

**CITY OF PALM BEACH GARDENS
PLANNING, ZONING, AND APPEALS
Agenda Cover Memorandum**

**Meeting Date: November 1, 2011
Petition: PPUD-11-05-000024**

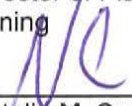
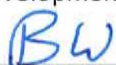

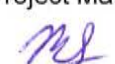

Subject/Agenda Item:

PPUD-11-05-000024 Gordon and Doner Planned Unit Development (PUD)

Public Hearing & Recommendation to City Council: A request from G & D Real Estate Holdings, LLC to rezone from Residential Medium (RM) and General Commercial (CG-1) to Planned Unit Development (PUD) overlay with underlying CG-1 in the Northlake Boulevard Overlay Zone (NBOZ), and approval of a PUD, including six (6) waivers, on the 0.87-acre parcel of land known as the Gordon & Doner property, located at 4114 Northlake Boulevard on the south side of Northlake Boulevard and the west side of Sunset Drive.

Recommendation to APPROVE with 6 waivers

Recommendation to DENY

<p>Reviewed by: Director of Planning & Zoning  _____ Natalie M. Crowley, AICP City Attorney</p> <p>_____ R. Max Lohman, Esq. Development Compliance  _____ Bahareh Wolfs, AICP Assistant Director of P&Z  _____ James Golden, AICP</p> <p>Approved By: City Manager _____ Ronald M. Ferris</p>	<p>Originating Dept.: Planning & Zoning: Project Manager  _____ Martin Schneider, AICP Planner</p> <p><input checked="" type="checkbox"/> Quasi – Judicial <input type="checkbox"/> Legislative <input checked="" type="checkbox"/> Public Hearing</p> <p>Advertised: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Date: 10.21.2011 Paper: Palm Beach Post</p> <p>Affected parties: <input checked="" type="checkbox"/> Notified <input type="checkbox"/> Not Required</p>	<p>Finance: Accountant  _____ Sarah Varga</p> <p>Fees Paid: <u>Yes</u></p> <p>Funding Source: <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Other <u>N/A</u></p> <p>Budget Acct.#: <u>N/A</u></p>	<p>PZAB Action: <input type="checkbox"/> Approved <input type="checkbox"/> App. w/ Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Rec. Approval <input type="checkbox"/> Rec. App. w/ Conds. <input type="checkbox"/> Rec. Denial <input type="checkbox"/> Continued to: _____</p> <p>Attachments:</p> <ul style="list-style-type: none"> • Development Application Package • Concurrency letters • Location Map • Zoning Map • Site Plan • Landscape Plan • Site Plan Area Calculation • Floor Plan and Elevations • Conceptual Improvement Plan • Colored Elevations • Colored Rendering
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EXECUTIVE SUMMARY

The applicant is requesting to rezone from Residential Medium (RM) and General Commercial (CG-1) to Planned Unit Development (PUD) overlay with underlying CG-1 and approval of a PUD on the 0.87-acre parcel of land known as the Gordon & Doner property, located at 4114 Northlake Boulevard on the south side of Northlake Boulevard and the west side of Sunset Drive. The petition proposes to expand the existing three-story office building from 9,611 square feet to 14,680 square feet, an increase of 5,069 square feet, and to provide an additional 17 parking spaces. The PUD includes requests for 6 waivers, needed to meet the requirements of the CG-1 zoning district, the City's LDRs, and the NBOZ regulations.

The applicant has submitted a concurrent request (Petition: CPSS-11-05-000003) for approval of a small-scale amendment to the Future Land Use Map (FLUM) of the Comprehensive Plan. The concurrent petition will amend a 0.26-acre parcel of land, located immediately south of 4114 Northlake Boulevard, from Residential Medium (RM) to Commercial (C). The proposed land use amendment is needed in order for the applicant to provide the necessary parking to support the proposed office expansion. The PUD will total 0.87 acres, and will include the existing 4114 Northlake Boulevard property (0.61 acres) and the vacant parcel undergoing the small-scale land use amendment (0.26 acres).

The proposed PUD will provide for the expansion of an existing office use along one of the City's important commercial corridors. Staff recommends approval of the PUD with six (6) waivers.

BACKGROUND

The subject PUD site is located on the southwest corner of Northlake Boulevard and Sunset Drive, and is comprised of the existing Gordon & Doner office building parcel on the northern portion and a small vacant parcel on the southern portion. The existing three-story office building was developed in 1985. The site was developed when it was within unincorporated Palm Beach County. In 2002, the site was annexed into the City, purchased by Gordon & Doner, and subsequently renovated. In 2007, in response to a code compliance violation for improper pruning of mahogany trees along Northlake Boulevard, the City granted an administrative approval to replace the mahogany trees with royal palms and to upgrade the onsite landscaping.

In 2005, Gordon & Doner purchased the vacant parcel directly south of their property. A one-story residential building, which previously stood on the parcel, was demolished in 2008. The 0.26-acre vacant parcel is needed to supply the required parking for the building expansion. The PUD is necessary to construct the proposed building expansion.

LAND USE & ZONING

The subject site has a Commercial (C) and Residential Medium (RM) Future Land Use designation and a General Commercial (CG-1) and Residential Medium (RM) zoning designation. The commercial portion of the subject site is located within the Northlake Boulevard Overlay Zone (NBOZ). The surrounding land uses and zoning are provided in Table 1 (below). The parcel across Northlake Boulevard to the north of the subject site is a gas station. It has a Commercial land use, Intensive Commercial (CG-2) zoning, and is located within the NBOZ. The parcels directly east and west of the subject site are established retail uses (Divers Direct to the east; Gardens Towne Square to the west) with Commercial land use and CG-1 zoning. Both are located within the NBOZ. The parcel directly south of the subject property is an existing multi-family residential building (one-story triplex), and has an RM future land use designation and RM zoning.

TABLE 1. EXISTING, ZONING, AND LAND USE DESIGNATIONS		
EXISTING USE	ZONING	LAND USE
<u>Subject Property</u> Commercial; Vacant land (Gordon & Doner office building; vacant parcel)	General Commercial (CG-1) within the Northlake Boulevard Overlay Zone (NBOZ); Residential Medium (RM)	Commercial (C); Residential Medium (RM)
<u>North</u> Commercial (Gas station)	Intensive Commercial (CG-2) within the Northlake Boulevard Overlay Zone (NBOZ)	Commercial (C)
<u>South</u> Residential (Multi-family residential building)	Residential Medium (RM)	Residential Medium (RM)
<u>East</u> Commercial (Divers Direct building)	General Commercial (CG-1) within the Northlake Boulevard Overlay Zone (NBOZ)	Commercial (C)
<u>West</u> Commercial (Gardens Towne Square)	General Commercial (CG-1) within the Northlake Boulevard Overlay Zone (NBOZ)	Commercial (C)

The petition will rezone the 0.61-acre CG-1 and the 0.26-acre RM portions of the site into one (1) PUD overlay with an underlying zoning of CG-1 within the NBOZ. The proposed rezoning to PUD/CG-1 is compatible with the surrounding uses and future land use designations based on the proposed concurrent land use amendment petition to change the 0.26-acre parcel to commercial. The change would be compatible with the commercial uses within the NBOZ to the north, east, and west. Compatibility with

the RM properties to the south may be considered a potential concern; however, the City's Land Development Regulations (LDRs) provide regulations designed to protect residential neighborhoods from commercial impacts, including an additional 75-foot minimum perimeter setback between commercial and residential zoning districts, in addition to the 15-foot setback required in the CG-1 zoning district. The PUD proposes a 102-foot rear setback adjacent to the RM district and includes a 6-foot concrete wall within a 15-foot landscape buffer. The wall is setback seven (7) feet from the property line to provide a seagrape hedge along the exterior of the wall.

Combining the two (2) parcels into one (1) PUD reduces the non-conformity of a CG-1 parcel of less than one (1) acre. The current Gordon & Doner building site is 0.61 acres. The total size of the proposed PUD will be 0.87. The site will be replatted as one (1) property. Rezoning the subject site to PUD/CG-1 increases the building's setbacks and lessens the potential impact on the residential property to the south. If the subject parcel maintained its RM land use, a building could be located 10 feet from the south property line, adjacent to the neighboring residential building.

CONCURRENCY/LEVEL OF SERVICE (LOS) ANALYSIS

On July 13, 2011, McMahon Associates, Inc., the City's traffic consultant, completed its review of the revised Traffic Impact Statement and granted the project city traffic concurrency, valid through December 31, 2012 (see attached). On July 22, 2011, the Palm Beach County Traffic Division approved the addition of 5,069 square feet of general office for a total of 14,680 square feet with a build-out date of December 31, 2012 (see attached).

The applicant has demonstrated to the satisfaction of the Director of Engineering, the City's traffic engineering consultant, and staff that the proposed PUD meets the City's level of service standards for water, sewer, solid waste, parks and recreation, police and fire services, and traffic. The Solid Waste Authority and Seacoast Utility Authority provided letters verifying adequate capacities to service the proposed development at their respective adopted levels of service.

PROJECT DETAILS

Project Site

The 0.87 acre site is located on Northlake Boulevard just west of I-95 and falls within the West District of the Northlake Boulevard Overlay Zone (NBOZ). The applicant is requesting to expand a 9,611 square foot office building by 5,069 square foot for a total of 14,680 square feet. The north property line fronts Northlake Boulevard. A 6-foot tall concrete wall is proposed along the south property line to buffer the property from a multi-family residential area. The subject property abuts the Gardens Towne Square shopping plaza on the west and is across Sunset Drive from Divers Direct which lies to the east.

Northlake Boulevard Overlay Zone

The NBOZ was established to implement the objectives of the Northlake Boulevard Corridor Conceptual Streetscape Plan. The NBOZ is a joint agreement between the City of Palm Beach Gardens, the Village of North Palm Beach, the Town of Lake Park and Palm Beach County. This agreement was established to improve the corridor by unifying design and development themes, improving signage along the corridor and redevelopment to improve the area's economic conditions.

The project will expand upon an existing building within the overlay, and will not change the existing façade. Since the expansion is greater than 20 percent of the total project's square footage, the project is required to meet the requirements of the NBOZ. The building does incorporate the architectural features of the NBOZ. The proposed expansion is to the rear of the existing building and is designed to coordinate with the colors and architecture of the existing building. However, extension of the building and the rear elevation lack the architectural detailing of the current building and should be carried around the entire expansion, as described in the Architecture section below.

Site Access

Two (2) access points provide ingress and egress to the site from Sunset Drive. The southern access point will shift approximately 23 feet further south to accommodate the building expansion. Both access drives were redesigned from the previous configuration to accommodate the radii required by the Fire Department for access by emergency vehicles. All drive aisle widths meet City requirements. The amount of stacking provided for the access drives, prior to the nearest intersecting drive aisle or conflicting movement, has not been met by the existing condition or the redesigned parking configuration. Therefore, a waiver has been requested. The details are provided in the Waiver Request section below.

Parking

City Code Section 78-344(l)(1)(b) allows for reduced, 9-foot wide parking spaces for office use in exchange for additional open space (at a ratio of 1.5 square feet for every 1.0 square foot of paved parking). The applicant has provided the required additional open space and has substantially exceeded the amount of open space required overall. Therefore, the reduced parking space width can be granted, subject to City Council approval. Of the 49 spaces provided, 29 parking spaces maintain the 10 foot width, while 16 are the reduced nine (9) foot width spaces, two (2) are parallel spaces, and two (2) are handicapped spaces. Staff supports the request for the reduced parking space size.

Architecture

The current architecture has a clean, modern form, but includes recessed entrances, windows, and planting areas, which add interest to the façade and provide cover from the elements around the building (see photos below). The building is 36 feet high, which meets both the City's CG-1 and the NBOZ height restrictions. The four corners of the building are curved, adding interest to its simple rectangular shape. The exterior is beige colored stucco with sand colored panels that incorporate a diamond design. The

windows are tinted glass. A blue awning, signage, and fountain add emphasis to the building's main entrance on the east façade. The existing architecture, which includes colored panels, recessed elements for entrances and planted areas, an awning, and earthtone colors, is consistent with the NBOZ architectural design standards.

The proposed expansion carries the beige stucco walls and tinted windows around the back of the building. However, pre-cast panels are not included on the new sides or the rear of the expanded building. In order to break up the plain façade of the expansion, matching pre-cast panels should be added to the extended side elevations and new rear elevation. This added design element will provide the expanded building with true four-sided architecture, as required by the NBOZ for buildings per City Code Section 78-227.



Front (north) façade – incorporates light colored pre-cast panels with the diamond design and recessed windows



Rear (south) façade – incorporates light colored pre-cast panels with the diamond design



West side – features recessed groundfloor windows and covered entranceway.



The east side façade includes an awning over the main entranceway.

Signage

The applicant is not proposing any changes to the existing signage.

Landscaping/Buffering

The 0.87 acre site is 75 percent impervious and 25 percent pervious open space; a minimum of 15 percent open space is required by City Code. The proposal also exceeds the minimum amount of landscape points required. A landscape buffer is provided around the entire parcel. Due to existing site conditions, the buffers along the north and west are narrow and do not meet NBOZ requirements. However, the proposed building expansion does not alter these existing site conditions. In addition, the applicant is providing additional landscaping in the west buffer and in the Northlake Boulevard shoulder to enhance the site. The applicant has requested one (1) waiver to the minimum landscape buffer requirement in order to extend the existing 3-foot buffer along the southern portion of the west side of the parking lot, where an 8-foot landscape buffer is required by City Code. Without this waiver the drive aisle would not line up, the parking lot would lose needed parking spaces. The waiver allows the 3-foot buffer to extend the along the entire west side of the property, creating a consistent landscaping appearance for the entire length of the site. Staff recommends approval of the landscape buffer waiver (see the Waiver Request section below).

City Code Section 78-324 requires compliance with the Roadway Beautification Plan. The applicant will therefore be responsible for the installation and maintenance of the landscaping and irrigation for both the road shoulder along Northlake Boulevard and their fare share of the median improvements proposed within Northlake Boulevard. The

landscape plan includes improvements to the Northlake Boulevard shoulder and median.

City Code requires a six (6) foot minimum wall to separate commercial uses from the adjacent residential zoning districts and requires this wall to be set five (5) feet from the property line. The applicant is meeting this buffer requirement with a concrete wall setback seven (7) feet from the property line and landscaping on the exterior side of the wall.

Phasing

The improvements will be completed in one (1) phase.

Drainage

A Drainage Statement was prepared by Jeff H. Iravani, Inc. (attached). The proposed drainage system consists of exfiltration trenches with additional inlets at the parking area low points. The proposed exfiltration system shall provide required water quality treatment for the additional impervious area. The applicant's engineer indicates that drainage will be retained onsite and applicable agency requirements will be met.

Waiver Requests

The applicant has requested six (6) waivers. Table 2 (below) outlines the requested waivers and includes the staff recommendation for each waiver. The applicant's petition and site plan indicates 11 waiver requests; however, four (4) waivers were related to existing site conditions that are not being changed. Therefore, waivers are not required. In addition, the applicant is requesting approval of reduced parking space sizes for office use, which is allowed by City Code with City Council approval. The applicant referred to reduced parking space size request as a waiver request in the application and on the site plan; it is not. The number of waiver requests will be corrected in the justification letter and on the site plan prior to City Council. The details regarding each waiver request are provided following the table.

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Table 2. Waiver Requests

	Code Section	Requirement	Proposal	Waiver	Staff Support
1	78-153: Table 12 (CG-1)	1.0 acre	0.87 acres	0.13 acres	Approval
2	78-154(g)(7)	1.0 acre	0.87 acres	0.13 acres	Approval
3	78-228(k)(1)(d)	8-foot buffer along perimeter of parking areas	3-foot buffer along perimeter of the southern parking area	5 feet	Approval
4	78-344(h)	100-foot stacking distance	15-foot stacking distance	85 feet	Approval
5	78-364: Table 35	1 loading zone	No loading zone	1 loading zone	Approval
6	78-153: Table 12	40-foot street side setback	24.9-foot street side setback	15.1 feet	Approval

- 1) City Code requires a minimum parcel size of one (1) acre within the CG-1 zoning district. The existing parcel is 0.61 acres in size. The PUD will increase the size of the site to 0.87 acres, thereby reducing this non-conformity. Staff recommends approval of this waiver.
- 2) City Code requires a PUD to be a minimum of one (1) acre in size. A PUD offers the best method for the applicant to expand the existing building, while reducing the number of existing non-conformities. The site is located within an infill area with small parcel sizes and limited opportunities to increase parcel size. Staff recommends approval of this waiver.
- 3) City Code Section 78-228(k)(1)(d) requires an 8-foot buffer around parking areas. The applicant is requesting a waiver to maintain the existing condition, which is a 3-foot buffer along the west side of the property adjacent to the parking lot. This is an existing condition in the northern portion of the site. The applicant is proposing to extend the same 3-foot buffer to the south, because it is required to accommodate needed parking and maintain the alignment of the drive aisle into the southern parking lot. The applicant is also providing landscape half-diamonds with trees in the new parking area located on the southern parcel. Staff recommends approval of this waiver.
- 4) City Code Section 78-344(h) requires 100 feet of stacking, or as otherwise approved by the City Engineer, of off-street stacking distance between the edge of a right-of-way and the nearest intersecting drive aisle of a parking lot or location of a conflicting traffic movement. The original access did not meet the stacking

requirement. The proposed access and parking configurations also do not meet this requirement. The northern access provides for 20 feet of stacking before the first parking space. The southern access provides 15 feet of stacking before the first conflicting traffic movement. The City Engineer reviewed the access and did not have any adverse comments regarding this waiver request. Staff recommends approval of this waiver.

- 5) The site does not include a loading zone, as required by City Code Section 78-364: Table 35. The building is expanding in size beyond 10,000 square feet. City Code provides flexibility for the size and location of loading zones for structures less than 10,000 square feet. Since the building now exceeds that threshold, a full-size loading space would be required. However, the applicant states that the office does not receive large deliveries and has not needed a loading zone. The applicant also states that the two new parallel parking spaces can accommodate package delivery trucks, if necessary. Since the building has continued to function for over 25-years without a loading zone, and the use of the building is not changing, staff supports the waiver request.
- 6) City Code requires a 40-foot street side setback for CG-1. The existing building is setback 24.9 feet from the street side property line. Therefore, the applicant has requested a 15.1-foot waiver to allow the expansion of the building to follow the same setback requirement. Without this waiver, the building extension would be required to meet the 40-foot setback, while the existing portion of the building could remain at the 24.9-foot setback. Therefore, the proposed building addition would not be able to be built flush with the existing building, creating an asymmetrical situation. Consequently, the proposed building addition would have to be reduced in size. Staff supports the waiver to allow the building to be extended along the same setback as the existing building.

STAFF ANALYSIS

The proposed PUD allows the property owner to expand the existing building. The proposal increases the amount of landscaping on the property and improves the landscaping in the right-of-way along Northlake Boulevard within the shoulder area and in the median. The proposed concrete wall and seven-foot landscaping strip on the exterior side of the wall provide an improved buffer to the residential properties to the south. The curbs at the access points into the site and within the site have been redesigned to allow better access for emergency vehicles. In addition, the incorporation of the vacant parcel into the site increases the separation between the building and the adjacent residential zoning district from 50 feet to 102 feet, while allowing the applicant to expand its office building and its operation without having to relocate. Staff supports the petition and the six (6) waivers.

COMMENTS FROM THE DEVELOPMENT REVIEW COMMITTEE (DRC)

On June 1, 2011, the subject petition was reviewed by the Development Review Committee (DRC), along with the corresponding small-scale land use petition (CPSS-11-05-000003). At this time, most comments related to the PUD petition have been satisfied, except for a few remaining technical comments from Forestry, GIS, Fire Rescue, and the Seacoast Utility Authority. These comments will not significantly alter the proposed PUD site plan and are required to be addressed prior to scheduling for City Council.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Petition PPUD-11-05-000024 with six (6) waivers, and the following conditions:

1. The permitted uses shall consist of business and professional office. Medical office uses shall not be permitted on-site unless a traffic equivalency analysis and a parking analysis are approved by the Director of Planning and Zoning. (Planning & Zoning)
2. All on-site lighting shall be cast downward and shielded from adjacent properties. (Planning & Zoning)
3. Prior to the issuance of the Certificate of Occupancy for the building addition, all new roof top mechanical equipment shall be screened from view. (Planning & Zoning)
4. Prior to the issuance of the first building permit for vertical construction, the Applicant shall install a six (6) foot tall construction fence with a privacy tarp around the perimeter of the construction area. (Planning & Zoning)
5. Art in public places (AIPP) is required per Section 78-261(c) if the vertical construction costs of all new improvements on the project site are greater than \$1,000,000, in which case art valued in an amount of one (1) percent of the total vertical costs is required. (Planning & Zoning)
6. Approved civil design and architectural drawings, including floor plans, shall be submitted prior to the issuance of the Certificate of Occupancy for the new building addition. (GIS, Development Compliance)
7. Prior to issuance of the first building permit for vertical construction, a pre-permit meeting with City staff is required (Development Compliance).
8. The off-site landscaping and irrigation improvements within the Sunset Drive road shoulder and the Northlake Boulevard road shoulder and median shall be completed prior to the Certificate of Occupancy for the new addition or within six

- (6) months from the approval of this petition, whichever comes first. The term "completed" shall mean accepted by the entity issuing the road right-of-way permit (i.e. FDOT or Palm Beach County). A one-time extension for completion of this condition may be granted by the Director of Planning and Zoning upon request by the property owner. (Forestry, Development Compliance)
9. The applicant, successors or assigns shall be responsible for the maintenance of the new off-site landscaping and irrigation improvements within the Sunset Drive road shoulder and the Northlake Boulevard median once same is completed. The maintenance of the existing landscaping and irrigation within the Northlake Boulevard road shoulder shall commence immediately. (Forestry, Development Compliance)
 10. The condition for the maintenance responsibilities of the landscaping and irrigation of the Northlake Boulevard right-of-way may be amended by a separate agreement between the property owner and the City. (Forestry, Development Compliance)
 11. Prior to the issuance of the infrastructure permit or the issuance of the building permit for the vertical construction, whichever occurs first, the Applicant shall submit a site security plan detailing the measures the applicant/contractor will take to minimize theft during the construction phase. (Police)
 12. Prior to the issuance of the building permit for the vertical construction, an infrastructure permit will be required for this project. (Engineering)
 13. Prior to the issuance of the infrastructure permit or the issuance of the building permit for the vertical construction, whichever occurs first, the Applicant shall receive a boundary plat approval or a Technical Compliance Approval letter (TCA) for the plat of this project from the Planning & Zoning Department, in accordance with the City's LDR. (Engineering)
 14. Prior to the issuance of the infrastructure permit, the Applicant shall provide construction plans, including, but not limited to, paving, grading, and drainage plans along with surface water management calculations for City review and approval. The paving, grading, and drainage plans and calculations shall be signed and sealed by a registered engineer licensed in the State of Florida. (Engineering)
 15. Prior to the issuance of the Infrastructure Permit, the Applicant shall provide the approval permit from Palm Beach County for the offsite improvements including, but not limited to, the proposed curbing and sidewalk. (Engineering)
 16. Prior to the issuance of the infrastructure permit or the issuance of the building permit for the vertical construction, whichever occurs first, the Applicant shall provide to the City letters of authorization from the applicable utility companies

allowing landscaping and light poles to be placed within the utility easements.
(Engineering)

17. Prior to the issuance of the clearing permit, the infrastructure permit, or the building permit for the vertical construction, whichever occurs first, the Applicant shall provide itemized cost estimates and surety for the project, in accordance with the LDR Sections 78-309 and 78-461. The itemized cost estimates shall include all public elements for the project for the onsite and offsite infrastructure, landscaping and irrigation costs. The cost estimates shall be dated, signed and sealed by an engineer and landscape architect registered in the State of Florida. Surety will be based on 110% of the total combined City approved cost estimates and shall be posted with the City. (Engineering)
18. Prior to the issuance of the infrastructure permit or the issuance of the building permit for the vertical construction, whichever occurs first, the Applicant shall provide a signed and sealed photometric plan and submit a site lighting permit application. (Engineering)
19. The Applicant shall provide a signed and sealed pavement marking and signage plan, or provide the same on the engineering plans. Said plans must be reviewed and approved by the Engineering Department prior to the issuance of the infrastructure permit or the issuance of the building permit for the vertical construction, whichever occurs first. (Engineering)
20. Prior to the commencement of construction, the Applicant shall schedule a pre-construction meeting with City staff. Inspections related to the infrastructure permit will not be performed until the pre-construction meeting has occurred. In addition, failure to comply with this condition could result in a Stop Work Order of all work/construction activity for the subject development site. (Engineering)
21. Prior to the commencement of construction, the Applicant shall provide all necessary construction zone signage and fencing as required by the Engineering Department. (Engineering)
22. Prior to the issuance of the Certificate of Completion for the infrastructure permit by the Engineering Department or the issuance of the first Certificate of Occupancy, whichever occurs first, the Applicant shall provide copies of the required FDOT testings for our review and approval. (Engineering)
23. The Applicant shall copy to the City all permit applications, permits, certifications, and approvals. (Engineering)
24. Prior to the issuance of the Certificate of Completion for the infrastructure permit by the Engineering Department or the issuance of the first Certificate of Occupancy, whichever occurs first, the Applicant shall provide the Engineering Department with copies of all permits, permit applications and Requests for Additional

Information (RAI's) to and from regulatory agencies regarding issues on all permit applications, certifications and approvals. (Engineering)

25. The construction, operation and/or maintenance of any elements of the subject project shall not have any negative impacts on surrounding areas including, but not limited to, drainage, erosion, sedimentation, dust, etc. If, at any time during the project development, it is determined by the City that any of the surrounding areas are experiencing negative impacts caused by the project, it shall be the Applicant's responsibility to resolve said impacts in a period of time and a manner acceptable to the City prior to additional construction activities. The City may cease issuing building permits and/or Certificates of Occupancy until all off site concerns are resolved. (Engineering)
26. The Applicant shall comply with all Federal Environmental Protection Agency and State of Florida Department of Environmental Protection permit requirements for construction activities. (Engineering)