



City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
 1900 Second Avenue North · Lake Worth, Florida 33460 · Phone: 561-586-1687

DATE: February 10, 2016

TO: Members of the Historic Resources Preservation Board

FROM: Curt Thompson, Community Planner
 Maxime Ducoste, Planning and Preservation Manager

SUBJECT: HRPB Project Number 15-01400009; 15-00500013 & 16-01500001

Consideration of a Major Site Plan, Conditional Land Use, Setback Variance, Certificate of Appropriateness (COA) for Exterior Alterations, Certificate of Appropriateness (COA) for an Addition to the existing historic Gulfstream Hotel including a request for two (2) Historic Waivers, Certificate of Appropriateness (COA), for New Construction of a new hotel structure and parking garage, including a request for a Historic Waiver, Certificate of Appropriateness (COA) to allow the demolition of two buildings located at 14 S Lakeside Drive to allow for the renovation and redevelopment of the Historic Gulfstream Hotel and related properties, and an application for the Sustainable Bonus Incentive Program. The subject site is +/- 79,304 square feet located at 1 Lake Avenue, 11 Lake Avenue, and 12, 14, 20, 22, and 24 South Lakeside Drive.

Property Control Numbers (PCNs): 38-43-44-21-15-033-0010; 38-43-44-21-15-033-0030; 38-43-44-21-15-033-0040; 38-43-44-21-15-033-0050; 38-43-44-21-15-033-0060, 38-43-44-21-15-033-0070, 38-43-44-21-15-033-0090.

Land Use/Zoning

The property is 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 “the Property”). The site has a Future Land Use designation of Downtown Mixed Use (DMU) and is zoned Downtown (DT).

Meeting Date: February 17, 2016

SYNOPSIS:

Applicant	HH Gulfstream Land Holdings, LLC (“Petitioner”)
General Location	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
Zoning	Downtown (DT)
Existing Land Use	Site of the Vacant Historic Gulfstream Hotel
Future Land Use Designation	Downtown (DMU)

Applicable Municipal Code Sections	23.2-26; 23.2-29; 23.2-30; 23.2-31; 23.2-32;	
	Required	Proposed/Existing
Lot Area	6,500	79,304 square feet
Lot Width	25	280 feet
Building Height	Comprehensive Plan: 65 feet with Sustainable Bonus Incentive Program	Zoning Code: Maximum 30' (not to exceed two stories) plus 15 feet (max 4 stories) with Sustainable Bonus Incentive Program *Additional 35 ft. of height under Sustainable Bonus Incentive Program (not to exceed 6 stories) east of Federal Highway with the provision of a hotel or mixed use hotel project of at least 50 rooms, requires conditional land use 73.5 feet – existing; Proposed 65 feet
Setbacks	Required	Provided
Front (North & South)	10 feet minimum/ 22 feet maximum. On Lake Avenue east of the Florida East Coast right-of-way, the setback is 5 feet minimum/17 feet maximum.	Historic Building: 0 feet; Proposed: 22 feet
Side (east)	10 feet	Historic Building: 0 feet; Proposed: 10 feet
Side (west)	10 feet	Historic Building: 0 feet Proposed: 10
Rear ()	10% of lot depth (17.5 feet)	Historic Building; 17.5 feet; Proposed: N/A
Bonus Height and Stories	65 feet	Existing 73.5 feet; Proposed: 65 feet
Living Area	NA	NA
Accessory Structure Limitations	NA	NA
Impermeable Surface Total	80% (63,443 SF)	79% (62,870 SF)

Maximum Building Coverage	60% (47,582 SF)	48% (38,140 SF)
Floor Area Ratio	2.1 (166,538 SF)	1.86 (147,637 SF)
Parking	161	171
Board Action Required	Approve, Approve With Conditions, Deny the Request, Continue the request for additional information	
Staff Recommendation	Staff recommends provisional approval of the requested Major Site Plan, Conditional Use and Variance to allow for the renovation and redevelopment the historic Gulfstream Hotel and related properties	
	Name and Title	Initials
Project Planner	Curt Thompson, Community Planner	CT
Approved by	Maxime Ducoste, Planning and Preservation Manager	MD

Project/Property Description:

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 and north of First Avenue South 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.

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 as well as seven (7) additional spaces along the alley west of the hotel. 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 2 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.”

BACKGROUND & ANALYSIS:

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; 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 historic downtown corridor of Lake and Lucerne Avenues 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 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 new hotel annex building;

Sustainable Bonus Incentive Program to allow the proposed five (5) stories and sixty-five feet (65'-0") maximum building height for the new hotel annex building and a total floor area ratio not to exceed 2.1 as permitted within hotel district portion of the DT zoning district which lies east of Federal Highway;

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;

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 along Lake Avenue 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 along Gulfstream Road 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 (electrical transformer) required to provide electrical service to the Project in lieu of the eighteen foot (18’) rear setback required.

Sustainable Bonus Incentive Program

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 for projects incorporating at least fifty (50) hotel rooms in the hotel district east of Federal Highway. 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 of more than fifty (0) rooms 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 requisite information for the Sustainable Bonus Incentive:

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 and square footage provision of the Sustainable Bonus Incentive Program.

Bonus Intensity:

The Sustainable Bonus Incentive Program requires an investment equal to five (5) dollars for each square foot above the second floor. In this case the petitioner is asking for a sustainable bonus for 44,400 square feet or must provide a value of \$222,000 in sustainable benefits. Half is met with historic renovation of the Gulfstream Hotel and the other half is met with Energy Star Certification. A Performance Bond of \$111,000 must be posted for the Energy Star Certification, which will be released upon granting and certification and documentation of such provided to the City of Lake Worth.

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

1. Incorporation of the Historic Gulfstream Hotel building's complete renovation, which is designated on the National Register of Historic Places, qualifies the Project for fifty percent (50%) of the incentive award; and

2. 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."

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

1. Increased Lighting Costs:

- a) Historic Gulfstream Hotel Building: +/- \$1/SF = \$64,000;
- b) Proposed Gulfstream Hotel Annex: +/- \$1/SF = \$75,500; and
- c) Proposed Parking Garage: +/- \$.50 s. f. = \$18,500.

Total increased cost for energy efficient lighting = +/- \$158,000

2. Proposed Solar Collection System: \$50,000 to \$250,000 depending upon the final system; the exact cost cannot be provided at this time.

3. Building automation systems will be incorporated into each building. These systems will run between \$20,000 and \$40,000 for the complex.

4. 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 Sustainable Bonus 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:

1. 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;

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

3. 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;

4. 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;

5. 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

6. 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.

Public Support/Opposition

Staff has not received any letters of support or opposition

Consistency with the Comprehensive Plan:

It is the opinion of Staff that the applicant's proposed use is consistent with the following portions of the Comprehensive Plan:

Land Use Classification 1.1.3.6 – Downtown Mixed Use

The Downtown Mixed Use land use category 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. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed Use category because they would be detrimental to the shopping or office functions of the area. All ground floor uses within the Downtown Mixed Use area shall be habitable. The implementing zoning districts are DT, MU-E, MF-20 and MF-30.

Locational Strategy for the Downtown Mixed Use Category

The Downtown Mixed Use land use category is intended for mapping of areas considered to be the traditional downtown core. The area is primarily bounded on the north by 2nd Avenue North, the east by Golfview Road, the south by 1st Avenue South, and the west by H Street. This concentrated downtown core demonstrates a reasonably good potential for intensive use by office and retail establishments and shall provide for the vertical or horizontal mixing of land uses within a single site in order to allow development and redevelopment in specific geographic areas of the City that take maximum advantage of existing utility systems and services; and promotes compact development, safe and pedestrian-friendly streets, and provides transportation choices.

Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest

The project is in compliance with the general findings relating to harmony with the LDRs and protection of public interest, as follows:

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.

Staff Response: 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
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.

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.

Staff Response: 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 seven (7) 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 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 compatible transition between the existing higher intensity uses located to the north, east and west and the medium intensity residential uses to the south.

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 Property for some use permitted by right or some other conditional use permitted on the Property.

Staff Response: 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. 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 should actually provide substantially greater public benefit than would result from the use of the Property for a 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.

Staff Response: 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 of a fifty or more room hotel 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.

Section 23.2-29(e): Specific standards for all conditional uses

1. The proposed 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.

Staff Response: Approval of the requested Conditional Use will not generate traffic volumes or movements that 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. 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". The Project is estimated to not cause a change in the LOS, thus, there should be sufficient capacity on Lake Avenue to serve the Project without adversely impacting or reducing the LOS provided to lower than the adopted LOS.

2. The proposed 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.

Staff Response: 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.

3. The proposed conditional use will not produce significant air pollution emissions.

Staff Response: 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 or any special handling of solid waste.

4. The proposed 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.

Staff Response: 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.

5. The proposed 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.

Staff Response: 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. Also, it is important to note that, the Petitioner may be required to replace the existing sewer line in the alley if needed due to the age and condition of that sewer line.

6. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services.

Staff Response: The proposed conditional uses 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.

7. The proposed 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.

Staff Response: The proposed conditional uses 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. All proposed uses will comply with section 15.24 – Noise Control

8. The proposed conditional use will not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3, Exterior lighting. A photometric plan was provided and reviewed through the Site Plan review process and as proposed, the plan meets the City's LDRs as it relates to light spillage onto adjacent properties.

Staff Response: The proposed conditional uses will not generate light or glare which encroaches onto any residential property in excess of that allowed in 23.4-10 –Exterior Lighting

Section 23.2-31: Site Design Qualitative Standards

1. Harmonious and efficient organization.

Staff Response: The proposed site plan is designed to be 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. 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. With regards to the proposed parking garage, staff recommends the petitioner consider adding an additional floor (3rd floor) of parking to provide additional parking relief for customers and hotel employees.

2. Preservation of natural conditions.

Staff Response: Criterion met. The Project is designed to preserve the landscape in its natural state, insofar as practical, by minimizing tree and soil removal. The Property has already been developed or cleared for development. The trees existing on-site are proposed to either be relocated or 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. The existing trees on the site have been identified. Conditions of approval have been included to ensure that the provisions of Section 23.6-1 of the LDRs are complied with.

3. Screening and buffering.

Staff Response: Criterion met. 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.

4. Enhancement of residential privacy.

Staff Response: Criterion met. 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.

Staff Response: Criterion met. 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.

Access to public ways.

Staff Response: Criterion met. 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.

6. Pedestrian circulation.

Staff Response: Criterion met. 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 on 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.

7. Design of ingress and egress drives.

Staff Response: Criterion met. 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.

8. Coordination of on-site circulation with off-site circulation.

Staff Response: Criterion met. The 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 are designed to 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.

9. Design of on-site public right-of-way.

Staff Response: Criterion met. 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. In addition, the applicant is proposing to change the surface material of the vehicular areas to pavers. A condition of approval shall be required to ensure that the paver material is kept to City standard and capable of supporting the load and traffic derived from vehicular traffic and particular that of service and delivery vehicles. A maintenance agreement or other mechanism shall be required prior to Certificate of Occupancy.

10. Off-street parking, loading and vehicular circulation areas.

Staff Response: 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. Upon review of the proposed site

plan, it is the Staff's professional opinion to recommend that an additional floor (3rd floor) be added to the garage to provide parking relief for guests and employees. The additional floor will also relieve on street parking adjacent to the proposed use.

11. Refuse and service areas.

Staff Response: Criterion met. 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.

12. Protection of property values.

Staff Response: Criterion met. 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 is designed to revitalize the surrounding area by removing blighted structures and restoring the historic Gulfstream Hotel. Therefore, the Project is designed to have a positive impact on surrounding property values.

13. Transitional development.

Staff Response: 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.

14. Consideration of future development.

Staff Response: Criterion met. 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.

d) Buildings, generally.

1. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms of the use, texture and color of material shall be such as to create one (1) harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location of the site shall enhance rather than detract from the character, value and attractiveness of the surroundings. Harmonious does not mean or require that the buildings be the same.

Staff Response: Please see preservation analysis of project with recommendations on the architectural style, massing, arrangement and orientation as well as uses.

2. Buildings or structures located along strips of land or on a single site, and not a part of a unified multi-building complex shall achieve as much visual harmony with the surroundings as is possible under the circumstances. If a building is built in an undeveloped area, three (3) primary requirements shall be met, including honest design construction, proper design concepts, and appropriateness to the city.

Staff Response: Please see preservation analysis of project with recommendations on the architectural style, massing, arrangement and orientation as well as uses.

3. All façades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear foreign to the rest of the building.

Staff Response: Please see preservation analysis of project with recommendations on the architectural style, massing, arrangement and orientation as well as uses.

4. The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation and stylistic expression.

Staff Response: Please see preservation analysis of project with recommendations on the architectural style, massing, arrangement and orientation as well as uses.

5. Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.

Staff Response: Please see preservation analysis of project with recommendations on the architectural style, massing, arrangement and orientation as well as uses.

6. Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project and neighborhood.

Staff Response: Meets criterion.

7. Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.

Staff Response: Meets criterion.

8. Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.

Staff Response: Please see preservation analysis of project with recommendations on the architectural style, massing, arrangement and orientation as well as uses.

9. "Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.

Staff Response: Criterion not applicable.

10. All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.

Staff Response: Meets criterion.

11. All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.

Staff Response: Meets criterion.

12. Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.

Staff Response: Please see preservation analysis of project with recommendations on the architectural style, massing, arrangement and orientation as well as uses.

13. No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.

Staff Response: Meets criterion.

14. Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.

Staff Response: Meets criterion.

Site Plan Review Team

The project was reviewed by the Site Plan Review Team on January 11, 2016. Any outstanding comments derived from the Site Plan Review Team are incorporated as part of the conditions of approval attached hereto as attachment A.

Section 23.2-26(b): Variance Criteria

As stated above, the applicant is requesting a variance from the City's Sign regulations as follows:

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.

Staff recommends approval of the requested variance as all of the required findings of fact for a variance approval have been met as follows:

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;

Staff Response: 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 actions of Petitioner.

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;

Staff Response: The strict application of the City's LDRs would deprive Petitioner of any reasonable use of the Property, as this request is to allow the placement of a mechanical equipment. However, given the constraint of the development, undergrounding the utilities is not possible without the need of the variance. 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; and

Staff Response: 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. The proposed setback of 5 feet is comparable to the setback required of an accessory structure. 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. Therefore, requested Variance is the minimum necessary to allow the 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. In deciding appeals from decisions of the development review official or in granting variances, the decision-making board is authorized and required to impose any reasonable conditions and safeguards it deems to be necessary or desirable, and violation of such conditions or safeguards when made a part of the terms under which a variance is granted, shall be deemed to be a violation of these LDRs.

Staff Response: 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. Thus, approval of the requested Variance is in accordance with the spirit and purpose of the City's LDRs and will not be injurious to 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.

Conclusion:

The analysis has shown that the required findings can be made with respect to the Conditional Land Use, Major Site Plan, and Variance requests. The use as proposed is in harmony with the underlying zoning district and surrounding areas, subject to compliance with staff proposed conditions of approval.

CONSEQUENT ACTION:

The Historic Resources Preservation Board's decision will be final for the Conditional Land Use, Major Site Plan, and Variance requests. The Applicant may appeal the Board's decision on the Conditional Land Use, Major Site Plan, and Variance requests to the City Commission.

STAFF RECOMMENDATION:

Based on the findings outlined in the analysis, staff recommends that the Historic Resources and Preservation Board approve a conditional approval of the requested Major Site Plan, Conditional Use and Variance to allow for the renovation and redevelopment of 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, Downtown Mixed Use (DMU) as designated on the City's Future Land Use Map and located within the DT, Downtown, zoning district.

POTENTIAL MOTION:

"I MOVE TO APPROVE/DENY HRPB Project Number; 15-00500013: Request for Conditional Land Use 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 " the Property") in the Downtown (DT) Zoning District subject to the staff recommended Conditions of Approval."

"I MOVE TO APPROVE/DENY HRPB Project Numbers 15-01400009: Request for a Major Site Plan 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 " the Property") in the Downtown (DT) Zoning District subject to the staff recommended Conditions of Approval."

"I MOVE TO APPROVE/DENY HRPB Project Number 16-01500001: Request for a 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.

LOCATION MAP



Attachments:

- A. Conditions of Approval

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
CONDITIONS OF APPROVAL AND DEVELOPMENT INFORMATION FOR
HRPB CASE No. 15-01400009; 15-00500013 & 16-01500001**

Date of Preparation: February 12, 2016
HRPB Meeting Date: February 17, 2016
Applicant: HH Gulfstream Land Holdings, LLC.
Location: 1 Lake Avenue

**CONDITIONS OF APPROVAL
HRPB CASE No. 15-01400009; 15-00500013 & 16-01500001**

Standard Conditions of Approval:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.
2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire one (1) year from Planning & Zoning Board Approval.
3. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.
4. This approval is for a major site plan, conditional land use and variance pursuant to Sections 23.2-29, 23.2-30, 23.2-31 and 23.2-32 to renovate and redevelop the historic Gulfstream Hotel and related properties. This use must operate in compliance with all state and local laws that govern this use.
5. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all issued permits.

Additional Conditions of Approval:

Planning and Zoning:

Given the magnitude and to ensure the successful viability of this development, staff is of the opinion that the parking provided is inadequate for the overall development.

Site plan includes a valet only parking system for the proposed parking garage. Prior to the issuance of a building permit, a parking management and traffic circulation plan must be submitted. Plan should include how overflow parking will be addressed.

Hotel annex as proposed in site plan does not meet the following requirements of the City's Major Thoroughfare Guidelines. Site plan must address the issues prior to issuance of a building permit:

1. Inside the historic district, the front setbacks must be the same as those of the adjoining or closet historic buildings. The Land Development Regulations allow for a 5'-0" setback from Lake Avenue, which can be adjusted to 13'-0", 15'-0" or 17'-0" with the provision of public space such as a colonnade, arcade or plaza.
2. At any place in which the building itself is not immediately adjacent to the right of way, a wall, fence or hedge shall be placed immediately adjacent to the right of way. The purpose of this is to create a continuous edge along the major thoroughfares in places where there is a break in the built environment.
3. The primary entrance side of a building must face the Major Thoroughfare (Lake Avenue).
4. At least two of the following features on the primary façade along major thoroughfares. Though more than two of following features are represented on the proposed façade, they are not providing the intended public benefit of shade and enhancement of pedestrian experience encouraging commercial participation:
 - a. Arcades, overhangs or entry features which provide shade
 - b. Canopies or porticoes
 - c. Balconies
 - d. Arches
 - e. Display windows or storefronts
 - f. Doors with glass insets
 - g. Regularly spaced windows
 - h. Material changes
 - i. Ornamental or structural architectural details such as pilasters or columns
5. Prior to Certificate of Occupancy, the exterior finish of the proposed dumpster enclosure shall match the finish and color of the hotel building.
6. Prior to the issuance of a building permit, the location and screening of all proposed mechanical equipment (such as air-conditioning units, transformers) shall be provided and screened from view in accordance with City Code.

7. The proposed loading docks for this project seem inadequate as it relates to the size of delivery trucks. As such, Staff recommends that the delivery trucks be limited to a 6-wheels delivery truck or twenty (20) foot bed.
8. Prior to the issuance of a building permit, on-site traffic circulation, including directional signage (such as: Do Not Enter signage) shall be provided.
9. The Civil Engineering Plans are preliminary. Prior to the issuance of a building permit, final Civil Engineering plans must be submitted.
10. Approval of this development is contingent upon approval of a Certificate of Appropriateness (COA) for new construction and alteration.
11. Due to the proximity of existing residential uses, Staff recommends that unreasonable delivery activities be limited.

Landscaping

- 1) Prior to the issuance of the Certificate of Occupancy all Oak trees that are listed on the Tree Disposition Plan as "Remove" must be replaced in accordance to Section 23.6-1 (p) 8 (c) 1-3 of the City of lake Worth's landscape regulations.
- 2) Prior to the issuance of the Certificate of Occupancy all native palm trees (Royal and Sabal Palms) that are listed on the Tree Disposition Plan as "Remove" must be replaced in accordance to Section 23.6-1 (p) 8 (c) 1-3 of the City of lake Worth's landscape regulations.
- 3) Prior to the removal of the Strangler figs labeled #'s 219, 220 and 221 a Tree Risk Assessment from an International Society of Arboriculture Certified Arborist must be submitted. If these trees are found to be in good health and pose no imminent danger they must be replaced in accordance to Section 23.6-1 (p) 8 (c) 1-3 of the City of Lake Worth's landscape regulations.
- 4) Prior to the issuance of the Certificate of Occupancy all trees that were removed under tree removal permit # 14-2565 must be replaced in accordance to Section 23.6-1 (p) 8 (c) 1-3 of the City of lake Worth's landscape regulations.

Water Utilities

- 1) The building department Engineering Submittal shall include the following:
 - a) The gravity sanitary main and water main sizes in the alley are both 8-inch. Please revise label.

- b) Provide all existing and proposed elevations and base flood elevations in the same datum.
 - c) Pavers in the alley over the water and sewer mains are not preferred.
 - d) Complete water, sewer and drainage plans showing proposed pipe sizes, materials, crossing and structure sizes and elevations, as well as all pertinent site elevations.
 - e) Show limits of right of way restoration in engineering drawings.
 - f) Fireflow calculations based on a recent hydrant test.
 - g) Drainage Calculations, and typical sections along each property line.
 - h) Any storm water permits from SFWMD.
 - i) All applicable City of Lake Worth notes and details.
 - j) Dedication of the proposed utility easement.
- 2) Prior to building permit issuance, reserved capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.

Public Services

- 1) The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Services Construction Standards and Policy and Procedure Manual.
- 2) No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Services
- 3) Prior to the issuance of a building permit, the applicant shall contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City.
- 4) Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
- 5) Prior to issuance of a certificate of occupancy, the applicant shall remove and replace the existing 5' concrete sidewalk that abuts the applicants property line along South Lakeside Drive, 1st Ave South and South Golfview Drive in compliance with the Public Services Department's specifications and Policy and Procedure Manual. The sidewalk shall be replaced in kind with a thickened edge sidewalk along South Lakeside Drive and 1st Ave South. The sidewalk along South Golfview Dr. shall be 4" thick concrete. All work shall be in accordance with the construction details from the Public Services Dept.

- 6) Prior to issuance of a certificate of occupancy, the applicant shall construct a 1" mill and 1" Type S-3 asphalt overlay along South Lakeside Drive and 1st Ave South in compliance with the Public Services Department's specifications. The limits shall include the width of one lane to the centerline of the roadway on: South Lakeside Dr from Lake Ave to 1st Ave South (420'); and 1st Ave South from South Lakeside Drive to the east side of the alleyway (170') along the property line of the project.
- 7) Prior to the issuance of a certificate of occupancy, alleyway improvements consisting of a 1" mill and 1" Type S-3 overlay shall be constructed. Limits shall be the entire alleyway width from Lake Ave to 1st Ave South
- 8) Prior to issuance of a Certificate of Occupancy, (should the construction of off-site improvements not be feasible due to timing, future City planning, etc.) the applicant shall make a contribution to the City's Construction Fund for the associated costs of those improvements to the associated right of way.
- 9) Prior to the issuance of a building permit, provide a signage and striping plan that illustrates the striping pattern necessary for vehicles entering and exiting the property
- 10) Prior to issuance of a certificate of occupancy, construct off-site signage and striping improvements per the approved plan.
- 11) Prior to the issuance of a building permit, the Applicant shall contact and meet with a representative from the Public Services Refuse and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Services. Refuse Division contact number is 561-533-7344.
- 12) Prior to the issuance of a certificate of occupancy, the Applicant shall ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, storm water system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction. A pre-construction video of the entire perimeter shall be performed and submitted to the City.
- 13) Prior to the issuance of a building permit, the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices. Prior to the issuance of a Certificate of Occupancy, the applicant shall fine grade and sod all disturbed areas with Bahia sod.
- 14) Prior to the issuance of a building permit, the applicant shall submit the design specifications and proposed materials for the permeable brick paver surface located in the alleyway to ensure it meets load requirements.
- 15) Prior to the issuance of CO, the applicant shall enter into a maintenance agreement for the alleyway from Lake Avenue to 1st Ave South. The maintenance agreement shall include all maintenance of the alleyway inclusive of all of the following items: permeable brick pavers (cleaning, repairs,

replacement, etc.), litter control and pickup, striping or signage, and all other maintenance and repair work associated with the alleyway that poses a safety concern to the public.

Approved by:

Maxime Ducoste
Planning and Preservation Manager