



Architectural Developers, LLC.

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**DEVELOPMENT REVIEW COMMITTEE
PLANNING COMMENTS**

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

1. Property must have a recorded Plat approved per Section 155.2410 before a Zoning Compliance Permit can be approved for construction of a principal structure on the property. This must be a condition of site plan approval, or the Applicant must provide a Platting Determination letter for this project, from the Broward County Planning Council.

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

2. Section 155.5101.G.7.a.ii. requires two-way driveways to be at least 24 feet wide, as measured between the edges of paving. It does not appear that the driveway meets this requirement.

R. Driveway has been adjusted on plans to show a 24 feet wide driveway. Sheet ST.2.

3. Section 155.5101.G.8.B: requires a minimum stacking lane distance for parking lot entrance driveways, therefore these distances must be identified. The measurements shall be taken from the edge of the street right of way.

R. Stacking lane distance has been provided. Sheet ST.2.

Oscar Cabeza
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by Oscar Cabeza
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Oscar Cabeza
Architect – AR96758

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**PZ18-12000037
10/06/2020**