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Gulfstream Hotel
1 Lake Avenue, 11 Lake Avenue, 12 South Lakeside Drive, 14 South Lakeside Drive, 20 South Lakeside Drive, 22 South Lakeside Drive and 24 South Lakeside Drive

Statement of Use and Justification for Major Site Plan Approval, Conditional Use Approval, Sustainable Bonus Incentive Program, Certificates of Appropriateness for Addition, Demolition, Exterior Alterations and New Construction, Historic Waivers and Variance

HH Gulfstream Land Holdings, LLC ("Petitioner") proposes to renovate and redevelop the historic Gulfstream Hotel and related properties, an assemblage of seven (7) parcels located at 1 Lake Avenue, 11 Lake Avenue, 12 South Lakeside Drive, 14 South Lakeside Drive, 20 South Lakeside Drive, 22 South Lakeside Drive and 24 South Lakeside Drive (collectively referred to herein as "Property"), which is generally located on the south side of Lake Avenue between South Lakeside Drive and South Golfview Road within the City of Lake Worth ("City"). The Property is located within the South Palm Park Historic District, designated DMU, Downtown Mixed Use, on the City's Future Land Use Map and located within the DT, Downtown, zoning district. Excerpts from the City's Future Land Use Map and Zoning Map with the Property identified are attached hereto as Exhibit "A".

Property History

The Property is currently approved for and developed with the historic one hundred five (105) room Gulfstream Hotel, two (2) dilapidated residential structures and a seventy-three (73) parking space surface parking lot. The historic Gulfstream Hotel was permitted through the City's Building Department in May of 1923 and the first grand opening occurred January 20, 1925.

The following excerpt from the "Model Guidelines for Design Review: A Guide for Developing Standards for Historic Rehabilitation in Florida Communities" published on the City's website describes the Florida Boom period of the 1920s during which the historic Gulfstream Hotel was developed:

> "The Florida Boom of the 1920s was a period of unprecedented population growth, economic expansion, and building construction. The Boom was concentrated in Southeast Florida, including Dade, Broward, and Palm Beach counties… Few communities south of Orlando were exempted from the speculative fever.
>
> Building design was strongly influenced by Mediterranean architecture. Developers and architects attempted to capitalize upon Florida's Spanish heritage, probably because it offered a distinctive element to Americans from other states who were reared in the English tradition. Buildings large and small were designed in a variety of "Mediterranean Revival" Styles. Mediterranean Revival has become a catch-all term employed in Florida to describe a building displaying features obviously derived from some part of the Mediterranean basin… Most designs were eclectic, and many incorporated only minimal

features associated with Mediterranean architecture. These might include a light-colored stucco exterior finish, round arched window and door openings, and a roof covered with clay tile. …

Commercial buildings in Florida constructed at the time reflected a variety of influences. Many, of course, displayed the influence of Mediterranean styles in detailing. Commercial architecture in Florida continued in general to employ the characteristics of one and two-zone composition developed at the turn of the century.

The materials used in construction turned increasingly to brick, concrete, and steel, though numerous vernacular dwelling houses continued to employ wood frame construction techniques. Structural clay tile became common in many areas for the construction of exterior walls. Many buildings were constructed of reinforced concrete. Concrete block, often stamped with a decorative face, came into common usage."

Please refer to Sheet A-1b for a detailed analysis of the application of Spanish Mission Style architectural employed in the design of the historic and proposed Gulfstream Hotel buildings.

Project Proposal

At this time, Petitioner proposes to: renovate and restore the historic Gulfstream Hotel building to provide eighty-seven (87) hotel rooms and ancillary restaurant, bar and conference center uses; demolish (or relocate) the two (2) existing dilapidated residential structures; and construct an eighty-seven (87) room hotel annex building and structured two (2) story parking garage with rooftop parking containing one hundred forty-five (145) parking spaces and small scale community retail uses on the ground floor ("Project"). A Conceptual Site Development Plan showing the proposed redevelopment plan is included with this application. The Project will renew and revitalize the downtown corridor between the downtown retail and restaurant uses and beach and historic Lake Worth Casino area. In order to develop the Project, Petitioner respectfully requests approval of the following applications:

Major Site Plan Approval to allow a +/- 6,500 square foot addition to the historic Gulfstream Hotel, a new +/- 74,572 square foot hotel with eighty-seven (87) rooms and a structured two (2) story parking garage with rooftop parking containing a minimum of one hundred forty-five (145) parking spaces and +/- 2,590 square feet of ground floor retail for community use;

Conditional Use Approval to allow the operation of an eighty-seven (87) room hotel in the historic Gulfstream Hotel building with an additional eighty-seven (87) hotel rooms in the proposed hotel building;

Sustainable Bonus Incentive Program to allow the maximum five (5) story building height and 2.1 Floor Area Ratio permitted within the DT zoning district;

Certificate of Appropriateness ("COA") for the +/- 6,500 square foot addition and exterior alterations to the historic Gulfstream Hotel;

COA for New Construction of the proposed hotel building and structured parking garage/community retail space; and

COA for Demolition or Relocation of two (2) existing dilapidated residential structures – one (1) primary building and one (1) accessory building;

Historic Waiver from Section 23.3-14(d) of the City's LDRs to allow a maximum front setback of twenty-two feet (22') from the north property line for the proposed hotel in lieu of the seventeen foot (17') maximum front setback required;

Historic Waiver from Section 23.3-14(d) of the City's LDRs to allow a minimum setback of one foot (1') from the east property line for the addition to the Historic Gulfstream Hotel in lieu of the ten foot (10') minimum side street setback required; and

Variance from Section 23.3-14(d) of the City's LDRs to allow a minimum rear setback of five feet (5') from the south property line for the mechanical equipment required to provide electrical service to the Project in lieu of the eighteen foot (18') rear setback required.

<u>Major Site Plan Approval</u>

In accordance with Section 23.2-31 of the City's Land Development Regulations ("LDRs"), Site Design Qualitative Standards, Petitioner will demonstrate that the Project is designed to promote: (1) harmonious and efficient organization; (2) preservation of natural conditions; (3) screening and buffering; (4) enhancement of residential privacy; (5) emergency access; (6) access to public ways; (7) pedestrian circulation; (8) design of ingress and egress drives; (9) coordination of on-site and off-site circulation; (10) design of on-site right-of-way; (11) off-street parking, loading and vehicular circulation areas; (12) refuse and service areas; (13) protection of property values; (14) transitional development; and (15) consideration of future development.

1. Harmonious and efficient organization – *The proposed site plan is designed such that all elements are harmoniously and efficiently organized in relation to topography, the size and type of the Property, the character of adjoining property and the type and size of surrounding buildings. As described above, the Project entails adding a +/- 6,210 square foot ground floor addition to the rear (south) side of the historic Gulfstream Hotel in order to provide the necessary kitchen facilities for a modern hotel restaurant and to provide a rooftop pool, elevated pool deck and pedestrian connection to the 2nd story of the proposed hotel annex building, which is located on the western portion of the Property. The addition to the historic Gulfstream Hotel is designed to provide a +/- 565 square foot covered colonnade along the east (S Golfview Drive) frontage. The proposed hotel building is also designed to provide front facades that are pedestrian oriented and create a special sense of enclosure along both Lake Avenue and South Lakeside Drive while orienting the interior of the hotel toward the east to take advantage of the views overlooking Bryant Park and the Lake Worth Lagoon. The parking required for the hotel use is proposed to be provided in a two (2) story structured parking garage with rooftop parking located in the southern portion of the Property with a +/- 1,410 square foot retail space for community scale retail use located on the ground floor. The scale of the proposed two (2) story parking garage is in harmony with the existing one (1) and two (2) story multi-family residential structures surrounding the southern portion of the Property with a maximum height of twenty-eight feet and six inches (28'-6"). In addition, a significant landscape buffer is proposed along the south property frontage. Considering the scale of the garage, the community nature of the proposed retail space and the substantial buffering proposed along the south property line, the Project is designed to provide a*

passive use and transition from the DMU land use designation and DT zoning district on the north side of 1st Avenue South to the High Density Residential (HDR) land use and Medium Density Residential (MF-30) zoning on the south side of 1st Avenue South. Further, the scale and height of the existing and proposed buildings is in harmony with the size and type of surrounding buildings. The existing condo building located across the alley to the east of the Property is six (6) stories; the existing condo building located across South Lakeside Drive to the west of the Property is five (5) stories; the existing condo building located across Lake Avenue to the north of the proposed hotel building is equivalent to five (5) stories; and the existing building located across Lake Avenue to the north of the historic Gulfstream Hotel is seven (7) stories. The Project is designed such that the proposed five (5) story, sixty-five foot (65') tall hotel building is located proximate to the existing five (5), six (6) and seven (7) story condo buildings to the north, east and west. The proposed structured parking garage provides three (3) parking levels (2 stories with rooftop parking) and is approximately twenty-eight feet and six inches (28'-6") in height, thus transitioning and buffering the medium-intensity multi-family residential uses to the south from the higher intensity condo and hotel uses to the north. Considering the foregoing, the Project has been designed such that all elements are organized harmoniously and efficiently in relation to the topography, size and type of the Property, character of adjoining property and the type and size of surrounding buildings.

2. Preservation of natural conditions – *The Project is designed to preserve the landscape in its natural state, insofar as practical, by minimizing tree and soil removal. As detailed above, the Property includes the historic Gulfstream Hotel, two (2) dilapidated residential structures, vacant land and a paved parking area. As such, the Property has already been developed or cleared for development. The trees existing on-site are proposed to either be relocated and incorporated into the Project or mitigated for with replacement on-site in accordance with the provisions of Section 23.6-1 of the City's LDRs. Please refer to Sheet L-2, which specifies the condition and disposition of each existing tree on the Property. Landscape Plan Sheets L-1 and L-3 demonstrate compliance with the City's landscape regulations and show how the proposed landscaping will contribute to the creation of the lush, Floridian resort environment necessary to make the Project an extraordinary destination. The Project is designed to provide for the filtration of stormwater runoff to minimize ground and surface water pollution to meet all agency standards. Further, best management practices for dust control will be adhered to during construction to ensure that terrain and vegetation are not disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to the Property. Please refer to the Civil Site Improvements Plan, Paving and Drainage Details, Water and Wastewater and Pollution Prevention Plan Sheets for additional details regarding stormwater management and dust control. Considering the foregoing, the Project is designed to provide for the preservation of the natural conditions including landscape, water quality and air quality on and surrounding the Property.*

3. Screening and buffering – *The Project is designed to provide walls and/or vegetative screening where needed and practical to protect residents and users from undesirable views, lighting, noise, odors or other adverse off-site effects, and to protect residents and users of off-site development from on-site adverse effects. Specifically, the proposed loading areas are located on the southeast side of the new hotel building and west side of the historic Gulfstream Hotel building with access and visibility only from the alley. The addition to the historic Gulfstream Hotel screens the eastern loading zone from the view from Lake Avenue, South Golfview Road and the property to the south. The new hotel building and parking garage screen the western loading zone from the view from Lake Avenue, South Lakeside Drive and 1st Avenue South. Further, the dumpster for the historic Gulfstream Hotel is proposed to be located within an enclosure in the colonnade proposed on the eastern side of the addition to the historic Gulfstream Hotel building and the dumpster for the new hotel is proposed to be located within*

an enclosure on the east side of the parking garage. Parking for the Project is provided within an enclosed structure that is designed to comply with the City's setback and buffering requirements. Additional information regarding the specific vegetative material located within the screening and buffer areas is provided on Landscape Plan Sheet L-1.

4. Enhancement of residential privacy – *The Project is designed to provide visual and acoustical privacy for all dwelling units located adjacent to the Property. As described in greater detail above, the site plan is configured to locate the passively used two (2) story structured parking garage on the southern portion of the Property thus eliminating any potential for visual or acoustical encroachment from hotel users on the adjacent dwelling units. In addition, the Project is designed to comply with or exceed all of the City's setback and buffering requirements adjacent to residential uses, which are intended to provide sufficient distances to ensure reasonable visual and acoustical privacy between properties. Additional information regarding the specific vegetative screening to be located within the buffer areas is included on Landscape Plan Sheets L-1 and L-3.*

5. Emergency access – *The Project is designed to permit emergency vehicle access to all sides of all buildings. Specifically, Lake Avenue provides emergency vehicle access to the north side of the historic Gulfstream hotel and the proposed hotel building; South Lakeside Drive provides emergency vehicle access to the west side of the proposed hotel building and structured parking garage/retail space; 1st Avenue South provides emergency vehicle access to the south side of the proposed structured parking garage/retail space; an alley ranging from fifteen feet (15') to twenty-four feet (24') in width running north-south between Lake Avenue and 1st Avenue South provides emergency vehicle access to the east side of the proposed hotel building and structured parking garage and the west side of the historic Gulfstream Hotel; and South Golfview Road provides emergency vehicle access to the south and east sides of the historic Gulfstream hotel. Considering the foregoing, the Project is designed to provide for emergency vehicle access to all sides of all buildings.*

6. Access to public ways – *The Project is designed such that buildings and other facilities have safe and convenient access to a public street, walkway or other area dedicated to common use. Pedestrian access points for use by customers and/or hotel staff are provided on the north, east and west sides of the historic Gulfstream Hotel building and on all sides of the proposed hotel building. Vehicular access to the Property is provided via an alley that runs north-south between Lake Avenue and 1st Avenue South and provides access to the parking garage and loading, waste removal and utility facilities.*

7. Pedestrian circulation – *The Project is designed to provide a pedestrian circulation system that is insulated from the vehicular circulation system. A valet parking program is proposed to include two (2) valet loading areas – one on Lake Avenue and the other South Lakeside Drive – to allow hotel guests and visitors to access the Project via the new hotel building on South Lakeside Drive or Lake Avenue or through the historic Gulfstream Hotel on Lake Avenue. The valet loading areas are located contiguous to existing pedestrian sidewalks that run along all Project frontages adjacent to public rights-of-way thus allowing hotel patrons immediate access to an insulated pedestrian circulation system the moment they arrive. Vehicles will then be taken by valet parking staff to the parking garage via either the northern alley access from Lake Avenue or the southern alley access on 1st Avenue South, while hotel patrons enter the hotel building using the existing pedestrian circulation system, which connects directly to the hotel's existing and proposed entrances. This design allows patrons to enter the resort hotel space without any pedestrian-vehicular conflict and utilize the common areas (covered porches along Lake Avenue, a pool and elevated deck area on the 2nd floor and a rooftop event space), all of which are fully separate and insulated from the vehicular circulation system serving the Project.*

8. Design of ingress and egress drives – *The location, size and number of ingress and egress drives for the Property are designed to minimize the negative impacts on public and private ways and on adjacent private property. The Project includes the expansion and improvement of the driveways accessing the alley running north-south between Lake Avenue and 1st Avenue South. The ingress from Lake Avenue is proposed to be widened to fifteen feet (15') to allow sufficient area for south-bound one-way access for modern emergency vehicles, delivery trucks and garbage trucks. The access point to the alley at 1st Avenue South is proposed to be widened to twenty-four feet (24') to allow for two-way traffic in the southern portion of the alley providing improved access to the existing parking for the Gulfstream Condo building to the east and the proposed structured parking garage. Considering the foregoing, the ingress and egress driveways for the Property will not have a negative impact on public or private ways or private property.*

9. Coordination of on-site circulation with off-site circulation – T*he arrangement of common ways for vehicular and pedestrian circulation are coordinated with the pattern of existing streets and pedestrian/bicycle pathways in the area. As detailed above under "Pedestrian circulation", the Project is designed to provide a valet parking program that provides direct access for hotel guests and visitors from their vehicles to the public pedestrian paths and then to the hotel entrances. The Project further provides for improved access to the alley from both Lake Avenue and 1st Avenue South. The proposed improvements capitalize upon coordination with the existing on- and off-site circulation systems and create a safer and more accessible circulation system for pedestrians, automobiles and cyclists alike.*

10. Design of on-site public right-of-way – *The alleyway that runs north-south through the Property is designed for maximum efficiency and safety. The alley is proposed to be widened to fifteen feet (15') for one-way southbound access from Lake Avenue in order to provide sufficient width for modern emergency vehicles, delivery trucks and garbage trucks. The alley access from 1st Avenue South is proposed to be widened to twenty-four feet (24') to allow for two-way travel, thus providing improved access to the existing parking serving the Gulfstream Condo to the east and the proposed parking structure. As detailed herein, the proposed on-site right-of-way is designed such that no more land is used than is required to provide access, nor is the development fragmented into small blocks.*

11. Off-street parking, loading and vehicular circulation areas – *The off-street parking, loading and vehicular circulation areas for the Project are located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. At this time, there are eighty (80) parking spaces existing on the Property and three (3) off-site parking spaces existing on South Golfview Road adjacent to the Property. Pursuant to an exception in Section 23.4-10(i)4.B of the City's LDRs, parking is not required for the remodeling or building expansion of the historic Gulfstream Hotel as it is a contributing structure in one of the City's historic districts. Thus eighty-three parking spaces are required for the Historic Gulfstream Hotel the City's LDRs for the Project is that for the new hotel building and the community retail space located on the ground floor of the structured parking garage. The Project is designed to provide for the parking demands of the new and existing hotel and retail development and bring the Property into compliance with the current parking requirements for the City's core area. The following tables demonstrate the parking required for the overall project subject to today's core area parking requirements and identifies the parking that is proposed to be provided for the Project.*

Required Parking			
	Unit	**Formula**	**Required Spaces**
Historic Gulfstream Hotel			83 spaces (Vested Per Approved Site Plan and Existing On-Street Parking)
Gulfstream Hotel Annex			
Rooms	87 Rooms	.75 spaces per room	66 spaces
Office	453 SF	1 space per 400 SF	1 space
Assemby	2,061 SF	1 space per 250 SF	8 spaces
Parking Garage			
Retail	1,410	1 space per 500 SF	3 spaces
		TOTAL REQUIRED	**161**

* Pursuant to Section 23.4-10(l), when units or measurements determining the number of required off-street parking spaces has resulted in the requirement of a fractional space, any such fraction of one-fourth (¼) or greater has provided a full space

Provided Parking	
Parking Structure	
Ground Floor	39
2nd Floor	51
Rooftop	55
TOTAL GARAGE PARKING	145
On-Street Parking	
Lake Avenue	6
South Lakeside Drive	13
1st Avenue South	4
South Golfview Road	3
TOTAL ON-STREET PARKING	**26**
TOTAL PARKING PROVIDED	**171**

As described above under "Harmonious and efficient organization", off-street parking is provided in a structured garage, which completely screens and eliminates any potential noise, glare and odor arising from vehicles from impacting adjacent properties. Off-street loading for each hotel building is provided along the alley that runs north-south between Lake Avenue and 1st Avenue South in order to eliminate any adverse impacts on public rights-of-way and vistas. The loading for the historic Gulfstream Hotel is oriented such that the proposed building addition screens the property to the south from any potential adverse impact and a screen wall on the west side of the alley screens the proposed hotel building from any potential adverse impact. The off-street loading for the proposed hotel building is located on the south side of the building and immediately west of the alley with a screen wall and vegetation, which block any adverse impact on the adjacent right-of-way to the west.

12. Refuse and service areas – *Refuse and service areas for the Property are located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. The refuse and service areas in each hotel building are located adjacent to the alley that runs north-south between Lake Avenue and 1st Avenue South. Dumpster storage is proposed on the east side of the parking garage and the southeast side of the historic Gulfstream Hotel building within an enclosure with the required vegetative screening to minimize the impact of noise, glare and odor on adjacent property.*

13. Protection of property values – *The Project is designed to have no negative impact on the property values of adjoining property. As described above under "Harmonious and efficient organization", the Project is designed to locate the hotel use on the northern portion of the Property, nearer to the high density residential uses to the north, and the enclosed parking and community retail to the south adjacent to the medium density residential uses. The Project will revitalize and reinvigorate the surrounding area by removing blighted structures and restoring the historic Gulfstream Hotel. Considering the foregoing, the Project will likely have a positive impact on surrounding property values.*

14. Transitional development – *The Property is located at the edge of the DT zoning district. As such, the Project is designed to provide for a harmonious transition between the DT and the MF-30 zoning districts. The building exteriors are designed to complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Further, the Project is designed to provide the tallest heights at the historic Gulfstream Hotel, which has a maximum existing height of approximately eighty-five feet (85'), a reduced sixty-five foot (65') maximum building height for the proposed hotel building to the west and then transition to a building height of approximately twenty-eight feet six (28'-6") for the proposed structured parking garage. The proposed building height and massing provide a harmonious transition in height and design style so that the change in zoning districts is not accentuated. Please refer to sheet A-28, which clearly shows the transition in building heights proposed for the Project. In addition, the maximum allowed setbacks and buffering are provided along the south property frontage. The Project is designed to provide an appropriate transition between the DT and MF-30 zoning districts.*

15. Consideration of future development – *The Property is located in the downtown core of the City in an area that is primarily built out. As demonstrated herein, the Project has been designed with due consideration given to the current and future land use of the surrounding properties.*

In addition to the foregoing, in accordance with the Community Appearance Criteria in Section 23.2-31(l) of the City's LDRs, Petitioner will demonstrate below that the Project is: (1) in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality; (2) not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value; (3) in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the Comprehensive Plan for the City; (4) in compliance with Sections 23.2-29 and 23.2-31 of the City's LDRs as applicable.

1. The Project is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

   The Project is in conformity with good taste and good design and will contribute to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality. As detailed above, the Project entails restoration of the historic Gulfstream Hotel, which is one of the City's most prominent and recognizable buildings. Restoration and expansion of the historic building will renew the beauty and spaciousness of the Lake Avenue vistas and City skyline from all directions.

2. The Project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

   The Project is not of inferior quality so as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Rather, the Project is designed

consistent with the existing local character and environment. Further, the Project entails restoration of the historic Gulfstream Hotel building to its historical use, which will eliminate blight from the Property and surrounding area causing the environment to appreciate in appearance and value.

3. The Project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the City.

   The Project is in harmony with the proposed development in the surrounding area, LDR requirements pertaining to site plan, signage and landscaping and the City's Comprehensive Plan. As detailed above, the Project is designed to promote harmonious transitions to all surrounding uses with the location of the higher intensity hotel use on the northern portion of the Property and the two (2) story parking structure on the southern portion of the Property. Further, the Project is designed to comply with all code requirements and the City's Comprehensive Plan.

4. The Project is in compliance with this section and 23.2-29, as applicable.

   As demonstrated by the foregoing responses, the Project is in compliance with the City's Site Design Qualitative Standards. Further, Petitioner will demonstrate below that the Project is in compliance with the City's conditional use criteria in Section 23.2-29 of the City's LDRs.

<u>Conditional Use Approval</u>

In accordance with Sections 23.2-29(d) and (e) of the City's LDRs, Petitioner will demonstrate that the Conditional Use exactly as proposed at the location where proposed will: (1) be in harmony with the uses which, under the City's LDRs and Future Land Use Element, are most likely to occur in the immediate area where located; (2) be in harmony with existing uses in the immediate area where located; (3) not result in substantially less public benefit or greater harm than would result from use of the Property for some use permitted by right or some other conditional use permitted on the Property; (4) not result in more intensive development in advance of when such development is approved by the Future Land Use Element of the Comprehensive Plan; (5) not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right; (6) not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets; (7) not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right; (8) be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right; (9) be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right; (10) not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right; (11) not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right; and (12) not generate light or glare which encroaches onto any residential property in excess of that allowed in section 23.4-10, Exterior Lighting.

Conditional Use Approval to allow the operation of an eighty-seven (87) room hotel in the historic Gulfstream Hotel building with an additional eighty-seven (87) hotel rooms in the proposed hotel building. ("Conditional Use")

1. The Conditional Use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the Future Land Use Element, are most likely to occur in the immediate area where located.

   Approval of the requested Conditional Use exactly as proposed on the Property is in harmony with the uses most likely to occur in the immediate area under the City's Future Land Use Element and LDRs. The following table identifies the future land use, zoning and current use of the properties adjacent to the Property.

Adjacent Property Information			
Property Location	**Land Use**	**Zoning**	**Current Use**
North	DMU	DT	Retail / Multi-Family Residential
South	High Density Residential	MF-30	Multi-Family Residential
East	DMU/PROS	MF-30/PROS	Multi-Family Residential (Gulfstream Condos) / Bryant Park
West	DMU	DT/MF-30	Multi-Family Residential (Gold Coast Towers)

   The predominant land use designation and zoning of properties in the area immediately surrounding the Property are Downtown Mixed Use (DMU), High Density Residential (HDR) and Public Recreation and Open Space and Downtown (PROS), Multi-Family (30 dwelling units per acre) and Public Recreation and Open Space, respectively. As such, the following uses are permitted (and thus likely) to occur in the surrounding area: Commercial, Office, Retail, Personal Services, Cultural and Artisanal Arts, Institutional, Open Air Retail Sales, Essential services, Places of Worship, Multi-Family Residential, Single-Family Residential and Park/Outdoor Open Space. The proposed hotel use is compatible and complementary to the mix of commercial, residential and recreational uses allowed to occur in the surrounding area. Approval of the requested Conditional Use will allow for the restoration and expansion of the existing Gulfstream Hotel to its historic use as a hotel, but with increased room sizes, sufficient parking and the resort amenities required to meet the needs of modern travelers and ensure the long-term viability of the Project. As such, the Project will provide an enlivened streetscape between the existing downtown retail, restaurant and cultural uses located to the west and the recreational opportunities at Bryant Park, the Beach and Casino complex and the Municipal Golf Course located to the east. Further, the proposed hotel, structured parking garage and community retail space are designed to provide a harmonious transition from the higher intensity commercial and residential uses along Lake Avenue to the medium-density residential uses located in the neighborhood to the south by providing the highest heights and use intensities on the northern portion of the Property and lowest building heights and use intensities on the southern portion of the Property. It is clear from future land use, zoning and existing development on the surrounding properties and the overall development pattern of the City that the proposed Conditional Use is in harmony with the future uses likely to occur in the immediate area as allowed under the City's Future Land Use Element and LDRs.

2. The Conditional Use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

   Approval of the requested Conditional Use exactly as proposed on the Property is in harmony with the existing uses in the immediate area. As detailed above, the Property is adjacent to a mix of uses including high-density residential uses to the north, east and west, retail use (Dollar General) to the north, Bryant Park to the east, and medium-density residential uses to the south and west. Specifically, the existing condo building located across the alley to the east of the Property is six (6) stories; the existing condo building located across South Lakeside Drive to the west of the Property is five (5) stories; the existing condo building located across Lake Avenue to the north of the proposed hotel building is equivalent to five (5) stories; and the existing building located across Lake Avenue to the north of the historic Gulfstream Hotel is seven (7) stories. Images of the existing multi-family residential uses located adjacent to the Property are attached hereto as Exhibit "B". The proposed five (5) story hotel building located on the northern portion of the Property and two (2) level parking garage with rooftop parking and community retail space on the ground floor proposed in the southern portion of the Property are consistent with the surrounding development and provide a harmonious transition between the existing higher intensity uses located to the north, east and west and the medium intensity residential uses to the south. In addition, the Project will provide an invigorated streetscape between the existing downtown retail, restaurant and cultural uses located to the west and the recreational opportunities at Bryant Park, the Beach and Casino complex and the Municipal Golf Course located to the east. It is clear from future land use, zoning and existing development on the surrounding properties and the overall development pattern of the City that the proposed Conditional Use is compatible with the existing uses in the surrounding area.

3. The Conditional Use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the site for some use permitted by right or some other conditional use permitted on the Property.

   The proposed hotel use will not result in less public benefit or greater harm than would result from use of the Property for a use permitted by right. As detailed above, the uses typically permitted by right in the DT zoning district are Commercial, Office, Retail, Personal Services, Cultural and Artisanal Arts, Institutional, Open Air Retail Sales, Essential services, Places of Worship and Multi-Family Residential. The proposed hotel use and related amenities are consistent and compatible with all uses permitted by right and will complement the existing and future development in the surrounding area. As such, the Project will not result in less public benefit or greater harm than a use permitted by right. Further, approval of the requested Conditional Use will allow operation of the historic Gulfstream Hotel use and expansion to allow for larger guest rooms, modern kitchen and restaurant facilities and parking to adequately meet the needs of today's guests. Considering that the Project entails restoring the historic Gulfstream Hotel to its former glory and historic use and providing the necessary services to ensure the long-term success of the Project, approval of the Conditional Use will actually provide substantially greater public benefit than would result from the use of the Property for some use permitted by right.

4. The Conditional Use exactly as proposed will not result in more intensive development in advance of when such development is approved by the Future Land Use Element of the Comprehensive Plan.

Approval of the requested Conditional Use to allow the proposed hotel use will not result in more intensive development in advance of when such development is allowed by the Future Land Use Element. As detailed above, the Property is designated as DMU, Downtown Mixed Use, on the City's Future Land Use Map, which is "intended to provide for the establishment and expansion of a broad range of office, retail and commercial uses, including higher intensity commercial within the traditional downtown core of the City." The proposed Conditional Use is consistent with the intent of the DMU future land use designation in that it will allow for the expansion and reopening of the historic Gulfstream Hotel with sufficient parking and accessory retail and restaurant uses to support the viability of the hotel use. The Project is also designed to comply with the dimensional requirements in the City's Comprehensive Plan and LDRs, which allow a maximum building height of sixty-five feet (65') for new construction and a maximum floor area ratio of 2.1 for the Property subject to approval of a Conditional Use Permit and Community Benefit/Sustainable Bonus by the Historic Resource Preservation Board. In accordance with Section 1.1.3.6 of the City's Future Land Use Element ("FLUE"), all ground floor areas are designed to be habitable with the provision of retail surrounding the structured parking garage on the ground floor. In addition, the street corner at the intersection of Lake Avenue and South Lakeside Drive is designed to be open to incorporate a pedestrian use area. The Project also furthers Section 1.1.3.6 of the FLUE by providing sufficient parking for all existing and proposed uses on the Property. In addition to the foregoing, the Project furthers the following Comprehensive Plan objectives and policies (**emphasis added)***:*

FLUE Objective 1.3.7: To discourage the proliferation of urban sprawl by **promoting high quality retail, office, and mixed use, especially in the Downtown Mixed Use category** and the Dixie Highway Corridor, as the prime retail and commercial areas as specified on the Future Land Use Map.

Policy 1.3.7.1: High quality retail office and **defined mixed uses are encouraged in the downtown area**.

Policy 1.3 .7.2: The highest possible degree of **mutually reinforcing commercial uses are encouraged in the DMU**.

Policy 1.3.7.3: The City shall continue to be **proactive in development of strategies that facilitate adequate parking in the DMU** and Dixie Highway Corridor.

Policy 1.3.7.5: The **pedestrian character of the downtown commercial area will be enhanced through continuation of pedestrian access programs to ensure that development in the DMU is easily accessible to residents and visitors**.

Policy 1.3.7.6: In order to support continued redevelopment of older strip commercial areas (such as Dixie Highway) to maintain their economic viability, the City will continue to implement the design guidelines for its major commercial thoroughfares. These design guidelines establish flexible, but consistent standards for the exterior appearance of new and renovated buildings within two blocks of these main streets. The Guidelines incorporate implementation policies concerning appropriate signage, building colors, and architectural design of new and renovated structures.

Policy 1.3.7.7: The City shall continue to implement urban design Guidelines for the Lake /Lucerne Corridor.

FLUE Objective 1.7.3: **To support redevelopment plans which recognize and respect the historic urban character of Downtown Lake Worth and the surrounding neighborhoods.**

Transportation Element Policy 2.1.1.9: The City shall **discourage urban sprawl through private redevelopment in the downtown area**.

Transportation Element Policy 2.1.4.5: The City shall **support the provision of safe vehicular parking to support new land development**. Public parking lots shall continue to be provided to serve the downtown mixed use area, major attractions (such as Lake Worth Beach) and mass transit access points.

Please refer to the tabular data included on Sheet A-1b, which demonstrates the Project's compliance with the dimensional standards of the DT zoning district.

5. The Conditional Use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.

   Approval of the requested Conditional Use will not generate traffic volumes or movements that result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right. The Strategic Master Plan for the City establishes a level of service ("LOS") standard of "C" for Lake Avenue. The current operating LOS for Lake Avenue is "C". As the Project will not cause a change in the LOS, there is sufficient capacity on Lake Avenue to serve the Project without adversely impacting or reducing the LOS provided to lower than the adopted LOS.

6. The Conditional Use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets.

   Approval of the requested Conditional Use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets. The Property is located on Lake Avenue, an FDOT controlled major thoroughfare that runs through the City's historic downtown intersecting with Dixie Highway (US-1) and Federal Highway and continuing east to the City's Beach and Casino complex where it terminates at the intersection with A1A. Considering that Lake Avenue is an arterial roadway that is heavily travelled and used as a main traffic artery with access from/to other arterial roadways, such as Dixie Highway, the requested Conditional Use is located to minimize through traffic on local streets.

7. The Conditional Use will not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.

   Approval of the requested Conditional Use will not produce significant air pollution emissions. The proposed hotel and accessory restaurant, retail, office and meeting spaces do not involve any activities

that generate industrial, manufacturing, special or hazardous waste, airborne pollutants (such as NOx, SOx, CO, VOC's, heavy metals, etc. or any special handling of solid waste.

8. The Conditional Use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

   The Conditional Use is located in relation to the thoroughfare system such that no extension, enlargement or any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right is required. The Property is located on Lake Avenue, an FDOT controlled major thoroughfare that runs through the City's historic downtown intersecting with Dixie Highway (US-1) and Federal Highway and continuing east to the City's Beach and Casino complex where it terminates at the intersection with A1A. As detailed above, the Lake Avenue roadway is built to its ultimate width and operates at the City's adopted LOS. Considering the Property is located along the functioning Lake Avenue right-of-way, approval of the requested Conditional Use will not require extension, enlargement or alteration of the thoroughfare system.

9. The Conditional Use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

   The Conditional Use is located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems such that no extension, enlargement or any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right is required. The Project is and will continue to be served by an existing 8" water main that runs the length of the alley from Lake Avenue to 1st Avenue South. In addition, the Project is served by a sewer main that runs the length of the alley from Lake Avenue to 1st Avenue South. Petitioner will bear the cost of connecting the Project to the existing systems. Considering the foregoing, no extension, enlargement or other alteration of the water, wastewater, stormwater or other utility systems resulting in a higher public cost than that of a development permitted by right is required for development of the Project.

10. The Conditional Use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.

    Approval of the requested Conditional Use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that it may place a demand on municipal police or fire protection services that does not exceed that likely to result from a development permitted by right. As described above, the Project entails the restoration and expansion of the historic Gulfstream Hotel to its historic use. Due to the Property's current lack of sufficient amenities and parking to promote the successful operation of a resort hotel, the building has been vacant for a decade. Approval of the Conditional Use will allow for the reestablishment of regular human activity in the historic building and on the Property thus eliminating the opportunity for

vagrancy and criminal activity that occurs in blighted areas. Further, the Project's design provides increased "eyes on the street" with the provision of covered porches along the Lake Avenue frontage and promotes Crime Prevention through Environmental Design ("CPTED") principles of Natural Surveillance, Natural Access Control, Natural Territorial Reinforcement and Maintenance, which are intended to deter criminal activity. In addition, the Project is designed to comply with all applicable fire codes, provide for emergency vehicle access and provide a Fire Command Center in the lobby of the historic Gulfstream Hotel building. Considering the foregoing, approval of the Conditional Use is likely to reduce the demand on police and fire protection services by upgrading the historic Gulfstream Hotel, improving emergency access to the Property and reactivating the surrounding area.

11. The Conditional Use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.

    Approval of the requested Conditional Use will not generate significant noise and will appropriately mitigate any potential anticipated noise to a level compatible with that which would result from a development permitted by right. The Conditional Use will meet all applicable requirements and stipulations set forth in Section 15-24 of the City's LDRs regarding Noise Control.

12. The Conditional Use will not generate light or glare which encroaches onto any residential property in excess of that allowed in section 23.4-10, Exterior Lighting.

    Approval of the requested Conditional Use will not generate light or glare which encroaches onto any residential property in excess of that allowed in Section 23.4-10 of the City's LDRs, Exterior Lighting. Please refer to sheets A-30 and A-31 for the proposed Project photometrics plan, which is designed to comply with Section 23.4-10 of the City's LDRs.

<u>Sustainable Bonus Incentive Program</u>

In accordance with Section 23.2-33 of the City's LDRs and the City's Future Land Use Element, Petitioner hereby requests approval for increased building height and increased intensity (measured by FAR) in exchange for the incorporation of sustainable design features, community based improvements and overall design excellence as part the Project. As detailed above, the Project includes construction of a new five (5) story hotel building and two (2) story parking garage with rooftop parking. The DT zoning permits thirty feet (30') of building height, not to exceed two (2) stories, by right for all projects with an additional thirty-five feet (35') of building height, not to exceed a maximum of six (6) stories, permitted under the Sustainable Bonus Incentive Program. The DT zoning also permits a maximum base FAR of 1.1 for the Property (as it is greater than 7,500 square feet in area) with a bonus FAR of .5 for the Project as it includes hotel use with an additional bonus FAR of .5 permitted under the Sustainable Bonus Incentive Program for a maximum FAR of 2.1 for the Project.

The Sustainable Bonus Incentive Program requires that Petitioner provide the following information to the City for review: building specifications including the bonus height and bonus intensity proposed, the number of square feet on each story of all proposed buildings that are above the first two (2) stories and the number of square feet that are sought for the bonus floor area ratio; and a summary of each of the proposed on-site and off-site sustainable design features or community based improvements, and the

market value of each, which are proposed to qualify for the incentive program. Please see below for the required information:

Bonus Height:

Number of Additional Stories: Three (3) additional stories of building height for the proposed hotel building.

Additional Gross Floor Area: The building area breakdowns for the proposed hotel building above the 2nd story are as follows:

Proposed Hotel Building	
Building Story	Area (SF)
Third floor:	14,800
Fourth floor:	14,800
Fifth floor:	14,800
Area Total	**44,400**

As such, approximately 44,400 square feet of additional gross floor area is proposed through the bonus height provision of the Sustainable Bonus Incentive Program.

Bonus Intensity:

The Property contains 79,304 square feet. Bonus intensity of .5 FAR is permitted under the Sustainable Bonus Incentive Program. As such, 39,652 square feet of bonus intensity is permitted in addition to the 126,886 square feet permitted for a hotel Project in the DT zoning district. However, the project is proposed to include only 146,557 square feet, 19,981 square feet less than the 166,538 square feet permitted by the maximum 2.1 FAR. As such, approximately 19,671 square feet of additional gross floor area is proposed through the bonus height provision of the Sustainable Bonus Incentive Program.

Considering the foregoing information, a total of approximately 64,071 square feet of additional gross floor area is proposed through the bonus height and bonus intensity provisions of the Sustainable Bonus Incentive Program as permitted in the City's LDRs and Comprehensive Plan.

The following features qualify the Project for the full value of the requested incentive award:

- Incorporation of the Historic Gulfstream Hotel building, which is designated on the National Register of Historic Places, qualifies the Project for fifty percent (50%) of the incentive award; and
- Though Petitioner is not seeking Florida Green Building Certification for the Project, the Project is designed to be an Energy Star Certified development, which staff indicated can qualify the Project for fifty percent (50%) of the incentive award subject to approval by the Historic Resource Preservation Board. The existing historic Gulfstream Hotel and the proposed hotel and parking garage structures are designed to achieve a minimum benchmark of 75 points for Energy Star Certification, which indicates that each building is a top performer. Energy Star is a U.S. Environmental Protection Agency (EPA) voluntary program that helps businesses and individuals save money and protect the climate through superior energy efficiency. The Energy Star program was established by the EPA in 1992,

under the authority of the Clean Air Act, Section 103(g), which directed the Administrator to "conduct a basic engineering research and technology program to develop, evaluate, and demonstrate non–regulatory strategies and technologies for reducing air pollution." In 2005, Congress enacted the Energy Policy Act. Section 131 of the Act amends Section 324 (42 USC 6294) of the Energy Policy and Conservation Act, and "established at the Department of Energy and the Environmental Protection Agency a voluntary program to identify and promote energy–efficient products and buildings in order to reduce energy consumption, improve energy security, and reduce pollution through voluntary labeling of or other forms of communication about products and buildings that meet the highest energy efficiency standards." Under EPA's leadership, American consumers, businesses, and organizations have made investments in energy efficiency that are transforming the market for efficient products and practices, creating jobs, and stimulating the economy. Attached hereto as Exhibit "C" is information regarding how the Energy Star score is calculated and technical information regarding the requirements. Additional information is also available at

https://www.energystar.gov/buildings/facility-owners-and-managers/new-construction
https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings

The approximate costs of achieving Energy Star certification for the project are detailed below:

- Increased Lighting Costs:
  - Historic Gulfstream Hotel Building: +/- $1/SF = $64,000
  - Proposed Gulfstream Hotel Annex: +/- $1/SF = $75,500
  - Proposed Parking Garage: +/- $.50 s.f. = $18,500
  - Total increased cost for energy efficient lighting = +/- $158,000
- Proposed Solar Collection System: $50,000 to $250,000 depending upon the final system; the exact cost cannot be defined at this time.
- Building automation systems will be incorporated into each building. These systems will run between $20,000 and $40,000 for the complex.
- Green Live Roof System (+/- 5,000 SF): between $15 - $20/SF = $75,000 - $100,000.

Considering the foregoing costs, the total cost of Energy Star certification for the Project is anticipated to be between $280,000 and $500,000.

Although the Project achieves one hundred percent (100%) of the incentive award through the foregoing provisions, it is Petitioner's intent to design the Project with as many community benefits and sustainable features as is feasible. As such, the Project is designed to provide additional community benefits and sustainable features as follows:

- Provision of a dedicated retail space within the parking structure for the use of the local community as meeting space and for displaying and selling local arts and crafts;

- Replacement of all existing mechanical, electrical and plumbing systems with new modern, energy efficient systems;

- Installation of vegetative green roof systems on both the historic Gulfstream Hotel roof and the pool/elevated deck level of the proposed addition to assist in the collection and storage of rainwater, which will then be used to irrigate the green roof plants thereby reducing irrigation demands;

- Installation of a series of “green walls” on the north and south facades of the automated parking structure as an architectural design element, which will serve to "soften" the buildings facades and create a unique visual element;
- Designed as a "LEED-like" facility with both the products and materials specified to be used in the construction of the building having sustainable qualities (though the Project will not seek LEED certification); and
- Installation of a solar collection system for use to provide a solar powered hot water heating system and for heating the pool during the winter months.

CERTIFICATE OF APPROPRIATENESS

As part of the Project it is the intent of the owner to restore and refurbish the historic Gulfstream Hotel. The Project’s design team is in the process of writing the report of the statement of conditions of the existing building. As a basis of this report, the Project’s design team has followed the "Model Guidelines for Design Review: A Guide for Developing Standards for Historic Rehabilitation in Florida Communities" and the Secretary of the Interiors Standards for Rehabilitation as the materials and methods for the repairing and altering the structure were developed. "Rehabilitation" is defined by the U.S. National Parks Service as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The following is an outline of the process and items that will be included in this rehabilitation.

Front (North) Facade

Existing Features and Condition of the Front Façade:
The front façade (along Lake Avenue) approaches the street with a full length porch, which is articulated with arched openings. The openings on the east side have previously been filled in with windows for enclosure of the restaurant that historically occupied the corner of the first floor. The primary guest entrance is located directly in the center, with inset stairs leading to the entry doors covered by the porch. The other openings all have a concrete balustrade across the front. The first floor ends somewhat abruptly, with an undecorated flat cornice, punctuated only by a railing in the center, where the mezzanine porch is located. The hotel rises another five stories, divided into roughly three bays, with the center bay deeply recessed. The side bays are occupied by two rooms, each with a single double hung window for the main room and a narrower window for the bathroom. This pattern is mirrored on the other half of the bay. The brick and concrete structure is completely covered in a uniform stucco. The only ornamentation occurs at the parapet. Each parapet has a raised corner with a tiled Mission style pent roof between. Beneath the pent is a long rectangular relief panel, now stuccoed like the rest of the facade. The center bay is as recessed as it is wide. The face is divided into three even spaces, each with a triple set of double-hung windows. The cornice is completely plain, similar to the first level, and spaced above each set of sixth floor windows is a matching frieze panel.

Proposed Work and Impact on the Front Façade:
The front facade will be retained in its current configuration. The entire façade will be repaired where necessary. Stucco repairs will match the color and texture of the existing historic stucco. Cleaning of the exterior stucco will be accomplished using the gentlest means possible without damaging the surface of the stucco. Cleaning and repair will be done according to the guidance provided by Preservation Brief #22,

The Preservation and Repair of Historic Stucco. Good quality overall and close-up color photographs of the stucco both before and after cleaning and repair will be submitted to the U.S. National Parks Service with the Request for Certification of Completed Work to ensure conformance with the Standards. The entire facade will be repainted once repaired and cleaned.

A single window will be removed on the far eastern side of the facade on the second floor to create a doorway to access the rooftop of the front porch. This rooftop will be a seating area, similar to, but smaller than, the central outdoor seating area in the center of the building. The proposed door will be of a style complementing the original architecture of the building. The far eastern bay of the front porch along Lake Avenue will be opened to accommodate an ADA platform lift system. The existing clay tile parapet caps will be repaired where necessary, using appropriate materials to match the color, scale, and profile of the existing historic clay tiles.

Side (East) Façade:

Existing Features and Condition of the Side (East) Façade:

The existing east facade is an almost symmetrical facade, with five identical floors above a stucco colonnade on the first floor. Originally the first floor colonnade was at street level, but previous rehabilitation work raised the floor of the colonnade to match the floor level of the front porch. The arched openings were originally completely open, but have since been redesigned to match the front facade openings, with low concrete banisters installed at each opening except the center and the south openings. The upper floors consist of five evenly spaced double window sets, with single windows in the side bays. The only ornamentation occurs at the parapet. Each parapet has a raised corner with a tiled Mission style pent roof between. Beneath the pent is a long rectangular relief panel, now stuccoed like the rest of the facade. The raised corners each have a shield medallion and the north corner has "GULFSTREAM" neon lighting beneath the medallion in line with the relief panel. The entire facade has been uniformly stuccoed and painted. Most of the stucco is in fairly good condition.

Proposed Work and Impact on the Side (East) Façade:

The east facade will be largely retained in its current configuration. The entire facade will be repaired where necessary. Stucco repairs will match the color and texture of the existing historic stucco. Cleaning of the exterior stucco will be accomplished using the gentlest means possible without damaging the surface of the stucco. Cleaning and repair will be done according to the guidance provided by Preservation Brief #22, The Preservation and Repair of Historic Stucco. Good quality overall and close-up color photographs of the stucco both before and after cleaning and repair will be submitted to the U.S. National Parks Service with the Request for Certification of Completed Work to ensure conformance with the Standards. The entire east facades will be repainted once repaired and cleaned.

Along the second floor, where guest rooms will be located, four of the five double window sets will be converted to a pair of French doors that access the existing rooftop, which will be used for outdoor patio space. This alteration will be out of sight to an average person on the street. Current sight lines prevent a pedestrian on the street from seeing the sills of the second floor windows because of setbacks created by the first floor colonnade.

The rear addition will have a single story east facade, which attaches at the rear of the building. The proposed addition will have a colonnaded facade, matching the rhythm of the historic colonnade. The

height of the arched openings will be reduced to ensure their subservience to the original architecture and the openings will sit directly at street level, rather than being raised to interior first floor level. The facade will be stuccoed and painted to match the color of the rest of the hotel.

Rear (South) and Side (West) Facades

Existing Features and Condition of the Rear and Side (West) Façade:
The rear facade is nearly symmetrical, divided into three (3) roughly equal bays, and six (6) stories tall. The materials are identical to the other facades. Above the first level the east and west bays are essentially identical, with a single window wide recess in the center of each to bring additional natural light into the rooms. A single window at each level is located on either side of this narrow recess, which also contains a window facing out. The center bay at the second floor level has three sets of matching windows evenly spaced across it. The third through sixth floors have a double set of windows on each side, two single windows, and then two much smaller windows, providing natural light to the interior bathrooms. The roof level is not similar to the east and north facades, with only a simple rise in level at the corner and no further ornamentation. The street level is covered by a porch across the recess and is designed for utility access to the kitchen and utility spaces of the building.

The west facade is similar to the east facade above the first floor. The upper floors consist of five evenly spaced double window sets, with single windows in the side bays. The only ornamentation occurs at the parapet. Each parapet has a raised corner with a tiled Mission style pent roof between. Beneath the pent is a long rectangular relief panel, now stuccoed like the rest of the facade. The raised corners each have a shield medallion. The street level facade has a single high placed window at each bay, keeping the street level primarily solid stucco, with few breaks. Toward the south of the facade are several windows around a single door opening.

The facades are covered in a uniform stucco and painted completely. The stucco is in generally good condition.

Proposed Work and Impact on the Rear (South) and West (Side) Façade:

The rear facade will be largely retained. The evenly spaced windows along the second floor recess will be removed and replaced with sets of double doors, which will lead to a pool and patio area elevated to the second floor level. This pool level will attach to the original building at the second floor level and will attach to the new hotel building on the western adjoining property at the same level, creating a shared exterior space to the rear of the historic hotel.

The west facade will retain its current configuration except for a skybridge attachment at the second most southern bay. The existing double set of windows will be removed and replaced with a set of double doors, which will allow hotel guests to check in through the original hotel lobby, before proceeding to their guest rooms in the newly constructed hotel building on the adjoining property.

Stucco repairs will match the color and texture of the existing historic stucco. Cleaning of the exterior stucco will be accomplished using the gentlest means possible without damaging the surface of the stucco. Cleaning and repair will be done according to the guidance provided by Preservation Brief #22, The Preservation and Repair of Historic Stucco. Good quality overall and close-up color photographs of the stucco both before and after cleaning and repair will be submitted with the Request for Certification of Completed Work to ensure conformance with the Standards.

Secretary of the Interior Rehabilitation Standards

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.

   The Project proposes to continue the use of the historic Gulfstream Hotel as a resort hotel, which is the historic purpose of the building. As such, minimal changes to the defining characteristics of the historic Gulfstream Hotel building and the Property are proposed. The proposed modifications allow for the modernization of the size of guest rooms and restaurant/kitchen facilities required to meet the expectations of contemporary travelers.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   The Project is designed to retain and preserve the historic character of the Gulfstream Hotel building. The removal of historic materials and alteration of features and spaces that characterize the historic Gulfstream Hotel will be avoided wherever feasible.

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.

   The Project is designed to maintain the historic building as a physical record of its time, place and use. No changes that would create a false sense of historical development are proposed to be undertaken as a part of the Project.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

   The Project is designed to maintain any changes that have acquired historic significance in their own right. Specific information regarding these items will be identified in the review of conditions of historic building described above.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

   Distinctive features, finished, construction techniques and examples of craftsmanship that characterize the historic Gulfstream Hotel will be preserved as a part of the Project.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

   Where feasible, deteriorated historic features will be repaired rather than replaced.

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 possible.

Chemical or physical treatments that cause damage to historic materials will not be used in the restoration of the historic Gulfstream Hotel. If necessary, the surface cleaning of the historic Gulfstream Hotel building will be undertaken using the gentlest means possible.

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

   No significant archeological resources are proposed to be affected by the Project. Should any resources be identified once the Project has begun, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work 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.

   The Project is designed such that new additions, exterior alteration and new construction will not destroy historic materials that characterize the historic building. The new construction and alterations are designed to be differentiated from the old while maintaining compatibility with the massing, size, scale and architectural features necessary to protect the historic integrity of the Property and surrounding environment.

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

    The proposed addition to the historic Gulfstream Hotel and the proposed hotel building are designed and will be constructed such that if removed in the future, the essential form and integrity of the historic Gulfstream Hotel will be unimpaired.

<u>COA for Addition/Exterior Alteration</u>

In accordance with Section 23.5-4(k)2, Additional Guidelines for Alterations, Petitioner shall demonstrate for the proposed restoration and renovation of the historic Gulfstream Hotel that: (A) every reasonable effort is being made to provide a compatible use for the Property that requires minimal alteration of the building, structure or site and its environment; (B) the distinguishing original qualities or character of a building, structure or site and its environment are not destroyed; and (C) the City shall permit the property owner's original design when the City's alternative design would result in an increase in cost of thirty percent (30%) above the owner's original cost.

A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

   Every reasonable effort is being made to provide a compatible use for the Property that requires minimal alteration of the building considering that the Project entails restoring the original hotel use of the historic Gulfstream Hotel building on the original Gulfstream Hotel property.

B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

No distinguishing original qualities or character of the historic Gulfstream Hotel building, structure, site or environment are proposed to be destroyed as a part of the Project.

C. When a Certificate of appropriateness is requested to replace windows or doors, the HRPB or development review officer, as appropriate, shall permit the property owner's original design when the City's alternative design would result in an increase in cost of thirty percent (30%) above the owner's original cost. The owner shall be required to demonstrate to the City that:
   1. The work to be performed will conform to the original door and window openings of the structure; and
   2. That the replacement windows or doors with less expensive materials will achieve a savings in excess of thirty (30) percent over historically compatible materials otherwise required by these LDRs.
   3. If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible.

   Acknowledged.

<u>COA for New Construction</u>

1. The height of proposed building shall be visually compatible and in harmony with the height of existing buildings located within the historic district.

   The Project building heights are proposed to be visually compatible and in harmony with the height of existing buildings located within the historic district. In addition, the proposed building heights are compliant with all City regulations. As detailed above, there are adjacent structures of five (5), six (6) and seven (7) stories within one block of the Project. Specifically, the existing condo building located across the alley to the east of the MF-30 Property is six (6) stories; the existing condo building located across South Lakeside Drive to the west of the MF-30 Property is five (5) stories; the existing condo building located across Lake Avenue to the north of the future Gulfstream annex building is equivalent to five (5) stories; and the existing building located across Lake Avenue to the north of the historic Gulfstream Hotel is seven (7) stories. The proposed hotel annex building is located on the northern portion of the Property in proximity to the existing five (5), six (6) and seven (7) story buildings, while the two (2) story parking garage with rooftop parking is located on the southern portion of the Property adjacent to the one (1) and two (2) story medium-density residential uses to the south. Images of the existing multi-family residential uses located adjacent to the Property are attached hereto as Exhibit "B".

2. The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.

The width to height proportions of the Project (5 stories) will be similar to the existing Historic Gulfstream Hotel (6 stories). The hotel building proposed to the west will have a projected arcade along Lake Avenue on the first level with four (4) stories that are recessed back from the front façade. The massing of the addition will have a shift in its façade in the center similar but not as deep as the Gulfstream Hotel. Further, the width and height of the proposed two (2) story parking garage located on the southern portion of the Property is in harmony with the existing one (1) and two (2) story multi-family residential uses located to the south.

3. The openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.

   The fenestration will also be similar as the use of the addition will primarily be as a hotel with accessory uses to complement the historic Gulfstream Hotel. So as not to be too similar to the Gulfstream Hotel, the proposed hotel building is designed to incorporate cantilevered balconies with decorative railings. The Gulfstream hotel has no individual hotel room balconies. The proportions of the windows and doors will also be similar while still satisfying the impact rated storm protection required of new construction. The proposed parking garage also includes fenestration and façade detailing compatible with the surrounding uses.

4. The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.

   The front façade of the new annex will have a similar rhythm to the existing Gulfstream Hotel, but the treatment of the openings in the arcade will vary along with a break in the alignment in the face as shown in the elevations and site plan. The remainder of the upper levels of the front façade will undulate as noted in the item 3 above. The proposed parking garage is designed to provide a projection of the retail space on South Lakeside Drive and architectural detailing necessary to complement the visual setting and streetscape.

5. The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.

   Most other buildings in the adjacent blocks have building footprints from street to alley and back to the street. The annex will have an upper deck at the 2nd level, but recessed back from the front property line to such a degree that the space between the annex and the Gulfstream Hotel will be consistent with other solid to void relationships along the streetscape. The parking garage is al designed to provide a front setback and buffering from 1st Avenue South, which is visually compatible and in harmony with the existing residential use to the south.

6. The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.

The arcade porch of the proposed hotel building is designed to be elevated slightly more (approximately one foot) than the historic Gulfstream Hotel due to FEMA and City regulations; however, the landscape elements along the street and integration with the sidewalk will be consistent along Lake Avenue and South Lakeside Drive. Both facades will include planted stairway entrances into the addition.

7. The relationship of the materials, texture and color of the facade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.

   The predominant exterior finish is cementitious stucco for the existing Gulfstream Hotel and all adjacent buildings. The Gulfstream Hotel's stucco texture will be slightly rougher than the finish on the annex. The exterior envelope of the garage will also include a "green wall" on the south and west facades as a backdrop to the planted materials in the setback zones.

8. The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.

   The flat roof of the Gulfstream hotel includes articulated curvilinear parapets and mansard combinations. Elevator equipment room and stair towers also project above the main roof. The Project proposes to re-activate the rooftop of the Gulfstream Hotel indicative of a former time period when this location boasted the "best view in the City". The annex will also have a combination of articulated stepped parapets and extended elevator and stair towers.

9. Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to insure visual compatibility of the building to the buildings and places to which it is visually related.

   The existing Gulfstream Hotel has elevated arcades with precast concrete balustrades on Lake Avenue and South Golfview Road. Some portions of that railing system will need restoration. Planters at the railing elevation will be re-established. Similar features will be prevalent in the hotel annex with plantings between the public sidewalk and the elevated arcade. The larger landscape zones along South Lakeside Drive and 1st Avenue South will have more substantial tree canopies found more commonly near the residential buildings in the adjacent project areas.

10. The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.

    These elements of the Project have been addressed in the items listed above. The annex to the Gulfstream hotel to the west will conform to the required setbacks and height restrictions as the adjacent buildings do and consequently will share similar massing and size.

11. A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.

The directional character of the annex will maintain the frontal alignment with the street in concert with the Gulfstream Hotel. The angular facades of the hotel annex will be internal to the elevated amenity deck on the 2nd level with the pool. This area is oriented to take advantage of the view to the Intracoastal Waterway to the East between the view corridor of the Gulfstream Hotel and the Gulfstream Condominiums to the south. Further, the proposed two (2) story parking garage is visually related to the lower scale multi-family residential structures to the south.

12. The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.

    The essential massing and fenestration plus the dominant stucco finish will attain the overall compatibility with the building context and be consistent with the time period in the area. The incorporation of cantilevered balconies and decorative metal railings plus the simple stepped parapet detailing will differ the new construction from the Gulfstream Hotel so as not to create a false sense of history.

13. Landscaping shall be compatible with the architectural character and appearance of the structure and of other buildings located within the historic district.

    As noted previously, landscaping adjacent to the elevated arcades will provide a softening of the façade at the pedestrian level. This will be consistent with the hotel addition on Lake Avenue and South Lakeside Drive. Elevated planters will be incorporated along the railings of the arcades along with individual planter boxes to rotate landscaping for various seasons or events. The project also will incorporate green roof elements into the new roof areas of the annex as well as "green wall" elements on the north and south facades of the parking structure. The vegetated roofs will also capture water into a cistern to be used for landscape irrigation, which is better than using chlorinated municipal water for such purposes.

14. In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:
    a. Retain and repair, where possible, historic mechanical systems in their original location, where possible.
    b. New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.
    c. New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.

    All mechanical systems that affect the exterior of the building or structure and are visible from the public right-of –way will conform to the criteria in "a", "b" and "c" listed above.

15. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

The Project will improve the alley to the extent that the service areas for loading and waste management will be screened from the public view along the main perimeter streets. Utilities will come in from the alley as well and be located underground to the greatest extent possible given the level of congestion of existing utilities to be coordinated with public services. Parking will be completely screened from view in the proposed parking structure as opposed to the existing surface parking lot. Further, the Project is designed to provide sufficient parking to offer parking spaces to the adjacent Gulfstream Condominium to relieve the parking issues along South Golfview Road. All mechanical communication systems will be adequately screened and secured.

<u>COA for Demolition</u>

1. Is the structure of such interest or quality that it would reasonably fulfill criteria for designation as a landmark on the National Register of Historic Places?

   The existing dilapidated residential structures proposed to be demolished are not of such interest or quality that they would reasonable fulfill the criteria for designation as a landmark on the National Register of Historic Places.

2. Is the structure of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense?

   The existing dilapidated residential structures proposed to be demolished are not of such design, texture, craftsmanship, size, scale, detail, unique location or material that it could be reproduced only with great difficulty or economically unreasonable expense.

3. Is the structure one of the few remaining examples of its kind in the City?

   The existing dilapidated residential structures proposed to be demolished are not one of the few remaining examples of their kind in the City. In fact, there are two (2) similar examples of this type of residential structure existing in significantly better condition across South Lakeside Drive to the west.

4. Would retaining the structure promote the general welfare of the City by providing an opportunity to study local history, architecture and design or by developing an understanding of the importance and value of a particular culture or heritage?

   Retaining the existing dilapidated residential structures proposed to be demolished would not promote the general welfare of the City by providing an opportunity to study local history, architecture and design or by understanding the importance of a particular culture or heritage. As described above, there are two (2) similar examples of this type of multi-family residential development existing across South Lakeside Drive to the west.

5. Does the permit application propose simultaneous demolition and new construction? If new construction is proposed, will it be compatible with its surroundings (as defined above) and, if so, what effect will those plans have on the character of the surrounding sites or district?
   As detailed herein, Petitioner simultaneously proposes new construction of a hotel and structured parking garage, which are compatible with the surroundings. Please refer to the responses under <u>COA</u>

for New Construction above for additional details on the effect of the new construction on surrounding area.

6. Would granting the certificate of appropriateness for demolition result in an irreparable loss to the City of a significant historic resource?

   Granting this COA for demolition will not result in an irreparable loss to the City of significant historic resource.

7. Are there definite plans for the immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the architectural, historic, archeological or environmental character of the surrounding area or district?

   As detailed above, Petitioner simultaneously proposes new construction of a hotel and structured parking garage, which are compatible with the surroundings. Please refer to the responses under COA for New Construction above for additional details on the effect of the new construction on surrounding area.

8. Is the building or structure capable of earning reasonable economic return on its value?

   The existing dilapidated residential structures are not capable of earning a reasonable economic return on their value. The spaces are not habitable and as such provide no economic return on their value.

9. Would denial of demolition result in an unreasonable economic hardship for the property owner?

   Denial of the requested demolition would result in an unreasonable economic hardship for Petitioner. As detailed above, Petitioner proposes to construct an annex to the historic Gulfstream Hotel and a structured parking garage in order to provide sufficient room sizes, resort amenities and parking for the historic hotel building. Unfortunately, the historic Gulfstream Hotel has been economically unviable since the 1980s (when the manner of tourist travel modernized) with frequent closures resulting in vacancy for the past decade. It is not possible to provide the necessary features for the viability of the hotel use without expansion onto the property to the west of the historic hotel. Denial of the requested demolition would prevent Petitioner from implementing the rehabilitation and expansion plans and result in significant economic hardship.

10. Does the building or structure contribute significantly to the historic character of a designated historic district and to the overall ensemble of buildings within the designated historic district?

    The existing dilapidated residential structures do not contribute significantly to the historic character of the South Palm Park Historic District.

11. Has demolition of the designated building or structure been ordered by an appropriate public agency because of unsafe conditions?

    Demolition of the designated structures has not been ordered by a public agency because of unsafe conditions.

12. Have reasonable measures been taken to save the building from further deterioration, collapse, arson, vandalism or neglect?

    Petitioner has taken reasonable measures to save the existing dilapidated residential structures from deterioration, collapse, arson, vandalism and neglect. Specifically, Petitioner obtained permits for and constructed a temporary fence around the structures to prevent further deterioration, etc. However, the structures were significantly deteriorated prior to Petitioner's ownership.

Historic Waivers

As detailed above, the Project is required to obtain Certificate of Appropriateness approval for exterior alterations, addition, new construction and demolition. The project setbacks are subject to review by the Historic Resource preservation Board as a part of the COAs for alteration, addition and new construction. Section 23.5-4(r)2 allows waivers from setbacks and similar development regulations. In accordance with Section 23.5-4(r)2, Petitioner will demonstrate for each waiver that: (A) the waiver or modification is in harmony with the general appearance and character of the neighborhood or district; (B) the project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording the owner reasonable use of the land; (C) the waiver or modification will not injure the area or otherwise be detrimental to the public health, safety or welfare; and (D) the waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes.

Waiver to allow a maximum front setback of twenty-two feet (22') for the proposed hotel along the Lake Avenue frontage in lieu of the seventeen foot (17') maximum front setback required.

(A) The waiver is in harmony with the general appearance and character of the neighborhood or district.

The requested waiver is in harmony with the general appearance and character of the surrounding area. The DT, Downtown, zoning regulations require that a maximum setback of seventeen feet (17') from Lake Avenue be provided for the proposed hotel annex building. The Project is designed to provide a maximum setback twenty-two feet (22') from the Lake Avenue property line in order to avoid completely obstructing the view of the historic Gulfstream Hotel from the west on Lake Avenue. The proposed twenty-two foot (22') wide front setback will maintain the Lake Avenue view with the historic Gulfstream Hotel positioned as the most prominent building on the block. Considering that the proposed setback maintains the historic importance of the original Gulfstream Hotel building, the requested waiver is in harmony with the general appearance and character of the neighborhood.

(B) The project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording the owner reasonable use of the land.

The Project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording Petitioner reasonable use of the Property. As described above, the requested waiver will allow and additional five foot (5') building setback from Lake Avenue in order to maintain the prominence of the historic Gulfstream Hotel on Lake Avenue. The proposed setback increase will not result in any negative aural or visual impact on adjacent properties while allowing Petitioner the reasonable use of the Property.

(C) The waiver or modification will not injure the area or otherwise be detrimental to the public health, safety or welfare.

The requested waiver will not injure the area or otherwise be detrimental to the public health, safety or welfare. As described above, the requested waiver will position the proposed hotel annex building twenty-two feet (22') from the Lake Avenue property line, five feet (5') more than is permitted by the City's LDRs. The increased setback will allow additional landscaping along Lake Avenue while maintaining the importance of the historic Gulfstream Hotel building. Considering that the requested waiver will allow additional landscape material and protect the prominence of the historic Gulfstream Hotel building, approval of the requested waiver will not injure the area or otherwise be detrimental to the public health, safety or welfare.

(D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes.

The requested waiver is the minimum necessary to allow the reasonable use of the Property while preserving its historical attributes. As detailed above, the requested waiver entails increasing the front setback for the proposed hotel building by five feet (5') in order to protect the historic views of the Gulfstream Hotel from Lake Avenue. Strict adherence to the seventeen foot (17') maximum setback would block the historic view from the west on Lake Avenue and reduce the prominence of the historic Gulfstream Hotel building. Considering the foregoing, the requested waiver is the minimum necessary to allow the reasonable use of the Property while preserving its historical attributes.

Waiver from Section 23.3-14(d) of the City's LDRs to allow a minimum setback of one foot (1') for the addition to the Historic Gulfstream Hotel along the Golfview Road frontage (East Property Line) in lieu of the ten foot (10') minimum side street setback required.

(A) The waiver or modification is in harmony with the general appearance and character of the neighborhood or district.

The requested Waiver is in harmony with the general appearance and character of the surrounding area. The DT, Downtown, zoning regulations require that a minimum setback of ten feet (10') from South Golfview Road be provided for the proposed addition to the historic Gulfstream Hotel. The Project is designed to provide a minimum setback of one foot (1') from the South Golfview Road property line in order to maintain the rhythm of the historic Gulfstream Hotel along the South Golfview Road frontage. The historic Gulfstream Hotel includes a colonnade that has historically and will continue to encroach approximately ten feet (10') into the City's South Golfview Road right-of-way. As such, the provision of the required ten foot (10') minimum side street setback would create the appearance of a twenty foot (20') setback and disturb the flow of the building along South Golfview Road. The proposed one foot (1') wide front setback will appear as though the required ten foot (10') setback is provided due to the existing colonnade encroachment and will maintain the character of the South Golfview Road frontage. It is also important to note that the building area proposed to encroach into the required ten foot (10) wide side street setback is designed to be a colonnade similar to the existing colonnade and thus provide continuous building design on South Golview Road. Considering that the proposed setback creates an appropriate transition from the historic Gulfstream Hotel to the proposed addition, the requested waiver is in harmony with the general appearance and character of the neighborhood.

(B) The project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording the owner reasonable use of the land.

The Project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording Petitioner reasonable use of the Property. As described above, the requested waiver will allow a one foot (1') wide building setback from South Golfview Road in order to maintain the pattern of development on South Golfview Road. The proposed one foot (1') setback will practically appear to be a ten foot (10') wide setback due to the existing encroachment of the historic colonnade into South Golfview Road. Further, the building area proposed to be located within the required ten foot (10') wide setback is designed as an aracade similar to the existing colonnade. As such, the proposed one foot (1') setback will create a more aesthetically pleasing property frontage than the typically required ten foot (10') setback. Considering the foregoing, approval of the requested waiver will not result in any negative aural or visual impact on adjacent properties while allowing Petitioner the reasonable use of the Property.

(C) The waiver or modification will not injure the area or otherwise be detrimental to the public health, safety or welfare.

The requested waiver will not injure the area or otherwise be detrimental to the public health, safety or welfare. As described above, the existing colonnade for the historic Gulfstream Hotel is located within the South Golfview Road right-of-way. The arcade for the proposed addition will be set back one foot (1') from the property line in order to provide an approximately eleven foot (11') setback from the existing building and maintain the rhythm of the building along South Golfview Road. Considering that approval of the requested waiver will allow the restoration of the historic Gulfstream Hotel while maintaining the historic pattern along South Golfview Road, approval of the requested waiver will not injure the area or otherwise be detrimental to the public health, safety or welfare.

(D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes.

The requested waiver is the minimum necessary to allow the reasonable use of the Property while preserving its historical attributes. As described above, approval of the requested waiver will allow the arcade for the proposed addition to the historic Gulfstream Hotel to be set back one foot (1') from the property line on South Golfview Road in lieu of the ten foot (10') minimum required. As the existing colonnade for the historic building encroaches approximately ten feet (10') into the South Golfview Road right-of-way, the proposed arcade will effectively appear to comply with the City's setback requirements while continuing the rhythm of the existing building. Considering the foregoing, approval of the requested waiver is the minujm necessary to allow the reasonable use of the Property while preserving its historical attributes.

Variance from Section 23.3-14(d) of the City's LDRs to allow a minimum five foot (5') rear setback for the mechanical equipment required to provide electrical service to the Project in lieu of the eighteen foot (18') rear setback required.

1. Special circumstances or conditions exist which are peculiar to the land or building for which the variance is sought and do not apply generally to nearby lands and buildings, and that this is not the result of action of the applicant.

   Special circumstances or conditions exist which are peculiar to Property and do not apply generally to nearby lands and buildings, and that this is not the result of action of Petitioner. Approval of the

requested Variance will allow Petitioner to locate the City's electrical transformer and transfer cabinet within the rear setback for the historic Gulfstream Hotel, adjacent to the alleyway and the City's existing electrical service. This location is necessitated by the historic location of the City's electrical services to the Gulfstream Hotel and the adjacent Gulfstream Condos. The existing electrical service is provided through above-ground lines accessing the Property through the alley from the south with pole-mounted transformers. The Project is designed to upgrade the existing service to a pad-mounted transformer with a transfer cabinet to allow for the provision of underground electrical service for all components of the Project. These upgrades to the City's electrical service will improve the general appearance and character of the surrounding area by eliminating above-ground electrical lines and pole-mounted transformers related to the Project. Further, Petitioner's representatives met on-site with the City's electrical plan reviewer and were advised that the proposed transformer location is the only appropriate position and the optimal location for the City to provide electrical service to the Project. In addition to the foregoing, the DT, Downtown, zoning district allows accessory structures to be set back only five feet (5') from the rear property line. As such, the transformers would be permitted by right in the proposed location if they were classified as an accessory structure rather than as mechanical equipment. Considering that Petitioner was not involved in the design and location of the City's provision of electrical services, the special circumstances are not the result of the action of Petitioner. Considering the foregoing, Petitioner respectfully requests approval of the requested Variance.

2. The strict application of the provision of these LDRs would deprive the applicant of any reasonable use of the land or building for which the variance is sought.

   The strict application of the City's LDRs would deprive Petitioner of any reasonable use of the Property. As described above, approval of the requested Variance would allow the City's electrical transformer and transfer cabinet to be located in the rear setback for the historic Gulfstream Hotel. Requiring Petitioner to locate the City's electrical service equipment within the building footprint would eliminate Petitioner's ability to provide all accessory use areas customary to a hotel such as the historic Gulfstream Hotel and thus deprive Petitioner the reasonable use of the Property. Considering the foregoing, Petitioner respectfully requests approval of the proposed Variance.

3. That the Variance proposed is the minimum variance which makes possible the reasonable use of the land or building.

   The requested Variance is the minimum necessary to allow the reasonable use of the Property. The Project is designed to locate the proposed transformer and transfer cabinet as far into the Property and away from the adjacent property to the south as is feasible. The transformer and transfer cabinet are located five feet (5') from the proposed addition to the historic Gulfstream Hotel, the minimum area needed for City staff to safely and efficiently access the equipment. As such, the transformer pad will begin five feet (5') from the south property line and the actual equipment will be located approximately nine feet (9') from the south property line. Further, the proposed addition to the historic Gulfstream Hotel is the minimum area necessary to provide the kitchen, laundry and pool facilities to serve a modern hotel and make possible the restoration of the Gulfstream Hotel to its historic use as a hotel. Considering the foregoing, the requested Variance is the minimum necessary to make reasonable use of the Property.

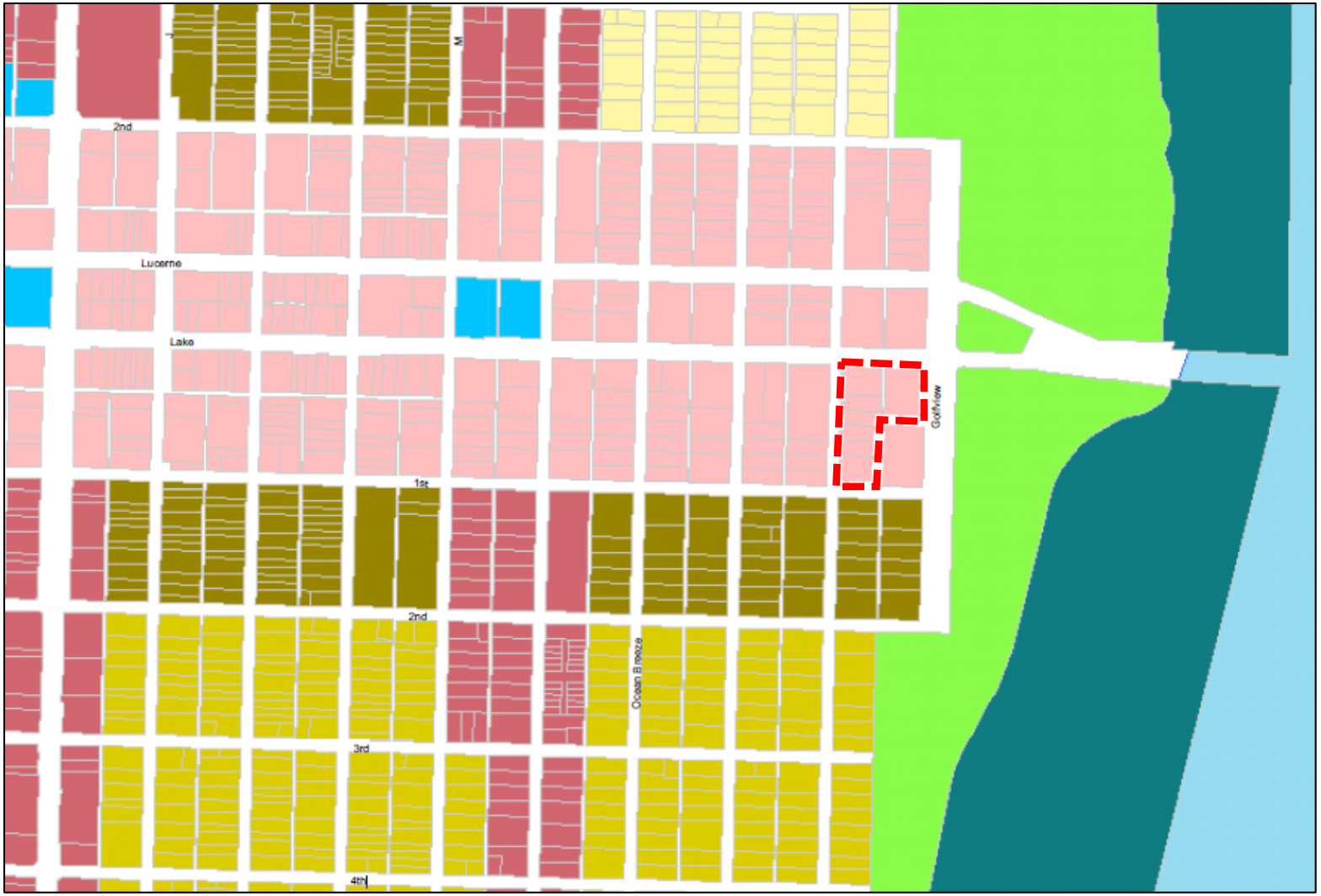
4. That the granting of the variance will be in accordance with the spirit and purpose of this chapter, and will not be unduly injurious to contiguous property or the surrounding neighborhood nor otherwise detrimental to the public welfare.

   Granting the requested Variance will be in accordance with the spirit and purpose of the City's LDRs, and will not be unduly injurious to contiguous property or the surrounding neighborhood nor otherwise detrimental to the public welfare. As described above, the Project is designed to upgrade the service to include a pad-mounted transformer and transfer cabinet with all electrical lines serving the existing and proposed buildings located underground. These upgrades will eliminate the potential for the unsafe conditions associated with the existing pole-mounted transformers and hanging electrical lines. Further, the location of the transformer pad a minimum of five feet (5') and the transformer and transfer cabinet a minimum of nine feet (9') from the adjacent property to the south allows for sufficient landscape buffering and screening to ensure the equipment does not adversely impact the neighbors to the south. Further, the location of the proposed transformer and transfer cabinet is consistent with the minimum five foot (5') setback permitted for accessory structures within the DT, Downtown zoning district. Considering the foregoing, approval of the requested Variance is in accordance with the spirit and purpose of the City's LDRs and will not injure the area or otherwise be detrimental to the public health, safety or welfare; rather, approving the requested Variance will allow for improved public safety and a more aesthetically pleasing alley-view.

Exhibit "A"

Excerpts from City of Lake Worth Future Land Use and Zoning Maps

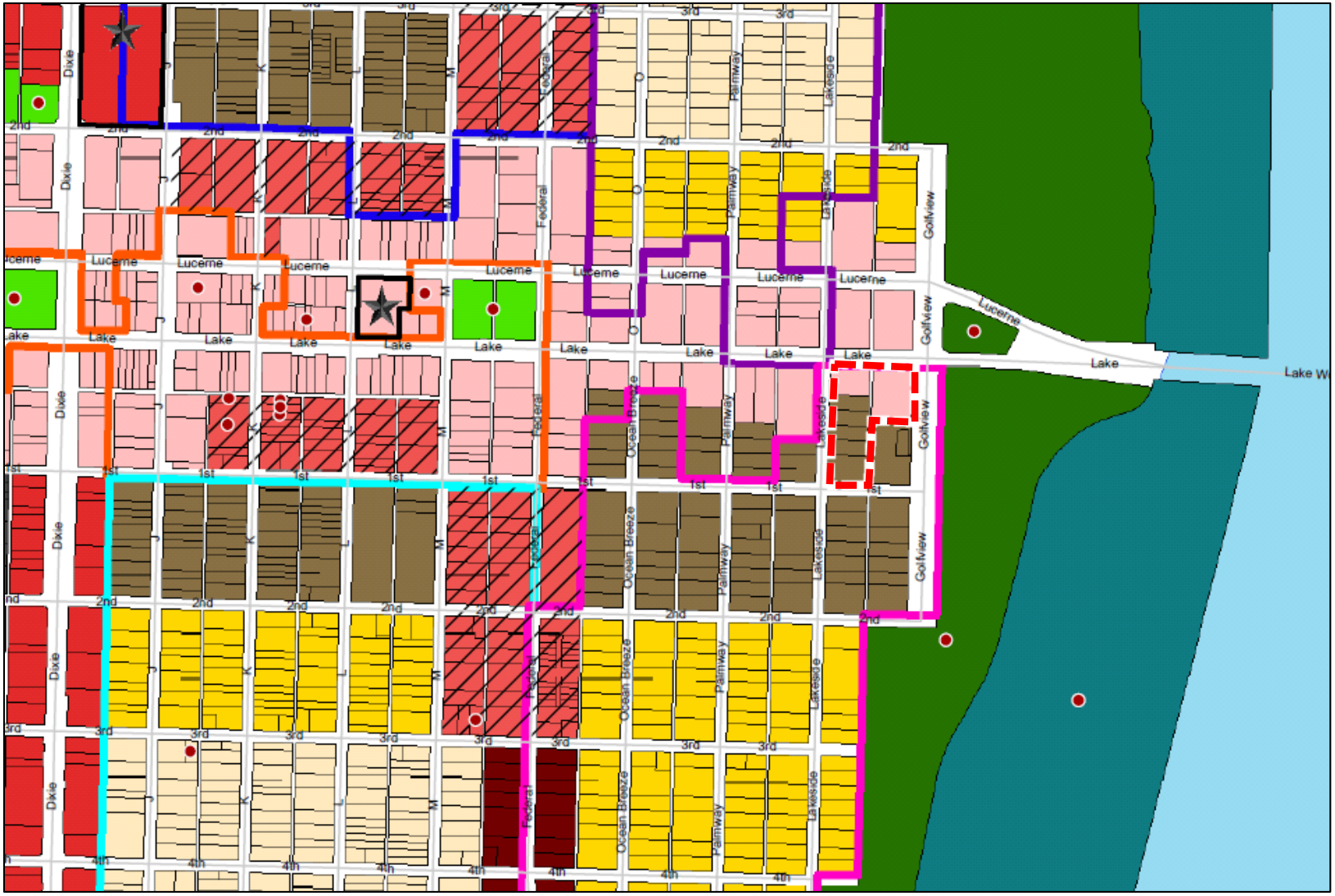
Excerpt from the City of Lake Worth Future Land Use Map



Property

Downtown Mixed Use (DMU)

Excerpt from the City of Lake Worth Zoning Map



Property | Medium-Density Multi-Family Residential, 30 du/net acre (MF-30) | Downtown (DT)

Exhibit "B"

Aerial of Property and Photos of Surrounding Properties

1
2
3
Lake Worth Municipal Golf Course
Downtown Shops and Restaurants
Dollar General
N Lakes
Snook Islands
4
Bryant Park
11
1
2
3
4
5
11
10
6
9
7
8
S Golfview Rd
Riggins Too
1st Ave
5
6
10
Gulfstream Condos
9
8
7

Exhibit "C"

Information regarding Energy Star Program

IN THIS SECTION

Learn the benefits

Get started

Use Portfolio Manager

- How Portfolio Manager helps you save
- The benchmarking starter kit
- Identify your property type
- Enter data into Portfolio Manager
- The data quality checker
- How Portfolio Manager calculates metrics
  - How the 1-100 ENERGY STAR score is calculated
  - Eligibility criteria for the 1-100 ENERGY STAR score
  - ENERGY STAR score details by property type
  - What is energy use intensity (EUI)?
  - The difference between source and site energy
  - How Portfolio Manager calculates greenhouse gas emissions
- Interpret your results
- Verify and document your savings

How the 1-100 ENERGY STAR score is calculated

Using the 1 – 100 ENERGY STAR score, you can understand how your building's energy consumption measures up against similar buildings nationwide. The ENERGY STAR score allows everyone to quickly understand how a building is performing. A score of 50 represents median energy performance, while a score of 75 or better indicates your building is a top performer — and may be eligible for ENERGY STAR certification.

It's a simple but powerful tool. Based on actual, measured data, the ENERGY STAR score assesses how your building is performing as a whole: its assets, its operations, and how the people inside use it. Are you open 24 hours? Do you have a high density of workers? The ENERGY STAR score is tailored to account for how your building works in the real world.

National survey data powers the statistical engine

Your building is *not* compared to the other buildings in Portfolio Manager to determine your ENERGY STAR score. Instead, your building is compared to other buildings nationwide that have the same primary use. Where does this peer group come from?

Every four years, the U.S. Department of Energy's Energy Information Administration conducts a national survey to gather data on building characteristics and energy use from thousands of buildings across the United States. This Commercial Building Energy Consumption Survey (CBECS) is the only national-level

Surveys are the cake. ENERGY STAR scores are the icing.

The 1 – 100 ENERGY STAR score compares your building to other buildings like it across the country ... *not* other buildings in Portfolio Manager. So when you benchmark in Portfolio Manager, you know the ENERGY STAR score you receive is a comparison of your building based on how it's used to the national average.

See the list of property types that are eligible to receive a 1 – 100 ENERGY STAR score.

Share and request data
Updates to ENERGY STAR scores with CBECS data

Save energy

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Earn recognition

Communicate your success

Resources for your property type

source of data on the characteristics and energy use of commercial buildings. For most property types located in the United States, your building's peer group for comparison consists of those buildings in the CBECS survey that are similar to yours.

For buildings located in Canada, your building's peer group is based on a similar data source, the Survey on Commercial and Institutional Energy Use (SCIEU) EXIT, which is commissioned by NRCan and executed by Statistics Canada. NRCan applies the same filtering strategy, including building type, program, data limitation, and analytical filters.

For a few property types, such as hospitals and senior care communities, industry associations took the lead and conducted nationally representative surveys to gather the information necessary to create a robust data sample.

The only accurate picture of the national building stock

The source of data matters. That's why EPA uses CBECS and similarly rigorous statistical surveys as the foundation for the 1 – 100 ENERGY STAR score. These surveys are based on samples that represent the national building stock. CBECS also consistently collects the same data from all buildings, from information about their use and physical characteristics to energy data. All of the data is also verified, so it's the most accurate and complete picture available of the energy used by commercial buildings.

The detail provided by these surveys enables EPA to normalize for your unique building characteristics and give you a real-world comparison of your buildings to others like it across the nation.

See a list of data sources for each ENERGY STAR score, and learn about EPA's plans for the next generation of performance benchmarking.

How the calculation works

Based on the information you entered about your building, such as its size, location, number of occupants, number of PCs, etc., the score's algorithm estimates how much energy the building would use if it were the best performing, the worst performing, and every level in between. It then compares the actual energy data you entered to the estimate to determine where your building ranks relative to its peers.

All of the calculations are based on source energy and account for

the impact of weather variations, as well as changes in key property use details.

To estimate how much energy your building would use at each performance level, EPA conducts statistical analyses on the survey data. For each type of building for which there is an ENERGY STAR score, EPA goes through a rigorous process that involves:

- Ensuring the quality and quantity of the data will support an ENERGY STAR score
- Creating a statistical regression model that correlates the energy data to the property use details to identify the key drivers of energy use
- Testing the model against thousands of buildings in Portfolio Manager

The weeds

EPA developed the Portfolio Manager Technical Reference series to provide a detailed and transparent look at the methodologies, analyses, and calculations that underpin Portfolio Manager. For more information, see:

- Portfolio Manager Technical Reference: ENERGY STAR Score for details about how the ENERGY STAR score is developed and calculated
- Portfolio Manager Technical Reference: Climate and Weather for an in-depth explanation of how Portfolio Manager accounts for the climate of your region and annual fluctuations in weather
- Portfolio Manager Technical Reference: Thermal Conversion Factors for the calculations used to convert the energy data you enter into standard units (either kBtu or GJ)
- The difference between source and site source energy for an explanation of why EPA recommends source energy for national median benchmarks and for the 1-100 ENERGY STAR score
- ENERGY STAR score details by property type for more information on the specific data analysis and methodology used to calculate an ENERGY STAR score for each available property type

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Technical Reference

ENERGY STAR Score for Hotels in the United States

OVERVIEW

The ENERGY STAR Score for Hotels applies to properties renting overnight accommodations on a room/suite and nightly basis. The objective of the ENERGY STAR score is to provide a fair assessment of the energy performance of a property relative to its peers, taking into account the climate, weather, and business activities at the property. To identify the aspects of building activity that are significant drivers of energy use and then normalize for those factors, a statistical analysis of the peer building population is performed. The result of this analysis is an equation that will predict the energy use of a property, based on its experienced business activities. The energy use prediction for a building is compared to its actual energy use to yield a 1 to 100 percentile ranking of performance, relative to the national population.

- **Property Types.** The ENERGY STAR score for hotels applies to properties renting overnight accommodations on a room/suite and nightly basis. The score applies to an entire hotel whether it is a single building or a campus of buildings.
- **Reference Data.** The analysis for hotels is based on data from the Department of Energy, Energy Information Administration's 2003 Commercial Building Energy Consumption Survey (CBECS).
- **Adjustments for Weather and Business Activity.** The analysis includes adjustments for:
    - Building Size
    - Number of Rooms
    - Number of Workers
    - Number of Commercial Refrigeration Units
    - Presence of a Commercial Food Preparation Area
    - Weather and Climate (using Heating and Cooling Degree Days, retrieved based on Zip code)
    - Percent of the Building that is Heated and Cooled
- **Release Date.** The ENERGY STAR score for hotels is updated periodically as more recent data becomes available:
    - Most Recent Update: February 2009
    - Original Release: April 2002

This document presents details on the development of the 1 - 100 ENERGY STAR score for hotel properties. More information on the overall approach to develop ENERGY STAR scores is covered in our Technical Reference for the ENERGY STAR Score, available at www.energystar.gov/ENERGYSTARScore. The subsequent sections of this document offer specific details on the development of the ENERGY STAR score for hotels:

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REFERENCE DATA & FILTERS

For the ENERGY STAR score for hotels, the reference data used to establish the peer building population in the United States is based on data from the Department of Energy, Energy Information Administration's (EIA) 2003 Commercial Building Energy Consumption Survey (CBECS). Detailed information on this survey, including complete data files, is available at: http://www.eia.doe.gov/emeu/cbecs/contents.html.

To analyze the building energy and operating characteristics in this survey data, four types of filters are applied to define the peer group for comparison and to overcome any technical limitations in the data: Building Type Filters, Program Filters, Data Limitation Filters, and Analytical Filters. A complete description of each of these categories is provided in our Technical Reference for the ENERGY STAR Score, at www.energystar.gov/ENERGYSTARScore. ***Figure 1*** presents a summary of each filter applied in the development of the ENERGY STAR score for hotels, the rationale behind the filter, and the resulting number of properties in the data set after the filter is applied. After all filters are applied, the remaining data set has 142 properties.

Figure 1 – Summary of Filters for the ENERGY STAR Score for Hotels

Condition for Including an Observation in the Analysis	Rationale	Number Remaining
PBAPLUS8 = 38 or 39	Building Filter – CBECS defines building types according to the variable "PBAPLUS8." Hotels are coded as PBAPLUS=38 and Motels are coded as PBAPLUS=39.	195
Must have at least 1 room	EPA Program Filter – Baseline condition for being a full time hotel.	195
Must operate for 168 hours per week	EPA Program Filter – Baseline condition for being a full time hotel.	192
Must have at least 1 worker	EPA Program Filter – Baseline condition for being a full time hotel.	190
Must operate for at least 10 months per year	EPA Program Filter – Baseline condition for being a full time hotel.	182
A single activity must characterize greater than 50% of the floor space[1]	EPA Program Filter – In order to be considered part of the hotel peer group, more than 50% of the building must be defined as a hotel.	180
If propane is used, the amount category (PRAMTC8) must equal 1, 2, or 3	Data Limitation Filter – Cannot estimate propane use if the quantity is "greater than 1000" or unknown.	161

[1] This filter is applied by a set of screens. If the variable ONEACT8=1, then one activity occupies 75% or more of the building. If the variable ONEACT8=2, then the activities in the building are defined by ACT1, ACT2, and ACT3. One of these activities must be coded as lodging (PBAX=21), with a corresponding percent (ACT1PCT8, ACTPCT8, ACT3PCT8) that is greater than 50.

Condition for Including an Observation in the Analysis	Rationale	Number Remaining
If propane is used, the maximum estimated propane amount must be 10% or less of the total source energy	Data Limitation Filter – Because propane values are estimated from a range, propane is restricted to 10% of the total source energy.	159
Must not use chilled water	Data Limitation Filter – CBECS does not collect quantities of chilled water.	157
Must be at least 5,000 square foot	Analytical Filter – Analysis could not model behavior for buildings smaller than 5,000 ft^2.	149
Must have Source EUI less than or equal to 600 $kBtu/ft^2$	Analytical Filter – Values determined to be statistical outliers.	147
Must have Source EUI greater than or equal to 10 $kBtu/ft^2$	Analytical Filter – Values determined to be statistical outliers.	146
Must have fewer than 5 rooms per 1,000 square foot	Analytical Filter – Values determined to be statistical outliers.	143
Must have fewer than 0.5 commercial refrigeration units per 1,000 square foot	Analytical Filter – Values determined to be statistical outliers.	142

The reasons for applying filters on the use and quantity of propane are worthy of additional discussion. In CBECS, major fuel use is reported in exact quantities. However, if a building uses propane, the amount of propane is reported according to the variable PRAMT8, which uses ranges rather than exact quantities (e.g., less than 100 gallons, 100 to 500 gallons, etc.). Therefore, the quantity must be estimated within the range. To limit error associated with this estimation, EPA applies two filters related to propane.

1. The quantity of propane expressed by PRAMT8 must be 1000 gallons or smaller.
2. The value of propane cannot account for more than 10% of the total source energy use. Because the exact quantity of propane is not reported, this cap ensures that the quantity of propane entered will not introduce undue error into the calculation of total energy consumption. In order to determine if the 10% cap is exceeded, the value at the high end of the propane category is employed (e.g., for the category of less than 100, a value of 99 is used). If the 10% cap is not exceeded, then EPA will use the value at the middle of the range to calculate total energy use for the regression analysis (e.g., for the category of less than 100, a value of 50 is used).

Of the filters applied to the reference data, some result in constraints on calculating a score in Portfolio Manager and others do not. Building Type and Program Filters are used to limit the reference data to include only properties that are eligible to receive a score in Portfolio Manager, and are therefore related to eligibility requirements. In contrast, Data Limitation Filters account for limitations in the data availability, but do not apply in Portfolio Manager. Analytical Filters are used to eliminate outlier data points or different subsets of data, and may or may not affect eligibility. In some cases, a subset of the data will have different behavior from the rest of the properties (e.g., hotels smaller than

5,000 ft^2 do not behave the same way as larger buildings), in which case an Analytical Filter will be used to determine eligibility in Portfolio Manager. In other cases, Analytical Filters exclude a small number of outliers with extreme values that skew the analysis, but do not affect eligibility requirements. A full description of the criteria you must meet to get a score in Portfolio Manager is available at www.energystar.gov/EligibilityCriteria.

Related to the filters and eligibility criteria described above, another consideration is how Portfolio Manager treats properties that are situated on a campus. The main unit for benchmarking in Portfolio Manager is the property, which may be used to describe either a single building or a campus of buildings. The applicability of the ENERGY STAR score depends on the type of property. For hotels, the score is based on a campus of buildings, because each building on the campus is necessary to make the complete function of the property. For property types that earn a campus score, the entire campus will receive a 1 - 100 score and no individual buildings on the campus can earn a separate score. When there is a single building property of this type (e.g., entire hotel in one building), it is also eligible for a score.

VARIABLES ANALYZED

To normalize for differences in business activity, we perform a statistical analysis to understand what aspects of building activity are significant with respect to energy use. The filtered reference data set described in the previous section is analyzed using a weighted ordinary least squares regression, which evaluates energy use relative to business activity (e.g., number of guest rooms, number of workers, and climate). This linear regression yields an equation that is used to compute energy use (also called the dependent variable) based on a series of characteristics that describe the business activities (also called independent variables). This section details the variables used in the statistical analysis for hotels.

Dependent Variable

The dependent variable is what we try to predict with the regression equation. For the hotel analysis, the dependent variable is energy consumption expressed in source energy use intensity (source EUI). This is equal to the total source energy use of the property divided by the gross floor area. The regressions analyze the key drivers of source EUI – those factors that explain the variation in source energy use per square foot in a hotel.

Independent Variables

The reference survey collects numerous property operating characteristics that were identified as potentially important for hotels. Based on a review of the available variables in the data, in accordance with the criteria for inclusion in Portfolio Manager[2], the following variables were analyzed:[3]

- SQFT8 – Square footage
- LODGRM8 – Number of guest rooms
- NWKER8 – Number of employees during the main shift
- COOK8 – Energy used for cooking (yes/no)
- FDRM8 – Commercial food preparation area (yes/no)

[2] For a complete explanation of these criteria, refer to our Technical Reference for the ENERGY STAR Score, at www.energystar.gov/ENERGYSTARScore.

[3] Note that the number 8 at the end of all variables indicates that the 2003 CBECS survey is the eighth survey conducted by the Energy Information Administration.

- SNACK8 – Snack bar (yes/no)
- FASTFD8 – Fast food or small restaurant (yes/no)
- CAF8 – Cafeteria or large restaurant (yes/no)
- FDPREP8 – Food preparation area (yes/no)
- KITCHN8 – Small kitchen area (yes/no)
- OTFDRM8 – Other food prep area (yes/no)
- RFGWIN8 – Number of walk-in refrigeration units
- RFGOPN8 – Number of open refrigerated cases
- RFGRSN8 – Number of residential refrigerators
- RFGCLN8 – Number of closed refrigerated cases
- RFGVNN8 – Number of refrigerated vending machines
- PCNUM8 – Number of personal computers
- SVRNUM8 – Number of servers
- TRNGRM8 – Computer-based training room (yes/no)
- STDNRM8 – Student or public computer center (yes/no)
- OTPCRM8 – Other computer area (yes/no)
- POOL8 – Pool (yes/no)
- HWTRM8 – Large amounts of hot water used (yes/no)
- LAUNDR8 – Laundry onsite (yes/no)
- NFLOOR8 – Number of floors
- ELEVTR8 – Elevators (yes/no)
- NESLTR8 – Number of escalators
- SRVNUM8 – Number of servers

We perform extensive review on all of these operational characteristics. In addition to reviewing each characteristic individually, characteristics are reviewed in combination with each other (e.g., Heating Degree Days times Percent Heated). As part of the analysis, some variables are reformatted to reflect the physical relationships of building components. For example, the number of workers on the main shift is typically evaluated in a density format. The number of workers *per square foot* (not the gross number of workers) is expected to be correlated with the energy use per square foot. In addition, based on analytical results and residual plots, variables are examined using different transformations (such as the natural logarithm, abbreviated as Ln). The analysis consists of multiple regression formulations. These analyses are structured to find the combination of statistically significant operating characteristics that explain the greatest amount of variance in the dependent variable: source EUI.

The final regression equation includes the following variables:

- Number of lodging rooms per 1,000 square feet
- Natural log of the number of workers per 1,000 square feet
- Presence of a commercial food preparation area (yes/no)
- Number of commercial refrigeration units (walk-in, open, and closed) per 1,000 square feet
- Heating degree days times Percent of the building that is heated
- Cooling degree days times Percent of the building that is cooled

These variables are used together to compute the predicted source EUI for hotels. The predicted source EUI is the mean EUI for a hypothetical population of buildings that share the same values for each of these variables. That is, the mean energy use for a building that operates just like your building.

Testing

Finally, we test the regression equation using actual hotel buildings that have been entered in Portfolio Manager. This provides another set of buildings to examine in addition to the CBECS data, to see the average ENERGY STAR scores and distributions, and to assess the impacts and adjustments. This analysis provides a second level of confirmation that the final regression equation produces robust results that are unbiased with respect to the key operational characteristics such as building size, room density, worker density, and heating and cooling degree days.

It is important to reiterate that the final regression equation is based on the nationally representative reference data, not data previously entered into Portfolio Manager.

REGRESSION EQUATION RESULTS

The final regression is a weighted ordinary least squares regression across the filtered data set of 142 observations. The dependent variable is source EUI. Each independent variable is centered relative to the mean value, presented in ***Figure 2***. The final equation is presented in ***Figure 3***. All variables in the regression equation are significant at the 90% confidence level or better, as shown by the significance levels (a p-level of less than 0.10 indicates 90% confidence).

The regression equation has a coefficient of determination (R^2) value of 0.3669 indicating that this equation explains 36.69% of the variance in source EUI for hotel buildings. Because the final equation is structured with energy per square foot as the dependent variable, the explanatory power of square foot is not included in the R^2 value, thus this value appears artificially low. Re-computing the R^2 value in units of source energy[4], demonstrates that the equation actually explains 87.8% of the variation of source energy of hotels. This is an excellent result for a statistically-based energy model.

Detailed information on the ordinary least squares regression approach is available in our Technical Reference for the ENERGY STAR Score, at www.energystar.gov/ENERGYSTARScore.

[4] The R^2 value in Source Energy is calculated as: 1 – (Residual Variation of Y) / (Total Variation of Y). The residual variation is sum of $(\text{Actual Source Energy}_i - \text{Predicted Source Energy}_i)^2$ across all observations. The Total variation of Y is the sum of $(\text{Actual Source Energy}_i - \text{Mean Source Energy})^2$ across all observations.

Figure 2 - Descriptive Statistics for Variables in Final Regression Equation

Variable	Mean	Minimum	Maximum
Source EUI (kBtu/ft^2)	182.5	49.08	544.3
Number of Rooms per 1,000 ft^2	1.951	0.5195	4.237
Ln (Number of Workers per 1000 ft^2)	-1.395	-3.245	1.008
Presence of Commercial Food Preparation	0.2056	0.000	1.000
Number of Commercial Refrigeration Units per 1,000 ft^2	0.0227	0.000	0.3125
Heating Degree Days x Percent Heated	4,120	31.90	9,928
Cooling Degree Days x Percent Cooled	1,224	0.000	4,871

Figure 3 - Final Regression Results

Summary				
Dependent Variable	Source Energy Intensity (kBtu/ft^2)			
Number of Observations in Analysis	142			
R^2 value	0.3669			
Adjusted R^2 value	0.3388			
F Statistic	13.04			
Significance (p-level)	0.0000			
	Unstandardized Coefficients	**Standard Error**	**T value**	**Significance (p-level)**
Constant	169.1	7.457	22.68	0.0000
C_Room Density	33.22	9.330	3.560	0.0005
C_Ln (Number of Workers per 1000 ft^2)	20.81	10.38	2.004	0.0471
FDRM	65.14	18.64	3.494	0.0006
Commercial Refrigeration Density	249.8	147.2	1.697	0.0920
C_HDD x Percent Heated	0.0107	0.0029	3.653	0.0004
C_CDD x Percent Cooled	0.0169	0.0085	1.988	0.0488

Note:
- *The regression is a weighted ordinary least squares regression, weighted by the CBECS variable "ADJWT8".*
- *The prefix C_ on each variable indicates that it is centered. The centered variable is equal to difference between the actual value and the observed mean. The observed mean values are presented in **Figure 2**.*
- *Unlike other variables, the yes/no variable FDRM is not centered. The coefficient adjustment represents the adjustment for Hotels with cooking facilities.*

ENERGY STAR SCORE LOOKUP TABLE

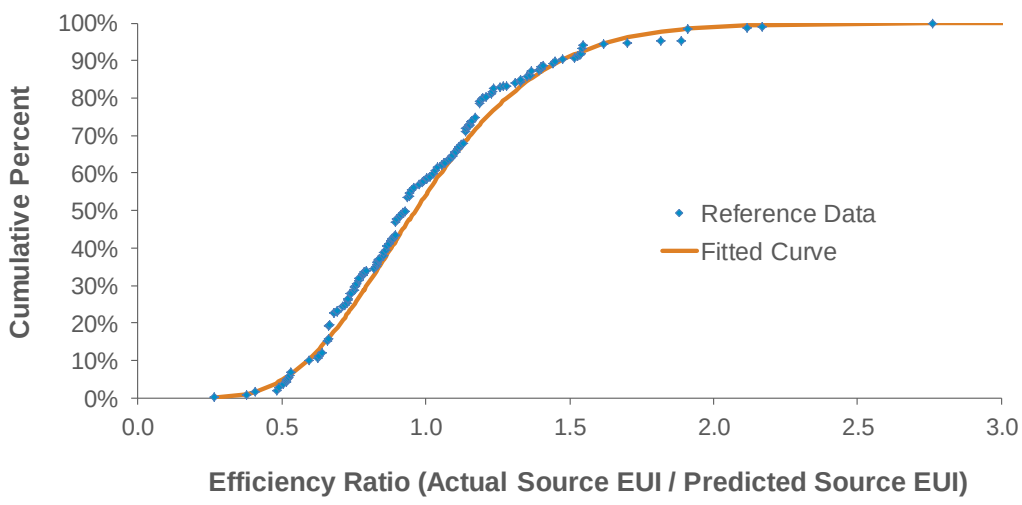
The final regression equation (presented in ***Figure 3***) yields a prediction of source EUI based on a building's operating characteristics. Some buildings in the reference data sample use more energy than predicted by the regression equation, while others use less. The *actual* source EUI of each reference data observation is divided by its *predicted* source EUI to calculate an energy efficiency ratio:

$$Energy\ Efficiency\ Ratio = \frac{Actual\ Source\ EUI}{Predicted\ Source\ EUI}$$

A lower efficiency ratio indicates that a building uses less energy than predicted, and consequently is more efficient. A higher efficiency ratio indicates the opposite.

The efficiency ratios are sorted from smallest to largest and the cumulative percent of the population at each ratio is computed using the individual observation weights from the reference data set. ***Figure 4*** presents a plot of this cumulative distribution. A smooth curve (shown in orange) is fitted to the data using a two parameter gamma distribution. The fit is performed in order to minimize the sum of squared differences between each building's actual percent rank in the population and each building's percent rank with the gamma solution. The final fit for the gamma curve yielded a shape parameter (alpha) of 8.229 and a scale parameter (beta) of 0.1220. For this fit, the sum of the squared error is 0.0485.

Figure 4 – Distribution for Hotel



The final gamma shape and scale parameters are used to calculate the efficiency ratio at each percentile (1 to 100) along the curve. For example, the ratio on the gamma curve at 1% corresponds to a score of 99; only 1% of the population has a ratio this small or smaller. The ratio on the gamma curve at the value of 25% will correspond to the ratio for a score of 75; only 25% of the population has ratios this small or smaller. The complete score lookup table is presented in ***Figure 5***.

Figure 5 – ENERGY STAR Score Lookup Table for Hotel

ENERGY STAR Score	Cumulative Percent	Energy Efficiency Ratio > =	Energy Efficiency Ratio <
100	0%	0.0000	0.3356
99	1%	0.3356	0.3816
98	2%	0.3816	0.4130
97	3%	0.4130	0.4378
96	4%	0.4378	0.4588
95	5%	0.4588	0.4772
94	6%	0.4772	0.4938
93	7%	0.4938	0.5088
92	8%	0.5088	0.5230
91	9%	0.5230	0.5361
90	10%	0.5361	0.5485
89	11%	0.5485	0.5604
88	12%	0.5604	0.5717
87	13%	0.5717	0.5827
86	14%	0.5827	0.5931
85	15%	0.5931	0.6033
84	16%	0.6033	0.6132
83	17%	0.6132	0.6229
82	18%	0.6229	0.6322
81	19%	0.6322	0.6413
80	20%	0.6413	0.6504
79	21%	0.6504	0.6592
78	22%	0.6592	0.6678
77	23%	0.6678	0.6764
76	24%	0.6764	0.6848
75	25%	0.6848	0.6931
74	26%	0.6931	0.7014
73	27%	0.7014	0.7095
72	28%	0.7095	0.7175
71	29%	0.7175	0.7255
70	30%	0.7255	0.7335
69	31%	0.7335	0.7413
68	32%	0.7413	0.7491
67	33%	0.7491	0.7569
66	34%	0.7569	0.7647
65	35%	0.7647	0.7724
64	36%	0.7724	0.7801
63	37%	0.7801	0.7878
62	38%	0.7878	0.7955
61	39%	0.7955	0.8032
60	40%	0.8032	0.8108
59	41%	0.8108	0.8185
58	42%	0.8185	0.8262
57	43%	0.8262	0.8339
56	44%	0.8339	0.8416
55	45%	0.8416	0.8494
54	46%	0.8494	0.8571
53	47%	0.8571	0.8649
52	48%	0.8649	0.8727
51	49%	0.8727	0.8806

ENERGY STAR Score	Cumulative Percent	Energy Efficiency Ratio >=	Energy Efficiency Ratio <
50	50%	0.8806	0.8885
49	51%	0.8885	0.8965
48	52%	0.8965	0.9045
47	53%	0.9045	0.9126
46	54%	0.9126	0.9208
45	55%	0.9208	0.9290
44	56%	0.9290	0.9373
43	57%	0.9373	0.9458
42	58%	0.9458	0.9543
41	59%	0.9543	0.9629
40	60%	0.9629	0.9716
39	61%	0.9716	0.9804
38	62%	0.9804	0.9894
37	63%	0.9894	0.9984
36	64%	0.9984	1.0077
35	65%	1.0077	1.0171
34	66%	1.0171	1.0266
33	67%	1.0266	1.0364
32	68%	1.0364	1.0464
31	69%	1.0464	1.0564
30	70%	1.0564	1.0668
29	71%	1.0668	1.0774
28	72%	1.0774	1.0882
27	73%	1.0882	1.0993
26	74%	1.0993	1.1108
25	75%	1.1108	1.1225
24	76%	1.1225	1.1345
23	77%	1.1345	1.1470
22	78%	1.1470	1.1599
21	79%	1.1599	1.1733
20	80%	1.1733	1.1871
19	81%	1.1871	1.2016
18	82%	1.2016	1.2167
17	83%	1.2167	1.2325
16	84%	1.2325	1.2490
15	85%	1.2490	1.2665
14	86%	1.2665	1.2851
13	87%	1.2851	1.3048
12	88%	1.3048	1.3260
11	89%	1.3260	1.3488
10	90%	1.3488	1.3737
9	91%	1.3737	1.4009
8	92%	1.4009	1.4314
7	93%	1.4314	1.4659
6	94%	1.4659	1.5059
5	95%	1.5059	1.5538
4	96%	1.5538	1.6139
3	97%	1.6139	1.6962
2	98%	1.6962	1.8310
1	99%	1.8310	>1.8310

EXAMPLE CALCULATION

As detailed in our Technical Reference for the ENERGY STAR Score, at www.energystar.gov/ENERGYSTARScore, there are five steps to compute a score. The following is a specific example for the score for hotels:

1 User enters building data into Portfolio Manager

- 12 months of energy use information for all energy types (annual values, entered in monthly meter entries)
- Physical building information (size, location, etc.) and use details describing building activity (hours, etc.)

Energy Data	Value
Electricity	4,500,000 kWh
Natural gas	110,000 therms

Property Use Details	Value
Gross floor area (ft^2)	300,000
Number of rooms	360
Workers on the main shift[5]	180
Commercial food preparation	1 (Yes)
Number of commercial refrigeration units	20
Percent of the building that is heated	100%
Percent of the building that is cooled	100%
HDD (provided by Portfolio Manager, based on Zip code)	4,532
CDD (provided by Portfolio Manager, based on Zip code)	1,388

2 Portfolio Manager computes the actual source EUI

- Total energy consumption for each fuel is converted from billing units into site energy and source energy
- Source energy values are added across all fuel types
- Source energy is divided by gross floor area to determine actual source EUI

Computing Actual Source EUI

Fuel	Billing Units	Site kBtu Multiplier	Site kBtu	Source kBtu Multiplier	Source kBtu
Electricity	4,500,000 kWh	3.412	15,354,000	3.14	48,211,560
Natural gas	110,000 therms	100	11,000,000	1.05	11,550,000
				Total Source Energy (kBtu)	59,761,560
				Actual Source EUI (kBtu/ft^2)	**199.2**

[5] This represents typical peak staffing level during the main shift. For example, in an office if there are two daily 8 hour shifts of 100 workers each, the Workers on Main Shift value is 100.

3 Portfolio Manager computes the predicted source EUI

- Using the property use details from Step 1, Portfolio Manager computes each building variable value in the regression equation (determining the natural log or density as necessary).
- The centering values are subtracted to compute the centered variable for each operating parameter.
- The centered variables are multiplied by the coefficients from the regression equation to obtain a predicted source EUI.

Computing Predicted Source EUI

Variable	Actual Building Value	Reference Centering Value	Building Centered Variable	Coefficient	Coefficient * Centered Variable
Constant	--	--	--	169.1	169.1
Room Density	1.200	1.951	-0.7510	33.22	-24.95
Ln (Number of Workers per 1000 ft^2)	-0.5110	-1.395	0.8840	20.81	18.40
FDRM	1.000	--	1.000	65.14	65.14
Commercial Refrigeration Density	0.0667	0.0227	0.0440	249.8	10.99
HDD x Percent Heated	4,532	4,120	412.0	0.0107	4.408
CDD x Percent Cooled	1,388	1,224	164.0	0.0169	2.772
			Predicted Source EUI (kBtu/ft^2)		**245.9**

4 Portfolio Manager computes the energy efficiency ratio

- The ratio equals the actual source EUI (Step 2) divided by predicted source EUI (Step 3)
- Ratio = 199.2/ 245.9 = 0.8101

5 Portfolio Manager uses the efficiency ratio to assign a score via a lookup table

- The ratio from Step 4 is used to identify the score from the lookup table
- A ratio of 0.8101 is greater than 0.8058 and less than 0.8136
- ***The ENERGY STAR score is 63***