

Project Name: 25-00400075

Project Description: MSD Bakery Site Plan

Review Comments List Date: 5/27/2026

Ref. # 10, Building, Richard Nixon, 12/4/25 4:08 PM, Cycle 1, Info Only

Comment: DRC approved, but plans have not been reviewed for FBC compliance. Complete plans and permits are required.

Ref. # 47, Building, Marc Young, 5/5/26 12:24 PM, Cycle 1, Info Only

Comment:

The plans and documents for this DRC Site Plan review have been deemed acceptable. A comprehensive building code and compliance review will occur at the permitting stage. The site plan is subject to any and all applicable P&Z, Fire, PD, PW and Engineering requirements.

Ref. # 68, CRA, Andrew Pinney, 5/19/26 5:44 PM, Cycle 1, Unresolved

Comment:

CRA BDR

3.3.1 Amount of Glazing:

At least 50% of the linear frontage of a business must be glazed and allow unobstructed visibility into the depth of the interior space. This is not a measure of facade surface area.

Windows must be four-feet tall, minimum.

Sec. 40.301(A)1.g. ULDC

Ref. # 69, CRA, Andrew Pinney, 5/19/26 5:46 PM, Cycle 1, Unresolved

Comment:

CRA BDR

3.8 Blank Walls

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. 40.301(A)1.g. ULDC

Ref. # 70, CRA, Andrew Pinney, 5/19/26 5:50 PM, Cycle 1, Unresolved

Comment:

CRA BDR

3.10 Roofs

Roofs are useful for channeling and/or collecting rainfall and can also act as effective shading devices. They can also be significant architectural features of a building. When designing roofs within the Margate C.R.A., the following regulations must be adhered to:

3.10.1 Roofs Over Walkways:

A roof overhang covering any portion of an entrance or pedestrian walkway, or a roof connecting

the face of a building to the beams and columns of a colonnade / arcade may have a maximum slope of 8:12.

3.10.2 Roofs Over Entrances:

Primary and secondary entrances to all regulated building types within the C.R.A. are required to have protected coverings of at least three feet in depth.

3.10.3 Roof Types:

Hip, gable, shed and flat roofs are all permitted. Mansard roofs are only permitted with a parapet extension rising above the roof with a minimum dimension of two feet. Mechanical equipment shall be screened if visible from a street or canal.

Sec. 40.301(A)1.g. ULDC

Ref. # 71, CRA, Andrew Pinney, 5/21/26 11:22 AM, Cycle 1, Info Only

Comment:

CRA BDR

Thoughtful sign design can not only attract the attention and admiration of countless would-be-customers, it can also become the branding of a business.

Sec. 40.301(A)1.g. ULDC

Ref. # 72, CRA, Andrew Pinney, 5/21/26 11:38 AM, Cycle 1, Info Only

Comment:

CRA BDR

Creative, custom signs are encouraged (2.15).

2.15 Signage

Well designed signage is important to the financial livelihood of businesses. If illegible from the point of view of the observer, it can be ineffective. If not coordinated with the signage of adjacent businesses, it can be visually distracting. Signage within the C.R.A. shall comply with the Code of the City of Margate requirements. Owners opening new businesses are strongly encouraged to seek the assistance of a reputable graphic designer when considering signage and branding. Please note the side-by-side visual comparisons located within the pages of this manual.

While encouraged for the purposes of shade and aesthetics, trees can interfere with signage visibility. To accommodate this, added parapet height is encouraged to provide additional signage visibility from afar, while hanging signage within arcades and colonnades, as well as decorative awnings and valances between columns, are permitted.

Sec. 40.301(A)1.g. ULDC

Ref. # 73, CRA, Andrew Pinney, 5/21/26 12:43 PM, Cycle 1, Unresolved

Markup: Changemark note #01, CIVIL-PD-2.pdf

When a parking space abuts a landscape area protective curbing shall be provided.

Sec. 40.705(B)2.c. ULDC

Ref. # 74, CRA, Andrew Pinney, 5/21/26 12:43 PM, Cycle 1, Unresolved

Markup: Changemark note #02, CIVIL-PD-2.pdf

This stripe confuses access to the parallel parking space. Stripe the other three side instead.

Ref. # 75, CRA, Andrew Pinney, 5/21/26 12:43 PM, Cycle 1, Unresolved

Markup: Changemark note #03, CIVIL-PD-2.pdf

Bollards required here.

When a parking space abuts sidewalks, outdoor seating areas, walkway cafÃ©s, walls of a structure, or utility infrastructure bollards meeting the minimum requirements provided by the Department of Environmental Engineering Services shall be provided.

Sec. 40.705(B)2c ULDC

Ref. # 76, CRA, Andrew Pinney, 5/21/26 12:43 PM, Cycle 1, Unresolved

Markup: Changemark note #04, CIVIL-PD-2.pdf

Where does this sidewalk lead to? The driveway? How is this helpful or safe?

Ref. # 77, CRA, Andrew Pinney, 5/21/26 12:43 PM, Cycle 1, Unresolved

Markup: Changemark note #05, CIVIL-PD-2.pdf

This stop sign blocks access to the dumpster enclosure. How is a truck supposed to service it with a sign in the way?

Ref. # 78, CRA, Andrew Pinney, 5/21/26 12:45 PM, Cycle 1, Unresolved

Comment:

Show all truck turning movements.

Sec. 40.705(H) ULDC.

Ref. # 79, CRA, Andrew Pinney, 5/21/26 12:57 PM, Cycle 1, Unresolved

Markup: Changemark note #01, CIVIL-PD-2.pdf

It's going to be incredibly difficult for a vehicle parked in the last space to back out without some type of relief in the pavement to make the maneuver.

Ref. # 15, Engineering, Paula Fonseca, 12/8/25 4:41 PM, Cycle 1, Info Only

Comment:

Trees to be removed require DEES tree removal permit after DRC approval. If tree cannot be relocated, tree replacement shall be completed to mitigate for the lost tree canopy. Refer to Sec. 40-704 (N).6.

Ref. # 26, Engineering, Paula Fonseca, 12/10/25 2:50 PM, Cycle 1, Info Only

Markup: Changemark note #01, CIVIL-WS-3.pdf

Where are the results of the subsurface investigation? any testholes completed? provide table with locations and results.

Ref. # 27, Engineering, Paula Fonseca, 12/10/25 2:51 PM, Cycle 1, Unresolved

Markup: Changemark note #03, CIVIL-WS-2.pdf

Agree with this note. Please include call outs in the site plan to indicate actual proposed separation between sewer, water, and storm.

Ref. # 29, Engineering, Paula Fonseca, 12/10/25 3:02 PM, Cycle 1, Unresolved

Markup: Changemark note #02, CIVIL-WS-3.pdf

Review the compaction %s to ensure they meet minimum requirements from City of Margate. Refer to City of Margate Details posted on City website.

Ref. # 33, Engineering, Paula Fonseca, 12/10/25 3:19 PM, Cycle 1, Info Only

Markup: Changemark note #01, CIVIL-WS-2.pdf

Clarify horizontal and vertical clearances between the gravity sewer, 12" AC water, and 6" water line to fire hydrant. It seems the location of the proposed gravity sewer is not meeting the FAC 62-555 minimum clearance requirements.

Ref. # 34, Engineering, Paula Fonseca, 12/10/25 3:22 PM, Cycle 1, Unresolved

Markup: Changemark note #02, CIVIL-WS-2.pdf

Provide details on this oil/grease interceptor

Reviewer Response: Paula Fonseca - 3/24/26 3:19 PM

Details on oil/grease interceptor not provided. This comment will be moved to Review Cycle.

Responded by: Mariana tavares - 3/4/26 11:56 AM

OGI detail included in water & sewer plans.

Ref. # 35, Engineering, Paula Fonseca, 12/10/25 3:43 PM, Cycle 1, Unresolved

Comment: Photometric plan: Include location of trees, existing and proposed, in the plans.

Ref. # 40, Engineering, Paula Fonseca, 12/12/25 11:04 AM, Cycle 1, Unresolved

Markup: Changemark note #01, CONC.pdf

Provide the final finish floor elevation for reference.

Reviewer Response: Paula Fonseca - 5/22/26 3:03 PM

Provide backup for this statement. what is the finished floor established in the SFWMD permit?

Ref. # 41, Engineering, Paula Fonseca, 12/12/25 11:08 AM, Cycle 1, Unresolved

Markup: Changemark note #02, CONC.pdf

Final Water/Sewer ERCs to be calculated during Engineering Permit which may result in an adjustment to the presented ERCs during DRC process.

Reviewer Response: Paula Fonseca - 5/20/26 2:17 PM

Use Resolution 23-107 (uploaded to ProjectDox) to calculate the ERCs for water and sewer. Use Warehouse and Office building options. Final ERCs will be calculated during Engineering Permit to determine Impact Fees.

Ref. # 42, Engineering, Paula Fonseca, 12/12/25 11:45 AM, Cycle 1, Unresolved

Comment: Drainage: Provide analysis to substantiate the proposed 18" RCP size.

Reviewer Response: Paula Fonseca - 5/21/26 4:45 PM

The provided calculations address the volume for the exfiltration trench and do not provide evaluation of the 18" RCP solid pipe.

Responded by: Mariana tavares - 3/4/26 11:56 AM

See attached water management calculations.

Ref. # 43, Engineering, Paula Fonseca, 12/12/25 2:28 PM, Cycle 1, Info Only

Comment: All "Info Only" comments provided shall be addressed during City Code Review. These comments were provided as a courtesy during Completeness Check Review. Additional comments may be provided upon City Code Review. After corrections are received and new documents are provided, further comments may be included.

Ref. # 44, Engineering, Paula Fonseca, 3/24/26 3:05 PM, Cycle 2, Info Only

Markup: Changemark note #01, CIVIL-WS-2.pdf

There is an existing sewer manhole at this location. Recommend exploring the sewer connection at this point. Apparently, there is an existing 8" stub out with plug at this manhole that could be used as connection. See "CAROLINA SPRINGS SHOPPING CENTER UTILITIES" pdf uploaded.

Ref. # 80, Engineering, Paula Fonseca, 5/21/26 4:49 PM, Cycle 1, Unresolved

Markup: Changemark note #02, CONC.pdf

These calculations do not match the calculation provided under "24-142 Water Management Calculations_2-26-2026 eSeal" file. Reconcile documents or provide only one set of documents to address drainage.

Ref. # 81, Engineering, Paula Fonseca, 5/21/26 4:51 PM, Cycle 1, Unresolved

Markup: Changemark note #01, 24-142 Water Management Calculations_2-26-2026 eSeal.pdf

How was this factor determined?

Ref. # 82, Engineering, Paula Fonseca, 5/21/26 4:54 PM, Cycle 1, Unresolved

Comment: Drainage: What is the parking lot elevation and how that was calculated for the final design.

Ref. # 83, Engineering, Paula Fonseca, 5/21/26 4:55 PM, Cycle 1, Unresolved

Markup: Changemark note #01, CONC.pdf

What is the crown of the road?

Ref. # 86, Engineering, Paula Fonseca, 5/22/26 4:11 PM, Cycle 1, Unresolved

Markup: Changemark note #03, CIVIL-WS-2.pdf

Include dimension with vertical separation between sewer and water.

Ref. # 87, Engineering, Paula Fonseca, 5/22/26 4:11 PM, Cycle 1, Unresolved

Markup: Changemark note #04, CIVIL-WS-2.pdf

call out the existing water service for the 3225 Holiday Springs Blvd and call out the vertical clearance with the new sewer line.

Ref. # 88, Engineering, Paula Fonseca, 5/22/26 4:15 PM, Cycle 1, Unresolved

Markup: Changemark note #01, CIVIL-PD-2.pdf

Area with yellow hatch and "no parking" written. Stop sign can be installed here.

Ref. # 89, Engineering, Paula Fonseca, 5/22/26 4:15 PM, Cycle 1, Unresolved

Markup: Changemark note #02, CIVIL-PD-2.pdf

Stop sign in conflict with the garbage collection area

Ref. # 90, Engineering, Paula Fonseca, 5/22/26 4:15 PM, Cycle 1, Unresolved

Markup: Changemark note #03, CIVIL-PD-2.pdf

This stop bar is to be centered on the exit lane and north of the pedestrian crossing

Ref. # 101, Engineering, Paula Fonseca, 5/26/26 10:57 AM, Cycle 1, Unresolved

Markup: Changemark note #01, Agreements.pdf

Work on Exhibit C - as the areas shown in this Exhibit C are not clear. There is an existing 40' ingress/egress easement through the MSD Bakery property; however, there is no access authorization from MSD Bakery to use portion of The Vine International to enter MSD Bakery property. Such area shall be clearly defined in Exhibit C.

Ref. # 102, Engineering, Paula Fonseca, 5/26/26 10:57 AM, Cycle 1, Unresolved
Markup: Changemark note #02, Agreements.pdf
Clearly defined the area that falls under MSD Baker responsibility.

Ref. # 103, Engineering, Paula Fonseca, 5/26/26 10:57 AM, Cycle 1, Unresolved
Markup: Changemark note #03, Agreements.pdf
Defined this area.

Ref. # 104, Engineering, Paula Fonseca, 5/26/26 11:00 AM, Cycle 1, Unresolved
Markup: Changemark note #04, Agreements.pdf
What is this easement area? is that the recorded 40' ingress/egress access easement only? or does this include the area for MSD Bakery to access their driveway and property from Vine Int.?

Ref. # 105, Engineering, Paula Fonseca, 5/26/26 11:03 AM, Cycle 1, Unresolved
Markup: Changemark note #05, Agreements.pdf
which Church?

Ref. # 106, Engineering, Paula Fonseca, 5/26/26 11:06 AM, Cycle 1, Unresolved
Markup: Changemark note #06, Agreements.pdf
There are 8 catch basins and 800 LF of stormwater pipe in the Vine Int. property approximately. This sentence implies MSD Bakery is responsible for damages in the drainage system located on the Vine Int. property. Recommend reducing the scope of responsibility implied in this sentence.

Ref. # 107, Engineering, Paula Fonseca, 5/26/26 11:07 AM, Cycle 1, Unresolved
Markup: Changemark note #07, Agreements.pdf
If passage is terminated by the Vine Int; how will MSD Bakery access their property?

Ref. # 108, Engineering, Paula Fonseca, 5/26/26 11:09 AM, Cycle 1, Unresolved
Markup: Changemark note #08, Agreements.pdf
Recommend being more specific here. MSD Bakery required access to enter the development's parking and building access.

Ref. # 109, Engineering, Paula Fonseca, 5/26/26 11:09 AM, Cycle 1, Unresolved
Markup: Changemark note #08, Agreements.pdf
Recommend being more specific here. MSD Bakery required access to enter the development's parking and building access.

Ref. # 110, Engineering, Paula Fonseca, 5/26/26 11:26 AM, Cycle 1, Unresolved
Markup: Changemark note #01, Temporary_Construction_Easement_FINAL.pdf
Define this area clearly. Those arrows are confusing and do not provide any boundary to the construction easement. Provide dimensions.

Ref. # 111, Engineering, Paula Fonseca, 5/26/26 11:48 AM, Cycle 1, Unresolved
Markup: Changemark note #01, CIVIL-PD-2.pdf
Access road is in poor condition with large potholes in the road which milling and resurfacing of 1" will not address. Include notes to address potholes on the road, which may require densities, depending on the size of the area to be restored.

Ref. # 112, Engineering, Paula Fonseca, 5/26/26 11:55 AM, Cycle 1, Unresolved
Markup: Changemark note #01, CIVIL-PD-3.pdf
Show water flow on the road.

Ref. # 113, Engineering, Paula Fonseca, 5/26/26 11:55 AM, Cycle 1, Unresolved
Markup: Changemark note #02, CIVIL-PD-3.pdf
Where is the flow on these parking spaces going?

Ref. # 114, Engineering, Paula Fonseca, 5/26/26 11:55 AM, Cycle 1, Unresolved
Markup: Changemark note #03, CIVIL-PD-3.pdf
Water flow is leaving site.

Ref. # 46, Planning, Andrew Pinney, 4/28/26 9:32 AM, Cycle 4, Info Only
Comment:
Revised file PHO-1 (sheet E-1) was incorrectly uploaded with a new file name (25-054 E-1-R0) in the drawings folder. Reuploaded for applicant under correct file name. Moved file 25-054 E-1-R0 to void folder.

Revised file IR-1 was incorrectly uploaded with a new file name (IRR-1) in the drawings folder.
Reuploaded for applicant under correct file name. Moved file IRR-1 to void folder.

Revised file LP-1 was incorrectly uploaded with a new file name (LPD-01) in the drawings folder.
Reuploaded for applicant under correct file name. Moved file LPD-01 to void folder.

Ref. # 8, Public Works, Gio Batista, 11/14/25 11:42 AM, Cycle 1, Info Only
Comment: Drainage Plan PD 3 depicts stormwater flow lines directed from private property onto the drive access. If the intent is to keep the stormwater on-site, for which a drainage system was designed, then it would be necessary to maintain stormwater on the property.

Ref. # 91, Traffic, Lisa Bernstein, 5/26/26 8:34 AM, Cycle 1, Unresolved
Comment: Please provide a Trip Generation Statement using the current edition of the ITE Trip Generation Manual.

Ref. # 92, Traffic, Lisa Bernstein, 5/26/26 8:34 AM, Cycle 1, Unresolved
Comment: The Site Plan has parking spaces that back out over the sidewalk and into the roadway. Please revise.

Ref. # 93, Traffic, Lisa Bernstein, 5/26/26 8:39 AM, Cycle 1, Unresolved
Comment: The stop bar shall be four (4) feet behind the sidewalks crossing and not be in front of the dumpster.

Ref. # 94, Traffic, Lisa Bernstein, 5/26/26 8:42 AM, Cycle 1, Unresolved
Comment: Please provide the five (5) foot back out area for the north end parking space.

Ref. # 95, Traffic, Lisa Bernstein, 5/26/26 8:44 AM, Cycle 1, Unresolved
Comment: Please show the dumpster doors and align the stop bar with the driveway exit. Stripe out the area not used for the driveway.

Ref. # 96, Traffic, Lisa Bernstein, 5/26/26 8:45 AM, Cycle 1, Unresolved
Comment: Please provide auto turn for the truck movements.

Ref. # 97, Traffic, Lisa Bernstein, 5/26/26 8:50 AM, Cycle 1, Unresolved
Comment: The sidewalk connection to the roadway does not connect to another sidewalk. Please explain the need for this.

Ref. # 98, Traffic, Lisa Bernstein, 5/26/26 8:52 AM, Cycle 1, Unresolved

Comment: The Fire Hydrant appears to be in the clear zone for an uncurbed roadway which is six (6) feet. Please verify the hydrant is not within the clear zone.

Ref. # 99, Traffic, Lisa Bernstein, 5/26/26 8:55 AM, Cycle 1, Unresolved

Comment: Please show the drainage basins on the pavement marking plan.

Ref. # 100, Traffic, Lisa Bernstein, 5/26/26 8:56 AM, Cycle 1, Info Only

Comment: Further comments may be provided upon resubmittal.

Ref. # 48, Zoning, Christopher Gratz, 5/6/26 4:56 PM, Cycle 1, Unresolved

Markup: Changemark note #01, CIVIL-PD-2.pdf

Dumpster should be angled for efficient pick-up by the service vehicle.

Ref. # 49, Zoning, Christopher Gratz, 5/6/26 4:56 PM, Cycle 1, Unresolved

Markup: Changemark note #02, CIVIL-PD-2.pdf

Loading zone is not required for a building of this size.

Ref. # 50, Zoning, Christopher Gratz, 5/6/26 4:56 PM, Cycle 1, Unresolved

Markup: Changemark note #03, CIVIL-PD-2.pdf

The curbed area may be extended 2' and wheel stops eliminated

Ref. # 52, Zoning, Christopher Gratz, 5/6/26 4:56 PM, Cycle 1, Unresolved

Markup: Changemark note #05, CIVIL-PD-2.pdf

The stop sign impedes the access to the dumpster

Ref. # 53, Zoning, Christopher Gratz, 5/7/26 12:00 PM, Cycle 1, Unresolved

Comment:

There are several trees too close to light poles, spacing or species must be changed. Indicate the distance from light poles as specified in the Code below.

40.704 (E) 2. d. vii. All shade trees shall be installed a minimum of fifteen (15) feet away from light Poles. All small Trees and palms shall be installed a minimum of seven and one-half (7) feet away from light Poles. This distance shall be measured from the root flare at time of planting. Light fixtures installed in such areas that provide adequate vertical clearance from existing trees/landscaping may be permitted.

Ref. # 56, Zoning, Christopher Gratz, 5/7/26 12:16 PM, Cycle 1, Unresolved

Comment:

Correctly draw the sight triangle. It is shown from the edge of pavement when it is required to be from the ROW line. Relocate plant material as required. Add trimming specifications to the plans.

40.704

(F) 3. b. Private driveways. Where a private driveway intersects with a public right-of-way, landscaping shall be maintained within the safety sight triangle to provide adequate visibility. The private driveway site sight triangle is the triangular area formed by the chord connecting twenty-five (25) feet from the intersection of the right-of-way line and a perpendicular line formed by the outer edge of the driveway pavement. The following provisions shall apply within the site sight triangle:

i. Hedges and any other low-growing vegetation shall be maintained to a maximum height of twenty-

four (24) inches.

- ii. Tree limbs shall be properly pruned to provide a minimum of eight (8) feet of vertical clearance.
- iii. When problems with visibility persist due to unique circumstances of the site, such as a road curvature or varying elevations, the property owner may be required to maintain landscaping to a stricter standard or remove certain problematic landscaping.

Ref. # 57, Zoning, Christopher Gratz, 5/7/26 2:50 PM, Cycle 1, Unresolved

Comment:

Irrigation is required to be from a non-potable water source.

40.704E) 3.h.

A non-potable water source must be used, if available. A well shall be drilled if the necessary permit can be obtained.

Ref. # 58, Zoning, Christopher Gratz, 5/7/26 2:57 PM, Cycle 1, Unresolved

Comment:

Plans overlaid with current aerial photos are needed to show the adjacent properties and the relationship with this site. This is especially relevant in regard to the landscape plan.

Landscape plan is to show any trees or landscaping on adjacent properties within 25', which would have been helpful see there is a building along the east property line which impacts what can be planted significantly. The trees proposed on the eastern landscape buffer are not appropriate. Shade trees should not be planted in a 4' wide area next to a building.

40.704 (D) Plan Required

- e. The landscape plan shall also include any trees or landscaping on adjacent properties within twenty-five (25) feet that may impact the landscape plan.
- f. Such other information that may be required to give a complete understanding of the proposed plans.

Ref. # 60, Zoning, Christopher Gratz, 5/7/26 4:56 PM, Cycle 1, Unresolved

Comment:

Add to the scope of the landscape pruning of the existing trees according 40.704(L). I also noted a strangler fig growing out of the cabbage palms that are blocking a light on the south side of the ingress / easement.

Ref. # 61, Zoning, Christopher Gratz, 5/8/26 1:54 PM, Cycle 1, Unresolved

Comment: Photometric plan is to cover all the property that is owned, the entire site including the access easement is subject to compliance

Ref. # 62, Zoning, Christopher Gratz, 5/8/26 2:46 PM, Cycle 1, Unresolved

Comment:

The landscape plan doesn't show any easements, and the survey shows the entire west and north perimeters are a FPL easement, can any of the materials even be planted in it?

40.704 (D) Plan required.

- a. The landscaping plan must be drawn to scale and show the location and dimensions of all existing and proposed structures and infrastructure, including, but not limited to, vehicular use areas,

driveways, surface water areas, site lighting, walls, fences, gates, signs, transformers, berms, utilities, and fire lanes, zones and hydrants.

Ref. # 63, Zoning, Christopher Gratz, 5/13/26 1:54 PM, Cycle 1, Unresolved
Markup: Changemark note #01, CIVIL-PD-2.pdf
Remove the wheel stop, replace with a stripe, to make this a parallel space

Ref. # 64, Zoning, Christopher Gratz, 5/13/26 1:55 PM, Cycle 1, Unresolved
Markup: Changemark note #02, CIVIL-PD-2.pdf
Paver sidewalk is not required and presents maintenance issues with the trees, recommend concrete be used

Ref. # 67, Zoning, Christopher Gratz, 5/13/26 3:00 PM, Cycle 1, Unresolved
Comment:
Obtain a determination of the extent of the applicability of the cross access agreements on the property. The extent to which this applies has a substantial impact on the landscape buffer requirements for the site.

40.704 (G) Required landscaping adjacent to other perimeters.

1.b.ii. Where an agreement to operate abutting properties as a joint parking area or a cross access agreement is in force, the perimeter landscape strip requirements between said properties shall be waived for the portions of the perimeter used for vehicular access until the agreement is terminated.

With what is shown on the plans now, a large portion of the 10' landscape strip provided on the south side of the building and the access drive is not required.