



Architectural Developers, LLC.

1803 Banks Rd., Margate, FL 33063
Ph. (561) 213-7611 Fax: (561) 771-1731
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SITE PLAN REVIEW STANDARDS

PROJECT: Universal Air & Heat
980 SW 12th Ave
Pompano Beach, Florida
Project No. P&Z 18-12000037

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the comprehensive plan.

R. After the effective date of the Broward County Land Use Plan, the City may grant an application for a development permit consistent with the Broward County Land Use Plan or a certified City land use plan when it has determined that the following requirements are met:

- ***Traffic circulation, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) Florida Statutes and the concurrence management policies included with Goal 8.00.00 of the Broward County Land Use Plan.***
- ***Local streets and roads will provide safe, adequate access between buildings within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.***
- ***Fire protection service will be adequate to protect people and property in the proposed development.***
- ***Police protection service will be adequate to protect people and property in the proposed development.***
- ***School sites and school buildings will be adequate to serve the proposed development***
- ***Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgement that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.21(c)(2).***

The proposed project will meet all the requirements mentioned above in order to follow the guidelines of the comply with the comprehension plan.

AAC

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2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

R. District, Article 3

- **I-1 General Industrial**
- **The proposed development will be a warehouse and the business activities of the warehouse will be completely in line with what Article 3 establishes for this district.**

R. Use, Article 4

- **Industrial: Warehouse, distribution and storage**
- **155.4228 The proposed project's use will be a warehouse, this use is permitted in a I-1 Zone.**

3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intentions found in Section 155.5801, Purpose;

R. The proposed project has been designed to meet all applicable standards of the Sustainable Development Standards of Article 5.

A total of 12 points has been obtained from table 155.5802 Sustainable Development Options such as efficient cooling, the design of the proposed project will meet increased loads of 175 MPH to meet hurricane resistance, permeable parking surfaces and white roof for the warehouse.

4. Complies with all other applicable standards in this Code;

R. The proposed project will be following all applicable standards in this Code.

5. Complies with all requirements or conditions of any prior applicable development orders;

R. The proposed project does not have an applicable development order.

6. Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances;

R. Based on the calculation below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand	941 gallons per day *
Water Treatment Demand	1,117 gallons per day *
Raw Water Demand	1,206 gallons per day *
Park Acreage Required	Not Applicable
School Impacts	Not Applicable

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Transportation

Solid Waste Generation

Transit fees paid to the Broward County to meet concurrency

77 lbs. per day (City has a contract with the Waste Management for disposal of all solid waste through 2022)

***The City has adequate capacity to serve the proposed project.**

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

R. The proposed project provides safe, adequate paved vehicular access within project's boundaries. The project is a single building development with a principle entry/exit on S Andrew Ave. All paving, markings and connection to right of way will follow Local, County State and federal regulations.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

R. The project does not sit within a wellfield protection area, nor hazardous materials will be stored.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;

R. The proposed project follows the crime prevention security strengthening and CPTED standards.

CPTED Principles compliance has been provided on plans. Site and elevations schematics have been designed to provide security mechanisms such as cameras & lighting that will help mitigate crime in line with the CPTED Principles.

10. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

R. The proposed project is not located within the study area boundaries by the Transportation Corridor Study

Oscar Cabeza
Digitally signed by Oscar Cabeza
Date: 2020.09.10 10:53:31 -05'00'

Oscar Cabeza
Architect – AR96758

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