

Project Name: 25-00400066

Project Description: Site Plan Panda Express

Review Comments List Date: 1/20/2026

Ref. # 37, CRA, Andrew Pinney, 1/15/26 11:42 AM, Cycle 1, Unresolved

Markup: Changemark note #01, ARCH-A-200.pdf

Customer door height on east side of building must be 8ft. May be a combination of door and transom window.

"Commercial tenants shall, at a minimum, provide eight-foot tall, outward swinging, primarily glazed doors. The height can be an aggregate of door height plus transom windows above."

Sec. 3.3.2 CRA BDR

Ref. # 39, CRA, Andrew Pinney, 1/15/26 12:15 PM, Cycle 1, Unresolved

Markup: Changemark note #01, ARCH-A-202.pdf

Large expansive blank walls are to be avoided. This is particularly important when designing larger structures such as multi-family apartment buildings or medical facilities. Adding additional windows to blank walls is the preferred design resolution.

Sec. 3.8 CRA BDR

Ref. # 36, Engineering, Paula Fonseca, 1/9/26 4:26 PM, Cycle 1, Unresolved

Comment: Driveway: Clarify which driveway entrance is proposed. Sheet CIVIL- C03.0 and SP-01 are the same sheets but show different entrance layout.

Ref. # 40, Engineering, Paula Fonseca, 1/16/26 2:59 PM, Cycle 1, Unresolved

Markup: Changemark note #01, CIVIL- C03.0.pdf

Include curbing for parking spaces abutting landscaping areas.

Ref. # 11, Zoning, Christopher Gratz, 12/26/25 3:14 PM, Cycle 1, Unresolved

Comment:

Sheet A-202

Provide a scale, dimension the signage, and provide the square footage of the signs per Code.

40.706(B)78. Sign area: The square foot area enclosed by the perimeter of the sign structure. When a sign is composed of individual letters, symbols or logos only, the sign area is the area enclosed by a perimeter line (forming a single rectangle) enclosing all letters, symbols and logos; however, no sign shall have a distance greater than three (3) feet between symbols, logos, letters, or numbers. For monument signs, the square foot area from the ground, excluding first twelve (12) inches, to the maximum height times width is the sign area.

Ref. # 12, Zoning, Christopher Gratz, 12/26/25 3:14 PM, Cycle 1, Unresolved

Comment:

Provide sign plans that show compliance with design requirements:

40.706(C)10. All letters or symbols two (2) inches or larger on permanent identification signs must extrude or intrude into the sign face a minimum of three-eighths (?) of an inch

Ref. # 14, Zoning, Christopher Gratz, 12/26/25 4:21 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-01.pdf

Move these to another sheet and increase the scale of the site plan.

Ref. # 15, Zoning, Christopher Gratz, 12/26/25 4:21 PM, Cycle 1, Unresolved

Markup: Changemark note #02, SP-01.pdf

Remove building permit construction notes

Ref. # 16, Zoning, Christopher Gratz, 12/26/25 4:21 PM, Cycle 1, Unresolved

Markup: Changemark note #03, SP-01.pdf

Remove building permit construction notes

Ref. # 17, Zoning, Christopher Gratz, 12/26/25 4:21 PM, Cycle 1, Unresolved

Markup: Changemark note #04, SP-01.pdf

The Code does not prescribe required parking for non-residential uses, the amount is justified with a Master Parking Plan.

Ref. # 18, Zoning, Christopher Gratz, 12/26/25 4:21 PM, Cycle 1, Unresolved

Markup: Changemark note #06, SP-01.pdf

Min. front setback 18' on an arterial roadway 40.554(E)6.a.i. Rear is 0'

Ref. # 19, Zoning, Christopher Gratz, 12/29/25 2:52 PM, Cycle 1, Unresolved

Comment: Make the site plan sheet SP-1 more readable, remove all the pavement striping plan notes that are on the civil plan.

Ref. # 20, Zoning, Christopher Gratz, 12/29/25 3:34 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-01.pdf

These pavement markings will look terrible and will not stop vehicles from exiting.

We stated in the pre-app comments to modify these islands at the entrance to be 11'; there is no apparent reason both islands cannot be made compliant, not meeting the code requirement for these is apparently a design choice, not a hardship.

There are 6 terminal islands on this plan that do not comply and part of the variance criteria includes is the request the minimum necessary.

ULDC 40.704(H)1.a. Terminal Islands.

Ref. # 21, Zoning, Christopher Gratz, 12/29/25 3:34 PM, Cycle 1, Unresolved

Markup: Changemark note #02, SP-01.pdf

These pavement markings will look terrible.

This terminal islands is now required to be 11'; there is no apparent reason it cannot be made compliant, not meeting the code requirement is apparently a design choice, not a hardship.

ULDC 40.704(H)1.a. Terminal Islands.

Ref. # 22, Zoning, Christopher Gratz, 12/29/25 3:34 PM, Cycle 1, Unresolved

Markup: Changemark note #03, SP-01.pdf

These pavement markings will look terrible, there is no code requirement to narrow this drive through. If this is necessary it should be done with type D curbing and landscaping added to this sparsely landscaped site.

The terminal islands is required to be 11'.

ULDC 40.704(H)1.a. Terminal Islands.

Ref. # 23, Zoning, Christopher Gratz, 12/29/25 3:38 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-01.pdf

5' landscape strip required. Dimension the amount that does not comply.

ULDC 40.704 (G)1.

Ref. # 24, Zoning, Christopher Gratz, 12/29/25 3:38 PM, Cycle 1, Unresolved

Markup: Changemark note #02, SP-01.pdf

5' landscape strip required. Dimension the amount that does not comply.

ULDC 40.704 (G)1.

Ref. # 25, Zoning, Christopher Gratz, 12/29/25 3:38 PM, Cycle 1, Unresolved

Markup: Changemark note #03, SP-01.pdf

5' landscape strip required. Appears this can be modified to comply and is a design choice.

Dimension the amount that does not comply if the plan is not modified.

ULDC 40.704 (G)1.

Ref. # 26, Zoning, Christopher Gratz, 12/29/25 3:47 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-01.pdf

Rename to Rideshare Space and provide a sign for it, shown on the pavement marking, signage plan, and master parking plan.

Ref. # 27, Zoning, Christopher Gratz, 12/29/25 3:47 PM, Cycle 1, Unresolved

Markup: Changemark note #02, SP-01.pdf

Pedestrian zone with landscaping min. 4' and sidewalk 8' required.

ULDC 40.704(H)2.

Ref. # 28, Zoning, Christopher Gratz, 12/30/25 2:39 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-01.pdf

Monument sign location does not comply. Min. 5' setback required.

ULDC 40.706(F)1.b.i.

Ref. # 29, Zoning, Christopher Gratz, 12/30/25 2:39 PM, Cycle 1, Unresolved

Markup: Changemark note #02, SP-01.pdf

Show these signs on a sign plan, and list the name for the abbreviation meaning on this sheet.

Ref. # 30, Zoning, Christopher Gratz, 12/30/25 2:44 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-01.pdf

These spaces can be shifted and the 5' landscape buffer on the eastern property line can be provided. The entrance landscape island can be enlarged to meet the 11' dimension and a walkway could be placed thru it, striping next to the parking space is does not look good.

Ref. # 31, Zoning, Christopher Gratz, 12/30/25 2:58 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-01.pdf

Area is required to be constructed as an Urban Greenway

ULDC 40.554(F)

Ref. # 32, Zoning, Christopher Gratz, 12/30/25 2:58 PM, Cycle 1, Unresolved

Markup: Changemark note #02, SP-01.pdf

The entire sidewalk needs to be redone, patchwork as this suggests will have a poor appearance.

Ref. # 33, Zoning, Christopher Gratz, 12/30/25 3:40 PM, Cycle 1, Unresolved

Comment:

Special Exception application is required because the property is being substantially redeveloped.

ULDC 40.306(C) (B) Application requirements for new construction or major renovation. No use designated as a special exception shall be established until after such use has received approval under the provisions of this section and has received all permits required by this Code of Ordinances and the Florida Building Code. An application for special exception approval involving new construction, or any application for special exception that proposes to redevelop, substantially redevelop or reconstruct an existing building, as defined in this Code, shall be filed.

Ref. # 34, Zoning, Christopher Gratz, 1/9/26 10:29 AM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-01.pdf

Please explain why concrete would be installed for only half of the driveway. This is unusual and the inconsistent appearance is not aesthetically pleasing, and the width does not comply with 40.705(B)2.iv. which requires 22' in width