

# Architectural Developers, LLC.

1803 Banks Rd., Margate, FL 33063  
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## ARCHITECTURAL APPEARANCE COMMITTEE STAFF CONDITIONS

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

1. Plans submitted with the Zoning Compliance Permit are subject to compliance with all applicable Code requirements including but not limited to the DRC comments issued for this site plan.

**R. Acknowledged.**

2. Provide instrument numbers of two recorded access easements applicable to the subject property on the survey or site plan: Instr # 116714543 and CFN# 103508361, OR BK 36466 & PG 1407.

**R. Instrument numbers of recorded easements have been provided on site plan.  
Sheet ST.2.**

3. Revise the dumpster enclosure details to provide opaque gates. Wire gates with plastic slats are not considered a wood or metal gate, pursuant to Section 155.4302.C. 3, Screening of Commercial Containers.

**R. The dumpster enclosure has been updated to meet code requirements.  
Sheet A.6.**

4. Provide a pedestrian path to the side opening of the dumpster enclosure and remove the hedge blocking the opening.

**R. Pedestrian path has been provided on plans. Sheet ST.2.**

5. Revise the measurement for the required stacking lane distance, pursuant to Section 155.5101.G.8.b. A minimum 25-foot stacking lane distance shall be provided, measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of other internal intersecting driveway.

**R. Stacking lane distance has been revised. Sheet ST.2.**

6. Illustrate the proposed louvered equipment screening on the elevations.

**R. Proposed louvered equipment screening has been illustrated on elevations.  
Sheets**

**P&Z**

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**11/18/2020**

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7. Revise the Luminaire Schedule to reflect the proposed site lights shown on the photometric plan.

**R. Luminaire schedule has been updated to reflect the proposed site lights on the photometric plan. Sheet**

8. CPTED plan approved by the Broward Sheriff's Office shall be provided for the Zoning Compliance Permit approval.

**R. CPTED plan has been approved by the Broward Sheriff's Office, refer to the DRC review comments.**

9. The applicant shall provide evidence that the project will achieve at least twelve sustainable development points, pursuant to Table 155.5802: Sustainable Development Options and Points.

**R. Achievement of twelve sustainable development points have been provided on site plan. Sheet ST.2.**

10. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

**R. Acknowledged.**

Oscar Cabeza  
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Fecha: 2020.10.13 16:54:25 -04'00'

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Oscar Cabeza  
Architect – AR96758

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