



CITY OF LAKE WORTH
1900 2nd Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

Agenda
Special Meeting
City of Lake Worth
Historic Resources Preservation Board
City Hall Commission Room
7 North Dixie Hwy; Lake Worth, FL

WEDNESDAY, FEBRUARY 17, 2016 6:00 PM

1. Roll Call and Recording of Absences

The meeting was called to order at: 6:00 pm

Present were: Chairman Herman Robinson, Vice-Chair Darrin Engel, Judith Just, Tom Norris, Jimmy Zoellner.

Erin Fitzhugh Sita arrived at 6:01PM

Also present were: Maxime Ducoste, Planning Zoning Historic Preservation Manager, Curt Thompson, Community Planner; Aimee Sunny, Preservation Planning Coordinator; William Waters, Director of Community Sustainability; Carolyn Ansay Board Attorney; Board Secretary Sherie Coale.

2. **Pledge of Allegiance**

3. Additions/Deletions/Reordering and Approval of the Agenda

None

Motion to approve: T. Norris; J. Zoellner 2nd Ayes all/ unanimous.

4. Approval of Minutes

None

5. Cases

A. Swearing in of Staff and Applicants

Board Secretary swore in Staff & Applicants

B. Proof of Publication

Motion to accept & approve proof:

Ayes: all, unanimous.

C. Withdrawals/Postponements

None

D. Consent

None

E. Public Hearings

1. Board Disclosure – Ex Parte communications

E. Fitzhugh Sita- had no communication or contact.

D. Engel recused himself due to employment with REG Architects. His attendance was duly noted.

J. Just – received a message and did not respond.

H. Robinson spoke with John Szerdi, Jim Tebbe, Wes Blackman, Charles Celi, Ed Grimm

T. Norris-had a call from an Architect and did not respond to him.

J Zoellner- had a call from John Szerdi and did not respond to him.

F. Unfinished Business

None

G. New Business

1. HRPB Project# 15-01400009 Major Site Plan to renovate and redevelop the Historic Gulfstream Hotel and related properties, including an application for the Sustainable Bonus Incentive Program. The subject site is +/- 79,304 square feet located at 1 Lake Avenue, 11 Lake Avenue, and 12, 14, 20, 22, and 24 South Lakeside Drive.
2. HRPB Project# 15-00500013 Conditional Use Permit to allow for the renovation and redevelopment and expansion of the historic Gulfstream Hotel and accessory uses within the Downtown (DT) Zoning District.
3. HRPB Project# 16-01500001 Setback Variance for the location of an electric utility transformer.
4. HRPB Project# 15-00100217 Certificate of Appropriateness (COA) for Exterior Alterations to the existing historic Gulfstream Hotel.
5. HRPB Project# 15-00100216 Certificate of Appropriateness (COA) for an Addition to the existing historic Gulfstream Hotel, including a Historic Waiver.
6. HRPB Project# 15-00100215 Certificate of Appropriateness (COA), for New Construction of a new hotel structure and parking garage, including a Historic Waiver.
7. HRPB Project# 15-00100214 - Certificate of Appropriateness (COA) to allow the demolition of two buildings located at 14 S Lakeside Drive.

Staff: William Waters, Community Sustainability Director began the presentation and acknowledged the opportunity for public speaking at the end of the meeting. The record will include all staff reports, powerpoint presentations, and back up documents submitted by the applicant on four (4) different occasions as well as justification statements. By providing a summarization of the projects, William indicates this is the highest value, most complicated and largest project Lake Worth has ever had to come before a board. The Board will function as a Planning and Zoning Board for three (3) cases and the balance of the cases (4) as the HRPB Board, he will assist with the different

code portions required for the different review criteria. Director details the parking, setbacks for the Downtown district.

Applicant: Ms. Bonnie Miskel requests to give a full presentation rather than case by case.

Director discusses the historic significance and how it can achieve sustainability, points out two other Palm Beach County hotels (Breakers and Boca Raton Resort & Hotel) and how they have successfully sustained the historical aspects of the hotels in light of preservation as well as economics.

Tim Bravis, JRA architect, historic planner (for the applicant), discusses harmonious tendencies. Discusses massing, features.

Board: E. Fitzhugh Sits expresses interest in hearing about not meeting setbacks.

J. Just asks about meeting space.

Applicant discusses floor space of the annex and original building. Primary valet is through historic hotel and transfer to annex, but there also exists a secondary valet at the annex. Second floor original beginning of the rooms. The pool surround (2nd Level) reaches over the alley.

Board asks about the lack of shade trees.

Don Skowron Landscape Architect - They are able to save (relocate) 2 oak 12-15 caliper 3 anchor points. 2nd floor green is not illustrated on these plans, but indicates there is substantial green on the 2nd floor.

Tim Bravis indicates the self-parking is first floor only, balance of parking garage will be valet, indicates the parking requirements have exceeded code requirements.

Staff indicates FDOT will dictate the valet parking on Fed. Hwy.

Board: concurs that parking on 1st Avenue is an issue (routing all traffic south). H. Robinson inquires about greenspace between parking and annex and inaccessibility. J. Just asks about parking for employees. Discusses ensures regarding the use of a fence for security (CPTED) (crime prevention through environmental design). T. Norris asks about moving the transformer, he is not comfortable with the building to the extent the code allows placing amenities on rooftops.

Ms. Miskel - The shifting of the annex forward on the lot would remove the benefit (highlight) as moving east along Lake Ave. By shifting the "H" shape south the vistas are better from each building. Bonnie continues with variance criteria review. The second waiver request is for an addition and wraparound to tie it in to the old structure so that addition appears planned.

Board: T. Norris concurs it looks good. H. Robinson would like the dumpster under cover to be watertight since dumpster is a rollout and will be moved over sidewalk to the truck.

Ms. Miskel indicates the two (2) buildings occupying the site have been vacant for quite sometime. Staff mentioned relocation of one structure, the other structure does not have sufficient structural integrity to be moved.

Presentation redirected back to the variance.

Conditions of Approval – Tim Bravis discusses original structure and National Park Service guidelines. Preserve, restore, replace is the last resort.

Board: E. Fitzhugh Sita asks for hardship summary. Ms. Miskel said it could have been broken into 2 but it would still necessitate a variance request. And really had no other place to put it with the addition. Variance request is for nine (9) feet. Added extensive lushly landscaped buffer/screening. Erin asks about the length of the variance, not the entire length. Ms. Miskel can be very restrictive and ask for only the minimum required 5 foot variance be provided exclusively for the transformer. In conformance with the plan. Essential service, mechanical equipment. Staff guided as this is for an essential service.

Public Comment:

Jim Tebbe (15 S Golfview Rd #701) In favor of project being built. Parking is an issue.

Mary Ann Polizzi (1529 S Palmway) Loved the old Gulfstream, spoke of Finnish population. Events with no hotel. In favor and believes those against the project are against Lake Worth.

Lynn Anderson (2204 Lake Osborne Dr) In favor of the hotel. Would like height restricted to 45 feet. Go back to charter height.

Charles Celi (501 S Golfview #501) would like transformer moved as he would see it every day. Would like a redesign of parking garage.

James Walker (818 N Golfview Rd) would like project to move forward, other previous developers have not followed through.

Michael Fox (1609 North D St) Hotel needs revitalization questions how long can “we” hang on to “our little town” Fix the hotel and move forward.

Mary Watson (1817 Montague St) voted for the charter and would like the height restrictions held.

Gael Silverblatt (414 North O Street) would like to know percentage of shade to palm trees, security issues, believes the annex looks too plain.

Rick Gonzales REG Architects speaking on behalf of Hudson Holdings states many cities are in a renaissance mode and sustainability. Bring back economic vitality. References the recently opened Hilton in downtown West Palm Beach.

Tammy Panza (160 North L Street) would like the parking at Bryant Park to be preserved. Very happy to see this move forward. Height is ok and says the applicant has not gone to the full extent of the possible height. Stop chasing off investors.

Teresa Miller (829 N Lakeside) quotes a PB Post editorial. End the race to the bottom.

Martin Welfeld (829 N Lakeside) approves of the project.

Rosanne Malakates (101 S Lakeside Dr) Scale and density. Did not speak to the original building. Work with what is there. Parking would not be an issue or other issues if there was no addition or second hotel. Enters document into the record, given to Chair.

Wes Blackman (241 Columbia Dr) Gives some history of hotel, that it is an obsolete property, does not meet current marketplace demands/desires, in favor of project.

Neily Buff (819 N Lakeside Drive) It is only data that matters, people speak from the heart but this is a business. A heart decision vs a business decision. That the extra floor is needed, is a viable business decision

Greg Rice (511 Lucerne Ave) echoes the sentiment of being happy Hudson Holdings are in FL. Speaks to the height of 3 bldgs in Lake Worth over 50 feet, no need to worry about becoming Miami. City populace needs to get in the lifeboat. This is a Historic precedent about to be set.

Laurel Robinson (114 Oceanbreeze) egress dumpster and crime prevention needs a good review. Support the hotel and setback. Keep the palms.

Linda Mahoney (131 N Golfview) violates City charter. Traffic and height are issues. Lighting will diminish quality of life and noise violations will occur. Retail will make it less friendly pedestrian wise. Against this plan as presented.

Joann Golden (502 N Palmway) Flooding, trains, traffic, climate change, lack of pedestrian safety. Developers bring plans fast and furious.. Stick to charter.

Richard Dersey (720 S Palmway) glad the applicant filed suit against City. Can fill shops and rooms.

H. Robinson read letter into record.

Anthony Marotta (327 N Lakeside) In favor of project, can only get married at the newly renovated Gulfstream.

William Waters read email into record (728 N Lakeside) Fredericke Mittner- 18 years as a Lake Worth resident and Historic Planner in favor.

Public Comment Complete

Recess called by the chairman at 8:51 pm

Reconvened at 9:00 pm

Staff: William Waters: code requires bedchambers below the 4th floor must have windows and there are existing rooms on the floor plan as such. Keep this in mind as it may have some effect on the appearance. M. Miskel states it will be refined. William Waters indicates it may arise as an issue.

Board: J. Just mentions staff parking and traffic. Ms. Miskel responds currently there is no “flag” so they have designed it to attract a flag which no flag would come without sufficient parking. The applicant is not designing for failure.

Parking ratio William states LW parking code, since it is historic it is vested. Requested a traffic management plan for the location, as a traffic statement not required. Ms. Miskel indicates no issue with the traffic management plan, clarifies the flag is Curio by Hilton

Steve Michael: franchisee reservation and HiltonHonors system only, Signage will be Gulfstream.

Board: E. Fitzhugh Sita: one of the downsides of the developmental progress is traffic increases and that should be expected. Not just here but anywhere. We need to tell them now if Board wants another floor.

T. Norris questions whether the Traffic Management Plan should be provided prior to approving the extra floor.

Applicant: Ms. Bonnie Miskel, speaking as an attorney, indicates applicant has met code, the law is the law, could pro-offer then renegotiate at a later date. We cannot require them to provide above code.

Staff would review TMP and administratively approve.

Board: H. Robinson would like to discuss trailer parking.

E. Fitzhugh Sita asks about more room for 1st avenue.

3:08:03

William Waters indicates the balance of the street is the real issue.

T. Norris wants to put the planning on hold tonight and listen to Historic presentation. Would like to hear from A. Sunny, Historic Planning Coordinator.

Rick Gonzalez speaks about tax credits and deal breakers. Belle Glade city hall almost lost their tax credits due to something as simple as mullions. Disputes the need for handicap access at center.

H. Robinson dislikes the retail location, Ms. Miskel concurs and would gladly remove. William Waters addresses retail activity. Discussion by Board and applicant to remove retail from garage.

3:44:19

Applicant: Retail in the garage was not the preference.

Board: Would like the retail relocated to the front façade of the 1st floor of the annex. The best place would be on the street frontage on Lake.

Applicant would agree to move retail moved to the annex 1st floor and confined to a corner. Would be more comfortable with approximately 1,000 square footage of retail. Both parties agree to 17 foot setback instead of 22. William Waters asks for symmetrical expansion of newly relocated retail space. However the balance of the building is almost 50 feet from the street. Bonnie indicates moving the mass of the building forward it is in conflict with their attempt to showcase the side of the historic Gulfstream Hotel.

Motion: E. Fitzhugh Sita #15 01400009 with staff conditions as proposed plus 1K sq feet retail in annex #5 landscape 2 relocated shade trees; staff review landscape plan between parking garage and annex CPTED landscaping. Require annex building to go to 17 ft setback, remove retail wrap from garage. T. Norris 2nd. Ms. Miskel asks for clarification about conditions. Was the sustainable bonus overlooked and 111k performance bond.

Motion amended E. Fitzhugh Site to include, T. Norris 2nd concurs. And amends again motion

Vote: All Ayes. /unanimous.

Conditional Use: HRPB 15-00500013 amend condition #2 which refers to PZB rather than HRPB

E. Fitzhugh Sita asks about Traffic Management Plan.

J Zoellner asks about traffic as it is a huge concern.

T Norris: all buildings on grade, not ½ below grade.

Public comment: Linda Mahoney 10 pm end of events in Bryant Park.

Wes Blackman - no baseline for decibels due to hotel not open at all.

Joann Golden- rooftop appurtenances.

Greg Rice- General Manager will not allow noise, they are self-regulating.

Bonnie indicates the code protects the citizens.

Public hearing closed. 11:03 PM.

Motion: E. Fitzhugh Sita motions to approve with traffic management plan and traffic study not earlier than 6 months after, upon Certificate of Occupancy for the annex. Condition requested by Chair regarding full dumpster door, waterproof and plan on utilization. Valet on upper levels.

J. Zoellner 2nd motion.

Vote: Ayes all unanimous.

Caroyln Ansay, Board attorney reiterates that staff and applicant previous presentations stand for the record.

Motion: #16-1500001 setback E. Fitzhugh Sita amended to proposed setback be only for essential electrical service equipment, electric service utility, including screening. J. Just 2nd

Vote: Ayes all, unanimous.

#15-00100217 exterior alterations William Waters clarifies conditions and not enough detail, if Board would like to transfer that authority to staff however keep in mind far simpler projects have been required to be reviewed by Board.

Other items cannot be heard without approval of HRPB#15-00100217.

Board Attorney advises that we should have a conversation with applicant regarding a continuance. Ms. Miskel allows that March 9 would be a workable date. No further noticing required since it is a continuance.

Public comment: none

Motion: T. Norris continue to date certain HRPB 217 (March 9 6:00 PM) E. Fitzhugh Sita 2nd

Vote: Ayes all, unanimous.

Motion: E. Fitzhugh Sita continue to date certain HRPB 216 J. Just 2nd

Vote: Ayes all, unanimous.

#15-00100215 discussion William Waters indicates it is desirable to go with Art Deco look as opposed to Spanish Revival. T. Norris remarks about the idea of transitioning to Art Moderne. No brown color.

Motion: E. Fitzhugh Sita to continue to date certain HRPB #15-00100215 J. Just 2nd

Vote: Ayes all, unanimous.

Public comment: none

Motion: J. Just to continue to date certain HRPB # 15-00100214 to March 9 T. Norris 2nd

Vote: Ayes all, unanimous.

Public comment: none

6. Planning Issues

None

7. Public Comments (3 minute limit)

None

8. Departmental Reports

None

9. Board Member Comments

None

10. Adjournment

Motion to adjourn: H. Robinson, 2nd by E Fitzhugh Sita.

Vote: Ayes all, unanimous

Meeting adjourned: 11:35 PM

Attest:


Herman Robinson, Chairman

Submitted By:


Sherie Coale, Board Secretary

Minutes Approved:


Date