

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

**Meeting Date: November 15, 2011
Petitions: PUDA-11-09-000033
CUMJ-11-09-000021**

Subject/Agenda Item:

PUDA-11-09-000033 and CUMJ-11-09-000021 Turtle Beach Planned Unit Development (PUD) Amendment

Public Hearing & Recommendation to City Council: A request by 4506 PGA Blvd., LLC for approval of an amendment to the Turtle Beach Planned Unit Development (PUD) to allow a 3,012-square foot bank with two (2) drive-through lanes to accommodate a new tenant, Fifth Third Bank. The Turtle Beach PUD is located on the south side of PGA Boulevard approximately one-tenth mile west of North Military Trail and is approximately 1.01 acres.

Recommendation to APPROVE with four (4) waivers

Recommendation to DENY

<p>Reviewed by: Director of Planning & Zoning</p> <hr/> <p>Natalie M. Crowley, AICP</p> <p>Assistant Director of Planning & Zoning</p> <hr/> <p>James Golden</p> <p>Development Compliance</p> <hr/> <p>Bahareh Wolfs, AICP</p> <p>City Attorney</p> <hr/> <p>R. Max Lohman, Esq.</p>	<p>Originating Dept.: Planning & Zoning: Project Manager</p> <hr/> <p>Kathryn DeWitt, AICP Planner</p>	<p>Finance: Accountant</p> <hr/> <p>Sarah Varga</p> <p>Fees Paid: <u>N/A</u></p> <p>Funding Source:</p> <p><input type="checkbox"/> Operating <input checked="" type="checkbox"/> Other <u>N/A</u></p>	<p>PZAB Action:</p> <p><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>Approved By: City Manager</p> <hr/> <p>Ronald M. Ferris</p>	<p>Advertised: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required Date: 11.04.2011 Paper: Palm Beach Post</p>	<p>Budget Acct.#: <u>N/A</u></p>	<p>Attachments:</p> <ul style="list-style-type: none"> • Location Map • Development Application • Ordinance 10, 1995 • Ordinance 6, 2007 • Resolution 17, 2007 • Architectural Elevations • Signage Exhibits • Development Plans
	<p>Affected parties: <input checked="" type="checkbox"/> Notified <input type="checkbox"/> Not Required</p>		

BACKGROUND

On October 5, 1995, the City Council approved a Future Land Use (FLU) Map amendment via Ordinance 10, 1995, which amended the FLU designation of the subject parcel from Residential Medium (RM) to Professional Office (PO).

The zoning designation of the subject parcel was changed from Residential Medium (RM) to Professional Office (PO) with a Planned Unit Development (PUD) Overlay, to be known as the Turtle Beach PUD, on April 5, 2007 by Ordinance 6, 2007, making the zoning and land-use designations consistent.

On April 5, 2007, Resolution 17, 2007 approved the Turtle Beach PUD site plan and Major Conditional Use with four (4) waivers. The site plan included 2,500 square feet of bank use with drive-through facilities and 2,650 square feet of general office use. The approved site plan was never built and the site is currently vacant.

The subject petition is a request to construct a 3,012-square foot stand alone bank with two (2) drive-through lanes. The new bank will be occupied by Fifth Third Bank. Four (4) waivers are being requested to accommodate the proposed use. A major conditional use approval is has also been requested to permit the bank use in the PO zoning district.

LAND USE & ZONING

The subject site has a PO future land-use designation and is zoned PO with a PUD Overlay. The subject site is also located within the PGA Boulevard Corridor Overlay.

Table 1. Existing Zoning Land Use Designations

EXISTING USE	ZONING	LANDUSE
<u>Subject Property</u> Turtle Beach PUD	PO/PUD/PGA Overlay	PO
<u>North</u> Midtown PUD	Mixed-Use (MXD)/PUD/PGA Overlay	MXD
<u>South</u> Garden Isles (PGA Golf Club Estates)	Residential Low-2 (RL-2)	Residential Low (RL)
<u>West</u> PGA Commons PUD	MXD/PUD/PGA Overlay	MXD
<u>East</u> SunTrust Building	General Commercial (CG-1)/PUD/PGA Overlay	Commercial (C)

CONCURRENCY

The subject parcel received traffic concurrency approval for 2,650 square feet of general office and 2,500 square feet of bank with drive-through. The build-out date for this approval was December 31, 2011. Through the two-year extension permitted by Senate Bill 360, the site's current build-out date is December 31, 2013. The applicant submitted a traffic equivalency with the petition which demonstrates a decrease in the total number of trips than

originally approved.

PROJECT DETAILS

Site Details

The Turtle Beach site is located on the south side of PGA Boulevard, east of PGA Commons, and west of the Suntrust Office building. The site is located within the PGA Boulevard Overlay; however, it is currently vacant. The parcel has one (1) point of access from PGA Boulevard, which it shares with the Suntrust bank. The parcel is approximately 1.01 acres and abuts a 100-foot canal on the south side.

PGA Boulevard Overlay

On August 5, 1993, the City Council adopted Ordinance 13, 1993, which codified a section in the Code of Ordinances entitled "PGA Boulevard Corridor Overlay" The intent of this Code Section was to designate PGA Boulevard as the City's "Main Street" and to establish specific design principles to further enhance the corridor when new development or redevelopment occurs. The proposed development has incorporated the required design guidelines set forth in the Overlay, which includes four (4) side architecture, façade treatments, compatible color palettes, and an overall harmonious design. The project is in compliance with the special front setback requirements, parkway widths, and pedestrian amenities. This code section also includes a list of prohibited and permitted uses within the PGA Boulevard Corridor Overlay. Banks/Financial Institutions are permitted within the Overlay, so long as any associated drive-through lanes do not face PGA Boulevard. The site plan has been designed in compliance with this requirement.

Proposed Improvements

A 3,012-square foot bank is proposed to be constructed on the 1.01 acre parcel. The bank will be one-story with the two (2) proposed drive-through lanes located at the rear (south) of the property. The building has been designed to contain a variety of roof lines, which will be an Arizona Clay colored barrel tile. A tower feature is located at the entrance and includes a bracket feature around the entire tower. The proposed facade colors are shades of brown and tan (see Color Elevations). A series of arched windows, awnings, and shutters have been incorporated into the elevations to add more variety to the building.

Signage

The applicant is proposing a monument sign at the northeast corner of the site which requires a waiver, because the parcel does not contain the minimum 300 linear feet of road frontage required for a ground sign (see Waiver section). The PUD contains approximately 245 linear feet of right-of-way frontage. The proposed ground sign is 15 feet wide by 9.8 feet tall with a 3-foot solid base and 8-inch lettering. The ground sign mimics the architecture of the principle structure with the arch feature as well as with the materials and colors proposed. Landscaping is proposed around the entire base of the monument sign. One (1) principal tenant sign is also being proposed. The sign contains the tenant name a logo and will be located on the north building elevation. Both signs meet the dimensional and location requirements of code.

Landscaping

The total pervious area is approximately 45.5 percent; 15 percent is required for nonresidential developments. A series of Live Oak Trees are proposed along the west, south, and north property lines. In addition to the 10 Live Oak Trees located along the southern property line, a six (6)-foot masonry wall will be constructed to help screen the bank from the residential community to the south. All of the trees are located on the north side of the wall; however, a hedge will be located on either side of the wall for further screening. The shrubs on the south side of the screen wall will be accessed for maintenance along the southwest corner of the site adjacent to the electrical equipment and dumpster area. There is a substantial canal bank behind the property line where a maintenance crew can access and maintain the hedge. The proposed hedge will be maintained at the height of the wall, similarly to the adjacent hedge along the wall in PGA Commons.

To enhance the meandering sidewalk along the north property line, the applicant has included a paver brick walkway feature that runs perpendicular to the sidewalk and includes a planter at the center. All of the planting materials and quantities proposed are consistent with City Code.

Parking

City Code Section 78-345 requires one (1) parking space per 250 square feet for any bank use. The total parking required for this site is 12 spaces; the applicant is proposing 15 parking spaces. The City Code allows developments to exceed the minimum parking requirement by 10 percent which, in this case, is equal to one (1) additional parking space (13 spaces total). The applicant is requesting a waiver to allow for three (3) additional parking spaces. Section 78-345(d)(4) permits additional parking spaces if additional open space is provided at a ratio of 1.5 square feet for each additional square foot of paved parking and vehicular circulation area, and the additional open space and landscaping is utilized to enhance the visual appearance of the improved site. The additional required open space to justify this waiver request is 833 square feet [8.5 feet x 10 feet x 3 spaces x 1.5 = 833 square feet]. The additional open space is located at the southwestern portion of the site and will help to further buffer the proposed use from the adjacent residents to the south.

Phasing

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

Drainage

The project site lies north of an east-west canal running along the northern border of the PGA National Golf Estates. The site will utilize the on-site exfiltration trench to provide water quality pretreatment required by City Code and will discharge through a weir control structure into the PGA National Golf Club Estates canal system for legal, positive outfall and recovery. The canal system is controlled by the City of Palm Beach Gardens. The on-site stormwater drainage system consists of a conventional inlet catch basin and culvert type system to direct runoff to exfiltration trenches. The parking lot will be designed with the crown of road elevation at or above the projected five (5)-year, one (1)-day storm event elevation. The finish floor elevation will be designed in accordance with Palm Beach Gardens and South Florida Water Management District (SFWMD) criteria.

Art in Public Places

It is not anticipated that the proposed construction will reach the threshold whereby Art in Public Places would be required. However, if, during the permitting process, the \$1 million threshold is reached for vertical construction, the applicant will be required to comply with the requirements in Section 78-261.

Waiver Requests

The applicant is requesting four (4) waivers with this petition.

	Code Section	Requirement	Proposal	Waiver	Staff Support & Discussion
1	78-345(d)	12 parking spaces; Max. 10% additional parking in excess of code	15 parking spaces	3 spaces	Approval
2	78-285, Table 24, Ground Signs	1 ground sign per 300 l.f. of R.O.W.	1 ground sign for 245 l.f.	55 l.f.	Approval
3	78-153, Table 2	90 foot setback from residential zoning	31 feet	59 feet	Approval
4	78-159, note 29	50 foot setback from drive-thru to residential zoning	31 feet	19 feet	Approval

- 1) The Applicant is requesting a waiver from City Code Section 78-345(d), to allow for three (3) additional parking spaces. A total of 12 spaces are required, and 15 spaces are proposed. The additional three (3) spaces provide more adequate parking for both bank patrons and employees. In addition, one (1) of the additional spaces will be used as a dual parking/loading space for the bank. The additional open space necessary to support this waiver has been provided. Staff supports this waiver request.
- 2) The applicant is requesting a waiver from City Code Section 78-285, Table 24, Ground Signs, to allow for a ground sign on site. The subject parcel has approximately 245 lineal feet of R.O.W; 300 feet is required. The parcel is a stand-alone infill site that will not have an opportunity for a ground sign without this waiver. The ground sign will be beneficial to the public to clearly delineate the entrance to the bank. The sign will also help to demarcate the site as separate parcel from the SunTrust parcel. Due to the site's location within the PGA Overlay, it has a 55-foot setback that contains dense landscaping and a berm. As the landscaping matures, more of the building signage will be blocked. Having a sign closer to the roadway will help the bank maintain its visibility while allowing the landscaping to grow uninhibited. The applicant has worked with staff to redesign the proposed sign to be more consistent with the architecture and style of the principal structure. Staff supports this waiver request.
- 3) The applicant is requesting a waiver from City Code Section 78-153, Table 12, which requires a setback of 90 feet for structures when abutting a residential zoning district, to allow for a setback of 31 feet. The residential community to the south is PGA National

Golf Club Estates. A 100-foot wide canal, which is part of the residential community, separates the bank from the nearest residential unit. When considering the 100-foot wide canal and the proposed 31-foot building setback, there will be 131 feet between the nearest residential home and the bank structure. Therefore, staff finds that this waiver meets the intent of this code provision. For reference purposes, Gardens Commerce Center was granted a similar waiver request. Staff supports this waiver request.

- 4) The applicant is requesting a waiver from City Code Section 78-159, Note 29, which requires drive-through lanes to maintain a 50-foot setback from any residential property line, to allow for a setback of 31 feet. Note 59 also requires that all drive-through facilities be located at the rear of the property. Therefore, because the drive-through has been designed to be at the rear of the property, in accordance with this requirement, it is closer to the residential community, PGA National Golf Club Estates, than if it were located near the front of the building. A 100-foot wide canal, which is part of the residential community, separates the bank from the nearest residential unit. When considering the 100-foot wide canal and the proposed 19-foot setback, there will be 119 feet between the nearest residential home and the drive-through facilities. Therefore, staff finds that this waiver meets the intent of this code provision. Staff supports this waiver request.

MAJOR CONDITIONAL USE ANALYSIS

Section 78-159, Permitted, Conditional and Prohibited Use Chart, allows a Bank/Financial Institution with Drive-thru within a Planned Unit Development (PUD)/PO zoning district as a Major Conditional Use. A Conditional Use Analysis has been provided in accordance with Section 78-52, Conditional Uses, (d) Criteria, of the Land Development Regulations.

The following is staff's analysis based on the criteria set forth in Section 78-52(d), Conditional Uses:

- 1) **Comprehensive Plan. The proposed use is consistent with the comprehensive plan.**

The comprehensive plan designation for this site is Professional Office (PO). The zoning designation is PUD/PO, which is consistent with the comprehensive plan designation. The bank use is consistent with the intent of the PO land-use category and the overall goals, objectives, and policies set forth in the City's Comprehensive Plan.

- 2) **Chapter requirements. The proposed use is consistent with all applicable requirements of this chapter.**

The proposed major conditional use will be consistent with all applicable requirements.

- 3) **Standards. The proposed use is consistent with the standards for such use as provided in Section 78-159.**

Section 78-159, Table 21 Permitted, Conditional and Prohibited Use Chart:

Bank/Financial Institution with Drive-thru (note 29).

(Note 29) Bank or financial institutions with drive-through lanes located on a property within a PO zoning district shall:

- **Be limited to a maximum of two drive-through lanes, excluding the required by-pass lane.**
- **Have the drive-through lanes located in the rear of any property fronting a single public right-of-way. Drive-through lanes are prohibited on corner properties within the PO zoning district.**
- **Set back the drive-through lanes 50 feet from any residential property line.**

The proposed use is in compliance with the requirements set forth in Section 78-159 (note 29). A waiver has been requested for the 50 setback requirement (see Waiver section). In addition to Section 78-159, the use is permitted to locate within the PGA Overlay, per Section 78-221. The proposed bank use is compatible with the character of the surrounding uses within the Overlay and will further the “main street” character of PGA Boulevard.

4) Public welfare. The proposed use provides for the public health, safety, and welfare by:

(a) Providing for a safe and effective means of pedestrian access;

The proposed site plan provides for pedestrian access from the building to the right-of-way (PGA Boulevard), and pedestrian pathways within the landscape buffer along PGA Boulevard.

(b) Providing for a safe and effective means of vehicular ingress and egress;

There is one (1) existing ingress and egress point which serves both the proposed bank parcel and the existing SunTrust building to the east. The proposed site plan demonstrates safe and effective means of vehicular circulation.

(c) Providing for an adequate roadway system adjacent to and in front of the site;

The proposed building will not interfere with the existing ingress and egress to the site from the public right-of-ways.

(d) Providing for a safe and efficient onsite traffic circulation, parking, and overall control; and

The proposal provides for complete circulation and adequate parking for the prescribed use.

(e) Providing adequate access for public safety purposes, including fire and police protection.

The site can be easily accessed by emergency vehicles on the front and rear sides, and will meet fire, police, and building safety codes.

5) Screening and buffering. The proposed use utilizes such techniques as landscaping, screening, buffering, site or building design, or business operation procedures to mitigate impacts on surrounding properties, including such impacts as:

- (a) Noise,**
- (b) Glare,**
- (c) Odor,**
- (d) Ground, wall, or roof-mounted mechanical equipment,**
- (e) Perimeter, interior, and security lighting,**
- (f) Signs,**
- (g) Waste disposal and recycling,**
- (h) Outdoor storage of merchandise and vehicles,**
- (i) Visual impact,**
- (j) Hours of operation.**

The applicant has proposed to construct a six (6)-foot high concrete wall along the southern property line to provide screening of the bank for the residents in PGA National Golf Club Estates. The wall will match the materials and color of the principal structure. In addition to the wall, Live Oak Trees will line the southern property line to further buffer the building from the residents. All ground and roof-mounted equipment is required to be screened per City Code. A condition of approval has been included to further emphasize this. The bank will maintain regular business hours, and is not proposing any activities that will interfere with the surrounding properties or cause any unnecessary noise, glare, or odor impacts.

6) Utilities. The proposed use minimizes or eliminates the impact of utility installation, including underground and overhead utilities, on adjacent properties.

The proposed use will have no impact on utilities located on adjacent properties.

7) Dimensional standards. The proposed use meets or exceeds all dimensional requirement required by the chapter.

All attainable dimensional requirements have been met. For those requirements that have not been met, waivers have been requested by the applicant with the necessary justification.

8) Neighborhood Plans. The proposed use is consistent with the goals, objectives, policies, and standards of neighborhood plans.

There is no neighborhood plan for this area.

9) Compatibility. The overall compatibility of the proposed development with adjacent and area uses, and character or area development.

The proposed use will be located adjacent a bank, SunTrust, to the east, a mixed-use project, PGA Commons, to the west, and another mixed-use project, Midtown, to the north. The 100-foot wide canal to the south in combination with the proposed landscaping and concrete wall will make the use sufficiently compatible with the surrounding uses.

10) Patterns of development. The proposed use will result in logical, timely, and orderly development patterns.

The proposed use is located between two (2) other uses that are commercial in nature, directly accessible to a Major arterial, and located in an area where water supply and wastewater collection are provided, consistent with the policies for Commercial land uses.

11) Purpose and intent. The proposed use will be in harmony with the general purpose and intent of this chapter and the goals, objectives, and policies of the City.

The proposed use will bring an additional financial service provider to the community, consistent with the general purposes of the City's policies for Commercial land uses.

12) Adverse impact. The design of the proposed use and structures will minimize any adverse visual impacts or impacts caused by the intensity of the use.

The proposed use will improve the visual aesthetics by developing a currently vacant parcel, adding a screen wall to minimize the visual impact on the adjacent residences, and creating aesthetically pleasing architecture that will compliment the vision of PGA Boulevard.

13) Environmental impact. The design of the proposed use minimizes any adverse impacts that may be created, including impact on environmental and natural resources including air, water, storm water management, wildlife, vegetation, and wetlands.

The subject site does not contain any environmentally significant wildlife, vegetation, or wetlands. Additionally, the Applicant is proposing to develop a parcel that is currently vacant. Infill development of this nature discourages urban sprawl, which further minimizes the potential for adverse environmental impacts to be generated by the site.

COMMENTS FROM THE DEVELOPMENT REVIEW COMMITTEE (DRC)

On October 4, 2011, the subject petition was reviewed by the DRC committee. At this time, all comments related to the project have been satisfied.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of petition PUDA-11-09-000033 and CUMJ-11-09-000021 with four (4) waivers and the following conditions:

Engineering Department

1. 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 signed and sealed construction plans and obtain a Right-of-Way permit from the City of Palm Beach Gardens for the outfall into the city owned Thompson River Canal. (Engineering)
2. Prior to the issuance of the infrastructure permit by the Engineering Department, the applicant shall provide wheelstops at all parking stall locations. In lieu of wheelstops, the applicant may provide curbing and a minimum 2.5' vehicle overhang (not to encroach into the minimum landscape and sidewalk width requirements). (Engineering)
3. 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 signed/sealed/dated construction plans (paving/grading/drainage and water/sewer) and all pertinent calculations for review and approval. (Engineering)
4. 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)
5. 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)
6. 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 onsite and offsite improvements for the project for the infrastructure, landscaping and irrigation costs. The cost estimates shall be dated, signed and sealed by a professional 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)

7. 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)
8. 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)
9. Prior to the commencement of construction, the applicant shall provide all necessary construction zone signage and fencing as required by the Engineering Department. (Engineering)
10. 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 test results for our review and approval. (Engineering)
11. The applicant shall copy to the City all permit applications, permits, certifications, and approvals. (Engineering)
12. 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)
13. 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)
14. Applicant shall comply with all Federal EPA and State of Florida Department of Environmental Protection NPDES permit requirements, including but not limited to, preparation of a stormwater pollution prevention plan and identification of appropriate Best Management Practices, as generally accepted by the Environmental Planning Agency (EPA) and/or local regulatory agencies, for construction activities, implementation of the approved plans, inspection and maintenance of controls during construction.

(Engineering)

15. 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 a Notice of Termination (NOT) for the project. (Engineering)

Police Department

16. Prior to the issuance of the first Certificate of Occupancy, all on-site lighting shall be installed. All on-site lighting shall consist of pulse start metal halide, L.E.D or equivalent lighting approved by the Police Department and, shall not conflict with planted landscaping. (Police Department)
17. Prior to the issuance of the first Certificate of Occupancy, the applicant shall provide a photocell sensor engaged, or equivalent, lighting above or near entryways and adjacent sidewalks for said building. (Police Department)
18. Prior to the issuance of the first Certificate of Occupancy, the following security measures shall be installed, and reviewed and approved by the Police Department.
- a. Building shall have an intrusion alarm system.
 - b. Door(s) shall be equipped with metal plate over threshold of the locking mechanism.
 - c. Case hardened commercial grade dead bolt locks shall be installed on all exterior doors with minimum of one inch throw into the strike receiving the bolt.
 - d. Restrooms should be placed in central area to be observable by employees.
 - e. Exterior/interior pedestrian doors which provide access into parking lot shall be solid core and where applicable emergency doors shall have no exterior handles. Panic hardware shall have self locking mechanism, should have three locking points and The door(s) shall be constructed and equipped with automatic hydraulic closure device and a minimum 100 square inch vision to provide visibility into area being entered.
19. Prior to the issuance of the first Certificate of Occupancy, numerical addresses shall be placed at the front and north side of the building. Each numerical address shall be illuminated for nighttime visibility, with an uninterruptible A.C. power source, and shall be a different color than the color of the surface to which it is attached. (Police Department)
20. Prior to the issuance of the first building permit for vertical construction, the applicant shall submit a construction site security and management plan for review and approval by the Police Department. Noncompliance with the approved security and management plan may result in a stop-work order for the PUD. (Police Department)

21. Landscaping shall not obstruct the view from windows or walkways. Ground cover should not exceed 30" in height and high branched trees should be trimmed to seven (7) feet, or as permitted by the City's pruning code. (Police Department)
22. The Automated Teller Machine (ATM) shall comply with the requirements of F.S.S. 655-965, as follows:
 - a. Should be visible from a roadway, to the extent possible
 - b. Shall not be obscured by any landscaping or other fixed object that would prevent clear visibility
 - c. Shall have high illumination of both the ATM and the walkway leading to and from it. Lighting should be positioned so as not to cause glare of video recording.
 - d. A convex mirror shall be strategically placed and installed to allow operator of ATM to identify any approaching person(s) and/or potential suspect

Planning and Zoning Department

23. Per Section 78-221(g)(9), walls shall not be visible from any public rights-of-way. Any portions of the proposed screen wall that are visible from the right-of-way shall be screened with vegetation. (Planning & Zoning)
24. Prior to the issuance of the first building permit for vertical construction, the applicant shall schedule a pre-permit meeting with the Planning and Zoning Department (Planning & Zoning)
25. Prior to the issuance of the first building permit for vertical construction, the applicant shall comply with Section 78-262, Standards for Artwork, of the City Code relative to Art in Public Places (AIPP). The Applicant shall provide art on site or make a payment in lieu thereof. The AIPP Advisory Board shall review and make a recommendation to the City Council on any proposed art on site. If the applicant is providing public art on site, the art shall be installed prior to the issuance of the Certificate of Occupancy, or as determined by the application for approval of the art. (Planning & Zoning)
26. Prior to the issuance of first Certificate of Completion for the proposed improvements, an inspection is required by the Development Compliance Division. (Development Compliance Division)
27. Prior to the issuance of the first Certificate of Occupancy, all ground-mounted and rooftop mechanical equipment shall be screened from view per Section 78-377. (Planning & Zoning)
28. At no time shall staging of construction vehicles and/or service vehicles occur within a public right-of-way. (Planning & Zoning)
29. All on-site lighting shall be cast downward and shall be shielded from adjacent residential

properties. (Planning & Zoning)

30. All gutters, downspouts, vents, and louvers attached to the building shall be painted to match the surface to which it is attached. (Planning & Zoning)
31. Prior to the issuance of the building permit for vertical construction, the proposed wall along the south property line shall be installed in accordance with the approved development plans. (Planning & Zoning)
32. The Build Out date for this project is December 31, 2013, or as otherwise extended as permitted by Code. (Planning & Zoning)

GIS

33. Prior to the issuance of the Certificate of Completion for the proposed improvements, digital copies of the approved civil design and architectural drawings, including floor plans, shall be submitted to the GIS Manager. (GIS Manager)

Forestry

34. Prior to the issuance of the first Certificate of Occupancy for the proposed improvements, all of the landscape buffers shall be installed in accordance with the approved landscape plan. (Forestry)
35. Prior to the issuance of the first Certificate of Occupancy, the existing irrigation of the 55 foot PGA Boulevard parkway shall be taken off of reclaimed water and put on a private system. (Forestry)
36. The applicant, successors, and assigns shall be responsible for maintenance of landscaping and irrigation for the road shoulder adjacent to PGA Boulevard from the eastern property terminus to the western property terminus. (Forestry)
37. The applicant, successors, and assigns shall be responsible for maintenance of their fair share of the median within PGA Boulevard from the eastern property terminus to the western property terminus. The city may enter into a maintenance agreement with the applicant at any time in the future for the maintenance of PGA Boulevard medians, including irrigation and landscape maintenance. (Forestry)
38. All utilities shall be located underground, and all utility boxes shall be screened from the PGA Boulevard right of way. (Forestry)