



ATTACHMENT B

DEPARTMENT FOR COMMUNITY SUSTAINABILITY
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
CONDITIONS OF APPROVAL FOR
PZB CASE No. 20-00500002

Date of Preparation: February 26, 2020
P&ZB Meeting Date: March 4, 2020
Applicant: Christopher Flemming of Strategic Realty Services, LLC
Location: 1718 North Federal Highway

CONDITIONS OF APPROVAL
PZB CASE No. 20-00500002

Planning:

1. Prior to the issuance of a City business license:
 - a. An application for a Site Plan Review shall be filed with Planning and Zoning and address the following:
 - i. Per page 27 of the City's Major Thoroughfare Design Guidelines, parking lots, vehicular use areas, and vehicles parked therein are to be effectively screened from the public view and from adjacent properties in a manner that is attractive and compatible with safety, the neighborhood and the facility served.
 - ii. Per page 56 of the City's Major Thoroughfare Design Guidelines, size and place windows so that they take advantage of interesting exterior views and to maximize the connection between the indoor and outdoor spaces.
 - iii. Per page 56 of the City's Major Thoroughfare Design Guidelines, locate windows to provide for surveillance and security, especially near entrances, courtyards and public spaces, and parking lots.
2. Per LDR Section 23.4-13(c)(15)(B)(6), once established, the medical office use may not be expanded without conditional use approval regardless of increased size of use.
3. Per LDR Section 23.4-13(c)(15)(B)(7), all medical services to be provided at said location must be included on the business license application and updated annually should the array of services change or expand.

Changes in services and/or expansion of types of services will be evaluated to determine whether the additional services would constitute an expansion of use requiring an updated conditional use approval.

4. Per LDR Section 23.2-21, work, such as fences/walls, shall be applied for on a building permit and are subject to the regulations set forth in LDR Section 23.4-4.
5. Per LDR Section 23.5-1(b), all signage shall be applied for on a building permit and are subject to the regulations set forth in LDR Section 23.5-1.
6. Per LDR Section 23.4-3(c)(4), lighting shall be shielded and located to not allow light trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured on the property line.
7. Per Section 15-24.2, no person shall make, continue or cause to be made any unreasonable noise or disturbing noise (defined in Section 15-24.2).
8. Per LDR Section 23.2-30(f), any site plan approval shall be void one year after the date of the approval unless a building permit has been issued for the construction of all facilities provided in the site plan and construction is diligently perused. An extension of time may be requested by the applicant prior to the expiration of the original approval.

Landscaping:

1. Prior to the issuance of a City business license:
 - a. Per LDR Section 23.6-1(c)(2)(b), add screening to the west side of the property adjacent to North Federal Highway. Screening must consist of medium or large mature native shade trees and native shrubs.

Utilities, Water and Sewer:

1. Prior to the issuance of a building permit or City business license, the applicant shall comply with the following:
 - a. Due to the use of Amalgam, the applicant shall apply for an industrial pretreatment permit from the IPP program with West Palm Beach utilities. For more information, visit: <https://wpb.org/utilities/ipp-industrial-pretreatment/>
 - b. If applicable, capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.