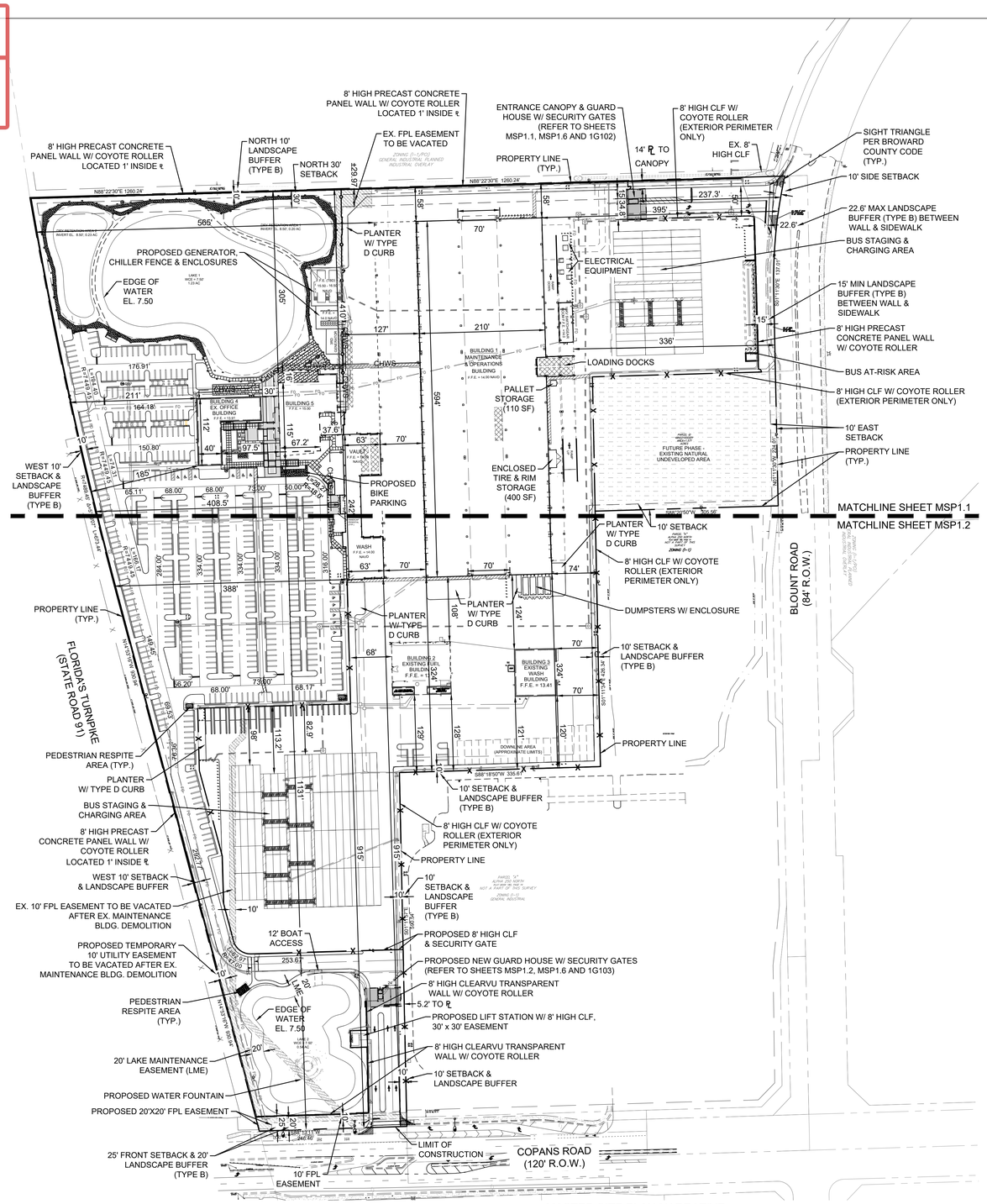
DRC

PZ25-12000042
12/17/2025



PATRICIA F. RAMUDO, State of Florida, Professional Engineer, License No. 35798

This item has been digitally signed and sealed by PATRICIA F. RAMUDO on the date indicated here.

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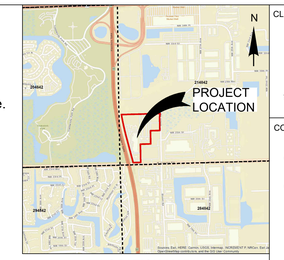


LOCATION MAP
(N.T.S.)

SITE DATA TABLE

1	**DEVELOPMENT REGULATIONS**				
A	PROPERTY OWNER	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS			
B	JURISDICTION	CITY OF POMPANO BEACH			
C	SITE ADDRESS	3201 W COPANS RD, POMPANO BEACH, FL 33069			
D	PARCEL ID'S	484228070040 - 484221000201 - 484221000221			
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			155.4208.F
G.4	LEVEL 2: USE CATEGORY	OFFICE USES			
G.5	LEVEL 3: USE TYPE (SPECIFIC)	PROFESSIONAL OFFICE			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**			
		REQUIRED	PROPOSED	REFERENCE	REMARKS
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	REQUIRED	PROPOSED BLDG	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'	58'	BLDG #1	
B.4	SIDE (EAST, BLOUNT ROAD)	10'	237.3'	N. GUARD HOUSE	ZONING ART 3-PART 4-SECTION 155.3402-C
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'	5'-2"	S. GUARD HOUSE	Proposed setback reduction is permitted per approved Variance PZ#24-11000008
C	MINIMUM LOT SIZE	10,000 SF			
D	FLOOD ZONE	AH/AO/X		FEMA MAP 2014 - BC 100 YR FLOOR ELEV:	
E	MINIMUM FINISHED FLOOR ELEVATION: (NAVD)	13.5	14.0'	BC 100 YR FLOOD ELEVATION	
4	**LANDSCAPE BUFFERS**				
		ALLOWED/REQ.	EXISTING	PROPOSED	REFERENCE
A	FRONT (SOUTH)	20'	20'	20'	
B	REAR (NORTH)	10'	5.7' MIN	10'	
C	SIDE (EAST)	20'	19.1'	15' MIN, 22.6' MAX	
D	SIDE (WEST)	10'	4.5' MIN	10'	ZONING ART 5- PART 2 TABLE 155.5203.F.3
E	SIDE INTERIOR (SOUTH)	10'	4.2' MIN	10'	
F	SIDE INTERIOR (EAST)	10'	5.3' MIN	10'	
G	VEHICULAR PARKING LANDSCAPE BUFFERS	20' RO 10' INTERIOR	VARIES	16' MIN	ZONING ART 5- PART 2 TABLE 155.5203 (J)
H	VEHICULAR PARKING TO BLDGS LANDSCAPE BUFFERS				
H.1	BUILDING # 1	8' EA/15'BLDG H	NONE	NONE	
H.2	EX. BUILDING #2	8' EA/15'BLDG H	NONE	NONE	
H.3	EX. BUILDING #3	8' EA/15'BLDG H	NONE	NONE	ZONING ART 5- PART 2 TABLE 155.5203 (D) (5) (A)
H.4	EX. BUILDING #4	8' EA/15'BLDG H	MINIMAL (S&E)	10'	
H.5	FUTURE BUILDING #5	8' EA/15'BLDG H	N/A	N/A	
H.6	NORTH GUARD HOUSE	N/A	N/A	N/A	
H.7	SOUTH GUARD HOUSE	N/A	N/A	N/A	
5	**GROUND LEVEL BUILDINGS AREAS**				
		ALLOWED/REQ.	SF	ACRES	PERCENT	REFERENCE
	MAXIMUM LOT COVERAGE PERMITTED	65%	763,890.40	17.54	65%	ZONING ART 3-PART 4-SECTION 155.3402-C
				PROPOSED		
	(GROUND LEVEL (LOT COVERAGE)		SF	ACRES	PERCENT	
	BUILDING # 1 (LEVEL 1)		138,813	3.187	11.81%	
	EX. BUILDING #2		8,553	0.196	0.73%	
	EX. BUILDING #3		5,528	0.127	0.47%	
	EX. BUILDING #4 (LEVEL 1)		7,204	0.165	0.61%	
	BUILDING #5 (LEVEL 1)		9,683	0.222	0.82%	
	NORTH GUARD HOUSE		140	0.003	0.01%	
	SOUTH GUARD HOUSE		140	0.003	0.01%	
	CANOPIES		6567	0.151	0.56%	
	TOTAL PROVIDED		**176,648**	**4.06**	**15.03%**	
6	**BUILDING TOTAL AREAS:**					
		HEIGHT	TOTAL SF	1ST FLOOR	2ND FLOOR	3RD FLOOR	F.F.E. (NAVD)
	MAINTENANCE BUILDING #1	71.0'	215,801	138,813	60,458	16,530	14.0'
	EX. FUEL BUILDING #2	22.0'	8,553	8,553	N/A	N/A	13.99'
	EX. WASH BUILDING #3	22.0'	5,528	5,528	N/A	N/A	13.41'
	EX. OFFICE BUILDING #4	30.0'	14,408	7,204	7,204	N/A	13.5'
	BUILDING #5	37-6"	20,806	9,683	11,123	N/A	14.0'
	NORTH GUARD HOUSE	17.0'	140	140	N/A	N/A	14.0'
	SOUTH GUARD HOUSE	17.0'	140	140	N/A	N/A	14.0'
	TOTAL SF		**265,376**	**170,063**	**78,785**	**16,530**	
	OUTDOOR STORAGE	**MAXIMUM SF**	**PROPOSED SF**				
	35% OF BUILDING 1 AREA	75,530	510				
7	**IMPERVIOUS**					
		ALLOWED/REQ.	SF	ACRES	NET AREA	
	TOTAL SITE AREA (PARCELS 1,2,3)		1,175,216	26.979	1,175,216	
	MAXIMUM IMPERVIOUS AREA (80%)	**80%**	940,173	21.58	940,173	
				PROPOSED		
			SF	ACRES	%	
	BUILDINGS:		170,061	3.904	14.47%	
	ASPHALT (EXISTING REMOVED)		0	0.000	0.00%	
	ASPHALT (NEW)		175,603	3.985	14.77%	
	CONCRETE (EXISTING)		38,995	0.895	3.32%	
	CONCRETE (NEW)		400,697	9.199	34.10%	
	PEDESTRIAN IMPERVIOUS (HARDSCAPE & PERVIOUS PATH)		39,660	0.910	3.37%	
	LAKES		76,789	1.76	6.53%	
	TOTAL IMPERVIOUS PROPOSED	**76.6%**	**899,805**	**20.657**	**76.6%**	
8	**PERVIOUS**					
		ALLOWED/REQ.	SF	ACRES	PERCENT	REFERENCE
	MINIMUM PERVIOUS	**20%**	**235,043**	**5.396**	**20%**	
				PROPOSED		
A	FUTURE PARCEL		68,433	1.57	5.82%	ZONING ART 3-PART 4-SECTION 155.3402-C
B	LANDSCAPE		202,675	4.65	17.20%	
C	GREEN SPACE - PARKING 2' OVERHANG		5,590	0.13	0.48%	
	TOTAL PERVIOUS PROPOSED	**23.5%**	**276,698**	**6.35**	**23.5%**	
9	**PARKING CALCULATIONS (BASED ON SECTION 6 AREAS)**					
		CODE RATIO/SF	REQUIRED	WITH REDUCTION	PROPOSED	REFERENCE
	BUILDING #1: FREIGHT TERMINAL USE	1/750 & 1/2500	89	N/A	372	
	EX. BUILDING #4: GOVERNMENT MAINTENANCE FACILITY	1/600 SF	24	N/A	28	
	BUILDING #5: OFFICES/ADMIN	1/300 SF	69	N/A	65	ZONING ART 5-PART 1- TABLE 155.5102.D.1
	NORTH AND SOUTH GATE: 500 SF	1/600 SF	1	N/A	2	
	TOTAL		**183**	**N/A**	**467**	
9.1	**PARKING CALCULATIONS - TYPE OF PARKING**					
			REQUIRED		PROPOSED	REFERENCE
	STANDARD PARKING		163		446	
	ADA PARKING SPACES		4		12	(2+%) - 2010 ADA STANDARDS - TABLE 208.2 MIN. PARKING SPACES
	TOTAL PARKING				458	
	EV PARKING:					FBC 2023- EC - APP.CC. TABLE CC103.2
	EV CHARGING PARKING SPACE (EV READY)		2		2	FBC 2023- ENERGY CONSERVATION - APPENDIX CC
	EV CHARGING FUTURE PARKING SPACE (15%)		17		45	
10	**LOADING BERTHS**					
	CLASSIFICATION/CATEGORY	TOTAL SF	REQUIRED	PROPOSED	BUILDINGS	REFERENCE
	INDUSTRIAL USES	265,376	7	7	#1, #2, EX. #2, #3, EX. #3, #4, FUTURE #5	ZONING ART 5-PART 1- TABLE 155.5102M.I
	TOTAL		7	7		
11	**BICYCLES PARKING SPACES**					
			REQUIRED	PROPOSED		ZONING ART 5-PART 1- TABLE 155.5102.I.1
	BICYCLES PARKING PROVIDED		20	20		L. BICYCLE PARKING FACILITIES
	TOTAL		**20**	**20**		
12	**W&S DEMAND**					
	BUILDING	TOTAL AVG. DAILY WATER (GPD)		TOTAL AVG. DAILY SEWER (GPD)		
	MAINTENANCE BUILDING #1	17245		14215		
	EX. FUEL BUILDING #2	700		228		
	EX. WASH BUILDING #3	535		435		
	EX. OFFICE BUILDING #4	605		490		
	BUILDING #5	859		575		
	NORTH GUARD HOUSE	10		8		
	SOUTH GUARD HOUSE	10		8		
	TOTAL	**19964**		**15959**		

LEGAL DESCRIPTION

PARCEL 1
A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ADJACENT TO PARCEL "D", BROWARD COUNTY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°29'19" WEST, ALONG A WEST LINE OF SAID PARCEL "D", 325.27 FEET; THENCE NORTH 89°57'54" WEST, ALONG THE NORTH LINE OF SADI PARCEL "D"; 540.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY (SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, RADIAL LINE THROUGH SAID POINT BEARSN NORTH 70°25'19" EAST); THENCE NORTHERLY ALONG SAID CURVE, BEIGN CONCAVE TO THE EAST, HAVING A RADIUS OF 7489.44 FEET, A DELTA OF 02°31'24", AN ARC DISTANCE OF 329.84 FEET; THENCE SOUTH 89°56'54" EAST, 596.29 FEET TO THE POINT OF BEGINNING; SAID LANDS LYING AND SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 4.253 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 2
PARCEL "D" OF BROWARD COUNTY PLAT NO 1 AS RECORDED IN PLAT BOOK 107, PAGE 47, LESS RD RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 28932, PAGE 1870.

TOGETHER WITH

PARCEL 3
THE NORTH 224.00 FEET OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST; LESS THEREFROM ALL THAT PORTION LYING WITHIN 30 FEET WEST OF AND PARALLEL WITH THE EATS LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF TEH SOUTHWEST ONE-WAURTER (SW 1/4) OF SAID SECTION 21.

CONTAINING A TOTAL OF 26.979 ACRES MORE OR LESS.

MASTER SITE PLAN NARRATIVE

THE PROJECT IS LOCATED ON THE NORTH SIDE OF COPANS ROAD, ABUTTING THE FLORIDA TURNPIKE RIGHT-OF-WAY. IT IS IDENTIFIED AS BROWARD COUNTY PLAT NO. 1, COMPRISED OF THREE PARCELS, LISTED AS:

- MAIN PARCEL: PROPERTY ID 484228070040
- NORTHWEST PARCEL: PROPERTY ID 484221000201
- EAST PARCEL: PROPERTY ID 484221000221

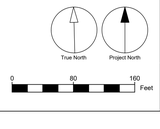
THE EXISTING WEST COPANS OPERATIONS AND MAINTENANCE FACILITY CONSISTS OF APPROXIMATELY 27 ACRES, INCLUDING 25.5 ACRES FOR THE EXISTING FACILITY AND 1.5 UNDEVELOPED ACRES. IT IS LOCATED WITHIN THE MUNICIPALITY OF POMPANO BEACH AND IS ZONED INDUSTRIAL. THE BROWARD COUNTY TRANSPORTATION DEPARTMENT BEGAN OPERATING AT THIS PROPERTY IN 1988. THE PROPERTY IS NOW IN NEED OF UPDATES TO THE BUILDINGS AND GROUNDS BASED ON AN INCREASE IN PERSONNEL AND BUSES. THE SECURITY AND ENERGY EFFICIENCY OF THE PROPERTY WILL BE UPDATED FOR CONTINUED OPERATIONS AT THIS FACILITY.

THE BROWARD COUNTY COPANS REGIONAL TRANSIT CENTER IS LOCATED AT 3201 W. COPANS RD., POMPANO BEACH, FL 33066. IT IS BORDERED ON THE SOUTH BY WEST COPANS ROAD AND A PRIVATE INDUSTRIAL PROPERTY, TO THE WEST BY THE FLORIDA TURNPIKE, TO THE EAST BY BLOUNT ROAD, AND TO THE NORTH BY AN ADJACENT NATURAL AREA. THERE ARE FOUR (4) EXISTING BUILDINGS ON-SITE, WHICH HAVE VARIED USES, FROM BUS MAINTENANCE AND BUSINESS OPERATIONS TO TRANSIT SCHEDULING AND INFORMATION TECHNOLOGY TO FUELING AND WASH SERVICES. THERE IS AN EXISTING TWO-STORY MAINTENANCE AND OPERATIONS BUILDING. AN EXISTING BUS WASH BUILDING AND REFUELING BUILDING BOTH OF WHICH ARE ONE-STORY IN HEIGHT. ADDITIONALLY, THERE IS AN EXISTING TWO-STORY BUILDING WHERE ADMINISTRATION, IT AND TRANSIT SCHEDULING STAFF ARE CURRENTLY HOUSED. TWO (2) BUILDINGS, WHICH WERE PREVIOUSLY DEMOLISHED IN PREPARATION FOR THIS SITE REDEVELOPMENT PROJECT, INCLUDED AN ADMINISTRATION BUILDING AND AN OPERATIONS BUILDING. A 1.5-ACRE CYPRESS WETLAND AREA, LOCATED ON THE EAST SIDE OF THE PROPERTY, WILL NOT BE DEVELOPED OR IMPACTED BY THE PROPOSED SITE IMPROVEMENTS, WHICH INCLUDE A NEW MAINTENANCE & OPERATIONS BUILDING (BUILDING 1) AND A FUTURE BUILDING (BUILDING 5).

BUS PARKING WILL BE PROVIDED ON THE ROOF OF THE PROPOSED MAINTENANCE BUILDING, AS WELL AS IN TWO RESERVED SURFACE PARKING AREAS. PASSENGER VEHICLES PARKING IS PROVIDED ALONG THE WEST PARCEL, TOGETHER WITH FLEET PARKING LOCATED TO THE NORTH OF THE WEST BUS PARKING AND WEST OF THE MAINTENANCE BUILDING.

SITE SECURITY WILL BE PROVIDED BY MEANS OF FENCING, LIGHTING AND MANNED GUARDHOUSES.

REFER TO SHEET MSP1.10 FOR SITE PHASING PLAN.



CLIENT
BROWARD COUNTY Transit
1 N University Dr, Plantation, FL, 33324

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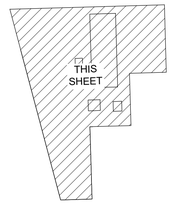
Arcadis Professional Services (USA) Inc.

ISSUES

No.	DESCRIPTION	DATE
A	SCHEMATIC DESIGN	2023-08-31
B	DD RELEASE	2024-03-29
C	DRC RELEASE	2024-05-29
D	50% CD PRICING RELEASE	2024-07-17
E	80% CD RELEASE	2024-10-14
F	DRC #3 RESUBMITTAL	2024-11-13
G	100% CD RELEASE	2024-12-16
H	ISSUED FOR SPA - MOD	2025-11-12

NOT FOR CONSTRUCTION

KEYPLANS



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SEAL

Patricia F Ramudo
Digitally signed by Patricia F Ramudo
Date: 2025.11.13 10:43:00 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND DATED WITH THE ORIGINAL SEAL OF PATRICIA F. RAMUDO, FLORIDA P.E. #35798 FOR THE FIRM.

PRIME CONSULTANT

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tel 561 393 6555
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ENGINEERS CERT. OF AUTH. #2966
LANDSCAPE LC #0000270

PROJECT
COPANS TRANSIT OPERATIONS FACILITY
3201 W Copans Road
Pompano Beach, FL

PROJECT NO:
136677

DRAWN BY:	CHECKED BY:
CMP/JAR	PFR
SCALE:	APPROVED BY:
1" = 80'	PFR

SHEET TITLE
MASTER SITE PLAN

SHEET NUMBER
MSP1.0

ISSUE
H

SCALE IS ONLY VALID WHEN PLOTTED AT 36x24

2023-08-31

Plotted: Thursday, November 13, 2025 9:41:52 AM by Pierce, Chris
Last Saved: November 13, 2025, by pierceca5438
File Location: C:\Users\pierceca5438\ARCADIS\136677 Copans Transit Operations Facility - Internal Documents\7.0_Production\7.03_Design\04_Civil\Sheets\136677-SP.dwg