

Exhibit 5



ADMINISTRATIVE REVIEW – NOTICE OF DETERMINATION
Site Plan Level I

Project Name / Sandbox 101- 603
Case No: PLN-AR- PLN-AR-19120004

Applicant / Exposition 603 LLC
Agent: Zamo Enterprises LLC

Location: 603 NE 13th Street

Zoning CB - Community Business
District:

Project Change of Use Application from Office to Assembly and Restaurant
Description:

Determination: Approved per plans and narratives submitted with this application.

All applicable ULDR requirements must be complied with. All proper building permits must be applied for. The following are conditions of approval.

Planning:

1. Due to the standards for rounding in Section 47-2.2.F, Fractional Measurements, only 14 parking spaces and not 15 parking spaces as indicated by the applicant, are required.

Landscaping:

1. Provide a landscape plan which accurately reflects existing VUA landscape and reconciles inconsistencies between submitted site and landscape plans as per ULDR Sec. 47-21.6 Must be addressed prior to submittal for permitting. All applicable landscape code must be met for permitting. This plan must be signed and sealed by a landscape architect registered in the State of Florida.
2. Dumpster enclosures shall be landscaped with a continuous planting on three sides of the enclosure, as per ULDR 47-19.4. Please clearly note and illustrate this on plans. Must be addressed prior to submittal for permitting. All applicable landscape code must be met for permitting.

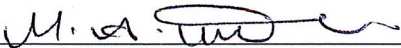
Engineering:

1. Prior to issuance of building permit, applicant shall:
 - a. Reconcile that fact that adjacent to the existing ADA parking stall, there are accessible aisles on both sides, and both align with the existing exterior building doors (that swing out). The proposed parking stall configuration is not feasible, because it removes the existing landscape buffer along the east property boundary, which means that the proposed buffer between the building and adjacent head-in parking stalls is not possible, which means that the ADA parking stall can't be shifted where the existing building doors swing out.
 - b. Reconcile differences in Broward County Property Appraiser (BCPA) Web Map 'Aerials 2019' and 'Aerials 2020' images that show parking lot layout was recently re-striped and reconfigured, similar to layout shown on 'Past Landscape Plan'. Scaling from these BCPA Web Map aerial images, it appears that drive aisle width was narrowed from 22' to 16' (both dimensions approximate). Please provide a PDF copy of the approved plans that permitted these changes, so that City staff can get a better understanding of the existing parking lot

- configuration/dimensions that the proposed layout should match.
- c. Reconcile existing striped parking lot layout per property survey that doesn't match BCPA Web Map 'Aerials 2020' image, and revise plans as appropriate.
 - d. Reconcile 'Existing Dumpster to Remain' shown/labeled on Sheet A010/1st Floor Plan that is missing on property survey, and revise plans as appropriate.
 - e. Revise Sheet A010/1st Floor Plan:
 - i. Proposed parking lot layout/dimensions don't match existing condition (i.e. recently re-striped parking lot layout); please update per the most recent approved permit plans.
 - ii. ADA Parking Stall should typically be 12' wide, adjacent to 5' Access Aisle; please update as appropriate.
 - iii. More prominently show the existing property boundaries with thicker lines.
 - iv. More accurately delineate the location and width of existing curb cut (i.e. driveway access point) along adjacent NE 13th St, to be consistent with the property survey.
 - v. Provide a listing of existing and proposed impervious areas for the property; please be advised that mitigation may be required for any proposed increase in the overall impervious area, based on the Pre vs. Post 25-Yr/3-Day maximum stage storage elevations.
 - f. Clarify in narrative the proposed trash disposal operations, including the largest sized vehicle (including any garbage trucks) anticipated to regularly ingress/egress the property.
2. Prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall:
- a. Obtain a modified general/surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD), based on any proposed increased impervious area.
 - b. Revise plans to show/label the current water and sewer service connections to the existing building, as well as any proposed modifications to these connections.
 - c. Revise plans to provide for dumpsters serving restaurants per ULDR Section 47-19.4.D.7, including grease traps, oil/sand separators, drains (connecting to sanitary sewer), and cleaning water facilities.
 - d. Pay Capital Expansion Fees for water and wastewater treatment, distribution, and disposal at the rate identified in City Ordinance C-05-21, for any increased water/sewer demand. The fee will be calculated based on Equivalent Residential Connections (ERC's).

Determination

Approved By:


[Zoning Administrator or Designee]

**Approval
Date:**

03/29/2021

Staff Present:

Yvonne Redding

**Staff Contact
Person:**

Adam R. Schnell

954-828-4798

NOTE: Please be advised that Administrative Approval is the first step of the development review process.
A building permit must be obtained subsequent to this approval.

ADMINISTRATIVE REVIEW CASE NUMBER: <u>PLN-AR-19120004 (Sandbox 101- 603)</u>						
✓	DEPARTMENT / DISCIPLINE	REPRESENTATIVE SIGNATURE	APPROVED	SUBJECT TO CONDITIONS	ADDITIONAL COMMENTS	NOT APPLICABLE
	COMMUNITY REDEVELOPMENT AREA					
✓	ENGINEERING			X	X	
✓	LANDSCAPE			X	X	
✓	TRANSPORTATION AND MOBILITY		X			
✓	URBAN DESIGN AND PLANNING		X			
	ZONING					
	OTHER: _____					
APPROVAL DATE: <u>7</u> / <u>22</u> / <u>20</u>			COMMENTS OR CONDITIONS OF APPROVAL MAY BE FOUND IN THE NOTICE OF DETERMINATION			
*Please note that administrative approval does not extend site plan expiration dates pursuant to ULDR Section, 47-24.1.M. Expiration of site plan and conditional use approvals. Final approval date is the date on which the project was approved by the applicable approving body; Site Plan Level II - Final DRC approval date, Site Plan Level III - P2B approval date, Site Plan Level IV - City Commission approval date.						