



EXHIBIT B

DEPARTMENT FOR COMMUNITY SUSTAINABILITY
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
CONDITIONS OF APPROVAL FOR
PZB CASE No. 19-01400011

Date of Preparation: January 23, 2020
P&ZB Meeting Date: February 5, 2020
Applicant: Robert Kuoppala of Kuoppala & Associates on behalf of Juan Padron
Location: 2202 Lake Worth Road

CONDITIONS OF APPROVAL
PZB CASE No. 19-01400011

Utilities Electric:

1. Prior to the issuance of a building permit:
 - a. Provide the load calculations and voltage requirements for each building.[AM1]
2. Prior to the issuance of a certificate of occupancy:
 - a. Record a 10-foot easement starting from the power pole located at the southeast corner of the property on Lake Worth Road to the northeast corner of the property.[AM2]

Planning:

1. Prior to the issuance of a building permit:
 - a. Provide a Traffic Performance Standards (TPS) letter
 - b. Per LDR Section 23.4-3(c)(4), ensure 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.
 - c. Per LDR Section 23.5-1(b), all signage shall be applied for on a building permit and are subject to the Unified Master Sign Plan approved as part of this application.
 - d. Per LDR Section 23.2-21, fences/walls shall be applied for on a building permit and are subject to the regulations set forth in LDR Section 23.4-4.
2. Prior to the issuance of a certificate of occupancy:
 - a. Because there is no use approval associated with this request, all new businesses and uses must apply for and obtain a business license and are subject to the approval process outlined in LDR Section 23.3-6, Use Tables.

Public Services:

1. Prior to the issuance of a building permit:
 - a. 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 Services Construction Standards and Policy and Procedure Manual.
 - b. The applicant shall 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, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
 - c. The Applicant shall contact and meet with a representative from the Public Services Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Services. Solid Waste Division contact number is 561-533-7344.
 - d. The applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
2. Prior to the issuance of a certificate of occupancy:
 - a. The Applicant shall 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.
 - b. The applicant shall fine grade and sod all disturbed areas with bahia sod.
 - c. The applicant shall broom sweep all areas of the affected right of way and remove all silt and debris collected as a result of construction activity.
 - d. The applicant shall 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.
 - e. The applicant shall meet and satisfy all conditions of approval under jurisdiction of the Department of Public Services.

Utilities, Water and Sewer:

1. Prior to the issuance of a building permit:
 - a. If applicable, provide South Florida Water Management District and/or Lake Worth Drainage District permits.
 - b. Provide full utility drawings for the site with the building permit application.
 - c. The capacity charges for water and sewer must be paid in full. The capacity charge for water is \$3,659/ERU and sewer is \$2,483/ERU.