

**EXHIBIT "C"**

Conditions of Approval

Project Name: Riverwalk Plaza  
 File number: MSPM 16-002  
 Reference: 6<sup>th</sup> review of plans identified as a Major Site Plan Modification with a November 4, 2016 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
<b>ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES</b>		
Comments:		
1. Developer will be responsible to upgrade street lighting adjacent to property along Federal Highway and Woolbright Road to meet current code requirements- at time of permit		
2. Pedestrian access shall be provided from the proposed contingency parking on top of existing retail building to the proposed residential building? As residents will be more likely to walk across ramp to elevator on 2nd floor of garage. There needs to be a safe haven for pedestrians which will also need to include ADA accessible route.		
3. Disabled parking spaces shall be evenly dispersed throughout the parking structure. (i.e. split between elevator locations on 2nd floor).		
4. All disabled parking spaces must be located on an accessible route at least 44 inches wide so that users are not completed to walk or wheel behind parked vehicles except behind his or her own vehicle. (i.e. space adjacent to the main lobby and elevator 2nd floor).		
5. No certificate of occupancy will be issued for phase I until phase II and III are completed or surety/guarantee is provided to ensure completion of any remaining phases.		
6. Sheet AS-101.3 construction staging plan needs to be revised to reflect proper phasing, as plans shows construction entrances and parking for Walgreens with the proposed layout which will not be constructed as part of phase I and constructed as phase III.		
7. Phasing drawings are including proposed improvements at Woolbright entrance as existing and not taking into making these improvements as part of the phasing. (i.e. alignment of new driveways). Also shows Wendy's as not included which is not accurate as improvements are proposed as part of the project. Also parking adjacent to prime catch on north side of residential building not included in phasing – Phasing can be handled at time of permit.		

<b>DEPARTMENTS</b>	INCLUDE	REJECT
8. Address the following comments on the proposed address plan at time of permit: <ul style="list-style-type: none"> <li>• Address plan indicates in tabular data a unit 101 for address 1622 South Federal Highway, but not shown on plan views.</li> <li>• Recommend changing retail space addressed as 1622 South Federal Highway to a unit number for 1620 South Federal Highway. This will make retail easier to locate.</li> </ul>		
9. At time of permitting schedule a meeting with the Utilities Department in advance of preparing a Stormwater Utility Fee Calculation Sheet. Please indicate impervious areas for all non-residential uses and common areas.		
10. Sheet AS-111 shows access to public boardwalk from garage, but access is obstructed by proposed motorcycle parking.		
11. Existing force main were proposed lift station ties into discharges into existing gravity sewer, existing force main connection to gravity will not be allowed to continue. Existing force main must be rerouted to connect to a force main.		
12. Proposed elevator on sheet AS-103B for contingency parking shall be located on the shortest accessible route to residential building. Currently access is to rear of dumpster, recommend elevator is relocated to east or north elevation.		
13. Trash enclosure for prime catch shall have a minimum of 10' clear for each dumpster from interior of wall across front for access. Please note also for Wendy's dumpster enclosure.		
14. Provide cross access easement to property located to south at southern most entrance at Federal Highway. Easement shall be from Federal Highway ROW line to just east of existing Walgreens building to southern property line.		
<b>FIRE</b>		
Comments:		
15. Please provide the type of construction of any existing retail buildings proposed for renovation / alteration / additions, and for the new retail building proposed fronting Federal Highway.		

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16. Please provide a flow test conducted by Boynton Beach Fire & Life Safety (2080 High Ridge Road, Boynton Beach; 561-742-6600). Provide fire flow calculations in accordance with the 2012 edition of NFPA 1, chapter 18. The Flow test did not yield 3000Gpm at 20Psi. Revise utilities and/or increase water main sizes to comply.		
17. Please revise Sheets C-3 and AS-101 to correspond and clearly depict the location of the fire pump, fire backflow, and associated utility lines		
<b>POLICE</b>		
Comments: Comments addressed at DART Meeting held on 3/29/16.		
<b>BUILDING DIVISION</b>		
Comments: Building comments have been acknowledged by the applicant and will be addressed at time of permitting.		
<b>PARKS AND RECREATION</b>		
Comments:		
18. Per City Ordinance, the Park Impact Fee is \$193,970 (326 apartments X \$595.00).		
<b>PLANNING AND ZONING</b>		
Comments:		
19. If unable to work within the sign criteria for non-conforming signs, the sign code allows a maximum monument sign of 64 square feet and 6 feet in height for the primary sign (Federal Highway) and secondary sign (Woolbright Road) under the Mixed Use regulations. The address shall be placed centered at the top of the sign, with the development name immediately underneath. Signs, as shown, also appear to be within the 10 foot setback from any property line.		
20. A sign program for the retail center and residential building is required prior to issuance of a building permit.		

<b>DEPARTMENTS</b>	<b>INCLUDE</b>	<b>REJECT</b>
21. Provide estimated tree canopy coverage (percent of parking area and drive aisles) at time of tree maturity. Include matching representation as part of the "Proposed Pervious with Trees" illustration on page AS-101.2B. Generally we are looking for something close to 50% as the target coverage. The plan still lacks estimates for tree canopy coverage including before and % at maturity.		
22. On Sheets AS-101.2A & 2B : The two totals for "PROPOSED PERVIOUS AREA" differs on each sheet. Please revise.		
23. A Declaration of Restrictive Covenant will need to be executed in order to approve the proposed contingency parking plan. The Agreement will have to outline the triggers which initiate 100% valet parking operations and the construction of the additional parking structure. The agreements must be recorded prior to issuance of building permits.		
24. Walgreens elevation: If the stairs are going to be external as proposed, then they must be screened from view from the right-of way.		
25. Provide a narrative explaining how parking will be monitored to ensure residents are not parking in guest and retail parking spaces.		
26. On Sheet AS-101.2A – Under "E. Efficiency in Parking Design", the evidence stated is not part of the standard design for the project but would only apply if the contingency plan went into effect. Please revise.		
27. The site plan and the landscape plans do not match. Please correct for consistency and accuracy.		
28. Please provide direct pedestrian access from the garage into the public plaza / boardwalk. The entry should act as the primary public exit/entry and should be designed as such. Use double door, arch ways and/or signage to mark the access point.		
29. Staff has continually asked for the boardwalk and plaza area to include a central focal point/ gathering space. To achieve this, please address the following: all planters should be a max of 2' in height in order to act as seating. Create a clear, shaded, space to extend the plaza at the corner towards the south.		
30. There are discrepancies between plans, elevations and floor plans. Please review and ensure all plans are consistent.		

<b>DEPARTMENTS</b>	INCLUDE	REJECT
31. On Sheet AS-103B, the stair landing on the SW corner of Walgreens should connect to a sidewalk and be protected from traffic by a landscape island.		
32. On Sheet AS-108, the footprint of the retail space at the NE corner of the garage has been reduced to accommodate the pedestrian connection from the garage to the plaza, however the square footage on the plan and in the tabular data appears unchanged.		
33. On Sheet AS-906, the lighting levels of the parking area above Walgreens seem to have been revised to meet the code maximum of 5.9 foot-candles. However, the lighting schedules have not been revised to reflect changes to poles or fixtures, please correct.		
34. On Sheet AS-906, the light poles and fixture height proposed for the parking area above Walgreens should be reduced and the pole locations moved to the center island of the parking to reduce the visibility of the fixtures from off site. If poles are still visible when relocated, staff suggests the use of bollards in lieu of poles.		
35. Three motorcycle parking spaces have been relocated to the north-west portion of the garage. This relocation is in conflict with a pedestrian walkway. Please relocate the motorcycle space.		
<b>COMMUNITY REDEVELOPMENT AGENCY</b>		
Comments:		
36. Prior to permitting, the Intracoastal Promenade shall have an easement recorded in the public records reflecting that it is a permanent public access area. Indicate this on the plans.		
<b>PLANNING &amp; DEVELOPMENT BOARD CONDITIONS</b>		
Comments: To be determined.		
<b>CITY COMMISSION CONDITIONS</b>		
Comments: To be determined.		

