

EXHIBIT D

Conditions of Approval

Project Name: 7-Eleven Gas Station

File number: COUS 19-001 / MSPM 19-006

Reference: 3rd review plans identified as a Major Site Plan Modification with an April 26th, 2019 Planning and Zoning Department date stamp marking.

ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments:		
1. As a result of the closing of the northerly cross-access drive, the applicant shall be responsible for providing an appropriate termination of the drive aisle on the abutting parcel to the east, satisfactory to the City Engineer.	X	
FIRE		
Comments: None. All previous comments addressed at DART meeting.		
POLICE		
Comments: None. All previous comments addressed at DART meeting.		
BUILDING DIVISION		
Comments: None. All previous comments addressed at DART meeting.		
PARKS AND RECREATION		
Comments: None		
PLANNING AND ZONING		
Comments:		
2. 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	

3. Ice machines, if proposed, should be placed on the south side of the building along with the other proposed vending machines, subject to the 42 inches clear path requirement.	X	
4. The proposed landscaping around the 12 ft. tall fuel vents (36" HT Florida Privet and existing palm trees) shall be of sufficient height to effectively and completely screen the vents from the adjacent right-of-way at time of planting. There is a lack of screening between the top edge of the 36 inch tall Florida Privet and the bottom edge of the existing palm trees. At time of permit submittal, please demonstrate the vent pipes will be completely screened.	X	
5. The height of landscaping around the legal non-conforming pylon sign shall be of sufficient height to screen both poles from grade to the bottom edge of the Synergy cabinet sign at time of planting. More specifically, there should not be no open space between the landscaping and the bottom of the sign cabinet, along the full width of the sign cabinet.	X	
6. The building setback labels on the site plan shall be corrected to be consistent with setback labels indicated on the Site Data Table at time of permitting.	X	
COMMUNITY REDEVELOPMENT AGENCY		
Comments: Not applicable.		
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments: None		
CITY COMMISSION CONDITIONS		
Comments: To be determined.		

ADDITIONAL REPRESENTATIONS / COMMITMENTS		
<p>The applicant or applicant's representatives made the following representations and commitments during the quasi-judicial and/or public hearings that now constitute binding obligations of the applicant. The obligations have the same weight as other conditions of approval.</p> <hr/> <hr/> <hr/>		