



**PLANNING COMMISSION – RECOMMENDED CONDITIONS OF
APPROVAL – MINOR USE PERMIT - "BOHEMIA RETAIL
PROJECT OFF-SITE SIGN "
(PMPA 20100058)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. The Minor Use Permit (PMPC20100058) is approved to allow for a freestanding monument sign to be constructed on the subject parcel (052-102-056) that will advertise a future business (or businesses) on adjacent parcels 052-102-012, -013, -017 and -053 to the northeast corner of Retail Drive and Highway 49. This approval is contingent on the approval of the Use Permit (PCPA20080157) for the Bohemia Retail Project and the issuance of a Building Permit for the construction of that project.
2. The applicant shall submit for review and approval a Sign Permit which will include a site plan, colored elevation, line of sight exhibit and material list, prior to construction of the sign.
3. Applicant shall obtain a Building Permit, following approval of the Sign Permit, from the Building Department prior to construction of the monument sign.
4. All sign and associated work shall be set back 5' from both the State Highway right-of-way and County right-of-way.
5. Prior to Building Permit issuance, obtain a Grading Permit for any grading work in excess of 250 CY in volume, and / or for cuts or fills of 4 ft or greater measured vertically.
6. If the sign is within the P.U.E., prior to Building Permit issuance, provide the ESD copies of a letter from each utility company that has legal access to the P.U.E. The letter should state that the utility companies have no objection to the placement of the structure within the P.U.E. If the utility companies have their own conditions/requirements, the conditions/requirements shall become a part of the conditions of approval.
7. This Minor Use Permit shall be considered exercised upon issuance of a Building Permit for the associated Bohemia Retail Project (PCPA20080157).

JULY, 2010 PC

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Exhibit 5