

GULFSTREAM HOTEL

1 Lake Avenue, 11 Lake Avenue, , and 11, 12, 14, 20, 22 and 24 South Lakeside Drive and including vacated alley

STATEMENT OF USE AND JUSTIFICATION

Resubmitted 3.30.22 to respond to SPRTC round 2

for Mixed Use Urban Planned Development Approval, Major Site Plan Approval, Conditional Use Approval, Sustainable Bonus Incentive Program, Certificate of Appropriateness Exterior Modification; Certificate of Appropriateness Additions; Certificate of Appropriateness New Construction, and Variance pursuant to Section 23.7-7

Gulfstream Owner, , LLC (“**Petitioner**”), an affiliate of Restoration St. Louis, Inc. and HH Gulfstream Land Holdings, LLC, proposes to renovate and redevelop the historic Gulfstream Hotel and related properties, an assemblage of multiple 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, including vacated alley (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 Beach (“**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, and the Hotel District overlay.

Property History

The Property is currently approved for and developed with the historic one hundred five (105) room Gulfstream Hotel, a surface parking lot, vacant land, and a vacated alley. 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.

Originally conceived as El Nuevo Hotel, construction of the Gulfstream Hotel began in early 1923 due to the lack sufficient hotel rooms to meet the influx of business travelers, seasonal tourists, and new residents without homes. The six-story hotel was designed by G. Lloyd Preacher & Company, architects and engineers out of Atlanta. After construction delays, the hotel formally opened in 1925 and three years later, fell victim to a deadly hurricane that swept through Palm Beach causing destruction to many landmarks in the area. The Gulfstream served as Lake Worth Beach's only Red Cross shelter to aid victims. The crippled hotel opened briefly until the collapse of the stock market and remained closed until 1936 when two Army veterans (General Richard C. Marshall II and Colonel H. C. Maddux) acquired ownership and began restoration and expansion after the conclusion of WWII, which included the adjacent lots that included additional hotel Villas and the neighboring 7-story tower that has since been converted to condos. While many buildings were demolished for new construction, the Gulfstream is a notable exception. On January 11, 1983, became the city's first listing on the Nation Register of Historic Places and underwent an \$8.5 million restoration in 1986 under new ownership.

Project Proposal

At this time, Petitioner proposes to renovate, expand, and restore the historic Gulfstream Hotel building to provide 90 hotel rooms, and to construct a 48-52 room new building, with 80-85 residential units and a structured parking garage containing approximately 271 parking spaces, together with ancillary restaurants, bars, fitness center, full service spa, 400 person ballroom and event spaces, rooftop pool, outdoor bar and support spaces, and a connector between the historic hotel and the new construction building ("**Project**"). A Conceptual Site Development Plan showing the proposed redevelopment plan is included with this application.

With its stucco exterior, arches, and flat roof with parapet, the design of the historic hotel can be described as Mediterranean Revival; the expansion of the historic building will also be Mediterranean Revival, designed to blend with the existing structure. The south elevation of the expansion will utilize recessed rectangular stucco inserts with score lines to in continuity with the new fixed windows from the East façade. The southern face of the addition will be stuccoed and painted to match the color of the rest of the hotel. The parapet of the addition resembles the raised corners at the rooftop. In contrast, the new construction building has a Contemporary design. Its wider range of materials, including concrete, significant use of glass, flow of indoor to outdoor spaces, green roof terrace, oversized windows, use of color, and activated rooftop (pool and restaurant) are all hallmarks of Contemporary design. However, at the request of the City, the new building also gives nods to the Mediterranean Revival style of the existing historic hotel, including stuccoed elevations, balconies, and first floor windows that mirror the historic hotel's arches but are square instead of arched in order to be similar but deferential. The exterior materials of the small new connector will be composed of either stucco or a more contemporary material, to invoke either the Mediterranean Revival style or the contemporary style of the buildings that it bridges, based on feedback from the NPS but will be very deferential to the Gulfstream Historic building. It is intended to have little visibility from the front-- camouflaged by the big setback, landscaping and the exterior ramp and stair.

The Gulfstream Project will renew and revitalize the downtown corridor between the downtown retail and restaurant uses and beach and historic Lake Worth Beach Casino area.

The City of Lake Worth Beach has a proud history, an appealing artistic personality, an exciting food scene, a coveted beachfront location in a prime coastal area--- and a giant hole at its front door.

The Gulfstream Hotel was once an engine in the Lake Worth Beach economy, putting the city on the map, bringing in visitors, and fueling the two long blocks of charming restaurants, bars, retail, and other commercial businesses along Lake and Lucerne. It was a fixture in the local community from its opening in 1925. As it approaches its 100 year anniversary, the building is now an iconic original example of the Mediterranean Revival style that is one hallmark of Lake Worth Beach. But it sits as an empty, forlorn drag on downtown.

When it closed in 2006 it was a blow to local businesses and to the pride of the community. No thriving community wants an empty building and a vacant, underutilized lot sitting on its prime corner in downtown. Large vacant buildings contribute to increased crime, lower property values, and create an atmosphere of decline. Yet the Gulfstream has been vacant for over a decade and a half.

The Gulfstream closed because it was no longer financially viable in its current structure. It hasn't been reopened largely because the historic hotel doesn't have the amenities needed for a successful modern hotel. The existing historic hotel doesn't allow modern room size and amenities such as modern bathrooms, fitness center, room service and on-site restaurant. The cost to renovate and operate the historic hotel can't be supported long term by the number of rooms in the historic building alone. To stay in business for the long term, the Gulfstream Hotel needs strong economic fundamentals, and ancillary sources of revenue such as a ballroom & meeting rooms (providing wedding/meeting income); spa; multiple food outlets, and residential units, which provide income to balance the hotel revenues and provide value for lender requirements and economics. If the Gulfstream could be viably redeveloped without this supporting development it would have happened by now.

A modernized, financially stable, nationally branded Gulfstream Hotel and apartments will activate this important corner in downtown and create excitement that is contagious both within the business community and in the tourist/retail community. Downtown will become a more desirable location The hotel and its restaurants will provide new pedestrian destinations downtown and increase foot traffic for local businesses. The ballroom venue will be used by tourists, locals, and residents of nearby communities who will see a new Lake Worth Beach and

the visibility for local establishments will increase. The 80+ residential units will further increase activity in Old Town Historic district, giving its businesses an influx of new consumers. It will also help alleviate the strain on the current LWB housing market by providing much needed rental units to the housing pool.

The effect of an operating, viable Gulfstream is not just increased optimism, pride, and foot traffic. While those are important, the Gulfstream project in fact will trigger major economic benefits for the Lake Worth Beach community.

Rehabilitating the Gulfstream Hotel into a new, larger, boutique hotel will give Lake Worth Beach a larger piece of the tourism pie. Currently, Lake Worth Beach has minimal motel options and no hotel options available. This leads Lake Worth Beach visitors to leave the city and pay for a hotel in Palm Beach or other nearby areas, taking both tax revenue and tourism dollars away from the city. The redevelopment of Gulfstream will give tourists, travelers, and residents the ability to stay in Lake Worth Beach, interact with the local community, and spend their money there. This will provide significant benefit to LWB businesses, helping them to thrive and grow. Using a recognized ‘tourist spending multiplier’, Florida cities can see community spending increase anywhere from 39% to 700% with the addition of a project like Gulfstream. According to the Lake Worth Beach Tourism Taskforce, each hotel room = \$100,000 annually in economic impact for the neighborhood. Based on that metric, the local neighborhood will see over \$14 Million in economic impact from the hotel rooms alone, providing a much needed “shot in the arm” for retailers and restaurants along Lake & Lucerne Avenue.

In its first 10 years of operation, the Gulfstream Project is projected to generate over \$3.5M in new revenues for the City owned utilities. The increased real estate tax revenue from the Gulfstream will be significant – according to CRA calculations, between 2024 and 2033, the redeveloped Gulfstream Hotel Project will pay approximately **\$7,683,545** in additional real estate taxes, over and above what it would pay if the hotel was not redeveloped. As the Gulfstream and more businesses open and thrive downtown, that increased sales tax revenue also will flow to the county and the city. We have often seen that when a project of this scale gets off the ground you can expect 12-20 new retail permits to follow it within the first year.

The Gulfstream The Project also will be a source of stable employment—projected to be **125 - 175 new jobs**-- with good pay scales for existing and future residents of Lake Worth Beach. A robust job market is important to keep Lake Worth Beach’s diverse range of ages and incomes in the community. And the employment spark isn’t limited to the hotel jobs. The hotel employees will have new money to spend at local businesses. That in turn creates new jobs. Economists recognize an ‘employment multiplier’ as the number of additional jobs generated by each new tourism job and it’s not unusual for communities like Lake Worth Beach to see an additional up to 2.63 jobs created for every hotel job.

The Gulfstream also plans to create a robust local vendor purchasing program to further support local businesses and contractors. For reference, Hotel Saint Louis in Missouri **supports 150 local vendors that supply over \$5 Million in goods and services in a normal year**. Every dollar used locally has been shown to be recirculated in the local economy 7 times – leading to an indirect boost to the local economy of \$28-42 Million, over and above the \$14 Million in economic impact from hotel guests. The total impact (direct & indirect) of The Gulfstream hotel operations is therefore expected to be \$46-60 Million overall.

This Project is not a cookie-cutter, big box project. In addition to restoring the historic building and its rich past, Petitioner is mindful of the historic, artistic, and culturally diverse nature of Lake Worth Beach and plans to emphasize the characteristics that have heralded it as ‘Jewel of the Gold Coast.’ The petitioner plans to use the hotel to increase artistic opportunities in the community through the curation of art shows and the installation of local art inside the public spaces of the hotel. The main salon facing the corner of Lake and Lakeview has been designed as a free art gallery space for local artists to show and sell their work. The Project has been designed to allow for the projection of selected art on the building itself as a unique mural form that can highlight various local artists. Petitioner also plans to project announcements of local events to help keep the community and visitors engaged in all the city has to offer. The Gulfstream expects to create and maintain a mutually beneficial and community-focused Project.

The redeveloped and revitalized Gulfstream Hotel will resurrect a historic building, activate an abandoned corner on a major thoroughfare, draw visitors to downtown to spend time and money at our many wonderful retail establishments along Lake and Lucerne Avenues, bolster tax revenue and the local economy, and jumpstart other improvements. But every year that passes without action makes it less likely that the Gulfstream Hotel can be saved and re-opened. The window is closing. Lake Worth Beach needs and deserves a modern quality hotel development like the Gulfstream Project.

In order to develop the Project, Petitioner is seeking the following s approvals:

- Mixed Use Urban Planned Development to allow renovation and rear expansion of the historic hotel and construction of a +/-164,985 gross square foot new building with 48-52 rooms, 80-85 residential units, and a structured parking garage containing approximately 271 parking spaces, together with ancillary restaurants, bars, fitness center, pool, full service spa, ballroom, event spaces and support spaces. These spaces will provide elegant event spaces for local weddings, celebrations, art openings, local vendors, business meetings and more.
- Major Site Plan Approval to allow a +/- 164,985square foot new building with 48-52 rooms, 80-85 residential units, and a structured parking garage containing

- approximately 271 parking spaces, together with ancillary restaurant, bar, gym, salon, event spaces and support spaces ;
- Conditional Use Approval to allow the operation of a 90 room hotel in the historic Gulfstream Hotel building with an additional 48-52 hotel rooms and suites in the proposed new building;
 - Sustainable Bonus Incentive Program (with required value payment waived) to allow the proposed 87'-07story (with 1 lower parking level and rooftop amenity level) building height and floor area ratio ("FAR") ;
 - Approval to allow renovation of the historic hotel and construction of a new building with 48-52 rooms, 80-85 residential units, and a structured parking garage containing approximately 271 parking spaces, together with ancillary restaurant, bar, gym, salon, event spaces and support spaces
 - This project is over 100,000 square feet, and so will require Development of Significant Impact approval
 - Certificate of Appropriateness – New Construction, for construction of the +/- 164,985 gross square foot new building
 - Certificate of Appropriateness – Exterior Modification, for renovation and rear expansion of the historic hotel
 - Certificate of Appropriateness – Additions - for rear expansion of the historic hotel (and connector, if required)
 - Variance pursuant to section 23.7-7 from the flood resistant construction requirements for the first floor of the existing historic hotel and rear expansion
 - Petitioner is seeking Federal Historic Tax Credits and an Historic Property Tax Exemption in connection with the rehabilitation of the existing historic Gulfstream hotel building; the credits affect a variety of design decisions, including the contemporary style of the adjacent new building (because the federal credit program will not allow mirroring of the adjacent historic architecture).

The Petitioner is sympathetic to the inconvenience to nearby residents during the construction process, and will collaborate with the city to minimize noise, dust, and other construction disturbances to the extent possible.

Major Thoroughfare Design Guidelines (the "MTD Guidelines")

Sitting at the corner of Lake and South Golfview Avenues, the Gulfstream Project is located within Major Thoroughfare A.

The Gulfstream Project conforms to the MTD Guidelines for Site Planning call for a high quality mixed use project with separate entrances for residences and significant open spaces; on site structured parking with aesthetic elements and paint added to increase compatibility with surrounding context (see additional discussion below); substantial pedestrian sidewalks and minimized building setbacks to enhance the pedestrian experience; open arcades and glass design and substantial lighting; setback of the new building to minimize obstruction of the historic hotel and setbacks on the east and south that adjust the sense of

scale for pedestrians and allow for a landscaped green roof area and on the south; and site planning and design that provides harmonious facades within the Project, and compatibility and harmony with the neighborhood (see additional discussion below).

The Gulfstream Project conforms to the MTD Guidelines for Building Design regarding entrances with a regular and consistent pattern of doors and openings and distinct entrances; regarding Landscape and streetscape with Florida native/Florida friendly landscaping; materials and construction with high quality materials, primarily stucco facades/exterior walls and glass, balcony, and trim materials as accent; for Public art + murals with proposed public art installations (see discussion above); for roofs and terraces that reflect historic architecture, flat roof parapets, a rooftop patio and a landscaped green roof ; for signage with quality signage both historic style (such as recreating the historic “Gulfstream” neon crown sign with modern materials) and minimalist signage on the new building to complement the historic; for street + site lighting designed to adequately light for safety while minimizing spillage beyond the Project; for sustainability with the green roof, electric vehicle charging stations, efficient mechanical systems; for windows with historic-compatible windows in the historic hotel building, significant transparent glass/openings in the New Building, units oriented to the water,

Tree Mitigation/Justification Statement.

Fee waiver requests

Given the historic and economic importance of the Gulfstream to the Lake Worth Beach community, the historic/landmark building that is the heart of the Project, and the difficulty in bringing it back to life for the long term (as evidenced by its long vacancy), the Petitioner is seeking a form of public/private partnership in which the City provides incentives and support as it is able under its current codes and economics. As part of this, the Petitioner is requesting that the City waive its sustainable bonus payments, but we have withdrawn the request that the City waive its other fees related to the entitlements requested, including withdrawal of the request that the city waive its \$800 tree mitigation fee.

Request for reduction in palms

The SPRT first comment letter asked the Petitioner to “reduce the number of Palms.” The round #2 comment letter confirms that in response, Petitioner’s plan reduced the number of Palms by almost 40%. (from 18 palms to 11). This is a significant reduction in the number of Palms.

STATEMENT FOR MIXED USE URBAN PLANNED DEVELOPMENT DISTRICT

(sec. 23.3-25 (b) general provisions and requirements)

Supporting information (sec. 23.3-25 (b) (12):

Gulfstream/zoning/justification statement/March 30 2022

a. Comprehensive plan. The Gulfstream Hotel Project furthers the goals of the City's Comprehensive Plan by Restoring the historic heart of its downtown and focusing on supporting the community. This will plan to be achieved by utilizing pre-function and other hotel spaces for art openings as well as displaying art that hotel guests and residents can admire and purchase during their visit. The front of the new building is planned to serve as a canvas to project local pieces for all passersby to view. The projection can also be used to enhance community engagement by displaying local announcements and events such as the street painting festival and family date night to keep residents in the know. The hotel will bring people who will spend money, and our local emphasis will keep that money in the community to continue the growth and development of Lake Worth Beach. Purchasing local to empower small businesses has been a cornerstone of hotel development. This has been championed by the Hotel Saint Louis, which in 2019 purchased over \$5 million in local goods, leading to over \$30 million going into the pockets of local businesses. The Gulfstream Hotel will enhance the character of Lake Worth Beach and quality of life of its residents, fostering the City of Lake Worth Beach as a livable community where live, work, play, and learn become part of the daily life of residents and visitors. This project will support preserving and enhancing the City's character, and will continue to exhibit the city of Lake Worth Beach as a charming and quality business and residential community.

b. General Description of Proposed Development:

Under the Gulfstream Hotel Project the Petitioner will renovate and restore the historic Gulfstream Hotel building to provide 90 hotel rooms and construct a 48-52 room new building, 80-85 residential units, and a structured parking garage containing approximately 271 parking spaces, together with ancillary restaurant, bar, gym, salon, event spaces and support spaces ("**Project**").

The Project will rescue an iconic building and bring it back into service with modern amenities. The Project will be a catalyst for significant additional investment in Lake Worth Beach, and will renew and revitalize the downtown corridor between the downtown retail and restaurant uses and beach and historic Lake Worth Beach Casino area.

The planned hotel will operate the historic building and the new construction as one hotel, with event spaces, spa and restaurants and bars open to hotel guests and to the public. The residential units will be market rate, and will have access to hotel amenities including pool, fitness center, garage parking, and room service. The planned residential component is a mix of one, two and three bedroom units to fit a wide variety of tenants.

The Project will be an anchor for local businesses both new and existing. A focus on purchasing local will help existing businesses thrive, and the allure of the redeveloped grand hotel will attract new businesses to open their doors. The Hotel will emphasize hiring local, giving residents a wide range of employment opportunities for stable, good-paying jobs. The Project will be a tangible reminder of Lake Worth Beach's historic charm and will provide a place to live, work, and play for the generations of families who have called Lake Worth Beach their home. See above for additional discussion of community benefits expected from the Project.

The Project consists of 1.82 acres (approx. 0.96 used for commercial hotel and 0.86 for residential units) . The overall density of the Project is 80-85 dwelling units.

The following are the site design standards in the proposed development:

Lot Area: 79,375 sq. ft (1.82 acres)

Lot Width: 280'-0"

Building height: 87'-0"

Building size: Existing (59,100 sf) + Proposed rear expansion 4,700 + new construction 164,985 = 228,785 total sq. ft proposed

Setbacks:

	Setbacks Existing Building	Required	Existing	Proposed	Deficiencies
19	Front Setback:	5'-0"	0	0	N/A
20	Side Setback:	0	0	0	N/A
21	Side Setback:	0	0	0	N/A
22	Side Setback facing street:	10'-0"	0	0	N/A
23	Rear Setback:	10'-0"	73'-0"	38'-0"	0
	Setbacks New Building	Required	Existing	Proposed	Deficiencies
24	Front Setback:	5'-0"	0	5'-0"	0
25	West Side Setback:	10'-0"	0	10'-0" to Façade 0'-0" to Arcade	0
26	East Side Setback:	10'-0"	0	9'-0" to Façade 0'-0" to Egress Stairs	1'-0"
27	South Setback facing street:	10'-0"	0	10'-0"	0
28	Rear Setback:	N/A	0	N/A	0

Residential Density: 80-85 dwelling units

Overall Project Density in dwelling units per acre= (80-85 /1.82) = 43.95-46.70 units per acre.

Parking: 284spaces

The increase in density contemplated does not exceed the density provided in the Lake Worth Beach Comprehensive Plan

- c. Proposed Schedule of Development. Construction is set to begin upon the closing of financing (including federal historic tax credits). The current target for closing is summer 2022, subject to entitlements approvals. The Project is expected to be substantially completed within 18 months to 2 years from commencement of construction. The project is not phased—one

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construction period is expected. However, given the scope of the Project it is likely that occupancy for various elements of the Project will be staggered, so that they are completed and open for business on different dates. For example, the historic hotel might be completed and operated before the new construction portion of the hotel;; the room operations of the hotel may be completed before the event spaces or other, similar staggered commencements.

- d. A detailed traffic impact study for the Project has been prepared by Simmons and White, Inc. and approved by Palm Beach County in 2020; Simmons and White has prepared an update which has been provided to the city and has been re-submitted to the County for approval
- e. Compliance with the General Provisions and Requirements in Section 23.83-25(b)

The Project complies with the general provisions and requirements in Section 23.83-25(b)

- 1 Compliance with sections 23.2-27, - waiver for historic district or landmark property in COA– the Project is in an historic district and has applied for a COA with appropriate waivers
- 2 23.2-28 Administrative Adjustments/approvals – none needed per City staff; and
- 3 23.2-29 conditional use permits – Petitioner has applied for a conditional use permit; see discussion below
- 4 Compliance with 23.3-25 where other sections conflict;
compliance with utility system or service regulations where 23.3-25 conflicts. – acknowledged

The following is a list of requests of all exemptions from the zoning requirements that are proposed and a justification for each request, including but not limited to setback exception requests:

Petitioner is aware of the following areas that “conflict” with other sections, and would be “waived” or “varied” or “exempted” by adoption of the Planned District:

- a. Encroachment into side setback along South Lakeside Drive for arcade, entrance stairs, and ADA ramp
Justification/Reason for need: We are encroaching into the setback to create a functional and attractive ADA entry. This approach allows us to have more landscaping buffer as requested by the city while still providing access to the building in a lively and varied façade. It also gives more ground level feature to the building and provides a gentle transition from the street. Placing inside the building would have eaten up parking, but even more the façade would suffer. This helps to soften the impact of the building mass to the pedestrian.
- b. Relief from the build-to line on 1st avenue south.
Justification/Reason for need:

The 10 foot build-to line is met at the ground floor. At the 3rd floor and above, the building steps further back than the code 8-12 feet in order to provide a better transition to the adjoining residential neighborhood (see Statement for Major Site Plan Approval, item (14) transitional development for more discussion). This effect was requested by the city as a way to transition from the buildings across 1st at 2-3 levels and then to push back in bringing the massing up. This provides a gradual step up approach as you leave 1st Avenue.

c. Exception for glazing requirement on the ground level facing Lake Avenue

Justification/Reason for need:

The building must be elevated to meet flood requirements so glazing/windows can't be provided on the ground level. However, the new contemporary building utilizes glass as one of the primary materials, and the main entry level – which is at +10NAVD as required by code meets or exceeds the glazing requirement. The design is successful in creating space for landscaped areas, accessible stair entries and for placement of public art.

- 5 dedication of public facilities. The interior alley proposed as part of the project is already dedicated; the Petitioner has agreed to dedicate any necessary utility easements for existing or replacement lines or to serve the Project
- 6 utilities underground, except as may be exempt. All utilities in the Project will be underground or located within structures, except any utilities required to be above ground by the utility company.
- 7 visibility triangles at all street and alley intersections per Section 23.4-4. The Project complies with Section 23.4-4 by providing the visibility triangles as shown on the plans; all entries and exits from the site will comply.
- 8 Open space
The new building provides open space on more than half the project with its rooftop pool complex and open air seating, and its third floor green roof/garden area, and first floor veranda which is more than most commercial projects in downtown Lake Worth Beach, and adequate for all community sustainability purposes.
- 9 unified control. The property is already subject to a recorded unified control agreement. The parcels are all under the same ownership and if

- the city desires the owner/Petitioner will re-execute and record a unity of title agreement.
- 10 master development plan- A master development plan has been submitted to the city, with a site plan meeting all requirements, and a written legal description, names and addresses of all owners of record. The project does not have "common areas or facilities" for use by different owners; the project is under one ownership and the site plan and Mixed Use Urban Planned Development approvals will govern the planned development.
 - 11 required supporting information – Petitioner has provided the requested documentation: a statement that the project complies with the comprehensive plan; A general description of the proposed development, including the total acreage involved in the project; the number and percentage of acres devoted to various categories of land use; the number and type of dwelling units proposed and the overall project density in dwelling units per gross acre; the minimum design standards for such features as lot shape and size, building size and lot coverage, open space, off-street parking and loading, signs, and landscaping; The proposed schedule of development which identifies the anticipated project start and completion dates, stages of development (if any), and the area and location of common open space to be provided at each stage; A detailed traffic impact analysis study; A detailed market analysis study prepared pursuant to commonly accepted professional practices (this study may be required at the discretion of the city commission); and Schematic architectural drawings (floor plans, elevations, perspectives, method of attachment, etc.) of all proposed structure types and improvements in the proposed project, except detached single-family residences and related accessory buildings (at the discretion of the city commission, these drawings may be submitted in stages if the project is to be developed in stages).
 - 12 professional services- Petitioner has provided professionally prepared site plan/master development plan , prepared by a Florida licensed architect (and landscape plan, tree study, drainage plan all prepared by licensed professionals.
 - 13 application fees.

Section 23.3-25 (11)(e)

Mixed use urban planned development district.

1. *Location. Urban planned developments may be located in any mixed use district, such as Mixed Use — East, Mixed Use — West, Mixed Use — Dixie Highway, Mixed Use — Federal Highway, Transit Oriented Development — East, Transit Oriented Development — West and Downtown with the exception of the neighborhood commercial district. Industrial planned developments are not allowed as a mixed use urban planned development. The Project complies because it is located in the Mixed Use district of DT- Downtown*
2. *Minimum area required. The minimum area required for an urban planned development district shall be one-half (0.5) acres. The Project complies because it comprises well over one full acre*
3. *Permitted uses. Permitted uses within a mixed use urban development are shown in [article 3](#) of these LDRs. An urban planned development may be residential alone or may be any mixture of residential, retail, commercial, office, personal services, institutional, and cultural and artisanal arts or other uses specifically listed with the use tables of [section 23.3-6](#) for the districts where the planned development is to be locate. The Project complies because its uses, including hotel, residential, and accessory /ancillary uses are permitted or a conditional use is being sought.*
4. *Required setbacks. Required setbacks shall be as provided in these LDRs for the zoning district in which the planned development is to be located. The Project complies because it meets or exceeds setback requirements. See details above under “general description of proposed development”*
5. *Parking and loading space requirements. Parking and loading spaces shall be provided pursuant to [article 4](#) of these LDRs The Project provides parking and loading that meets*

or exceeds the requirements of article 4, as follows:

	Parking	Required	Existing	Proposed	Deficiencies
29	Parking District: Core Parking Area				
30	Total # of parking spaces:	279	0	284	0
	# of parking residential	1.75 spaces per unit (2 or 2 spaces per unit (3 or) no additional guest spaces required for 2br units or more	0	135	
31	# of parking hotel rooms (new building)	0.75 spaces per unit		38	
	# of parking accessory uses (new building)	106		111	
	# of parking hotel rooms (existing building)	0		0	
	Available parking			0	
32	# of parking spaces per level			First Level: 94 spaces / Second Level: 89 spaces / Third Level: 88 spaces	
33	Parking Space Dimensions:			9'-0" x 18'-0"	
34	Parking Space configuration (45o,60o,90o,Parallel)			90	
35	ADA Spaces			7	
36	Tandem Spaces				
37	Drive aisle width			20'	
38	Valet drop off and pick up			Y	
39	Loading zones and Trash collection areas			Y	

6. *Landscaping/buffering.* Landscaping and buffering shall be provided as required by [section 23.6-1](#) . The Project landscaping plan complies with Section 23.6-1
7. *Illumination.* Any source of illumination located within a commercial or industrial planned development district shall not exceed one (1) foot candle at or beyond the boundaries of such development. the proposed Project lighting does not exceed one (1) foot candle at or beyond the boundaries of the Project
8. *Outdoor storage.* All outdoor storage facilities are prohibited in any mixed use urban planned development district. The Project will not contain outdoor storage
9. *Sustainability.* All mixed use urban planned development districts shall include provisions for sustainability features such as those listed in [section 23.2-33](#), City of Lake Worth Sustainable Bonus Incentive Program. The Project includes sustainability features and is seeking the Sustainable Bonus Incentive
10. . See below under " Sustainable Bonus Incentive Program" for details.

STATEMENT FOR MAJOR SITE PLAN APPROVAL

In accordance with Section 23.2-31 of the City’s Land Development Regulations (“LDRs”), Site Design Qualitative Standards, 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 public 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, the relation to the adjacent public streets and the type and size of surrounding buildings.

As described above, the Project will renovate and restore the historic Gulfstream Hotel building to provide 90 hotel rooms and construct a 48-52 room new building, -80-85 residential units, and a structured parking garage containing approximately 271 parking spaces, together with ancillary restaurant, bar, gym, salon, event spaces and support spaces. The proposed new construction is designed to complement (rather than mimic, or compete with) the renovated historic hotel. For example, the front façade of the new building is set back from the front of the historic hotel to make sure it retains prominence. The connection between the two hotels is recessed and minimal to ensure the historic hotel retains its singular identity. The Project is designed to provide front facades that are pedestrian oriented and create a special sense of arrival along both Lake Avenue and South Lakeside Drive, appropriate for an iconic hotel complex and an anchor to the downtown area.

The historic hotel will contain the main lobby of the hotel with entry on Lake along with meeting space and a ground floor restaurant/bar open to the public. A pool and deck will be provided on the rooftop of the renovated second story behind the hotel. The newly constructed building will contain additional hotel rooms and related spaces on the north end, including a 400 capacity ballroom on the northwest corner, a spa open to the public, rooftop pool, restaurant and bar, and fitness center. Parking for the Project is proposed to be provided with three (3) floors in the center of the new building. It is possible that a portion of the first floor parking could be set aside for public use. The 42-55 residential units will be located on the south end of the new building, with a separate dedicated entrance and elevator. The roof of the new building is proposed to contain a rooftop pool for use of both residential residents and hotel guests, and a second restaurant with a terrace overlooking the golf course as well as a fitness center.

The scale of the Project is in harmony with the existing condominium structure to the south as well as that of the Gulfstream historic building and was voted on by the people of the city in terms of height. To the west, green space and landscaping is proposed at the west and southern edges of the property as a buffer to adjacent residential. On all sides there will be landscaping, terracing, green

roofing where possible and glass railings to make the size of the building cohesive with the area around it. Considering the scale of the existing historic hotel and the condominiums to the west and south, , the community nature of the proposed restaurant and spa and green space buffering proposed along the property lines except Lake Avenue, 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. 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, , 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 LA-102, which specifies the condition and disposition of each existing tree on the Property. Stormwater management and dust control will meet or exceed the standard for the new build, by providing a substantial amount of green roofing. Plantings proposed will be Florida native species.

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 with all users in mind. Preventative measures taken are planned 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 – 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 route traffic to minimize encounters with the residential streets adjacent to the project and the concrete structure will prevent noise bleed to the outside. This combined with buffering of the landscaping and the fact that the pool is at the roofline above all of the residential should make it so that sound is not an issue.

5. Emergency access – The Project is designed to permit emergency vehicle access to all sides of all buildings. Specifically, there is access from 3 sides from the street and the Fourth side from the ally with a wide turning ratio in the rear. This combined with ADA elevator access and fully sprinkled buildings should bring the hotels up to current code in all aspects.

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 side of the historic Gulfstream Hotel building and on the north and west of the proposed new building. Primary access to the Property is provided by the valet lane on Lake Avenue, both up a stair and by ADA ramp between the buildings to give access to both old and new and a garage entrance on Lakeside Drive. An L-shaped drive and alley that runs north-south between Golfview Avenue and 1st Avenue South provides access to the parking garage for valet and loading, waste removal and utility facilities, and will be available for use by the existing residential property to the south of the historic building.

7. Pedestrian circulation – The Project is designed to put the pedestrian first. This will be done by providing a pedestrian circulation system that is insulated from the vehicular circulation system. Primary pedestrian access to the hotel is in the historic hotel, on the Lake Avenue frontage. The Lake frontage has an existing valet lane, where a valet parking program is proposed to allow hotel guests and visitors to access the historic building and the new building via the ground level connector across the vacated easement. The location of the valet loading area is 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 the drive immediately behind the hotel 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, pool and elevated deck area on the rooftop of the new building), all of which are fully separate and insulated from the vehicular circulation system serving the Project. Patrons, guests, and residents may also self-park in the garage and enter the building on either end of the garage and take the elevator to their floor.

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: One ingress drive off of Golfview which will be used by valet and residents to access both the garage and the residential parking behind their building as well as services, trash, deliveries. Also one entrance off of Lakeside into the garage for residents and guests of the restaurants, etc. of the hotel as well as potential public parkers. 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 – 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 routes in and out are minimized so as to not retard pedestrian flow around the building and to increase landscaped and pedestrian areas. 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 Project is self-contained, and no public right-of-way is proposed. However, there will be some vehicular use of the Project by the public: the alleyway that runs north-south in the Property will be available for use by the condominium to the south. There is a possibility that parking on the first floor of the garage could be designated for public use.
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 about 8 parking spaces existing on the vacant lot of 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. The Project is designed to provide for the parking demands of the hotel and restaurant and residential development. The following table identifies the parking that is proposed to be provided for the Project.

Provided Parking	
Parking Structure	
Lower level	94
2 level	89
3rd level	88
TOTAL GARAGE PARKING	271
On-Street Parking	
Lake Avenue	0/Valet
South Lakeside Drive	13

1st Avenue South	0
South Golfview Road	0
TOTAL ON-STREET PARKING	13
TOTAL PARKING PROVIDED	284

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 the hotel operations is provided along the alley that runs east-west between Golfview Avenue and the north-south vacated alley in order to minimize adverse impacts on public rights-of-way and vistas. The alley will be equipped with greenery to screen it from public view

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 for the hotel operations is provided along the alley that runs east-west between Golfview Avenue and the north-south vacated alley. The building proposes to have a dumpster for cardboard and recycling within the building area so not visible outside.
13. Protection of property values – The Project is designed to have only a positive 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 residential units 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 by making the area vibrant and used and restoring the current vacant eyesore on the main corner.
14. Transitional development - The Project is designed to provide an appropriate transition between the DT and MF-30 zoning districts. By placing the residential portion of the project closer to the residential portion of the neighborhood the project is respectful of residential use and will not impact the residences across first avenue. The setbacks on Lakeview also allow us to look and feel more residential along that façade and lend a more residential feeling to the development. The new building has been (re)-designed to provide exterior materials and balcony materials and separations to reflect the historic nature of the neighborhood, and window and door openings visually compatible with the predominant features of the historic hotel. The design of the Gulfstream’s residential wing attempts to respond to its adjacent context. The residential wing is placed near the

adjoining residential properties. The new hotel wing is placed near like-sized buildings along Lake Ave.

The Gulfstream's massing transitions from its highest point (87' to match the height of the historic Gulfstream Hotel) to its lowest point (the 29' tall garage podium.)

The south end of the residential wing of the new building attempts to transition from the 7th level penthouse unit (set back 45'-4" from the property line) to the 4th through 6th level apartments (set back 24' from the property line) to the garage podium (set back 10' from the property line.) The roughly 13' tall home at 102 Lakeside Dr. is roughly 60' south of the 29' tall south façade of the Gulfstream's garage podium.

The roughly 24' tall Hampshire Building at 31 S Golfview Rd is about 24' east of the Gulfstream's 29' tall garage podium.

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.

I 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.

The elements of the existing hotel, expansion, and new building/annex are designed to be harmonious with each other and to enhance each other. The new building design is compatible with , but not mimicking, the existing historic hotel. The height, color, and surface materials of the existing historic hotel and the new construction will match. As detailed above, the existing hotel, expansion and new building/annex have been designed such that design, scale, texture, and color are harmonious in relation to the topography, size and type of the Property, character of adjoining property and the type and size of surrounding buildings, and of each other.

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.

The buildings and structures of the Project have been designed to achieve as much visual harmony with the surroundings as is possible under the circumstances. The proposed new 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 building height steps on the southern portion of the Property adjacent to the one (1) and two (2) story medium-density residential uses to the south. As detailed above, the existing hotel, expansion and new building/annex have been designed such that design, scale, texture, and color are harmonious in relation to the topography, size and type of the Property, character of adjoining property and the type and size of surrounding buildings, and of each other. The parking garage is also designed to provide a façade that is visually compatible and in harmony with the existing residential uses to the east and west.

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.

All façades visible to public or adjacent property are be designed to create a harmonious whole. The height, color, massing, and surface materials of the existing historic hotel and the new construction will match. The new building design is compatible with , but not mimicking, the existing historic hotel.

3. 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.

Acknowledged

4. 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.

The Project contains no look-alike buildings. The new construction has been designed to be different than, but compatible with, the historic hotel.

5. 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.

The Project contains no symbols attached to buildings, all buildings are designed to meet with the applicable criteria.

6. 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.

All proposed lighting is and will be both aesthetic and functional, and compatible with the neighborhood and the historic features of the Project.

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

The building surfaces, walls and roofs are designed to be compatible and in harmony with the existing historic hotel, which in turn is compatible and in harmony with the neighborhood that has been developed around the historic hotel.

8. "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.

Acknowledged. No "take-out" or "pick-up" windows of retail or wholesale establishments are currently proposed for the Project.

9. 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.

All exterior forms, attached to buildings, have been designed in conformity to and secondary to the building, and to be aesthetic assets to the Project and the neighborhood.

10. 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.

The Project is not expected to have any telephones, vending machines, or facility dispensing merchandise that would be exterior, or even visible from outside the building. Trash service is designed to be located on the interior of the Project so as not to be readily visible from off-premises

11. 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.

The buildings conform to the existing or to the evolving atmosphere of the city. The existing historic building is an iconic representation of historic Lake Worth Beach. New construction is compatible with the historic hotel and designed to reflect both historic and evolving architecture in the downtown areas.

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

Acknowledged, and none included in the plans.

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

The Project's lighting plan will comply with all applicable requirements, and will make adequate provision to ensure that light spillage onto adjacent residential properties is minimized

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. Local art and projected murals will be displayed throughout to enhance and highlight the vibrant beauty that Lake Worth Beach has to offer.

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 of superior quality so as to cause the nature of the local environment or evolving environment to materially appreciate in appearance and value. The Project is designed consistent with –and in some cases exceeding the quality of –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 residential units 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.

STATEMENT FOR CONDITIONAL USE APPROVAL

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 a 90 room hotel in the historic Gulfstream Hotel building with an additional 48-52 hotel rooms in the proposed new 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 facility 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, event spaces and residential units 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 use intensities on the northern portion of the Property 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. 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 result in greater public benefit 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.

In addition Petitioner is considering creating a public art piece on the new building that will change regularly to provide additional benefit to the community as well as highlight local artists.

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 ("**FLUE**") 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 , event space 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 87 feet for these parcels and a maximum floor area ratio of 3.3 or more for the Property subject to approval of a Conditional Use Permit, Community Benefit/Sustainable Bonus Incentive through the Mixed Use Urban Planned Development. The Project is in harmony with Objective 1.2.2 of the FLUE which contains an objective of compact, sustainable urban development. 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.**

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

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 residential, hotel, and accessory restaurant, 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 plan for the Project is that it 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 is not aware of services currently provided that enlargement or other alteration of the water, wastewater, stormwater or other utility systems resulting in a higher public cost would not be greater 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 surveillance cameras on the exterior and interior of the building which will be made available to law enforcement via the internet 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.

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, subject to waiver as necessary.

Height: As detailed above, the Project includes construction of a new 87 foot, 7 story building, with a lower parking level and a rooftop amenity deck. The DT zoning permits sixty-five feet (65') of building height, not to exceed six (6) stories, by right for all hotel projects with an additional eighty- one and one fourth feet (81.25') of building height, not to exceed a maximum of seven (7) stories, permitted under the Sustainable Bonus Incentive Program and Mixed Use Urban Planned Development. Ordinance 2019-16 adopted in December 2019 permits a height of 87 feet for this property.

FAR: The Comprehensive Plan and DT zoning also permit a maximum base FAR of 2.45 for the Property (as it includes hotel use) with an additional bonus FAR of .5 permitted under the Sustainable Bonus Incentive Program and Mixed Use Urban Planned Development for a maximum FAR of 3.0625 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: 5 above 2 additional stories of building height for the proposed new building.

- Possibly, obtaining Florida Green Building Certification

Fees. Given the historic and economic importance of the Gulfstream to the Lake Worth Beach community, the historic/landmark building that is the heart of the Project, and the difficulty in bringing it back to life for the long term (as evidenced by its long vacancy), the Petitioner is seeking a form of public/private partnership in which the City provides incentives and support as it is able under its current codes and economics. As part of this, the Petitioner is requesting that the City waive its Sustainable Bonus Fees (we have withdrawn the request to waive or reduce bldg permit fees, tree mitigation fees, and other application fees).

VARIANCE PURSUANT TO SECTION 23.7-7 FROM THE FLOOD RESISTANT CONSTRUCTION REQUIREMENTS

The Project includes the substantial improvement and rear expansion of existing historic hotel building (the “**Historic Building**”). The proposed repair, improvement, and rehabilitation will not preclude the historic hotel’s designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building.

Petitioner is making no change to the existing level of the Historic Building. The level cannot be changed without damage to the historic character and design of the building. The expansion is necessary to provide services needed for a modern luxury hotel. The level of this functionally dependent rear expansion is dictated by the existing level of the Historic Building. The expansion will be “back of house” space with minimal improvements and finishes, designed for heavy use. The rear expansion is designed to incorporate appropriate flood measures.

The danger that materials and debris may be swept onto other lands resulting in further injury or damage; The danger to life and property due to flooding or erosion damage; and The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners are all substantially the same as have existed since the hotel’s construction in 1923.

The proposed development has significant importance to the community to preserve an iconic historic building integral to the City’s history, and to renew and revitalize the downtown corridor between the downtown retail and restaurant uses and beach and historic Lake Worth Beach Casino area

Because the existing building cannot be moved, there are no alternate locations for the proposed development that are subject to lower risk of flooding or erosion. The following are not substantially altered by the proposed renovation and rear expansion of the Historic Hotel: compatibility of the proposed development with existing and anticipated development; the relationship of the proposed development to the comprehensive plan and floodplain management program for the area; the safety of access to the property in times of flooding for ordinary and emergency vehicle; the expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and the costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

1. the unique characteristics of the existing Historic Hotel limit compliance with Section 23/ elevation standards;

Because of its size and construction, the Historic Hotel cannot feasibly be raised out of the flood level, or relocated. Raising the existing floors to the required Flood Plain level within the existing walls would result in a serious degradation of the historic and architectural integrity of this structure. Window and door

openings would no longer correspond to the original floor level and could not be raised within the original exterior walls without jeopardizing the original construction, as well as the historic design.

2. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the Historic Hotel undevelopable without a variance

This historic building cannot feasibly be raised or relocated. Although it was in compliance when constructed and through much of its history, the flood levels have been increased to render this property non-compliant but grandfathered. If a variance is not granted, the historic hotel cannot be renovated and saved. The only feasible development alternative to a variance would be to tear down the hotel and build a new structure that is compliant, which the Petitioner does not want and is working to prevent—this historic hotel should be saved, renovated and re-opened.

3. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances

The rear expansion of the Historic Hotel meets the required EL. 7.00, except for a trash room and loading dock that are essentially exterior amenities. In the Historic Hotel, the finished floor of the lobby sits at 6.95, above the 6 foot FEMA zone, and only six inches below the required 1 foot freeboard. The restaurant area of the Historic Hotel is slightly lower). Petitioner is proposing no change to the existing levels of the Historic Hotel, . Thus, the new non-compliance is not being exacerbated. Lenders for this project will require flood insurance, which places the cost of any flood difficulties to the Petitioner and not to the public.; and

4. The variance is the minimum necessary, considering the flood hazard, to afford relief

The variance is the minimum necessary, considering the flood hazard, to afford relief because there is no change to the existing levels of the Historic Hotel and the level of the rear expansion is dictated by the existing level of the Historic Building. The proposed rehabilitation and alteration will not preclude the structure's continued designation as an 'HISTORIC' structure . In order to prevent the complete loss of this historic structure and the serious degradation of its architectural and historic integrity. the variance is the minimum necessary, considering the flood hazard, to afford relief.

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

The renovation, reopening, and viability of the Gulfstream Hotel will be beneficial to contiguous property, the surrounding neighborhood, and the public welfare by revitalizing the area, increasing tax revenues, increasing property values, and preserving an iconic historic building , which furthers the City's declared public policy of historic preservation

CERTIFICATES OF APPROPRIATENESS , EXTERIOR RENOVATION OF AND ADDITIONS TO HISTORIC HOTEL

As part of the Project it is the intent of the owner to restore and refurbish the historic Gulfstream Hotel. The report of the statement of conditions of the existing building has been submitted in the application for Historic Preservation Property Tax Exemption. 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.

There will be a two-story addition to the rear (south) of the original building, which will serve as an elevated outdoor terrace. The exterior of the addition is included in the elevations descriptions below. The addition will house operation and services (laundry, kitchen, offices, storage and mechanical and electrical rooms) at the first floor level. A new corridor will connect from the eastern foyer to the new stairs and egress provided within the addition. The outdoor terrace will be accessed from the second floor lobby through the double doors. A small connection between the historic building and the new construction across the alley to the west will be described in the "Rear & West Elevation" section below.

Front (North) Façade

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 façade. 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. 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.

The entire facade will be repainted with a suntan yellow finish once repaired and cleaned. Boards over doors & windows will be removed. Specific door & window replacement design will depend on storm/impact rating necessities (see "Doors" & "Windows" sections).

The simple but decorated railing spanning the front of the outdoor terrace will be maintained and repainted with a black finish to match existing.

The canvas awnings will be removed.

Decorative elements on the façade (relief panels) will remain and be painted with the same finish as the rest of the building, as it is currently.

Four window openings across the 2nd floor terraces will be converted to doors to accommodate individual exterior terrace access for hotel rooms.

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. 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.

The entire east facade will be repainted to match existing once repaired and cleaned.

Similar to the North façade, five window openings across the 2nd floor terraces on the East elevation will be converted to doors to accommodate individual exterior terrace access for hotel rooms. Please see “Doors” section for further description.

At the rear addition, the east façade will have a simplified extension with rectangular openings for windows to distinguish from the original arched colonnade; the plans show the addition is recessed from the historic structure. The openings will sit directly above a curb with greenery so that the raised interior of the addition is level with the rest of the first floor level. The parapet of the addition will resemble the raised ogee corners at the rooftop. A postless glass railing system will span the eastern & southern edge of the elevated terrace for fall & wind protection.

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 (South) elevation will be retained. The center column of windows at the recessed center of the building will be replaced to match existing and the two flanking sets of windows will be converted to double doors providing access to an elevated outdoor terrace (addition).

At the rear addition, the south elevation will utilize recessed rectangular stucco inserts with score lines to in continuity with the new fixed windows from the East façade. The southern face of the addition will be stuccoed and painted to match the color of the rest of the hotel. The parapet of the additional resemble the raised corners at the rooftop. A postless glass railing system will span the eastern & southern edge of the elevated terrace for fall & wind protection.

Stucco repairs as well as the addition's new stucco will match the color and texture of the rest of the hotel.

The west facade will retain its current configuration except for the connection between the historic building and new construction to the west; a connection that is necessary for providing hotel guests and operations access to amenities in the new construction which could not be accommodated in the historic building. Specific uses are described in the floor layout sections.

The connection will be set back from Lake Avenue roughly five structural bays on the west elevation (to not conflict with public views of main façade) and will connect the 1st and 2nd floors between structures. At ground level, an exterior ADA-accessible ramp will incline to the new exterior exit doors between the historic & new buildings.

Four existing windows (two on first floor, two on second floor) will be removed for CMU infill in order to accommodate however no character defining features will be impacted by the connection. The exterior materials of the new building connection will be composed of either stucco or a more contemporary material to be differentiated from existing materials.

Hurricane Protection for the historic structure. The following hurricane protection is proposed for the historic structure: The Historic structure will be retrofitted with historically compatible windows and doors that meet Florida code. The rear addition will be set at +7NAVD and lower areas in the rear if any will be protected with flood gates. The historic hotel will get a new roof that also meets Florida code. The transformer, generator and other utilities will be set at a height to withstand flooding per the code. The rear extension of the historic building will utilize impact windows and doors.

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 retained and 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 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.

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. Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street? *The exterior alterations are consistent, compatible and secondary with the existing historic Gulfstream Hotel building, around which the neighboring properties developed. The new addition is compatible in design and scale to the existing hotel while being secondary in size to the hotel. It is very reminiscent of the addition to the Gulfstream Condos creating a symmetry in profile to the rest of the block.*
- D. 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.

Additionally, regarding the rear expansion:

4. 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 or use for original purpose in that the proposed rear extension is essential to the use of the existing building as a hotel

5. 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.

6. Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street?

The rear extension is designed to be visually compatible with the existing historic hotel in materials, color and massing

With regard to the rear extension (addition) to the existing historic hotel (Section 23.5-4 (k) (3):

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 rear extension height is proposed to be visually compatible and in harmony with the height of existing buildings located within the historic district. In addition, the proposed building height is compliant with all City regulations. At only 2 stories, the height of the rear extension is appropriately subservient the historic hotel and the existing condo building located to the south, across the alley. Images of the existing multi-family residential uses have been submitted with the application.

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 rear expansion will be similar to the existing Historic Gulfstream Hotel. the width of the addition is compatible with widths of other buildings within the district and is subservient to the existing Gulfstream. The height of the building continues the cadence of the veranda section of the existing building. 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.

For the rear addition the width and height of all windows and doors will be similar to the existing building and therefore the rest of the surrounding neighborhood built on its backbone.

3. 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.

N/A – no material change to existing historic and no front façade of extension.

4. 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. This rear expansion will be in conformance with that pattern The small connector is also set back from the front property line to give the visual appearance of an alley. .

5. 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.

N/A for rear expansion and connector

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 rear addition will be the same cementitious stucco as the existing Gulfstream Historic Hotel and all adjacent buildings (including the proposed New Building in the Project)

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.

9. *For the rear addition and connector, there will be a flat roof similar to that of all the nearby structures_.*

10. 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.

11. *For the rear addition_ and connector, _____ N/a _____.*

12. 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.

- 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.

For the rear addition and connector N/A.

- 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.

For the rear addition and connector, it is in the same style, material and structure as the original building while being subordinate to the building.

- 13 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. *The historical mechanical systems in the existing historic hotel are not candidates for repair and re-use. The renovated historic hotel, rear expansion and connector are designed with mechanical systems that advance sustainability and are not visible from any right of way. .*
- (b) Mechanical systems shall be placed on secondary façades only and shall not be placed on, nor be visible from, primary façades. *The mechanical systems of the rear expansion and connector are placed on the roof of the addition behind the parapet wall in order to not be visible from any right of way.*
- (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. *The mechanical systems on the rear extension and connector will not damage, destroy or compromise the physical integrity of the rear extension and connector or the historic hotel and will be installed so as to cause the least damage, invasion or visual obstruction to the building materials, and to its significant historic, cultural and architectural features.*

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

Through location, materials, and other design elements, the connector between historic and contemporary New Building, utility and service areas, walkways/arcade and appurtenances are designed to be in keeping visually with the existing historic hotel and the contemporary new building, which in turn is compatible and in harmony with the neighborhood that has been developed around the historic hotel. The proposed parking garage also includes fenestration and façade detailing compatible with the surrounding uses. The parking garage is also designed to provide a façade that is visually compatible and in harmony with the existing residential uses to the east and west.

CERTIFICATE OF APPROPRIATENESS , NEW CONSTRUCTION

The Project includes a newly constructed building (the “**New Building**”) adjacent to the historic hotel building, to provide additional hotel features appropriate to a modern luxury hotel, including additional hotel rooms, meeting and function areas, rooftop pool.

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

the New 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. The height of the new construction is the same as the height of the adjacent historic hotel. 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 new 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 new 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 building height steps 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 have been submitted with the application.

4. 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 new construction Project will be similar to the existing Historic Gulfstream Hotel The width of Lake front facade of the New Building is comparable to the Historic Hotel. The New Building will have a projected arcade along Lake Avenue on the first level

6. 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 on the New Building is designed to complement that of the Historic Hotel. So as not to be too similar to the Gulfstream Hotel, the proposed hotel building is designed to incorporate balconies with decorative railings. The historic 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.

7. 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 Building will have a similar rhythm to the existing Gulfstream Historic Hotel, but the treatment of the openings in the arcade will vary.

8. 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 New Building will have a recessed green roof area at the 3rd level, but recessed back from the front property line to such a degree that the space between the New Building and the Gulfstream Hotel will be consistent with other solid to void relationships along the streetscape. The small connector is also set back from the front property line. The parking garage is also designed to provide a façade that is visually compatible and in harmony with the existing residential uses to the east and west.

9. 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 Gulfstream Historic 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.

13. 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 Historic Hotel and all adjacent buildings.

14. 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 Historic Hotel includes articulated curvilinear parapets and mansard combinations. Elevator equipment room and stair towers also project above the main roof. The New Building will also

have a combination extended elevator and stair towers and rooftop enclosures, compatible with the Historic Hotel roofline .

15. 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 Historic Hotel has elevated arcades with precast concrete balustrades on Lake Avenue and South Golfview Road. Some portions of that railing system will need restoration. The 3rd floor recessed green area will provide substantial landscaping for the condominium property on the south, as more commonly near the residential buildings in the adjacent project areas.

16. 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 New Building 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 new building is visually compatible and in harmony vertically, horizontally or non-directionally because it is similar in verticality to the historic and the surrounds while also being compatible with the massing of the new and nearby building to the east. It also creates several horizontal features along the façade in order to be similar to the historic and its verandas and additions. It also has subordinate vertical elements like the historic in the front in its divisions into 3 "parts" and in the rear with its vertical plane elements.

- 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 New Building is contemporary in style, with a nod to the Mediterranean revival style of its elder, reflecting today's architecture. It has segmentations that reflect the style of its "big sister" while still retaining its "newer" feel (the façade is designed in 3 sections with the center recessed, for example). It has a veranda like the original but styled to be more contemporary as well as the glass in the new veranda has transoms like the original but styled in a more contemporary way. It has been designed to be different than, but compatible with, the historic hotel. (see details above in this section)

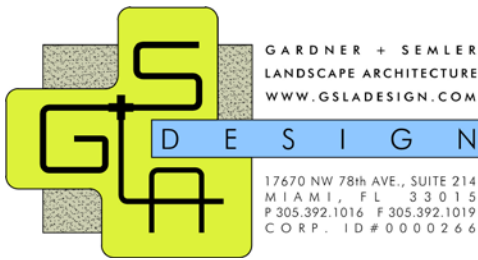
13 In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:

- (d) Retain and repair, where possible, historic mechanical systems in their original location, where possible. *The New Building has no historic mechanical system.*
- (e) Mechanical systems shall be placed on secondary façades only and shall not be placed on, nor be visible from, primary façades. *The mechanical systems of the New Building will not be visible from any primary façade.*
- (f) 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. *The mechanical systems on the New Building will not damage, destroy or compromise the physical integrity of the New Building and will be installed so as to cause the least damage, invasion or visual obstruction to the New Building's building materials, and to its significant cultural and architectural features.*

14 The site should take into account the compatibility of 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.

Through location, materials, and other design elements, the connector between historic and contemporary New Building, utility and service areas, walkways/arcade and appurtenances are designed to be in keeping visually with the existing historic hotel and the contemporary New Building, which in turn is compatible and in harmony with the neighborhood that has been developed around the historic hotel. The proposed parking garage also includes fenestration and façade detailing compatible with the surrounding uses. The parking garage is also designed to provide a façade that is visually compatible and in harmony with the existing residential uses to the east and west.

The construction of the New Building will utilize impact windows and doors pursuant to Florida code.



March 28, 2022

David McGrew
Department for Community Sustainability
City of Lake Worth Beach
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

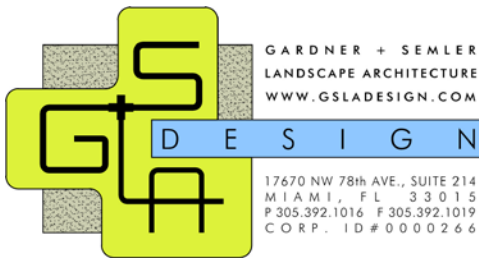
RE: SPRT Comments – Gulfstream Hotel

Dear Mr. McGrew,
We received your comments and our responses are as follows:

Community Service Landscaping:

Comment #1 – Ground Floor

- Explain/justify tree mitigation fee of \$800. I did not see this explanation on the Civil Drawing set. Provide a separate Tree Mitigation/Justification statement.
Response: \$800 was a typographic error. There is a mitigation shortfall of 136" DBH. There isn't sufficient room on site to plant these trees therefore a donation to the City of Lake Worth's Tree Canopy Restoration Fund must be made in the amount of \$54,400. This was calculated by using the chart for tree mitigation per inch for non-residential properties. Since the mitigation is partially being accomplished through replacement, an average DBH of the trees being removed was calculated (12.25" DBH). This average DBH was used to determine the mitigation fee per inch of \$400. 136" DBH multiplied by \$400 equals \$54,400.
- Explain/Justify the reduction of trees from 51 trees on the original plans to 39 trees on 1st resubmittal. Add additional native trees wherever feasible
Response: As the site plan developed there were items introduced that caused a reduction in the quantity of available landscape space. These included the "outboarding" of stairwells and a change to the layout of the loading area.
- Palms quantities were not reduced as requested. Native palms were reduced to 11 from the proposed original of 18. Change Livistonia chinensis (Chinese Fan Palm) to Thrinax radiata (Florida Thatch Palm) and change Rhapis excelsa (Lady Palm) to Acoelorrhaphe wrightii (Everglades palm).
Response: Palms quantities have been reduced. The proposed Livistonia chinensis (Chinese Fan Palm) were removed and have been replaced by leaning Sabal Palms (Sabal palmetto). The intention of these palms was to poke through the open roof in that area and Thrinax Palms would be too short or too expensive to purchase at the heights required. Rhapis excelsa (Lady Palm) should not be changed for Acoelorrhaphe wrightii (Everglades palm) for several reasons. This is a very shady area and the Everglades Palms need full sun and the thorns along the trunks would not be a good idea next to a walk.



- Plant list and plans do not match. Verify that all plants that are on the plans are included on the plant lists and vice versa.
Response: Plant quantities in the planting plan and plant list have been revised. Planting plan and plant list quantities are the same.

Comment #2 – Third Floor and Roof Top

- Increase the amount of Native Plants (Trees, Shrubs, Palms and Groundcovers) wherever feasible.
Response: Amount of native plants have been increased.

I hope these responses prove helpful.

Regards,

Ken Gardner