

ORDINANCE NO. 2022-09 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF A MIXED USE URBAN PLANNED DEVELOPMENT DISTRICT, LOCATED AT 1 LAKE AVENUE, 11 LAKE AVENUE, 12 S. LAKESIDE DRIVE, 14 S. LAKESIDE DR., 20 S. LAKESIDE DRIVE, 22 S. LAKESIDE DRIVE, AND 24 S. LAKESIDE DRIVE TO RENOVATE AN EXISTING 59,100 SQUARE FEET HOTEL BUILDING (90 HOTEL ROOMS), CONSTRUCT A REAR ADDITION OF 4,700 SQUARE FEET, AND CONSTRUCT A NEW MIXED-USE (HOTEL & MULTI-FAMILY) BUILDING WITH +/- 164,985 SQUARE FEET, INCLUDING A MAXIMUM OF 85 RESIDENTIAL UNITS, 50 NEW HOTEL ROOMS AND A PARKING GARAGE (283 SPACES) AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE DOWNTOWN (DT) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF DOWNTOWN MIXED USE (DMU) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A DEVELOPMENT OF SIGNIFICANT IMPACT; APPROVING A CONDITIONAL USE PERMIT; APPROVING DENSITY, INTENSITY AND HEIGHT BONUS INCENTIVES THROUGH THE CITY'S SUSTAINABLE BONUS INCENTIVE PROGRAM; APPROVING A MAJOR SITE PLAN FOR THE DEVELOPMENT OF A MIXED USE URBAN PLANNED DEVELOPMENT IN EXCESS OF 7,500 SQUARE FEET; PROVIDED FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Lake Worth Beach, Florida, pursuant to the authority granted in Chapters 163 and 166, Florida Statutes, and the Land Development Regulations, as adopted by the City of Lake Worth Beach, is authorized and empowered to consider petitions relating to zoning and land development orders; and

WHEREAS, Chapter 23, Article 3, Division 6. – Planned Development of City of Lake Worth Beach's Land Development Regulations allows for the creation of planned development districts to incentivize innovative development through the utilization of incentive programs and flexible dimensional and use requirements that are defined within and occur in conformity with an approved master development plan; and

WHEREAS, Checkmate Design, LLC and Restoration St. Louis, Inc. on behalf of Gulfstream Owner, LLC (the applicant) has petitioned the City of Lake Worth Beach (the City) for creation of a Mixed Use Urban Planned Development District to allow for the renovation of an existing 59,100 square feet hotel building (90 hotel rooms), construction of a rear addition of 4,700 square feet, and construction of a new mixed-use (hotel & multi-family) building with +/- 164,985 square feet, including a maximum of 85 residential units, 50 new hotel rooms and a parking garage with no less than 271 spaces on a site located at 1 Lake Avenue, 11 Lake Avenue, 12 S. Lakeside Drive, 14 S. Lakeside Drive, 20 S. Lakeside Drive, 22 S. Lakeside Drive, and 24 S. Lakeside Drive

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(PCNs 38434421150330090, 38434421150330070, 38434421150330060, 38434421150330050, 38434421150330040, 38434421150330030, and 38434421150330010) as further described in Exhibit A (the Property) within the DT Zoning District and the DMU Future Land Use designation, which, if approved, shall constitute an amendment to the City's official zoning map; and

WHEREAS, the applicant requests use of the City's Sustainable Bonus Incentive Program to allow for additional height, intensity and density to be considered in conjunction with the applicant's request for approval for a major site plan for the construction of a mixed-use development currently known as "Gulfstream Hotel Planned Development" containing approximately 85 residential units and 213,000 square feet of commercial use to be constructed on this site;

WHEREAS, on April 27, 2022, the Lake Worth Beach Historic Resources Preservation Board (HRPB) considered the subject application for a Mixed Use Urban Planned Development District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program and recommended that the City Commission approve the creation of this mixed use urban planned development subject to specific district development standards and certain enumerated conditions; and

WHEREAS, on _____, the City Commission voted to approve on first reading the subject application for a Mixed Use Urban Planned Development District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program subject to specific district development standards and enumerated conditions herein; and

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that the Mixed Use Urban Planned Development District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program including the development regulations and conditions, meets the requirements of the Land Development Regulations, Section 23.3-25.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

Section 1. Recitals. The foregoing recitals are true and correct and are hereby affirmed and ratified.

Section 2. The Mixed Use Urban Planned Development District located within the DT Zoning District with a future land use designation of DMU, as described more particularly in **Exhibit A**, is hereby approved. This approval includes the approval of the following elements to be known as the Master Development Plan: (a) Mixed-Use Urban Planned Development; (b) Development of Significant Impact; (c) Major Site Plan; (d) Sustainable Bonus Incentive Program; (e) Conditional Use Permit; (g) district development standards (**Exhibit B**); (h) conditions of approval (**Exhibit C**); (i) required plans including the site plan,

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landscape plan, and civil & drainage plans; (j) supplemental supporting documents, as well as all agreements, provisions and/or covenants which shall govern the use, maintenance, and continued protection of the residential urban planned development and any of its common areas or facilities. The applicant is bound to all elements and requirements of the Master Development Plan.

Section 3. The City's zoning maps shall be updated to reflect the changes to the property described in **Exhibit A**.

Section 4. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Severability. If any provision of this ordinance or the application thereof is held invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 6. Effective Date. This ordinance shall become effective ten (10) days after its final passage.

The passage of this ordinance on first reading was moved by _____, seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Christopher McVoy
Commissioner Sarah Malega

Commissioner Kimberly Stokes
Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on first reading on the ____ day of _____, 2022.

The passage of this ordinance on second reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Christopher McVoy
Commissioner Sarah Malega
Commissioner Kimberly Stokes
Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on the ____ day of _____, 2022.

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LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, City Clerk

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Exhibit A

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
PROPERTY DESCRIPTION & LOCATION MAP**

Address: 1 & 11 Lake Avenue, and 12, 14, 20, 22 & 24 South Lakeside Drive (inclusive of vacated alleyways)

General Location: Subject site is generally located on south of Lake Avenue and north of 1st Avenue South, between South Lakeside Drive and South Golfview Road.

Size: +/- 1.82 ac Lot / +/- 59,100 sf. Existing Structures

PCNs: 38-43-44-21-15-033-0090, 38-43-44-21-15-033-0070, 38-43-44-21-15-033-0060, 38-43-44-21-15-033-0040, 38-43-44-21-15-033-0030, 38-43-44-21-15-033-0010 and 38-43-44-21-15-033-0050

Legal Description - The Land referred to herein below is situated In the County of Palm Beach, State of Florida, and is described as follows, inclusive of vacated alleyways:

PARCEL 1

LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, THE PALM BEACH FARMS CO. PLAT NO. 2,

LUCERNE TOWNSITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND

LOTS 7 AND 8, BLOCK 33, THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND LOTS 1 THROUGH 6, BLOCK 33, THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND

PARCEL 2

THAT CERTAIN 10-FOOT-WIDE STRIP OF LAND LYING WEST OF AND ADJACENT TO THE FOLLOWING DESCRIBED

PARCEL: LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE, (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

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**DEPARTMENT FOR COMMUNITY SUSTAINABILITY
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
DEVELOPMENT STANDARDS**

		Land Development Requirements (LDR)			
Development Standard		Base Zoning District Downtown (DT)	Hotel District with Sustainable Bonus Incentive Program (SBIP)	Mixed-Use Urban Planned Development (MUPD) in Hotel District with SBIP	Provided
Lot Size (min) In square feet (sf)		6,500 sf	0.5 acres	0.5 acres	79,375 sf / +-1.82 acres
Lot Width (min)		25' - Lake Ave 50' in general	25' - Lake Ave 50' in general	25' - Lake Ave 50' in general	280'
Setbacks	Front (min build-to line)*	10', or 5' Build-to Building Setback Line on Lake <i>Note: Project has frontage on Lake, S Lakeside Drive & 1st Ave S</i>			10'
	Rear (min)	10'	10'	10'	+/- 38'
	Street Side (min) *Alley	10'	10'	10'	10'
	Interior Side (min)	0'	0'	0'	N/A
Impermeable Surface Coverage (maximum)		80%	80%	90%	70,715 (89.1%)
Structure Coverage (max)		60%	60%	70%	68.9%
Density (max)		40 du/acre (72 units)	40 du/acre (72 units)	50 du/acre (91 units)	Up to 85 Residential Units
Building Height (max)		30' (max. 2 stories)	65' (max. 6 stories)	87' (Maximum height per Section 11 of City Charter)	87' (7 stories / 1 lower parking garage/ 1 amenity deck)
Maximum Wall Height at Side Setback		30'	65'	65'	30'
Floor Area Ratio (FAR) (max)		1.1	2.2	3.0625	2.89 (229,320 sf Total= 165,520 New Building + 59,100 sf Existing Building + Addition 4,700 sf)

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Living Area (minimum)	Studio	400 sf	400 sf	400 sf	499 sf
	One- bedroom units	600 sf	600 sf	600 sf	730 sf
	Two- bedroom units	750 sf	750 s	750 s	1,070
	Three- bedroom units	900 sf	900 sf	900 sf	1,495
Parking		Parking Calculated per unit, room, and non-residential square footage. See page 7 for detailed parking analysis. *Note: The *25% shared parking credit for mixed use developments is not proposed to be utilized by applicant.		213 Required Spaces* / 283 spaces for 85 units w/o shared parking credit	283 + 1 Mobility Space* (271 garage + 12 on-street = 283 Spaces)

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**DEPARTMENT FOR COMMUNITY SUSTAINABILITY
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION**

CONDITIONS OF APPROVAL

Planning & Zoning

1. The applicant shall be required to submit a preliminary plat application prior to the issuance of a building permit depicting all required dedications and easements and any necessary abandonments. Final plat approval is required prior to the issuance of a Certificate of Occupancy.
2. Public art, including murals, proposed in the future shall be reviewed by both the HRPB and the CRA's LULA program prior to installation.
3. Prior to the issuance of a building permit, revised photometric plans shall be required to updated as follows:
 - All lighting shall be shielded so as to not trespass upon neighboring residential properties or districts. Lighting shall not exceed 1-foot candle/ 10.76 lumens when measured from the property line and shall comply with lighting code regulations in LDR Section 23.4-3.
 - If using LED lighting, a warm light tone is required. Lighting fixtures should comply with dark skies fixture recommendations, including a 3000K light tone or less, and shall be consistent with the architectural style of the project as determined by the Development Review Official.
4. Prior to the issuance of building permit for commercial signage, a Minor Site Plan amendment to establish a Uniform Master Sign Program for individual tenants/businesses in accordance with the City's Land Development Regulations is required. Directional signage shall be exempt from the minor site plan requirement provided that is appropriately scaled and architecturally consistent.
5. Prior to the issuance of building permit, the applicant shall provide a detailed striping and signage plan for the mobility space on S. Lakeside Drive as approved by the Public Works Department.
6. Prior to the issuance of a building permit, the applicant shall pay \$54,400 into the City's Tree Canopy Restoration fund.
7. Prior to the issuance of a building permit, the site plan shall be updated to depict the location of 9 Electric Vehicle Charging Station spaces on a parking garage floor plan.
8. During peak business operational periods and special events, the hotel use shall utilize the alternative valet configuration to provide +/- 320 garage spaces.
9. Prior to the issuance of the first building permit, a school capacity fee of \$10,016 shall be contributed to the School District of Palm Beach County.
10. Fifty percent of the sustainable bonus fee (\$646,875) shall be paid to the City within one year of approval, or prior to the issuance of the building permit, whichever comes first. Alternatively, the City Commission may approve the proposed Florida Green Building Certification and public art in lieu of the fee.
11. Building permit for new construction shall not be issued prior to the issuance of a building permit for the hotel restoration. Or, the building permits shall be issued concurrently.
12. A final Certificate of Occupancy (CO) shall not be issued for the new construction until the historic hotel receives its final CO. Or, the COs shall be issued concurrently for both the new construction and historic hotel.

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Urban Design

1. The front facing façade of the new building along Lake Avenue requires additional fenestration on floors 3 through 7. Staff has provided a suggested change to add two vertical series of windows that do not affect the use or layout of the proposed hotel rooms. The change would bring the façade into a more harmonious relationship to the existing hotel and reduce the overall bulk of the plain wall.
2. The middle section of the new building along Lakeside Drive should differentiate itself more from the north and south massing elements. Through the creative use of additional fenestration and material selection, the change would reduce the overall mass and bulk of the façade.
3. A more vibrant exterior color scheme more in keeping with the colorful diversity and charm of the City is suggested. Color palette should remain in the citrus tones and shades.

Utilities (Water, Sewer & Stormwater) Conditions approval shall be addressed prior to the issuance of a building permit unless otherwise indicated.

1. The gravity sewer relocation plan needs to include design elevations, including conflict crossing elevations, to verify the feasibility of the plan and identify conflict crossings. Show any proposed conflict structures and contact the PBC health department to determine if they will allow the use of conflict storm infrastructure.
2. Size and show the location of the grease trap/s associated with the restaurant. Grease traps shall be sized in accordance with 64E-6.013 of the F.A.C. This must be part of the site plan submittal and review.
3. The applicant provided a very high level-low detail drainage statement. Provide the drainage calculations that meet the City and the SFWMD storm design policy. The drainage calculations must be included in the site plan submittal and review to prove that drainage system can function as proposed.
4. The MEP drainage and pumping drawings with calculations were not included. Additional comment/s may be forthcoming following the submission of this information. This must be submitted with the site plan.
5. The City drainage policy states the property must retain on site, the runoff from a 3-year 1-hour storm event (2.6 inches of precipitation) before any discharge can occur. The drainage area evaluated is the total site area and this includes the hotel area. In addition, adjacent flows that enter the property must be evaluated or rerouted.
6. Will the storm manhole located in Lake Ave remain in service or be utilized? The storm main south of the structure is called out for abandonment and it appears that main was the only reason the manhole was installed. This structure may need to be removed if no longer in service.
7. Identify on the site plan that there will be an alleyway dedication to the City or not. However, if the right of way is not dedicated, provide a 15-foot-wide easement for the watermain extension that is proposed. One or the other should be shown on the site plan.
8. If the above grade meters and backflow devices serving the existing hotel located in front of roll up doors, then revise as necessary.
9. Request a sewer lateral/s locate for the existing hotel; the locates will be verified by the Utilities team with CCTV. This information is necessary to confirm the conceptual sewer plan in the alleyway south of Lake Ave.
 10. The proposed sewer relocation plan will require a shutdown of both lanes on FDOT's Lake Ave. It is recommended that the sewer main in Lake Ave be placed in the center of the travel lane since FDOT prefers single lane closures over a full closure.

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11. Bold the callout “To be lined” over the sewer main between Lake Ave to 1st Ave S. Darken the dashed line work over the sewer main to bring attention to the proposed work
12. A laundry interceptor shall be designed to the same standard as the grease trap above, however the structure/s can be located within the building.
13. There is an active 1.25-inch gas main in the alleyway. Contact Matthew Ryan with Florida Public Utilities about a plan to address gas main. mryan@chpk.com or 561-838-1832. [Advisory]
14. Plan to provide the SFWMD ERP permit before issuance of the building permit. [Advisory]
15. Provide all standard details that are associated to the conceptual plans required is the site plan submittal. [Advisory]
16. There will be an FDOT utility permit for the work proposed in Lake Ave. Please plan to submit for this prior to building permit. [Advisory]
17. Please note that capacity fee must be paid prior to building permit issuance. See City’s website (under finance) for information regarding capacity fees listed in the “schedule of fee”. [Advisory]
18. The design engineering should visit the site and take note that the roof drain gutters from the buildings at 10, 15 & 31 South Golfview. These gutters pipe underground and it must be investigated where they bubble back up to/from. [Advisory]

Public Works

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual. (Condition of Approval)
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Works. (Condition of Approval)
3. Prior to the issuance of a building permit, contact the Lake Worth Drainage (LWDD) District’s Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, contact the South Florida Water Management District’s (SFWMD) Engineering Department and obtain any required permit(s), if necessary. (Condition of Approval)
4. Prior to the issuance of a certificate of occupancy, ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction. A pre-construction video of the entire perimeter shall be performed and submitted to the City. (Condition of Approval)
5. Prior to the issuance of a building permit, submit an Erosion Control plan and indicate the BMP’s and NPDES compliance practices. (Condition of Approval)
6. Prior to the issuance of a Certificate of Occupancy, fine grade and sod all disturbed areas with bahia sod. (Condition of Approval)
7. Prior to the issuance of a Certificate of Occupancy, broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity. (Condition of Approval)
8. Prior to performing work in the right of way, apply for and receive issuance of a “Right of Way/Utility Permit” application. (Condition of Approval)

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9. Prior to the issuance of a Certificate of Occupancy, restore the right of way to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind (Condition of Approval)
10. Prior to proposed road closures, submit a Maintenance of Traffic plan to be reviewed and approved by the City prior to implementation. Affected residents must be notified once the plan is approved. (Condition of Approval)
11. Prior to the issuance of a Certificate of Occupancy, coordinate with the Solid Waste and Recycling Division the collection schedule, frequency and logistics. (Condition of Approval)
12. Prior to the issuance of a Building Permit, please provide a detailed plan for the following:
13. Proposed parking plan for construction vehicles, equipment and materials for all phases of the project.
14. Proposed staging/usage plan for cranes, lifts, and other equipment that must utilize the right of way. Maintenance of Traffic plan including resident parking, access, pedestrian and boat ramp/tourist activity must be considered
15. Prior to the issuance of a Building Permit, provide to the City an evaluation of the feasibility and a proposed design for providing 2-way traffic flow along S. Lakeside Drive between 1st Ave South and Lake Avenue.
16. Prior to the issuance of a Certificate of Occupancy, construct alleyway improvements consisting of a 1" mill and 1" overlay from 1st Ave South to the north dead end. Special attention to be given for positive drainage.

Electric Utilities

1. At the time of application for a Building Permit, the applicant shall provide all applicable load calculation and the total conditioned space.
2. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Show the location of the Padmount Transformers, Automatic Transfer Switch (ATS), and the meter banks. The Padmount Transformer locations will need to be in an accessible location to our trucks and will need 8-ft (8 feet) of minimum clearance in the front and 3-ft (3 feet) of minimum clearance on the sides and rear. This clearance includes landscaping. None trees, plants, shrubs or vegetations are allowed within the clearance
 - b. Provide the electric riser diagrams for all buildings, the proposed electrical loads and the voltages required, including proposed Electrical Cable Schedules.
 - c. Provide the Amp Sizes and Voltages for any other services needed than the commercial units, such as lighting, irrigation, etc. If any meter is over 320 amps for Single Phase, and over 200 amps for 3-Phase, a CT Cabinet and CT Meter Can will need to be installed. All meters and CT Cabinets will need a minimum of 36" (36 in) of clearance in front of them.
 - d. Provide a 10-ft (10 feet) wide utility easement for the underground electric lines, Padmount Transformers & Switchgear that will serve this project. Starting on 1st Ave South running North along the alley and East along the South side of the existing building, and stop 15-ft (15 feet) West of the Generator. The Main Electric Line Routing from the Poles to the Padmount Transformers will be determined by the Lake Worth Beach design engineer.
 - e. Transformer & Electrical Equipment Box Pad Elevations shall be FEMA 100 yr. Flood-Plain Elevation + 1-ft (1 feet).
 - f. Provide details for Temporary Power during construction, Voltage & Amps and approximate Location of service point.
 - g. CLWB will remove All Electric Over Head (OH) Infrastructure from the Alley between S. Lakeside Dr. and S Golfview Rd. between Lake Ave. and 1st Ave. S.

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- h. Complete payment to Lake Worth Beach for electrical infrastructure costs for labor & materials to serve this project.
 - i. The customer will be responsible for installing any Secondary Conduit at a minimum of 24" (24 in) deep from the Secondary Winding of the Transformer of the property to the building.
 - j. The customer will be responsible for Any and All labor and material costs for providing electric service to this project.
 - k. The CLWB will procure one (1) Padmount Transformer and Box Pad to serve the facility, the owner/developer is responsible for the reimbursement costs to the City. The City will procure one (1) Spare Padmount Transformer at the City's expense.
3. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
- a. Provide copy of recorded Utility Easement.
 - b. Note that No permanent power can NOT be provided until a Final Electrical Inspection is done.