



Architectural Developers, LLC.

1803 Banks Rd., Margate, FL 33063
Ph. (561) 213-7611 Fax: (561) 771-1731
ocabeza@ad-architecture.com

**DEVELOPMENT REVIEW COMMITTEE
ZONING COMMENTS**

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

1. The subject site is not platted. Obtain plat approval or provide a plat determination letter from the Broward County Planning Council prior to permit approval prior to Zoning Compliance Permit approval.

R. Platting will not be required. See attached letter from the Broward County City Council.

2. Provide at least 23 ft wd for the parking aisles, per Table 155.5102.I.1: Dimensional Standards for Parking Spaces and Aisles. Or obtain relief prior to placement for the Planning and Zoning Board meeting.

R. Variance has been granted for 20 feet wide parking aisle. See attached variance, Case No. 19-11000011 & Folio No. 494202000570.

3. Provide a required interior yard setback or obtain relief prior to placement for the Planning and Zoning Board meeting.

R. Variance has been granted, no interior yard setback will be required. See attached variance, Case No. 19-11000011 & Folio No. 494202000570.

4. Plans indicate that the proposed warehouse will be constructed in two phases. Provide a phasing plan depicting site and landscape conditions post Phase I and pre-Phase 2.

R. The proposed warehouse will be constructed in one phase. One warehouse of 6,000 square feet. Sheet ST.2.

5. Add a legible note of "no outdoor storage" on the Site and Landscape Plans.

R. "no outdoor storage" note has been provided on plans. Sheet ST.2.

6. Remove the zoning letter of the parking requirement. It is not relevant to the proposed use.

R. Acknowledged. Letter has been removed.

7. Emailed to Paola to confirm the recorded new access easement agreement on Feb 7th whether it requires the City's review. A new recorded Easement and Agreement must be reviewed by staff.

R. A new recorded easement agreement has been reviewed and approved.

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8. Provide the updated survey illustrating all recorded access easements (new and old) for the verification purpose. A newly recorded Easement and Agreement is submitted, but staff was not involved in the process of the Agreement.

R. Updated survey has been attached.

9. Revise the dumpster enclosure details on sheet A.6, as required in Section 155.4302.C.3, Screening of Commercial Containers. Also, staff recommends providing space by raising gates for the site security purposes.

3. Screening of Commercial Container

- a. *Commercial containers shall be screened on three sides by a durable, sight-obscuring walls constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate.*

R. / Dumpster enclosure has CBS walls and metal gate as per requirements. Sheet A.6.

- b. *If a container is one regularly accessed by pedestrians, the required walls shall include an opening at least three feet wide for pedestrian access. This pedestrian opening shall be screened from view by an "L"-shaped extension of a screening wall.*

R. / Pedestrian opening has been provided for the dumpster enclosure. Sheet A.6.

- c. *The height of the screening walls and gate shall be at least six inches higher than the height of the container.*

R. / Acknowledged. Height of standard container is 6'-7', height of enclosure will be 8'. Sheet A.6.

- d. *Where the container is located next to a building wall, the building wall may serve as a screening wall, and the other screening walls or fences shall incorporate at least one of the primary materials or colors of the adjacent building wall.*

R. / Container is not located next to a building wall.

- e. *The external sides of walls screening a commercial container shall have a "finished" surface (e.g., textured or painted) and shall be landscaped to soften their visual impact in accordance with Section 155.5302.F.3, Fence and Wall Landscaping.*

R. / External sides of wall will have a stucco finish as shown on plans. Sheet A.6.

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10. The proposed future generator shall be screened pursuant to Section 155.5301. A. 2. All exterior mechanical equipment including a generator shall be screened, pursuant to Section 155.5301. A. 2.

R. Hedges have been provided for the screening of the future generator. Sheet ST.2.

11. Add a note on the site plan and landscape plan legibly that the use of the proposed development is a Contractor's Office.

R. Note has been provided on plan. Sheet ST.2.

12. Provide detail information including the recordation and location of CROSS PARKING AGREEMENT in the Site Information table on the Site Plan.

R. Information of the Cross-Parking Agreement has been provided on plans. Sheet ST.2.

13. Provide at least seven-foot-wide bike path, pursuant to Sections 155.5101. H, and details of the proposed bike rack, pursuant to Section 155.5102.L. Or obtain relief or waive. Contact staff for further assistance.

R. Seven-foot-wide bike path has been provided. Sheet ST.2.

14. CPTED plan approved by the Broward Sheriff's Office shall be provided for the zoning compliance permit approval.

R. CPTED principles have been provided on plans. Sheet PS.1.

15. Provide details or cut-sheets of 'permeable parking surfaces' as indicated in Sustainable Development Options table. Applicant shall provide evidence that the project will achieve at least twelve sustainable development points, prior to Zoning Compliance Permit approval, per TABLE 155.5802: Sustainable Development Options and Points.

R. Details and cut-sheet of permeable parking surfaces has been attached and provided on plans. Sheet ST.3.
Sustainable Development Points have been provided on plans. Sheet ST.2.

16. Remove the first parallel parking space to comply with at least 25 ft. stacking lane, per Section 155.5101.G.8.b. A stacking lane shall be measured between the edge of the street right-of-way and the entrance into off-street parking areas.

R. 25 ft stacking lane has been provided. Sheet ST.2.

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17. Provide responses to the Site Plan Standards per Section 155.2407.E. Site Plan Review Standards. The response will be included for the Planning and Zoning Board report. 155.2407.E. Site Plan Review Standards: 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:

R. Site Plan Review Standards response has been attached.

Building

18. Provide details or a product cut sheet of the proposed aluminum louvered equipment screen on sheet A.3. A height of the proposed screen shall be equal to or exceeding the height of the mechanical equipment being screened.

R. Details of equipment screen has been provided on plans and product specification sheet has been attached. Sheet A.3.

19. Note that AAC requires original paint color and material samples. A sample board shall be submitted when the plans are requested to be placed for the AAC meeting, and it shall remain for the inspection purpose.

R. Acknowledged. Sample board will be provided for AAC meeting.

20. Provide color renderings of the building exteriors presenting actual color and material schemes. Any features proposed on the building exterior walls and the roof top including security cameras and aluminum louvered equipment screen must be clearly illustrated on elevation plans.

R. Exterior color renderings have been provided on plans. Sheet ST.1.1.

21. Provide the width of the building to verify requirements of the Façade Articulation, pursuant to Section 155.5603.E.

**R. Width of the building has been provided on elevations. Sheet A.4.
Width of building is 53'-0"**

22. Demonstrate the following requirements or revise elevations accordingly if not complying with the requirements.

- a. Requirements of Section 155.5603.F. Entrance. The building entrance shall be clearly defined and highly visible from a street.

R. The building entrance has been clearly defined and is visible from the street. Sheet A.4.

- b. Requirements of Section 155.5603.G. Building Façade Materials.
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The use of vinyl siding aluminum siding, corrugated metal siding, any other metal siding, unfinished or untreated tilt-up concrete panels, or standard single- or double-tee concrete systems as a primary exterior facade material shall be limited.

**R. The Building façade will not use the materials mentioned above.
The façade will have stucco finish. Sheet A.4.**

- c. Exterior mechanical equipment shall be screened as per Code Section 155.5301.A.2.

155.5301.A. 2. A, Roof-Mounted Mechanical Equipment

Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the mechanical equipment being screened.

R. Mechanical equipment will be screened. Sheet A.3.

Lighting

23. Revise the photometric plan, per Section 155.5401.E. Minimum and Maximum Illumination Levels. A minimum of 1 foot-candle shall be provided for vehicular use areas.

R. Photometric plan has been updated to meet requirements. Sheet ST.4.

24. Note that lighting fixtures shall be concealed or shielded with full cut-off style fixture, pursuant to Section 155.5401.G, and wall packs on buildings are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded to direct the light vertically downward and have a light output of 900 lumens or less, pursuant to Section 155.5401.I.

**R. Acknowledged. Wall packs will comply with standards mentioned above.
Wall pack specification sheet has been provided.**

25. Per Section 155.5401.G.1, upwardly-directed lighting used to illuminate all or part of a structure or building facade shall use low-wattage architectural or decorative lighting so that direct light emissions are contained by the structure or facade and not be visible above the building roof line. Provide product cut-sheets for verification and illustrate the proposed lighting on building elevations.

R. Exterior lighting cut sheets have been provided.

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Sign

If the proposed development intends to have multi-tenants, it will be subject to obtaining approval of Master Sign Program, pursuant to Section 155.2416. The Master Site Program requires AAC approval prior to Zoning Compliance Permit Approval.

R. Proposed development will not have multi-tenants.

Oscar Cabeza
Digitally signed
by Oscar Cabeza
Date: 2020.09.10
10:53:15 -05'00'

Oscar Cabeza
Architect – AR96758

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