

Broward County

Copans Transit Operations Facility

PZ25-12000042 - Project Narrative

January 15, 2026



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Arcadis Project Number 136677

Copans Transit Operations Facility
Minor Site Plan & Building Design
(Amendment of Major Site Plan & Building Design PZ 24-12000005)
Minor Site Plan Review – Project Narrative - PZ25-12000042



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MINOR SITE PLAN & BUILDING DESIGN APPLICATION - PZ25-12000042 (Amendment of Major Site Plan & Building Design PZ 24-12000005)

For the purpose of this narrative, Building 5 will be referred to as the "Training and Command Center Building" or "TCCB-5." TCCB-5 is an integral component of the major site plan (PZ 24-12000005) for the planned redevelopment of the Broward County Transit (BCT) Copans Road Transit Operations Facility.

The TCCB-5 will be a new two-story, core and shell new construction project (total 20,806 sf) that will provide spaces for training with bus driving simulators and in-person training classes for different skilled employee groups. In addition, the other function will be to allocate part of the operations functions currently performed in Building 4. Please note this site plan modification/ submission limits Building 5 – Training and Command Center Building, documentation to Core and Shell + Level 01 Upfit only. Due to project phasing and construction sequences, the second floor Command Center program is a future phase and permit.

It will be structured as a steel column + beam with cmu walls non-combustible construction type of II-B, selected to minimize required ratings between uses. The building's primary occupancy, as defined by Chapter 3 of the building code, will be Business, with accessory occupancies of A-3 Assembly.

TCCB-5 will be fully sprinklered, with a specialized dry/pre-action system provided for the future second-floor command center. The Building is planned as non-separated mixed use. Certain spaces over accessory 10% and select additional owner request spaces (beyond code) will be separated. Additional fire rating separations are anticipated between unlike spaces and between unlike uses.

Given its coastal location in a high-velocity hurricane zone and its future, second floor command (later phase and permit) and future use as a 24-hour emergency operations facility, TCCB-5 is being designed with Risk Category IV and critical facility features. Redundant infrastructure and systems will be included to ensure continuous operation during events like hurricanes or flooding, with all critical system planning requiring client approval and early coordination.

The redevelopment will modernize the facility to support the Broward County Transit's (BCT) mission for safe, efficient, and reliable transit services. TCCB-5 will provide space for staff training, command operations, and administrative support, meeting both current and future needs per the site development plan.

Level one is dedicated to business and training center functions (9,683 SF). Spaces include: two large split training rooms, standard training rooms, three simulation rooms, a computer lab, small break room and vestibule, large conference room, circulation and support areas, and a mechanical room (10'x12') for the air handler with exterior louvers. Additionally, we have structured a shelter in place redundant structure within the NE simulator room in event of emergency compliance with ICC 500.

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Level two:

Command Center (future phase, fit-out, and permit) is limited to a cold, dark shell Day 1 (this site plan modification/ submission) with key infrastructure coordinated for future phase.

Location: 3201 W. Copans Road, Pompano Beach, FL 33069

Parcel: 484228070040 (Main), 484221000201 (NW), 484221000221 (E)
 (major site plan PZ 24-12000005)

Total Site area: 26.979 acres

Zoning:

No change is proposed
 Current: 1-1 (General Industrial)
 Proposed: 1-1 (General Industrial)

Land Use Designation:

No change is proposed
 Current: I (Industrial)
 Proposed: I (Industrial)

Zoning Context for Building 5:

(As defined by city of Pompano Beach Code (155.4101 Principal Use Classification System)

No change is proposed
 Current: IN (Institutional)
 Proposed: IN (Institutional)



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Use classification for entire site plan from major site plan (PZ 24-12000005):

The proposal to update Copans Transit Operations Facility has two principal uses: Government maintenance, and Professional Office. The site is located in the Industrial 1-1 where these two uses are permitted as principal uses.

The Appendix A (Consolidated Use Table) describes how the proposed uses are permitted. Under the City of Pompano Beach Code (155.4101 Principal Use Classification System), there are three levels of uses: Use classifications, Use categories, and Use Types. The first level, Use classification (or general classification), for both principal uses is Industrial Districts - 11. Then, the second and third level for grouping uses can be seen in the table below, which is an extract of Appendix A applied to the project:

PROPOSED USES	GOVERNMENT MAINTENANCE	OFFICE
Use category (major sub-group)	Government uses	Office uses
Use Type (specific)	Government maintenance, storage, or distribution facility (Permitted Principal Use)	Professional Office (Permitted Principal Use)

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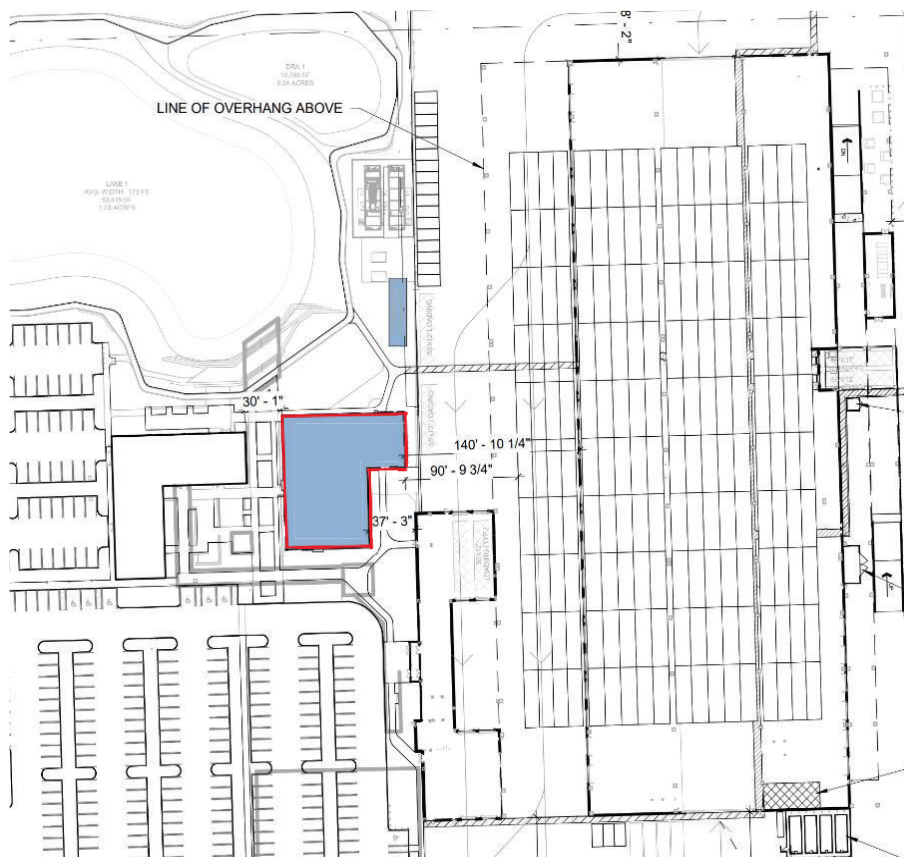
Surrounding Property Information:

North: Lake 1, dry retention area (northwest views will provide outdoor seating areas, implementing the principles of biophilia, giving to some interior spaces an integrated extension to the exterior through the views of these green spaces and proposed activities (part of PZ 24-12000005)

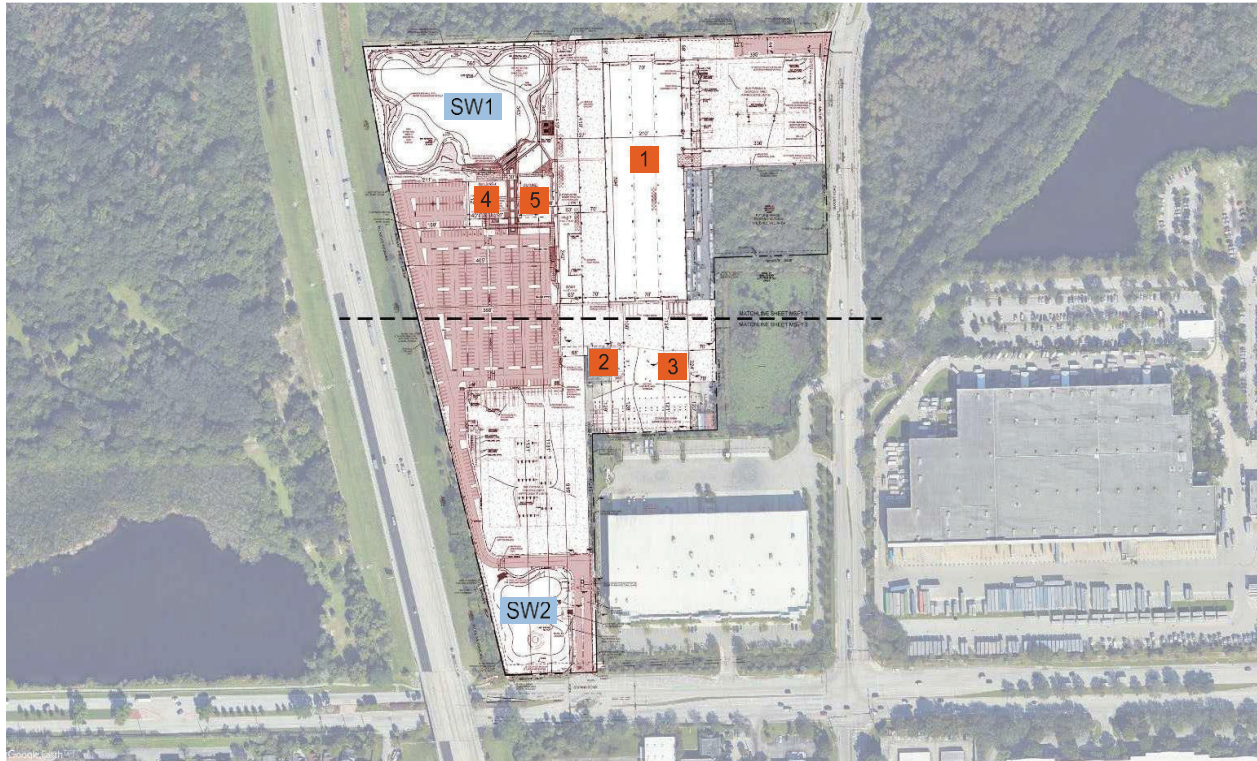
East: Building 1: New Maintenance and Operations Building (bus maintenance, repairs, charging, material management, new path-through wash area, part of PZ 24-12000005)

South: A covered canopy connects the three main buildings (part of PZ 24-12000005)

West: The existing Operations Building 4 (to be renovated and updated, part of PZ 24-12000005)



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Proposed Site Plan

■ Buildings

■ Storm Water Retention Areas

Proposed Buildings:

On the site there are three existing buildings that will remain: Building 2 (Existing Fuel Building), 3 (Existing Vehicle Wash Building), and 4 (Existing Administration Building). The proposed buildings are Building 1 and 5 as follows:

Building 1 Maintenance and Operations Building, which will provide bus maintenance, repairs, charging and materials management, as well as the revenue collection (Vault) and a new pass-through wash area. (is a part of the major site plan PZ 24-12000005)

Building 4: This is an existing Administration building that is to be renovated and updated. (is a part of the major site plan PZ 24-12000005)

Building 5: This was previously identified as a future building, but which now is incorporated into proposed construction

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Proposed site improvements:

A range of sustainable design strategies will be incorporated to enhance the quality of the site and its surrounding neighborhood. These initiatives align with BCT's commitment to significantly reducing pollutant emissions from the public transportation sector and supporting the County's broader sustainability and resiliency goals.

With a focus on urban wellness, courtyard, integrated into the pedestrian circuit, will further promote active lifestyles by providing recreational opportunities for both employees and visitors. A covered canopy will connect the three main buildings, encouraging walkability and social interaction.

Buildings 4 and 5, oriented toward the northwest views, will offer outdoor seating areas that embrace biophilic design principles. These spaces will create a seamless connection between indoors and outdoors, allowing interior areas to extend visually and functionally into the surrounding green landscape and activity zones.

Additional site improvements are described below:

- Site security controls
- Site and interior building security enhancements consistent with Crime Prevention through Environment Design (CPTED) Guidelines
- Site lighting
- Landscaping enhancement
- Storm water drainage
- Site circulation
- Superior architectural design
- Innovative fire protection
- Sustainability and resilience

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Compliance with the Zoning Criteria:

City of Pompano Beach Code 155.210.13 INSTITUTIONAL (IN)

Purpose:

The Institutional Zoning District is established to accommodate public, semi-public, and private facilities that provide essential services to the community. Its primary purpose is to designate appropriate locations for institutions that serve the public's needs in areas such as education, health care, government, religious practice, and community enrichment.

Principal Use Type:

Institutional – Training and Administrative Facility

Details:

- **Primary Function:**
 - Provides training spaces for Broward County Transit employees, including bus driving simulators and in-person classroom instruction for various skill groups.
 - Houses administrative and command operations previously located in Building 4.
- **Zoning Context:**
 - The building is proposed within an Institutional zoning district, which is intended for public service facilities such as schools, government offices, and training centers.
- **Occupancy Classification (per chapter 3 Florida Building Code):**
 - Primarily Business occupancy (for administrative and training uses), with accessory Assembly occupancy (for classrooms and group activities).

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Previous Approval and Compliance:

A DEVELOPMENT ORDER ISSUED BY:
Planning and Zoning Board/ Local Planning Agency
Planning and Zoning # 24-12000005

The following conditions to which the Applicant has agreed to comply with:

21. The remaining condition of approvals for the last approved site plan shall remain as part of this approval.
- a. 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 meet this requirement.
 - b. For projects 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.
 - c. The three subject folios shall be unified as one with a Unity of Title as one development site, prior to building permit approval.
 - d. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - i. The applicant shall provide evidence of compliance for the 12 points used for the Sustainability Narrative as submitted to the DRC in accordance with Table 155.5802: Sustainable Development Options and Points.
 - ii. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - iii. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - iv. A copy of the CPTED plan/narrative as approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.



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Plans updated since PZ24-12000005: Issue “I”

ARCHITECTURE:

5G00 – Cover Sheet
5G01- Street Visual Section
5G003 – Code Summary Data
5A101 – First Floor Plan
5A102 _ Second Floor Plan
5A103 – Roof Plan
5A201 – Building Elevations
5A301 – Building Sections

CIVIL:

MSP1.0 – Master Site Plan
MSP1.1 – Site Plan (NW)
MSP1.2 – Site Plan (SE)
MSP1.3 – Refuse Circulation Plan (NE)
MSP1.4 – Refuse Circulation Plan (SE)

MSP1.7 – Building and Bus VUA

MSP1.9 – Pervious Exhibit

MSP1.10 – Master Phasing Plan

C0.0 – Cover Sheet

C3.0 – Master Erosion Control Plan

C3.2 – Erosion Control Plan

C4.0 – Master PGD Plan

C4.1 – PGD Plan

C4.2 – PGD Plan

C4.2A – Courtyard PGD Plan

C4.3 – PGD Plan

C5.0 – Master W&S Plan

C5.2 – W&S Plan

C5.3 – W&S Plan

C6.0 – Master PMS Plan

C6.2 – PMS Plan

C6.3 – PMS Plan

C6.5 – Monument Signage Plan

LSP1.0 – Master Life Safety Plan

LSP1.2 – Life Safety Plan

LSP1.3 – Life Safety Plan

LSP1.4 – Life Safety Plan

CPTED-PUBLIC SAFETY:

PS1.2 – Public Safety and Security Plan NW

PS1.3 – Public Safety and Security Plan S

PS1.5a through q– Public Safety and Security Details (new sheets)

5PS1.0 – 1st Floor Training Building

5PS1.1 – Roof Training Building

LANDSCAPE:

L1.02 – Landscape Materials – NW

L1.03 – Landscape Materials – S

L3.0 – Landscape Planting Master Plan

L3.2 - Landscape Planting NW

L3.3 – Landscape Planting S

L3.4 – Landscape Planting Schedule and Code Compliance

L4.01 – Landscape Enlargements

L5.01 – Hardscape Details

L6.01 – Landscape Materials Schedule

TM 1.0 – Tree Management Master Plan

TM1.3 – Tree Management Plan S

TM1.4 – Tree Management Disposition List

TM1.6 – Tree Management – Removal and Replacement

IR1.0 – Irrigation Master Plan

IR1.1 – Irrigation Plan NE

IR1.2 – Irrigation Plan NW

IR1.3 – Irrigation Plan S

IR1.4 – Irrigation Details

HARDSCAPE:

GL0.00 – Sheet Index

GL0.01 – Legends

PHOTOMETRIC:

1E100.1 – Site Lighting Photometrics

1E100.2 – Site Lighting Photometrics