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DEVELOPMENT REVIEW COMMITTEE

Meeting Date: SEPTEMBER 18, 2024

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**NEW TURN LANE & ENTRY COMMENT RESPONSES**

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

**Summary:**

The applicant is requesting a Minor Site Plan approval for the construction of a new vehicular access from Andres Avenue to the property. The proposed driveway will be connected to the existing paved truck circulation. Also, a new pedestrian access will be provided and additional landscaping will be added. The project does not include any building addition or alteration.

**Staff Conditions:**

**PLANNING**

Max Wemyss | [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com) <<mailto:max.wemyss@copbfl.com>>

Status:

**ZONING**

Diego Guevara | [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com) <<mailto:diego.guevara@copbfl.com>>

Status: Pending Resubmit

Provide a written response addressing all comments issued.

1. The scope of work has changed. Revise the narrative as needed. **Response: The narrative letter has been updated to add the scope of the new staging / outdoor storage area as well as the relocation of the parking area to the northeast.**
2. Sec. 155.5101.G.8.a - Vehicle Stacking Space: This section requires uses where vehicles queue up to access a service facility to provide a minimum number of stacking spaces established in Table 155.5101.G.8.a, Minimum Stacking Spaces for Drive-Through and Related Uses. Otherwise, add the following note to the Site Plan: "Gates must be open during hours of operation." The note must be added to the site plan. **Response: This is not a drive through and there is abundant stacking distance for the site use. The new driveway entry will also provide improved circulation through the site. The site has the ability to stack numerous trucks simultaneously as it has though the sites long history.**

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3. The proposed plan reduces the existing parking substantially. Provide an updated parking calculation. If the parking is being relocated, please label it as needed. **Response: A parking calculation is provided on the upper right side of the Site Plan. It accounts for all parking required.**
4. Sec. 155.5302.D Vehicular Use Area Landscaping Requires the provision of landscaping on all vehicular use areas. Show the previously approved VUA landscape and any proposed addition to it. **Response: See landscape sheets for complete landscaping. VUA and buffers all have been considered and the landscape scope increased dramatically to improve the site.**
5. There is an unpermitted driveway connecting the subject property with the abutting parcel located at the south. Include the "proposed" driveway on all the plans, include width dimension and characteristics, VUA landscaping as need. **Response: The added driveway has been added to all plans and has been accounted for with added VUA landscaping. See Landscape sheets.**
6. The applicant must comply with all the standards established for an improvement of the property, which include the compliance with previous approvals and compliance with the current Code requirements. Therefore, it is necessary to address and improve the conditions of the existing interior landscaping. Sec. 155.5203.D.4. - Interior Landscaping Standards requires the provision of the vehicle used area footage calculation, and at least 15% of the area shall be provided and maintained landscaping as per the standards listed. **Response: See Landscape**
7. Provide the Type C buffers as required by Sec. 155.5303 - Perimeter Buffers and Table 155.5203.F.3 Required Buffer Types and Standards. Add notes to the Site and landscaping plans showing the required perimeter buffers and describe according to the option selected. **Response:**
8. Add the following note to the site plan: All existing barb wire along the perimeter fence must be removed. **Response: A note has been added to the site plan on the bottom right stating to remove all barbed wire and razor wire.**
9. The total Outdoor storage as an accessory use, shall not exceed 35% of the total gross floor area of the building(s) containing the principal uses(s) of the lot. Provide the area calculation, and hatch or color code the proposed outdoor storage area include the square footage of the outdoor storage. **Response: The outside storage area is sized to be 35% of the gross building area and is shown as such on the site plan.**
10. Revise Sec. 155.4303.W. Outdoor Storage (as an accessory use). Demonstrate compliance with all the standards listed. **Response: The Accessory Outdoor storage complies with Section 155.4303. W. Buffers, screening, area and is incorporated into the site design. The goods stored there are limited to products made on site.**
11. At the north east corner of the property, add the proposed aluminum rolling gate and fence as needed. **Response: Rolling Gate added.**
12. Provide a civil plan showing the entire property. Use same scale on all drawings. It will facilitate the review and cross reference. Partial civil plan is not acceptable. **Response: The Pavement marking plan shows the whole site. The professional Engineer has provided clear and easily readable plans. The large site must be broken into two sheets. Please accept these as they should be acceptable.**
13. Provide a photometric plan showing the entire property. Partial photometric plans areas are not acceptable. **Response: A photometric plan of the whole site is provided. A number of new poles and wall mounted lights have been added to provide site lighting.**
14. The landscaping, site and civil plans do not match. Revise and coordinate. **Response: The Design team has taken great care in coordinating the Architectural, Civil and Landscape plans using the same cad files.**

**DRC**

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**URBAN FORESTRY**

Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com) <<mailto:wade.collum@copbfl.com>>

Status: Pending Resubmit

1. No new comment response sheet was submitted to address last round of comments.

**KWD: Response sheet was provided but error occurred during uploading.**

2. Plans do not match between LP, Site, and Civils. All plans must match.

**KWD: Plans should all match. We are all using the same base.**

3. There are areas proposed to be affected that are not addressed on the plans (new outdoor storage area proposed).

**KWD: Limit of Work noted on plan sheets.**

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4. The site must match the intent of the original approved plan of record and what is newly proposed, NW corner, south perimeter, building foundation, etc., correct and adjust

KWD: We have addressed the NW corner, south drive aisle new limit of work, and building foundation.

5. Please clarify what is happening in the NW corner labeled on BCPA as Broward County Property.

KWD: Nothing is happening in the NW corner.

6. Please provide parking calculations as it now appears that required parking is now being proposed to be removed for outdoor storage, and new parking proposed that does not match the scope of work as previously submitted and proposed.

KWD: A parking calculation is provided on the upper right side of the Site Plan. It accounts for all parking required.

7. Landscape plan only shows the entrance in part, complete landscape requirements until the driveway meets up with the areas previously approved.

KWD: Limit of Work line expanded to include new driveway to existing driveway.

8. Trees are missing from the north perimeter where new outdoor storage is being done. Dumping dirt piles etc.

KWD: Trees have been added to the north perimeter of new outdoor storage area.

9. It appears that an unpermitted access drive and outdoor storage is taking place connecting the south property along the East perimeter

KWD: Limit of work has now included the access drive at the south property and large trees have been added on both sides of the drive. Please see sheet 009.8.2 L8.2.

10. New plan shall include the foundation plantings along the building on both sides as per the original approved plan of record.

KWD: Foundation planting provided on both sides.

11. Pursuant to Code Section 155.5203.F.3: Provide a perimeter Type C Buffer on the (north, south, east, west) property lines for this site in accordance with the referenced code sections. Show on the plans and clearly note on each sheet and provide a cross section detail.

KWD: A cross-section detail label provided to areas pertaining to Type C buffer opt 1 along Andrews Avenue.

12. Provide a detail on the Landscape Plan or Landscape Notes/Details Plan for the type C buffer on the (north, south, east, west) property lines, and label whether it's option one or option two. Please provide a cross section detail showing the opaque masonry wall with trees on both sides.

KWD: Type C Buffer Opt1 detail added on sheet 009.9-1 L-9.

13. Provide VUA requirements as per 155.5203.D along both sides of new entrance road, large canopy trees @ 1:40'. Until it meets up with previously approved site plan /landscape areas to match scope of work delineated on site plan and civils. All plans must match. Not enough trees on both sides and change out Eagleston to an alternate large canopy tree

KWD: Trees and calculations have been provided on both sides of the new entrance road and spacing to be @1:40' on center. Eagleston replaced with Live Oaks.

14. Provide Street Trees at 1:40' as per 155.5203.G.2.c. for the length of Andrews Ave. there does not appear to be street trees provided, please bold or highlight how the proposed trees meet the requirement

KWD: Label and Bold Circle around canopy trees indicating provided street tree count. Per last DRC meeting, this was addressed and staff will review.

15. Show sod and irrigation for the ROW in this area and a minimum of 10' in from edge sidewalk. Show sod on the plan on both sides of the fence and all other open areas.

KWD: Sod label on all plan sheets and provided in the plant list sheet 009.9-1 L-9.

16. Provide VUA requirements as per 155.5203.D along west side of parking area which is now currently being used as Outdoor storage, as per the original plan.

KWD: Trees and continuous hedge have been added to the perimeter of new outdoor staging area.

17. 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.

KWD: Irrigation Plans provided. Note provided under 1.5 Coordination. See sheet 009.9.1 L-10.

18. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.

KWD: Note added on plan sheets.

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19. 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.

KWD: Note added.

20. Landscaped data table references south property line but plans do not reflect that, clarify.

KWD: Landscape data pertaining to south property line omitted from table and not in Limit of Work.

21. All tree work will require permitting by a registered Broward County Tree Trimmer.

KWD: Noted.

22. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

KWD: Provided.

23. Additional comments may be rendered a time of resubmittal.

**FIRE DEPARTMENT**

Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com) <<mailto:jim.galloway@copbfl.com>>

Status: **Authorized with Conditions**

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) <<mailto:david.mcgirr@copbfl.com>>

Status: **Authorized with Conditions**

**DRC**

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

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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](http://www.pompanobeachfl.gov) under departments /engineering.
7. Submit / upload a sediment and erosion control plan for the subject project.

**NEW COMMENT**

8. Plan sheet 009 1.3 1-4 Irr. Is the 2" watermeter proposed or existing? Please note on plan.

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) <<mailto:nathaniel.watson@copbfl.com>>

Status:

If you have further question, please contact Nathaniel Watson directly.

**BSO**

Anthony Russo | [Anthony.Russo@sheriff.org](mailto:Anthony.Russo@sheriff.org) <<mailto:Anthony.Russo@sheriff.org>>

M-(561) 917-4556 (Call, Text & Email; No Voicemail)

Status: Authorized

**A. \*\*\* CPTED / SECURITY CONSULTANT \*\*\***

The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing.

**B. \*\*\* DISCLAIMER \*\*\***

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

**C. \*\*\*PLEASE NOTE\*\*\***

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the residents, tenants, visitors & all legitimate users of the site.

**D. \*\*\*BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM\*\*\***

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

**DRC**

**FZ28-12000032**  
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**BUILDING DIVISION:**

Todd Stricker | [todd.stricker@copbfl.com](mailto: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.

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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.

**DRC**

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