

Subject	Requirement	Has this requirement been met?
Sec 110-51. - Scope of Review		
(1)Proposed use:	a.Primary use.	Public administration and service facilities
	b. Accessory uses.	Outdoor storage area
	c. Special exception use: Approval by special magistrate obtained.	Not required because of grandfathered use.
(2)Lot restrictions:	a. Lot size: width, depth, area.	87,187 Square Feet (2.00 Acres)
	b. Setbacks.	Front: 144 Feet; Rear: 294 Feet; Side (NE): 43 Feet; Side (SW): 60 Feet
	c. Lot coverage.	0.11 FAR
	d. Impervious surface.	0.94
	e. Green area.	Yes.
	f. Building heights (section 110-430).	17 feet, 9 inches from DFE
	g. Density.	NA.
(3)Arrangement of structures:	a.Distance between structures.	Yes.
	b.Provisions for light, air, privacy and access.	The project included additional setbacks and the structure has not maximized the height limit for the property.
	c.Location of accessory structures (article VI, division 4 of this chapter).	Yes.
	d.Use of open space.	Yes.
	e.Transition yard requirements (section 110-429).	Yes.
(4)Impact on surrounding property.		The applicant has included additional setbacks more than the minimum amount required to minimize impact on residential properties.
(5)Floodplain regulations (chapter 94):	a.Elevation requirements.	Yes.
	b.Use below base flood elevation (BFE).	Yes.
(6)Parking (article VII of this chapter):	a.Minimum requirements for off-street parking.	Yes.
	b.Location of spaces.	Yes.
	c.Circulation.	Yes.
	d.Loading and unloading areas.	Yes.
	e.Handicap facilities.	Yes.
	f.Compact spaces.	NA.
	g.Remote lots.	NA.
(7)Traffic access:	a.Available and allowable street cuts.	Yes.
	b.Use of abutting roadways.	Vehicle access to the property is via an access road that connects to 150th Ave E.
	c.Intersection visibility (section 110-423).	Yes.
	d.Emergency vehicle access.	Yes.
(8)Protection of soil and water resources (chapter 98, article II):	a.Development requirements.	Yes.
	b.Land alteration plan.	Yes.
	c.Drainage plan: 1.Treatment of stormwater runoff. 2.Protection during construction.	Will be reviewed at time of building permit review.
	d.Environmentally sensitive area protection plan.	Will be reviewed at time of building permit review.
(9)Landscaping (chapter 106, article II):	a.Minimum requirements.	Landscaping will be compliant at time of Certificate of Occupancy (CO)
	b.Perimeter landscaping.	Landscaping will be compliant at time of Certificate of Occupancy (CO)
	c.Buffer landscaping.	Landscaping will be compliant at time of Certificate of Occupancy (CO)
	d.Use of existing landscaping.	Landscaping will be compliant at time of Certificate of Occupancy (CO)
	e.Xeriscape requirements.	NA.
	f.Irrigation system.	Landscaping will be compliant at time of Certificate of Occupancy (CO)
	g.Intersection restrictions.	Landscaping will be compliant at time of Certificate of Occupancy (CO)
	h.Screening of backflow preventer.	Landscaping will be compliant at time of Certificate of Occupancy (CO)
	i.Protected species (mangroves, sea oats, etc.).	Yes.
(10)Tree protection (chapter 106, article III):	a.Minimum requirements.	Will be reviewed at time of building permit review.
	b.Types of trees.	Will be reviewed at time of building permit review.

	c.Use of existing trees.	Will be reviewed at time of building permit review.
	d.Removal of exotic species.	Will be reviewed at time of building permit review.
	e.Protection during construction.	Will be reviewed at time of building permit review.
	f.Irrigation for the trees.	Will be reviewed at time of building permit review.
(11)Lighting (article VI, division 5 of this chapter):	a.Impact of indoor and outdoor lighting.	Lighting will be reviewed at time of building permit review.
	b.Decorative and accent lighting.	Lighting will be reviewed at time of building permit review.
	c.Temporary lighting.	Lighting will be reviewed at time of building permit review.
	d.Lighting in beach area.	Lighting will be reviewed at time of building permit review.
(12)Sidewalks (chapter 58):	a.Minimum requirements.	Yes.
	b.Location and size.	Yes.
	c.Pedestrian access.	Yes.
(13)Signs (chapter 102):	a.Type.	Signage will be handled through separate permit process.
	b.Location.	Signage will be handled through separate permit process.
	c.Size.	Signage will be handled through separate permit process.
(14)Recreation areas:	a.Type.	NA.
	b.Location.	NA.
(15)Fences and walls (article VI, division 3 of this chapter):	a.Location.	Any proposed fence will be reviewed at time of building permit review.
	b.Height.	Any proposed fence will be reviewed at time of building permit review.
	c.Types.	Any proposed fence will be reviewed at time of building permit review.
(16)Easements (article VI, division 10, subdivision II of this chapter):	a.Utility.	Yes.
	b.Pedestrian/beach access.	NA.
	c.Access easements.	Yes.
(17)Docks and seawalls (section 110-426 and chapter 14, article V):	a.Requirements.	NA.
	b.Exemptions.	NA.
(18)Miscellaneous:	a.Laundry facilities.	NA.
	b.Satellite dish antennas (article VI, division 12, subdivision III of this chapter).	NA.
	c.Outdoor storage (article VI, division 9, subdivision I of this chapter).	Continuation of existing use of property. No proposed expansion of use.
	d.Swimming pools (article VI, division 11 of this chapter).	NA.
	e.Solid waste disposal containers and enclosures (section 54-61).	Yes.
(19)Concurrency determination (chapter 90):	a.Transportation.	Continuation of existing use of property
	b.Water.	Continuation of existing use of property
	c.Wastewater.	Continuation of existing use of property
	d.Stormwater.	Continuation of existing use of property
	e.Solid waste.	Continuation of existing use of property
	f.Recreation and open space.	NA.