



PLANNING & PRESERVATION DIVISION
 DEPARTMENT FOR COMMUNITY SUSTAINABILITY
 CITY OF LAKE WORTH
 1900 2ND AVENUE NORTH
 LAKE WORTH, FL 33461
 561.586.1687

CERTIFICATE OF APPROPRIATENESS APPLICATION

This application is required for ALL applications submitted to the Planning, Zoning and Historical Preservation Division. Planning staff can answer any questions you have regarding the applications and the processes during Planner On-Call hours (Monday – Friday, 9:00 – 10:30 a.m. and 3:00 – 4:00 p.m.). Please make an appointment with planning staff if you require more than 15 minutes with a staff member. **NOTE: PRE-APPLICATION MEETING REQUIRED FOR ALL CASES TO BE REVIEWED BY THE HISTORIC RESOURCES PRESERVATION BOARD.**

Application Type (select all that apply):

- Exterior Alterations (roof, windows, doors, etc)
 Fence/Wall/Gate
 Sign
 Addition
 New Construction
 Demolition
 Relocation
 Other: _____

PROJECT INFORMATION

Project Location: 1 and 11 Lake Avenue and 12, 14, 20, 22 and 24 South Lakeside Drive

Legal Description: Please see attached "Legal Description"

PCN: 38-43-44- ~~24~~ 15-033-0010
Historic District: South Palm Park
Contributing?: Yes
0030; 0040; 0050; 0060; 0070; 0090

of buildings/structures on property: 3
What type?: 1 - Hotel; 2 - Residential

Current Use: Hotel/Vacant/Residential
Change of Use Proposed?: Unified Hotel Plan Proposed

Total Estimated Cost of the Project: Not Yet Determined

Are you requesting consideration of Economic Hardship? No If yes, please include required checklist.

FOR OFFICE USE ONLY			
HRPB Project No.			
Associated Project Nos.			
Submittal Date		Sufficiency Date	
Project Planner Assigned			
Total Fee Amount	\$ _____	<input type="checkbox"/> PAID _____	<input type="checkbox"/> DUE _____

APPLICANT INFORMATION

Project Manager/Contact Person: Bonnie Miskel, Esq. / Beth Schrantz, Land Planner

Company: Dunay, Miskel and Backman, LLP

Address: 14 SE 4th Street, Suite 36, Boca Raton, FL 33432
(Street Address) (City) (State) (Zip)

Phone No.: (561) 405-3321 / (786) 763-0565 E-Mail Address: bmiskel@dmbblaw.com / bschrantz@dmbblaw.com

Applicant Name (if different from Project Manager): Owner is Applicant

Company: _____

Address: _____
(Street Address) (City) (State) (Zip)

Phone No.: _____ E-Mail Address: _____

Owner Name: HH Gulfstream Land Holdings, LLC - Contact: Steven Michael

Address: 310 SE 1st Street, Delray Beach, FL 33463-4547
(Street Address) (City) (State) (Zip)

Phone No.: (561) 768-7621 E-Mail Address: smichael@hudson

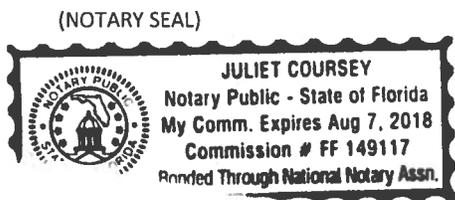
OWNER'S CONSENT (IF APPLICABLE)

HH Gulfstream Land Holdings, LLC ("Owner") certifies that it is the owner of the property located at 1 and 11 Lake Avenue and 12, 14, 20, 22 and 24 South Lakeside Drive ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes Dunay, Miskel and Backman, LLP, as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: _____ Date: 12/15/15
Name/Title of Signatory: Steve Michael / Authorized Representative

STATE OF Florida
COUNTY OF Palm Beach
The foregoing instrument, was acknowledged before me this 15th day of December, 2015 by Steven Michael who is personally known to me or who produced a FL DL as identification. He/she did not take an oath.



Juliet Coursey
(Signature of Notary Public)
Juliet Coursey
(Name of Notary)

PROJECT INFORMATION

DESCRIPTION OF WORK:

Provide a **detailed** description of work to be done as a result of this application (attach additional sheets if necessary).

Please see attached "Statement of Use and Justification".

PRIOR APPROVALS:

Indicate any prior planning, zoning, historic or building approvals that you are aware of for the property (attach additional sheets if necessary).

Please see attached "Statement of Use and Justification".

REQUIRED ATTACHMENTS FOR ALL APPLICATIONS

☐ CERTIFICATE OF APPROPRIATENESS APPLICATION

- Fill in all applicable fields and do not forget to include all required signatures.

☐ APPLICATION CHECKLIST

- Include all additional items as specified on each project specific application checklist if applicable. **FENCES AND SIGNS** do not have additional application checklists. Additional information may be required by Staff depending on the scope of each project.

☐ JUSTIFICATION STATEMENT

- Must address all compatibility criteria set forth in Section 23.5-4 Historic Preservation as applicable. See page 7 of this application for details. See the back of each applicable "Application Checklist" for details on additional specific criteria.

☐ PHOTOGRAPHS

- A minimum of one photograph of all elevations effected by the proposed project, including detail shots of significant architectural features.
- Digital, 35 mm, or disposable cameras. No Polaroids or Google Earth images.

☐ FEES

- Application will not be processed or scheduled for a Board meeting until fee is paid in full.

AFFIDAVIT OF COMPLETENESS AND ACCURACY

INSTRUCTIONS: To be completed by the individual submitting the application (owner or authorized agent).

Project Location: Gulfstream Hotel Submittal Date: 12/15/15

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Lake Worth relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning, Zoning and Historic Preservation Division of Lake Worth, Florida, and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by Palm Beach County to process this application. I further acknowledge that any plans that I have prepared or had prepared comply with the Fair Housing Standards. I further consent to the City of Lake Worth to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Check (✓) one: I am the property owner authorized agent.

Beth Schrantz, Land Planner
(Name - type, stamp or print clearly)

Eliz. Schrantz
(Signature)

Dunay, Miskel and Backman, LLP
(Name of Firm)

14 SE 4th Street, Suite 36, Boca Raton, FL 33432
(Address, City, State, Zip)

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 14th day of December, 2015, by Elizabeth Schrantz who is personally known to me or who produced a _____ as identification. He/she did not take an oath.



Ruth McGlynn
(Signature of Notary Public)
Ruth McGlynn
(Name of Notary)

SIGN POSTING AGREEMENT

(REQUIRED FOR ALL APPLICATION TO BE REVIEWED BY HISTORIC RESOURCES PRESERVATION BOARD)

Applicant: HH Gulfstream Land Holdings, LLC

Property Owner: HH Gulfstream Land Holdings, LLC

Contact Phone No.: (786) 763-0565

Property Location: 1 and 11 Lake Avenue and 12, 14, 20, 22 and 24 South Lakeside Drive

I, Elizabeth Schrantz, hereby affirm that I will post the notification sign(s) provided to me for a minimum of ten (10) calendar days before the scheduled date of the hearing of Planning and Zoning Case No. _____.

Signature: *Elizabeth Schrantz* Date: 12/14/15

Name/Title of Signatory: Beth Schrantz, Land Planner

STATE OF Florida)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 14th day of December, 2015 by Elizabeth Schrantz who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL)



Ruth McGlynn

(Signature of Notary Public)

~~Celeste White~~ Ruth McGlynn

(Name of Notary)

Criteria for Granting Certificates of Appropriateness (Section 23.5-4(k)1)

In approving or denying applications for certificates of appropriateness, the City shall, at a minimum, consider the following general guidelines:

- A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?
- B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?
- C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?
- D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?
- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?
- F. Do the plans satisfy the applicable portions of the general criteria contained in the United States Secretary of the Interior's Standards for Rehabilitation then in effect or as they may be revised from time to time? The current version of the Secretary's Guidelines provides as follows:
 - (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - (2) This historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - (3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - (5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - (6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or because the different architectural elements from other buildings or structures happen to be available for relocation.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means least likely.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.

G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

H. Such other supplemental guidelines for restoration and rehabilitation of historic properties which the HRPB may from time to time adopt.