

EXHIBIT "C"

Conditions of Approval

Project Name: 1320 S. Federal Hwy. Office Building
 File number: MSPM 18-009
 Reference: 3rd review of plans identified as a Major Site Plan Modification with an August 20, 2018 Planning and Zoning Department date stamp marking.

DEPARTMENTS	INCLUDE	REJECT
ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments:		
1. At time of permitting, provide copy of FDOT drainage connection and/or driveway connection permit.	X	
2. At time of permitting, provide pre/post drainage calculations and a geotechnical report.	X	
3. Longitudinal grading on Riviera Drive shall be reconstructed to facilitate proper drainage.	X	
4. Retaining wall shall be offset away from the northern property line so as not to encroach on neighboring property.	X	
5. At time of permitting, provide cross sections on all property lines	X	
6. At time of permitting, show the minimum radius for access to the site for emergency vehicles and sanitation trucks.	X	
7. At time of permitting, show all utility easements and utility lines on the site plan, landscape plans, and water and sewer plans.	X	
8. At time of permitting, provide an irrigation plan which follows the Waterwise principals.	X	
FIRE		
Comments:		
9. At time of permitting, show fire access turning radii on the site plan throughout the parking area.	X	
POLICE		
Comments: All previous comments addressed at DART meeting.		
BUILDING		
Comments: All previous comments addressed at DART meeting.		

DEPARTMENTS		INCLUDE	REJECT
PARKS AND RECREATION			
Comments: All previous comments addressed at DART meeting.			
PLANNING AND ZONING			
Comments:			
10.	Coordinate with the City's Public Art's Manager to develop a Public Art proposal for the property.	X	
11.	At time of permitting, provide details of the proposed roof-top trellis.	X	
12.	At time of permitting, provide elevations of the north and south façade of the building.	X	
13.	A sign program for the property is required prior to issuance of sign permits.	X	
14.	Revise the sidewalk along Riviera Drive to be a minimum of five (5) in width.	X	
COMMUNITY REDEVELOPMENT AGENCY			
Comments: All previous comments addressed at DART meeting.			
PLANNING & DEVELOPMENT BOARD CONDITIONS			
Comments: None			
CITY COMMISSION CONDITIONS			
Comments: To be determined.			