

EXHIBIT A
CONDITIONS OF APPROVAL - SPRAB MEETING OF DECEMBER 11, 2013

Class V Site plan;

Move approval of the Class V site plan for **Downtown Delray Medical Centre**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5) (Finding of Compatibility) and Chapter 3 of the Land Development Regulations (Performance Standards), subject to the following condition:

1. That four (4) full set of copies of revised plans and a fifth set of plans containing only the site plan, floor plans, and architectural elevations are submitted addressing the conditions of approval and the engineering technical items listed in this staff report. The fifth set of plans is to be sent to the Office of the Appraiser of Palm Beach County by the Planning Department;
2. Clearly indicate limits of alley repair by developer. Developer is responsible for saw cutting and repairing a reasonable portion of alley (in accordance with sound engineering practices) to accommodate new valley gutter. City will enter into a Developer's Agreement to reimburse the developer for repaving the remainder of the alley. Developer's Agreement needs to be completed prior to building permit issuance.
3. Indicate a City approved bus shelter and mass transit easement (as applicable) will be provided per City of Delray Beach LDR Section 2.4.3 (D) (7). A bus shelter is required to be installed on site for 1) a new residential project that has 25 or more units; 2) a nonresidential project that is greater than 10,000 square feet; and 3) a project that is adjacent to an existing or proposed Palm Tran bus stop. A contribution for the full cost of the purchase and installation of a complete bus shelter will be required if bus shelter will be located less than the standard minimum distance from an existing shelter. Due the proximity of an existing bus shelter on both S.E. 5th and S.E. 6th Avenue, a contribution of \$11,000 towards the City's Bus Shelter Program is required in-lieu of a bus shelter installation on site.
4. In order to achieve an adequate CPTED natural surveillance, it is recommended that windows should be un-obstructed and landscape material should be maintained either less than 3 feet high or over 6 feet high and trees should not obstruct light fixtures;
5. In order to achieve an adequate CPTED access control concept, the applicant needs to provide descriptive detail as to the type of windows, doors, and bay doors being installed in the proposed buildings;
6. That the light posts provided for the project will be required to be LED fixture as shown in the detail included on the site plan submitted, and that the rest of the light fixtures of the project do not need to be LED fixtures;

7. It is recommended that some sort of CCTV or camera security device be included on strategic locations around the two buildings; and
8. That a re-plat of the property must be processed pursuant to Chapter 5 of the Land Development Regulations and recorded prior to issuance of a building permit.

This motion passed with a vote of 6-1.

Landscape Plan:

Move approval of the landscape plan for **Downtown Delray Medical Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in Section 4.6.16 of the Land Development Regulations, subject to the following conditions:

1. That all Landscape Technical Items listed in this staff report are satisfied and four (4) copies of the revised plans are submitted;
2. That landscape technical comment #1 as specified in the staff report needs to be deleted and that only landscape technical comment # 2, 3, and 4 shall apply;
3. The engineering plans show an overhead line running north and south between buildings 1 and 2. These lines will have to be buried or removed in order to accommodate the proposed landscaping. Label on site, engineering and landscape plans what is being proposed for this overhead line.

The landscape between the buildings is comprised of FPL approved palms and other plant material.

4. Per LDR 4.6.16(H)(3)(n), all existing soil within landscape areas adjacent to vehicular use areas is required to be removed (to 30" below grade), inspected and then replaced with a sixty to forty (60/40) mix of sand to topsoil, native soil that has been screened of rock or another mixture suggested by the Landscape Architect. Provide note on plans. Include in plans the illustration found in LDR 4.6.16(H)(3)(n); and

The detail has been added.

5. A Landscape Maintenance Agreement is required for the proposed plantings outside the property line. Submit the signed agreement with the supporting exhibits (as outlined in the agreement) as quickly as possible. This will have to get executed by City Commission.

The landscape maintenance agreement will be provided by the Owner.

This motion passed with a vote of 6-1.

Architectural Elevations:

Move approval of the architectural elevations for **Downtown Delray Medical Center**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations subject to the following condition:

1. That the top of the parapet must not be less than one (1) feet measured from the top of the mechanical equipment located on the roof-top of the building.

This motion passed with a vote of 6-1.