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Broward County

Copans Transit Operations Facility

Project Narrative

November 13, 2025



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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

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MINOR SITE PLAN & BUILDING DESIGN APPLICATION (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: 3210 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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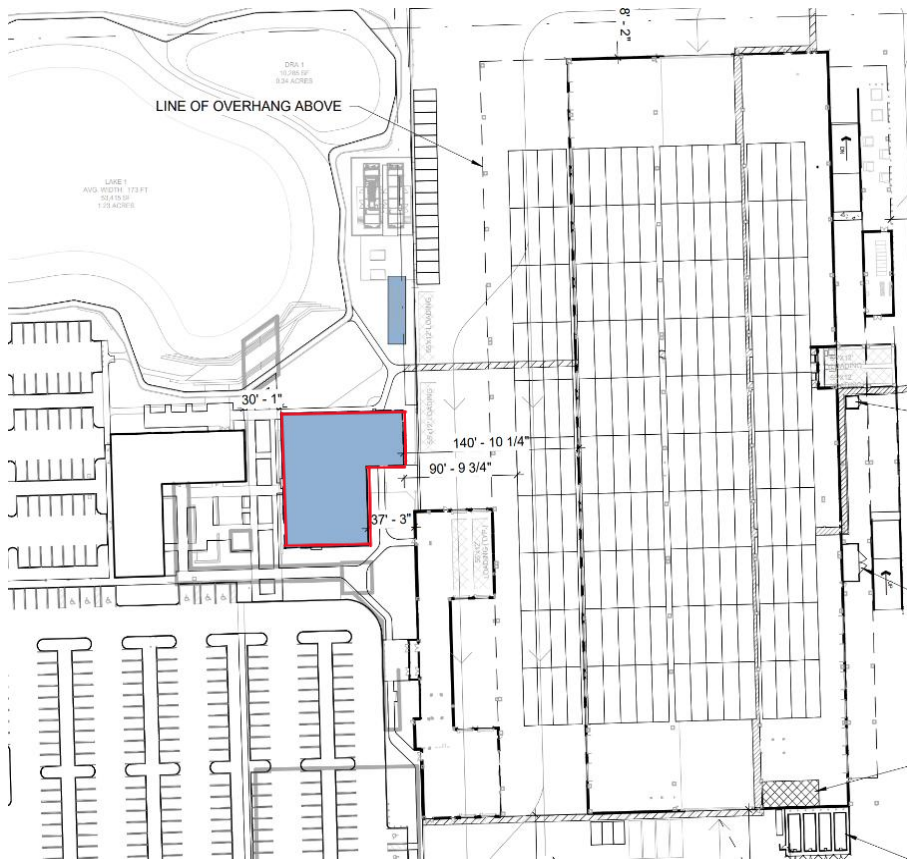
Surrounding Property Information:

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)

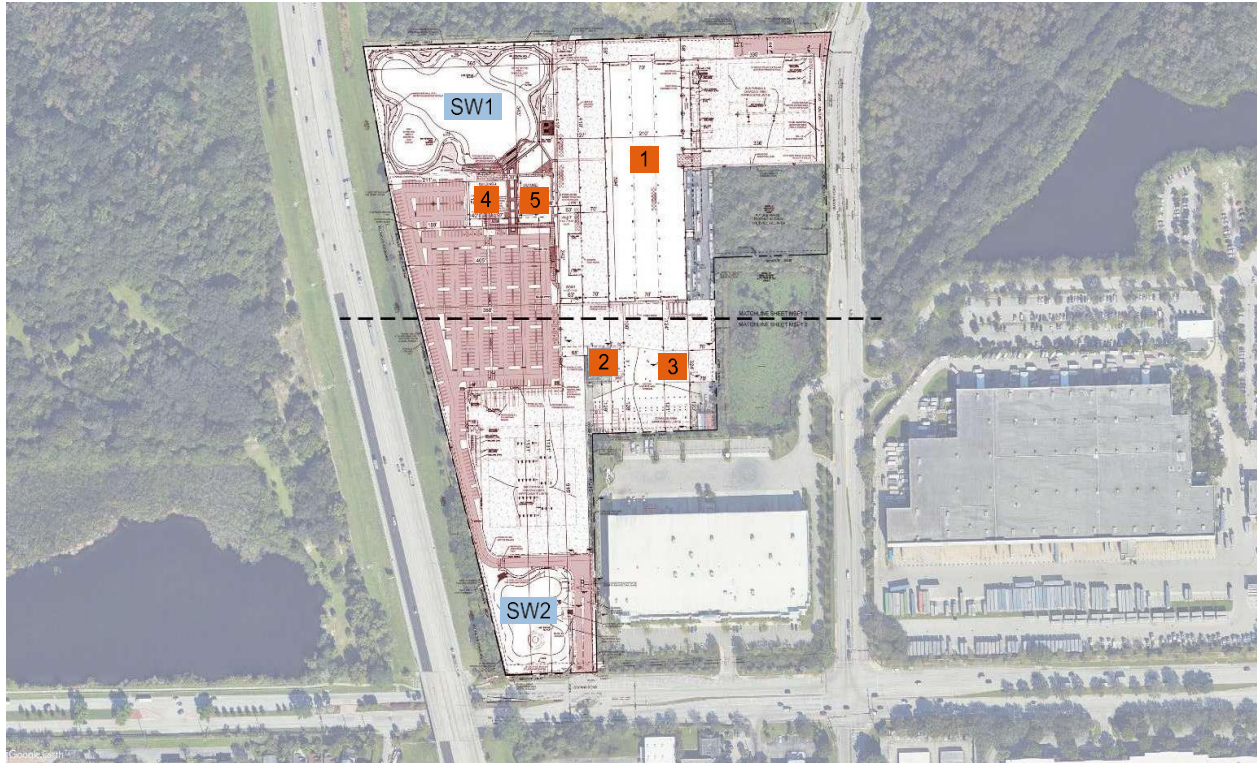
East: Building 1: New Maintenance and Operations Building (bus maintenance, repairs, charging, material management, new path-through wash area, part of PZ 24-12000005)

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 building 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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The zoning Criteria compliance is demonstrated in the table below:

SITE DATA TABLE					
1 DEVELOPMENT REGULATIONS					
A	PROPERTY OWNER	BROWARD COUNTY BOARD OF COUNTY COMISSIONERS			
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
A	BUILDING HEIGHT	45'	71'		ZONING ART 3-PART 4-SECTION 155.3402-C
B	BUILDING SETBACKS	REQUIRED	PROPOSED BLDG	BUILDING	REMARKS
B.1	FRONT (SOUTH, COPANS ROAD)	25'	212'	S. GUARD HOUSE	Proposed 71' height is permitted per approved Variance PZ #24-11000008
B.2	REAR (NORTH)	30'	14'	N. GUARD HOUSE	Proposed setback reduction is permited 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	
B.5	SIDE (WEST)	10'	185'	EX. BLDG #4	
B.6	SIDE INTERIOR (SOUTH)	10'	129'	EX. BLDG #2	Proposed setback reduction is permitted per approved Variance PZ#24-11000008
B.7	SIDE INTERIOR (EAST)	10'	5'-2"	S. GUARD HOUSE	
C	MINIMUM LOT SIZE	10,000 SF			
D	FLOOD ZONE	AH/AE/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'	5' MIN	20'	ZONING ART 5- PART 2 TABLE 155.5203.F.3
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'	
E	SIDE INTERIOR (SOUTH)	10'	4.2' MIN	10'	
F	SIDE INTERIOR (EAST)	10'	5.3' MIN	10'	
G	VEHICULAR PARKING LANDSCAPE BUFFERS	20' RD 10' INTERIOR	VARIES	16' MIN	ZONING ART 5- PART 2 TABLE 155.5203 (D)
H	VEHICULAR PARKING TO BLDGS LANDSCAPE BUFFERS				
H.1	BUILDING #1	8' EA/15'BLDG H	NONE	NONE	ZONING ART 5- PART 2 TABLE 155.5203 (D) (5) (A)
H.2	EX. BUILDING #2	8' EA/15'BLDG H	NONE	NONE	
H.3	EX. BUILDING #3	8' EA/15'BLDG H	NONE	NONE	
H.4	EX. BUILDING #4	8' EA/15'BLDG H	MINIMAL (S&E)	16'	
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	

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5	GROUND LEVEL BUILDINGS AREAS					
	ALLOWED/REQ.	SF	ACRES	PERCENT	REFERENCE	
	65%	763,890.40	17.54	65%	ZONING ART 3-PART 4-SECTION 155.3402-C	
		PROPOSED				
		SF	ACRES	PERCENT		
GROUND LEVEL (LOT COVERAGE)						
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		6587	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	13.95'
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	13.91'
BUILDING #5	37'-8"	20,806	9,683	11,123	N/A	15.0'
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	170,061	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)		173,603	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%	ZONING ART 3-PART 4-SECTION 155.3402-C	
		PROPOSED				
A FUTURE PARCEL		68,433	1.57	5.82%		
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	ZONING ART 5-PART 1- TABLE 155.5102.D.1	
EX. BUILDING #4: GOVERNMENT MAINTENANCE FACILITY	1/600 SF	24	N/A	28		
BUILDING #5: OFFICES/ADMIN	1/300 SF	69	N/A	65		
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		183		446	(2+%) - 2010 ADA STANDARDS - TABLE 208.2 MIN. PARKING SPACES	
ADA PARKING SPACES		4		12		
TOTAL PARKING				458		
EV PARKING:						
EV CHARGING PARKING SPACE (EV READY)		2		2	FBC 2023- EC - APP.CC. TABLE CC103.2	
EV CHARGING FUTURE PARKING SPACE (10%)		17		45	FBC 2023- ENERGY CONSERVATION - APPENDIX CC	
10	LOADING BERTHS					
	TOTAL SF	REQUIRED	PROPOSED	BUILDINGS	REFERENCE	
CLASSIFICATION/CATEGORY						
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					
	TOTAL AVG. DAILY WATER (GPD)	TOTAL AVG. DAILY SEWER (GPD)				
BUILDING						
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				



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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:

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 meet this requirement. **Response: The proposed pervious area is 23.5% and is noted on the Site Data Table, Sheet MSP1.0.**
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). **Response: The proposed parking spaces have been modified to provide the terminal landscape islands and landscape median. This results in a loss of parking spaces but the total standard parking provided is 446, which is in excess of the 182 required.**
3. For 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. **Acknowledged**
4. The three subject folios shall be unified as one with a Unity of Title as one development site, prior to building permit approval. **Acknowledged.**
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 12 points used for the Sustainability Narrative as submitted to the DRC in accordance with Table 155.5802: Sustainable Development Options and Points. **Evidence of compliance is provided in the Project Narrative and is a total of 23 points, exceeding the required 12 points.**
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan. **Acknowledged.**
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City’s Urban Forestry Division. **Acknowledged.**
 - d. A copy of the CPTED plan/narrative as approved by the Broward Sheriff’s Office must be submitted for Zoning Compliance Permit approval. **Acknowledged.**