE (SPECIFIC)	GOVERNMENT MAINTENANCE, STORAGE, OR DISTRIBUTION FACILITY			
G.4. LEVEL 3: USE TYPE (SPECIFIC)	OFFICE USES			
G.5. LEVEL 3: USE TYPE (SPECIFIC)	PROFESSIONAL OFFICE			155.4208.F
				155.4220.B
2. SITE DATA BREAKDOWN:				
	SF	ACRES	GROSS AREA	
A. TOTAL SITE AREA (PARCELS 1,2,3)	1,175,216	26.979	1,175,216	
B. PROJECT AREA (PARCELS 1,2)	1,106,783	25.408		
C. FUTURE AREA (PARCEL 3)	68,433	1.571		
3. SITE ZONING REQUIREMENTS				
	DIMENSIONAL STANDARDS		REFERENCE	REMARKS
	REQUIRED	PROPOSED		
A. BUILDING HEIGHT	45'	71'	ZONING ART 3 PART 4 SECTION 155.3402-C	Proposed 71' height is permitted per approved Variance PZ #24-11000008
B. BUILDING SETBACKS	25'	212'	BUILDING	
B.1. FRONT (SOUTH, COPANS ROAD)	25'	212'	S. GUARD HOUSE	
B.2. REAR (NORTH)	30'	14'	N. GUARD HOUSE	Proposed setback reduction is permitted per approved Variance PZ#24-11000008
B.3. REAR (NORTH)	30'	56'	BLDG #1	
B.4. SIDE (EAST, BLOUNT ROAD)	10'	237.3'	N. GUARD HOUSE	
B.5. SIDE (WEST)	10'	185'	EX. BLDG #4	
B.6. SIDE INTERIOR (SOUTH)	10'	129'	EX. BLDG #2	
B.7. SIDE INTERIOR (EAST)	10'	9'-2"	S. GUARD HOUSE	Proposed setback reduction is permitted per approved Variance PZ#24-11000008
C. MINIMUM LOT SIZE	30,000 SF			
D. FLOOD ZONE	ANALYZE			
E. MINIMUM FINISHED FLOOR ELEVATION (NAVD)	13.5'	14.0'	FEMA MAP 2014 - BC 100 YR FLOOD ELEV. BC 100 YR FLOOD ELEVATION	



2 Blount Street Visual

Scale: 1/32" = 1'-0"

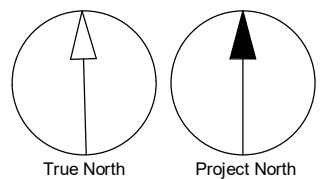


1 Copans Street Visual

Scale: 1/32" = 1'-0"

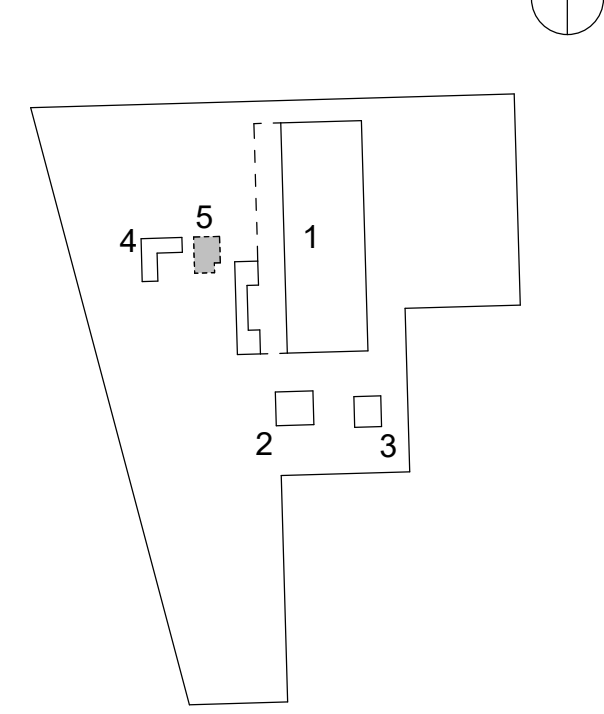
BUILDING 1 IS  
APPROXIMATELY 1130'  
FROM THE STREET

ELEV. = 12.0

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Arcadis Inc.

ISSUES		
No.	DESCRIPTION	DATE
A	ISSUED FOR SPA - MOD	2025-11-12

## SITE KEYPLAN



## CONSULTANTS

<b>ARCHITECT:</b> <b>ARCADIS</b> ARCADIS INC. 7000 N. FEDERAL HWY. - 2ND FLOOR BOCA RATON, FL 33487 (561) 996-8000 contact: JAY KELLY email: jay.kelly@arcadis.com	<b>CIVIL ENGINEER:</b> <b>ARCADIS</b> ARCADIS INC. 7000 N. FEDERAL HWY. - 2ND FLOOR BOCA RATON, FL 33487 (561) 996-8000 contact: PATRICIA RAMALHO email: patricia.ramalho@arcadis.com
<b>LANDSCAPE ARCHITECTURE:</b> <b>ARCADIS</b> ARCADIS INC. 21 CUSTOM HOUSE ST. - 3RD FLOOR BOSTON, MA 02110 (617) 896-2000 contact: PHIL COLLIERAN email: phil.collieran@arcadis.com	<b>SITE ELECTRICAL:</b> <b>ARCADIS</b> ARCADIS INC. 451 FANNETTVILLE STREET SUITE 100 HAVERHILL, MA 01830 (978) 861-4211 contact: KEVIN SCHAEFER email: kevin.schaefer@arcadis.com
<b>STRUCTURAL ENGINEER FOR BUILDINGS:</b> <b>JEZERINAC</b> JEZERINAC GROUP 1915 FORUM FL, 3A WEST PALM BEACH, FL 33409 (561) 322-7228 contact: BILLY RAKOLA email: billy@jezerinacgroup.com	<b>STRUCTURAL ENGINEER FOR CIVILWORKS:</b> <b>LANCASHIRE ENGINEERING, INC.</b> LANCASHIRE ENGINEERING, INC. 2211 NE 34TH STREET FORT LAUDERDALE, FL 33308 (954) 771-0000 CONTACT: LANCASH NARAYANAKKARA EMAIL: LANCASH@LANCASHENGINEERING.COM
<b>MEPP:</b> <b>SEC South Engineering Consultants, Inc.</b> SMITH ENGINEERING CONSULTANTS 2161 PALM BEACH LAKES BLVD. SUITE 310 WEST PALM BEACH, FL 33403 (561) 694-3011 contact: STEVE P. HOCKMAN email: steve@smithengineeringconsultants.com	

## SEAL

## PRIME CONSULTANT

Suite 307A - 1451 W. Cypress Creek Road  
Fort Lauderdale, FL 33309 USA  
tel 248 936 8000  
www.arcadis.comPROJECT  
**THE TRAINING AND COMMAND CENTER BUILDING**  
3201 W Copans Road  
Pompano Beach, FLPROJECT NO:  
136677  
DRAWN BY:  
Author  
CHECKED BY:  
Checker  
PROJECT MGR:  
Designer  
APPROVED BY:  
ApproverSHEET TITLE  
**STREET VISUAL SECTIONS AND SITE USE DIAGRAM**SHEET NUMBER  
**5G01**  
ISSUE  
**A**