

EXHIBIT "D"**Conditions of Approval**

Project Name: McDonald's 1701 S. Congress Avenue
File number: COUS 18-006 / MSPM 18-008
Reference: 3rd review plans identified as a Major Site Plan Modification with an August 14, 2018 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments:		
1. At time of permit submittal, please rotate the dumpster enclosures clockwise approximately 20 – 30 degrees in order that waste removal vehicles empty the dumpster and back out without a turning motion.	X	
2. Please provide a copy of the notice of concurrency to the Traffic Performance Standards of Palm Beach County prior to submittal for any permits (NOTE: The applicant will be required to comply with any recommendations outlined in the concurrency approval deemed necessary by the City and will be at the City's sole discretion).	X	
3. Water and sewer lines to be owned and operated by the City shall be included within 12 feet minimum utility easements in accordance with the 2010 LDR, Chapter 4, Article VIII, Section 3.B.4. The easements shall be dedicated via separate instrument to the City as stated in the Code of Ordinances, Section 26-33(e).	X	
FIRE		
Comments:		
4. Please understand this review is for the Site Plan only. The Floor Plan will be reviewed in detail at time of permit submittal.	X	
POLICE		
Comments: None, all previous comments addressed at DART meeting.		
BUILDING DIVISION		
Comments: None, all previous comments addressed at DART meeting.		

DEPARTMENTS	INCLUDE	REJECT
PARKS AND RECREATION		
Comments: None		
PLANNING AND ZONING		
Comments:		
5. It is the applicant's responsibility to ensure that the application requests are publicly advertised in accordance with Ordinance 04-007 and Ordinance 05-004, and an affidavit with attachments (ownership list, radius map, and copy of mailing labels) is required to be provided to the City Clerk and Planning & Zoning one (1) week prior to the first public hearing.	X	
6. At time of permit submittal, on Sheet C-100, under the "Site Data", please verify the number of handicap parking spaces listed, as there are six (6) depicted on Parcel 1, while the Site Data table only lists four (4).	X	
7. At time of permit submittal, please depict the required covered bike rack, and the required bench and waste receptacle.	X	
8. At time of permit submittal, please revise the Photometric Plan to comply with the code maximum allowance of 5.9 foot-candles.	X	
9. At time of permit submittal, please ensure downspouts are internal or encased in architectural elements.	X	
10. At time of permit submittal, please provide documentation that all customer areas will have vision glass, and said glass will only have a light tint for visibility into the restaurant. Also, any faux, non-transparent glass shall be designed to mimic the color of the vision glass.	X	
11. At time of permit application, please remove the note on the proposed bus shelter indicating advertising space.	X	
12. The applicant shall be responsible for the replacement of landscape material in poor condition or less than Florida Number 1 Quality, including the entire eastern and western buffer, not just within the leased parcel, and shall fill in of any gaps in both of these two (2) buffers.	X	

DEPARTMENTS	INCLUDE	REJECT
COMMUNITY REDEVELOPMENT AGENCY		
Comments: N/A		
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments: None.		
CITY COMMISSION CONDITIONS		
Comments: To be determined.		