



Conditions of Approval for PZB Project 20-00900001

PB County Fire:

1. Prior to the issuance of a building permit, ensure proper fire access is provided to all of the buildings.

Electric Utilities:

1. Prior to the issuance of a building permit, the following shall be completed:
 - a. Extend the 10-foot utility easement from the parking garage transformer to the power pole located at the northeast corner of South G Street and 1st Avenue South.
 - b. On the site plan, add notes to identify the easement width along the east side of the property and west side of the road on South G Street.
 - c. Provide a conduit and pull string.
 - d. Complete payment for the City's Electric Utilities Department to bury the overhead lines and furnish all transformers and pads.

Planning:

1. Prior to the issuance of a building permit, the following shall be completed:
 - a. Replat the project site in accordance with the procedures and regulations outlined in LDR Section 23.5-2. Per LDR Section 23.3-5(h)(4)(D), *"if a zoning change is involved, certification from the department for community sustainability shall be furnished to the city clerk indicating that the change requested has been approved and is in effect, and that the size of lots and other features shown on the plat conform to all zoning requirements. Signing of the final plat by the city clerk shall constitute such certification."*
 - b. Incorporate wayfinding signage to improve safety through accessibility, connectivity of spaces and functions and orientation (page 30 of the Major Thoroughfare Design Guidelines).
 - c. Relabel the "pool court" on page A-2.0 to "open lawn," as that is the correct label for this area per page SP-1.
2. The proposed density for this project of 98.2 dwelling units per acre will not be effective and cannot be constructed until the transmittal to DEO for review and the adoption by the City Commission of the proposed concurrent amendment to the City's Comprehensive Plan to raise the base density in the TOD-E zoning district from a maximum of 50 dwelling units per acre to a maximum of 60 dwelling units per acre.
3. The project shall continuously meet all of the requirements and stipulations outlined in the Letter of Intent, the Economic Investment Incentive Agreement and Parking Garage Master lease.
4. Once the future train station is developed on the project site, a pedestrian access path shall be constructed on the site to connect the train station to the public right of way (Lake Avenue and South East Coast Street)
5. Pavers or decorative concrete shall be used in the pedestrian plazas to enhance the aesthetic of the project.
6. Utilize permeable pavers where possible to decrease the total impermeable lot coverage by 5%-10 % prior to building permit. Note that permeable pavers may obtain a 50% lot coverage credit.
7. The parking garage shall have 120 parking spaces assigned for public parking.

8. A photometric plan shall be submitted to the City at least ten days prior to the second reading at City Commission.

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 Services Construction Standards and Policy and Procedure Manual.
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Services.
3. Prior to the issuance of a building permit, the following shall be completed:
 - a. 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.
 - b. Submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
 - c. The applicant and the City shall agree on the required right of way improvements on East Coast Street to be designed and constructed by the developer. The City has agreed to contribute \$250,000 to the developer for the construction of related "Streets" improvements. The City is currently in the process of working with the Transportation Planning Authority on a grant to fund the full roadway improvements on East Coast St and South H Street. If awarded the grant, the funds will be available for construction in 2023. Improvements shall be inclusive of roadway reconstruction, on-street parking, sidewalks, street lighting, bulb outs, and site furniture.
 - d. Identify the trash and recycling area dimensions and provide a statement regarding the intended collection method (front load dumpster service, compactor service, rolloff box, etc.). City Solid Waste collection services via front load dumpster require the ability to access the site without having to exit the truck and maneuver dumpsters or containers.
4. Prior to the issuance of a certificate of occupancy (CO), the following shall be completed:
 - a. 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. Fine grade and sod all disturbed areas with bahia sod.
 - c. Broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
 - d. 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.
5. Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a "Right of Way/Utility Permit" application.

Utilities Water & Sewer:

1. A minimum of 10 working days prior to the scheduled adoption hearing, the applicant shall submit revised engineering plans that shall be amended as follows:
 - a. The drainage calculations have an error in the exfiltration trench equation for volume. Also, please review the soil storage calculations. Identify the 100-year flood elevation. Submittal should include the geotech data required to support these drainage calculations.

- b. Show existing Stormwater mains that cross the property east to west at 1st Ave S. Design of the foot bridge shall provide sufficient clearance between the support piles and these existing utilities. The easements over these utilities shall be shown on the plans, if not present then an easement must be recorded with this project.
 - c. The City will review the ability to abandon the existing utility easement and establish new. The survey may require revision based on the location of the stormwater mains and infrastructure.
 - d. Provide an Erosion Control plan and with the BMPs and NPDES compliance practices for the project site.
 - e. Watermain tap sizes for the fire suppression systems need shall be called out (size identified) in the civil set. This will ensure that the site has the adequately sized mains on site for use.
 - f. Applicant will need to clean and add an internal liner to the sewer main from MH 396 to MH 398 approximately 430 LF in East Coast Ave. Laterals not in use, that would be associated with this property, must be capped at the main. Sewer report attached.
2. Prior to building permit approval, The Engineering submittal shall include the following:
 - a. At time of engineering submittal provide a full drawing set the proposed drainage, Calculations, and any permits or permitting information from SFWMD and LWDD.
 - b. Add all structure and conflict information on the plans.
 - c. Complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
 - d. Proposed watermains shall have a minimum depth of 36 inches.
 - e. Show potable and irrigation service line/s up the meter and backflow RPZ device/s.
 - f. Show water & sewer services, drainage structures, and stormmains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
 - g. Fireflow calculations based on a recent hydrant test. Contact Pedro Segovia with Palm Beach County at psegovia@pbcgov.com
 - h. On site Water and/or Sewer utilities will require a dedicated 15-foot utility easement.
 - i. Provide a copy of FDOT utility permit for any work within Lake Ave.
 - j. Signed and sealed Drainage Calculations including statement regarding floodplain management provisions for water quality and quantity shall be provided to the City.
 - k. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
 - l. An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.
 - m. Engineering plans shall include cross-sections along each property line and with grading showing the design storm (3-year, 1-hour (2.6")) runoff being maintained on site.
 - n. Provide existing and proposed site grades.
 - o. Indicate vertical datum on all plan drawings with grades.
 - p. All applicable City of Lake Worth details.
 3. Prior to the issuance of a building permit, capacity fees for water and sewer shall be paid in full in accordance with the current City Ordinance.
 4. Prior to a Certificate of Occupancy (CO), a Bill of Sale for the pubic water and sewer mains shall be recorded.