



Staff Report

File #: LN-525

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MARCH 4, 2026

OLD CASTLE ACCESS AND SITE IMPROVEMENTS

Request: Minor Site Plan
P&Z# 23-12000032
Owner: Oldcastle APG South Inc
Project Location: 1200 NW 18th Street
Folio Number: 484227480010
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: John Tice
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

Summary:

The applicant is requesting a Minor Site Plan approval to remove the proposed and approved construction of a new vehicular access from Andrews Avenue to the property. The proposed driveway will not be constructed, and no pedestrian access will be provided. The additional landscaping will be added. Also, a new 18,400 sf. outdoor storage (as accessory use) has been removed, making unnecessary the relocation of 15 parking spaces to the north of the property. The proposed modifications do not include any building addition or alteration.

Staff Conditions:

PLANNING

Max Wemyss | max.wemyss@copbfl.com <<mailto:max.wemyss@copbfl.com>>
Status: Authorized with Conditions

1. Land use for this parcel is Industrial (I), and the proposed use is permitted in the land use category.
2. The city has sufficient capacity to accommodate the proposal.

ZONING

Diego Guevara | diego.guevara@copbfl.com <<mailto:diego.guevara@copbfl.com>>
Status: Pending Resubmit

Provide a written response to all comments issued.



1. Provide an updated narrative describing the changes proposed. Describe what elements of the approved plans are modified or completely removed.
2. A unity of title or Cross Access Agreement must be provided.
3. Revise and coordinate all the proposed change in all plans and drawings. Architectural and Civil plans must match.
4. Revise and update the Intensity and Dimensional Standards Chart.
5. Update the VUA calculation provided.
6. The driveway built connecting the two parcels shall meet the minimum the minimum width required by the Code along all its extension. This is an operative two-way. Therefore, it must be 24 feet wide.
7. The driveway additional width shall not be used as outdoor storage.
8. Provide the required landscaping along the driveway, as required.
9. A landscaping plan showing the existing and proposed landscaping areas showing the entire parcel is also needed.
10. Sec. 155.5203.D Requires the provision of perimeter landscaping strips. Revise and comply.
11. Sec. 155.5302.D Requires to provide landscaping on all vehicular use areas. Furnish the require calculations and illustrate in the proposed landscaping plan as needed.
12. Provide the Type C buffers as required by Sec. 155.5303 - Perimeter Buffers and Table 155.5203.F.3 Required Buffer Types and Standards.
13. Provide new trees in the existing landscaping bays along the west parking area.
- 14. All existing barb wire of the perimeter fence must be removed.**
15. No outdoor storage is allowed.

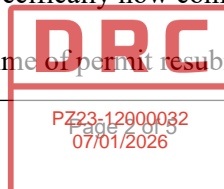
Additional comments may be render upon resubmittal.

LANDSCAPE

Wade Collum | wade.collum@copbfl.com <<mailto:wade.collum@copbfl.com>>

Status: Pending Resubmit

1. No comment response sheet was found addressing last round of comments.
2. No changes have been made to address previous comments.
3. Where is the new landscape sheet addressing the unpermitted drive aisle on the East side.
4. Note on landscape plans and irrigation plans. As per 155.5203.B.5.a thru e: Provide a NOTE; a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap.
5. Note on landscape plans and irrigation plans. Provide bubblers for all new trees and palms, staff could not locate bubbler callouts, please just provide a note on each individual sheet so as to not muddy the plan.
6. Revise Sheet 9.8.1 to reflect the previous requirements as shown on original landscape plan sheet #9.9.2 and expand Limits of Work line to include all previous requirements.
7. Show new unpermitted rear drive aisle to connect on the north end to the existing Driveway.
8. Expand Limit of Sod Line further than the base of the trees along East unpermitted drive aisle.
9. Update plant list to incorporate the new line of Oaks along the East unpermitted drive aisle.
10. Provide trees at 1:30' along both sides 13 on both sides.
11. Correct planting detail to reflect the planting hole be 2 ½ - 3 times the size of the root ball to more closely mirror industry best management practices.
12. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.
13. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.
14. All tree work will require permitting by a registered Broward County Tree Trimmer.
15. Provide a comment response sheet as to specifically how comments have been addressed at time of permit submittal.
16. Additional comments may be rendered a time of permit resubmittal.



FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com <<mailto:jim.galloway@copbfl.com>>

Status: Authorized

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com <<mailto:david.mcgirr@copbfl.com>>

Status: Authorized with Conditions

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.
2. Submit / upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.
3. Prior to the approval of the City Engineering Division, the City's Planning and Zoning Division must approve these plans.
4. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements.
5. Submit / upload a City Engineering permit application at time of permit.
6. Submit / upload the 2022 City Engineering standard details for the proposed off-site road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.
7. Submit / upload a sediment and erosion control plan for the subject project.

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com <<mailto:nathaniel.watson@copbfl.com>>

Status:



CRA

Kimberly Vazquez | kimberly.vazquez@copbfl.com <<mailto:kimberly.vazquez@copbfl.com>>
Status: Authorized

The CRA has no objections to the addition of a turn lane and entry.

BSO

Anthony Russo | Anthony_Russo@sheriff.org <mailto:Anthony_Russo@sheriff.org>
M-(954) 709-7006 (Call, Text & Email; No Voicemail)
Status: Authorized

ATTENTION

Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.

A. **CONFIDENTIALITY STATEMENT**

PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"

Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be conspicuously stamped "CONFIDENTIAL" in red to ensure restricted access.

Please submit a CPTED & Security Strengthening Drawing Diagram that depicts the proposed new turn lane entrance from N. Andrews Avenue as indicated in the Old Castle BONSAL Turn Lane Minor Site Narrative pdf document.

BUILDING DIVISION:

Todd Stricker | todd.stricker@copbfl.com <<mailto:todd.stricker@copbfl.com>>
Status: Authorized with Conditions

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.



FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures

2. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

3. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

4. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

5. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

6. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

7. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

