



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

UNIVERSAL DEVELOPMENT 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.

Application Type (select all that apply):

- Site Plan – Minor Site Plan – Major Planned Development Variance
- Subdivision/Plat Conditional Use Administrative Use Mural
- Alcoholic Beverage Distance Proximity Waiver Community Residence Proximity Waiver
- Gaming Establishment Distance Proximity Waiver Adult Use Distance Proximity Waiver
- Sustainable Bonus Incentive Program Certificate of Appropriateness Sign Variance
- Rezoning (Zoning Map Amendment) Zoning Text Amendment Annexation
- Other: _____

Project Name: _____

Project Location: _____

Legal Description: _____ Date Platted: _____

PCN: 38-43-44-____-____-____ Existing Zoning: _____ Proposed Zoning: _____
0030; 0040; 0050; 0060; 0070; 0090

Existing FLU: _____ Proposed FLU: _____

Proposed Use: Residential; Density _____; Commercial _____ SF; Industrial _____ SF

Total Estimated Cost of the Project: _____

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

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): Same as Owner

Company: _____

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

Phone No.: _____ E-Mail Address: _____

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

Company: 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@hudsonholdings.com

OWNER'S CONSENT

HH Gulfstream Land Holdings, LLC - Contact: Steven ("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.

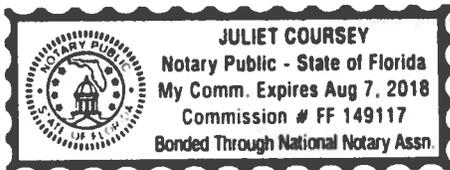
Owner's Signature: _____ Date: 12/15/15

Name/Title of Signatory: Steven Michael / Authorized Representative

STATE OF Florida,
COUNTY OF Broward

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.

(NOTARY SEAL)



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

PROJECT DATA

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 or building approvals that you are aware of for the property (attach additional sheets if necessary).

Please see attached "Statement of Use and Justification".

ADJACENT PROPERTY INFORMATION:

Complete the following table for all surrounding properties. Information located at www.lakeworth.org/business/planning-zoning/.

Direction	Future Land Use	Zoning District	Current Use/ Name of Development
North	DMU	DT	Retail / Multi-Family Residential
South	HDR	MF-30	Multi-Family Residential
East	DMU	MF-30 / PROS	Multi-Family Res / Bryant Park
West	DMU	DT / MF-30	Multi-Family Residential

DEVELOPMENT STANDARDS:

Identify the applicable required and proposed development standards. If not applicable, enter "N/A". The "required" information can be located in Article 23 of the City's Code of Ordinances, Land Development Regulations, at www.municode.com.

Development Standard		Required	Provided
Lot Size (Acreage and SF)		6,500 SF	79,304 SF
Lot Width (Frontage)		25 feet	280 feet
Building Height	Primary	65 feet	Existing - 73.5 feet; Proposed: 65 feet
	Accessory	N/A	N/A
Setbacks	Front (<u>N & S</u>)	10 feet min / 22 feet max	Historic Bldg: 0 feet; Proposed: 22 feet
	Rear (<u>S</u>)	10% lot depth (17.5 feet)	Historic Bldg: 17.5 feet; Proposed: N/A
	Side (<u>E</u>)	10 feet on street	Historic Bldg: 0 feet; Proposed: 10 feet
	Side (<u>W</u>)	10 feet on street	Historic Bldg: 0 feet; Proposed: 10 feet
Living Area	Single-Family	N/A	N/A
	Multi-Family	N/A	N/A
Accessory Structure Limitation		N/A	N/A
Impermeable Space Coverage		80% (63,443 SF)	79% (62,870 SF)
Building Coverage		60% (47,582 SF)	48% (38,140 SF)
Maximum Wall Height at Setback		65 feet	65 feet
Floor Area Ratio Limitation		2.1 (166,538 SF)	1.86 (147,637 SF)

AFFIDAVIT OF COMPLETENESS AND ACCURACY

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

Project Name: 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)

Beth 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 driver's license 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 HISTORIC APPLICATIONS AND ALL PUBLIC HEARING ITEMS)

Applicant: HH Gulfstream Land Holdings, LLC - Contact: Steven Michael

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

Contact Phone No.: (786) 763-0565

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

I, Beth 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: *Beth 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)

Ruth McGlynn

(Name of Notary)