

**PETITION DB-18-17 SUB
SUMMARY OF DRB
CONDITIONS OF APPROVAL**

Condition 1.

The subdivision shall be phased and the cul-de-sacs redesigned to better accommodate opportunities for connection to future transportation routes under consideration near the area.

Condition 2.

The subdivision shall establish a minimum of two improved access routes, ~~paved~~ approved to acceptable standards, linking the east, south and west portions of the subdivision to officially designated paved roadways nearest the site. Those routes shall serve primarily to facilitate emergency access to the lower reaches of the subdivision and as a basis for improvement of the surrounding undeveloped properties.

The approved design plat shall be valid for a period of five years after completion of the first phase. The subdivider may request an extension before the City Commission prior to the expiration date. If the Design Plat expires, the subdivided shall be required to seek design plat approval based on standards existing at the time of the request.

Condition 3.

The City shall work with the subdivider to participate in partially funding implementation of those recommended roadways.

Condition 4.

The internal cul-de-sacs in the subdivision shall be redesigned to accommodate future opportunities to improve the overall transportation network, to establish a gridded roadway network and needed neighborhood connectivity roadways, bicycle and pedestrian system.

Condition 5.

The design plat shall show a 35-foot line around all wetlands to clearly establish that all lots are in compliance with the 35-foot buffer required by the code.

Condition 6.

The subdivision shall provide design alternatives that seek to provide a minimum of two functional emergency access routes to the south and west connecting to the closest official paved roadway. Alternatively, the subdivision may phase the development and seek approval for the northern portion and later approvals as the conditions for approval are satisfied.

Condition 7.

The subdivision shall examine the preliminary plans of surrounding areas to create connecting routes that link adjacent developments.

Condition 8.

The subdivision shall redesign the cul-de-sacs to provide design alternative that seek to provide a minimum of two functional emergency access routes to the south and west connecting to the closest official paved roadway.

Condition 9.

The applicant shall demonstrate on the plat, the limits of roadway encroachment into nearby wetlands including the dimensions of such encroachments.

Condition 10.

Prior to Final Plat approval, the applicant shall comply with the requirements of the City's Transportation Mobility Program Area.

Condition 11.

Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code, conditions included in the staff report and comments submitted by the TRC.

Condition 12.

During Construction Drawing, detailed information shall be provided about the exact location of the referenced sink holes and how they integrate into the proposed subdivision.

Condition 13.

During Construction Drawing, details shall be provided concerning the relationship of the sinkhole to surrounding uses and the potential impact of the stormwater basin on the stability of the sinkhole.

Condition 14.

Prior to Construction Drawing approval, a final report shall be submitted indicating the status of the site relative to the occurrence of significant archeological artifacts. The final report may require modifications to the design plat to address archeological findings; additional review by the DRB and the City Commission may be required based on the extent of any proposed redesign.

Condition 15.

All open space areas, not dedicated to the City shall be owned and maintained by a Home Owners Association which shall be responsible for upkeep and maintenance of the open space; appropriate documents shall be required.

Condition 16.

Prior to final plat approval, the applicant shall demonstrate how it satisfies the criteria to protect a minimum of 50% of all heritage trees.

Condition 14.

Prior to Construction Drawing approval, a final report shall be submitted indicating the status of the site relative to the occurrence of significant archeological artifacts. The final report may require modifications to the design plat to address archeological findings; additional review by the DRB and the City Commission may be required based on the extent of any proposed redesign.

Condition 15.

All open space areas, not dedicated to the City shall be owned and maintained by a Home Owners Association which shall be responsible for upkeep and maintenance of the open space; appropriate documents shall be required.

Condition 16.

Prior to final plat approval, the applicant shall demonstrate how it satisfies the criteria to protect a minimum of 50% of all heritage trees.

Condition 17.

The cluster open space provided to compensate for the reduced lot size shall be created in a more centralized location and made accessible to all residents of the subdivision. It should be served by bicycle and pedestrian routes.

Condition 18.

Except as modified through the cluster subdivision process and to accommodate emergency access, all roadways shall be constructed to the standards as specified in the Public Works Design Manual.

Condition 19.

The common area between lots 135 and 136 shall be redesigned to better accommodate future connection to external developments and/or planned regional roadways.

Condition 20.

During Construction Drawing review, the applicant must demonstrate that all sidewalks, utilities, Stormwater, fire service, solid waste services and street landscaping can be accommodated within the proposed rights-of-way and/or available easement within the

subdivision. Failure to comply with all requirements may require a re-consideration of the design plat by the City Commission.

Condition 21.

Signage for the subdivision shall be in accordance with the adopted sign ordinance.

Condition 22.

During Construction Drawing review, a landscape plan shall be proposed to provide suitable landscaping along the north side of the internal roadway.

Condition 23.

The developer shall provide mitigation for removal of high quality heritage trees in accordance with the requirements stated in the Land Development Code.

Condition 24.

At the sole expense of the developer lighting shall be provide along all the private roadways similar to standards for public street lighting requirements.

Condition 25.

All lots shall be required to comply with the setbacks as approved with the Design and Final Plat. Accessory structures shall comply with the development standards outlined in the RSF-4 zoning district.

Condition 26.

All signage for the subdivision shall be in accordance with the standards of the Land Development code. Entrance signs shall comply with the Section 30-6.6 (w). An irrigation system shall be provided; the sign shall establish a maintenance agreement and the sign shall be landscaped.

Condition 27.

The applicant shall be required to comply with all comments and conditions of the Technical Review Committee as included in Attachment "A".