



# MEMORANDUM

## CITY OF PALM BEACH GARDENS

### ENGINEERING CONDITIONS OF APPROVAL

1. Prior to the issuance of the clearing permit, 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 (public or private), 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 infrastructure, landscaping and irrigation-related improvements for the project. 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.
2. Prior to the issuance of the infrastructure permit, the Applicant shall receive a Technical Compliance Approval letter (TCA) for the plat for this project from the Planning and Zoning Department in accordance with the City's LDRs.
3. Prior to the issuance of a vertical building permit, the plat for this project shall be approved by City Council.
4. Prior to the issuance of the clearing permit, infrastructure permit, or demolition permit, whichever comes first, the Applicant shall submit an updated construction phasing and safety plan for the City to review. The construction phasing and safety plan shall include all necessary construction zone signage and fencing, as required by the Engineering Department, and will need to be monitored throughout the construction duration and modified as necessary to allow for safe and effective pedestrian and vehicular movement throughout the project. If at any time the contractor wishes to modify the phasing plan, the revised phasing plan shall be submitted to the City Engineer for review. (ENGINEERING, POLICE, FIRE)
5. Prior to the issuance of the infrastructure permit, the Applicant shall submit to the City a site lighting permit application along with a signed and sealed Photometric plan.
6. Prior to the issuance of the infrastructure permit, the required ADA elements for the building entrance, pedestrian access areas, and ramps shall be shown and detailed on the plans for review by the City.
7. 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.



8. The following items are required to be ongoing throughout the project:
  - A) The construction, operation and/or maintenance of any elements of the subject project shall not have any negative impacts on the existing drainage of surrounding areas. If, at any time during the project development, it is determined by the City that any of the surrounding areas are experiencing negative drainage 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 drainage concerns are resolved.
  - B) Prior to the issuance of the infrastructure permit, if applicable, the Applicant shall provide the City Engineer with copies of all permits, permit applications and Requests for Additional Information to and from regulatory agencies regarding issues on all permit applications, certifications and approvals including but not limited to South Florida Water Management District, Northern Palm Beach County Improvement District, Seacoast Utility Authority, Palm Beach County, Health Department, Florida Department of Transportation, etc.
  - C) The Applicant shall comply with all Federal EPA and State of Florida Department of Environmental Protection NPDES requirements, including, but not limited to, preparation of a storm water pollution prevention plan and identification of appropriate Best Management Practices, as generally accepted by the Environmental Protection Agency (EPA) and/or local regulatory agencies, for construction activities, implementation of the approved plans, inspection, and maintenance of controls during construction. Including a Notice of Intent prior to the issuance of infrastructure permit and Notice of Termination prior to the issuance of the Certificate of Completion for the infrastructure permit.
9. Prior to the issuance of the Certificate of Completion for any phase of the infrastructure permit, the Applicant shall provide electronic certified civil design as-built drawings both in PDF and AutoCAD formats.
10. Prior to the issuance of the Certificate of Completion for the infrastructure permit, the Applicant shall provide copies of the required test results as provided for on the plans and specifications and in accordance with the FDOT for the City's review.
11. Prior to the issuance of the first Certificate of Occupancy and/or Certificate of Completion for any phase of the project, the Applicant shall submit all required recorded easements and easement modifications to the City.
12. All pavement marking and striping, excluding parking stall striping, shall be installed with thermoplastic materials. Also, paver bricks of appropriate color shall be used on paver brick areas, in lieu of paint or thermoplastic material for conformance with Section 78-344 of the City's LDRs.