



**AGENDA**  
**CITY OF LAKE WORTH BEACH**  
**REGULAR CITY COMMISSION MEETING**  
**CASINO BALLROOM**  
**TUESDAY, JUNE 21, 2022 - 6:00 PM**

**ROLL CALL:**

**INVOCATION OR MOMENT OF SILENCE:** led by Mayor Betty Resch

**PLEDGE OF ALLEGIANCE:** led by Vice Mayor Christopher McVoy

**AGENDA - Additions / Deletions / Reordering:**

**PRESENTATIONS:** (there is no public comment on Presentation items)

- A. Legislature Session Update by State Representative David Silvers
- B. Proclamation recognizing the LWHS boys' basketball team achievement in reaching the State Championship
- C. Proclamation declaring June 27, 2022 as National HIV Testing Day
- D. Quarterly CRA Update by Joan Oliva, CRA Director

**COMMISSION LIAISON REPORTS AND COMMENTS:**

**CITY MANAGER'S REPORT:**

**PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:**

**APPROVAL OF MINUTES:**

- A. [Special Meeting - May 18, 2022](#)
- B. [Regular Meeting - May 19, 2022](#)
- C. [Work Session - May 23, 2022](#)
- D. [Special Meeting - May 24, 2022](#)
- E. [Budget Work Session #1 - May 24, 2022](#)

**CONSENT AGENDA:** (public comment allowed during Public Participation of Non-Agendaed items)

- A. [Resolution No. 37-2022 - directing the development of a preliminary assessment roll for non-ad valorem assessments for lot clearing and boarding and securing costs](#)

**PUBLIC HEARINGS:**

- A. [Ordinance No. 2022-09 – Second Reading – amending the City’s Official Zoning Map by approving the creation of a Mixed Use Urban Planned Development \(The Gulfstream Hotel\) located primarily at 1 Lake Avenue](#)
- B. [Ordinance 2022-06 - Second Reading - Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 2 “Procedures,” adding a new Section 23.3-20 “Applicant’s Public Neighborhood Meeting and Outreach,” providing for an applicant held public neighborhood meeting and virtual outreach](#)
- C. [Ordinance No. 2022-08 – First Reading – amending the City’s Official Zoning Map by approving a residential planned development, major site plan, conditional use permit and sustainable bonus requests for Detroit St/ Buffalo St at 7 Detroit Street and 26 Buffalo Street to construct an approximately 3-story, 60-unit multi-family mid-rise residential structure](#)

**NEW BUSINESS:**

- A. [Second amendment to the professional services agreement with NZ Consultants to allow for additional expenditure of funds for services](#)
- B. [Community Development Block Grant Modification](#)
- C. [Resolution No. 39-2022 – Fifth Capital Budget Amendment for FY 2022 to appropriate \\$10,507 from the budgetary control account \(General Fund; CIP Fund Balance\) associated with the Memorial Park Pavilion project.](#)

**CITY ATTORNEY'S REPORT:**

**UPCOMING MEETINGS AND WORK SESSIONS:**

June 28 - Utility @ 6 PM  
June 29 - Pre-agenda Work Session @ 9 AM  
July 5 - Regular @ 6 PM

[Draft Agenda - July 5, 2022](#)

**ADJOURNMENT:**

The City Commission has adopted Rules of Decorum for Citizen Participation (See Resolution No. 25-2021). The Rules of Decorum are posted within the City Hall Chambers, City Hall Conference Room, posted online at: <https://lakeworthbeachfl.gov/government/virtual-meetings/>, and available through the City Clerk’s office. Compliance with the Rules of Decorum is expected and appreciated.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

**MINUTES  
CITY OF LAKE WORTH BEACH  
SPECIAL CITY COMMISSION MEETING – IN-PROGRESS PRESENTATION  
WEDNESDAY, MAY 18, 2022 - 6:00 PM**

The meeting was called to order by Mayor Resch on the above date at 6:03 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

**ROLL CALL:** (00:52) Present were Mayor Betty Resch; Vice Mayor Christopher McVoy (arrived at 6:05 PM) and Commissioners Kimberly Stokes and Reinaldo Diaz. Also present were City Manager Carmen Davis, City Attorney Glen Torcivia and Deputy City Clerk Shayla Ellis. ABSENT: Commissioner Sarah Malega.

**PLEDGE OF ALLEGIANCE:** (1:07) led by Commissioner Kimberly Stokes.

**NEW BUSINESS:** (01:46)

A. In Progress Presentation from the Treasure Coast Regional Planning Council (TCRPC) regarding the Charette and public input for the Downtown Visioning Master Plan (02:52)

The meeting recessed at 7:32 PM and reconvened at 7:50 PM.

B. Status Discussion of Contributing Properties along South L and South K Streets (1:47:54)

**Action:** Consensus to tent properties at 24 S L Street and 26 S L Street for termites and to engage in general repair and maintenance. Direction to city staff to explore the probability of retaining and repairing the remaining properties or funding options for the possible demolition of these properties.

**ADJOURNMENT:** (2:40:49)

**Action:** Motion made by Commissioner Stokes and seconded by Vice Mayor McVoy to adjourn the meeting at 8:43 PM.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Stokes and Diaz. NAYS: None. ABSENT: Commissioner Malega

\_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Ann Coyne, City Clerk

Minutes approved June 21, 2022.

Item time stamps refer to the recording of the meeting which is available on YouTube.

**MINUTES  
CITY OF LAKE WORTH BEACH  
REGULAR CITY COMMISSION MEETING  
CITY HALL COMMISSION CHAMBER  
THURSDAY, MAY 19, 2022 – 6:00 PM**

The meeting was called to order by Mayor Resch on the above date at 6:03 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

**ROLL CALL:** (00:08) Present were Mayor Betty Resch, Vice Mayor Christopher McVoy, Commissioners Sarah Malega, Kimberly Stokes and Reinaldo Diaz. Also present were City Manager Carmen Davis, City Attorney Glen Torcivia and Deputy City Clerk Shayla Ellis.

**INVOCATION OR MOMENT OF SILENCE:** (00:34) led by Commissioner Sarah Malega.

**PLEDGE OF ALLEGIANCE:** (01:00) led by Vice Mayor Christopher McVoy.

**ADDITIONS/DELETIONS/REORDERING** (01:21)

Presentation A, Legislature Session Update by State Representative David Silvers was deleted from the agenda and would be rescheduled for the June 21 meeting, Presentation H, Oceanfront EKO Park by Jill Karlin would be rescheduled to a future meeting and Consent item A, Resolution No. 32-2022 – Support for Additional Traffic Calming Measures on Federal Highway, was deleted from the agenda and would be heard at the June 21 meeting. The following additions were made to the agenda: Presentation I, a Proclamation declaring June 3, 2022 as National Gun Violence Awareness Day and reordered to Presentation F, Presentation F a Proclamation declaring May 15-21 as National Public Works reordered to H, an item for the third party negotiator for the Gulfstream Hotel Project was added to the City Attorney's Report and reordered to follow the City Manager Report and New Business Item C, Resolution No. 34-2022 -- Supporting the LWB - Attainable Housing Project with Social Service Support. There were three corrections to the agenda: Attorney Richard Grosso's hourly rate was \$325 not \$375, the correct date for Ocean Rescue Day was May 23, 2022 and the correct dates for National Beach Safety Week were May 23-30, 2022.

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Stokes to approve the agenda as amended.

**Vote:** Voice vote showed: AYES: Mayor Betty Resch, Vice Mayor Christopher McVoy, and Commissioners Sarah Malega, Kimberly Stokes and Reinaldo Diaz. NAYS: None.

**PRESENTATIONS:** (03:56) (there is no public comment on Presentation items)

- A. (deleted) Legislature Session Update by State Representative David Silvers
- B. Presentation regarding FDOT/TPA improvements for the Circle by Jorge Maspons, PE for PE Engineering and Humberto Arrieta, Project Manager for FDOT-District IV (4:00)
- C. Proclamation declaring May 19, 2022 as Ocean Rescue Day (15:42)

- D. Proclamation declaring May 16-22, 2022 as National Beach Safety Week (16:53)
- E. Proclamation declaring May 2022 as Historic Resources Preservation Month (18:55)
- F. (added & reordered) Proclamation declaring June 3, 2022 as National Gun Violence Awareness Day. (21:04)
- G. Presentation by Maurice "Maui" Goodbeer, Founder of the non-profit StreetWaves, brought forward by Vice Mayor McVoy (30:17)
- H. (reordered) Proclamation declaring May 15-21, 2022 as National Public Works Week (41:12)
- I. (deleted) Oceanfront EKO Park: Fun, Education, and guiding humanity towards a safe future with EKOTECTURE Presentation by Jill Karlin

**COMMISSION LIAISON REPORTS AND COMMENTS:** (47:00)

**CITY MANAGER'S REPORT:** (54:13)

City Manager Davis provided the following report:

- discussed city officials wearing green to raise awareness of Mental Health Month
- spoke about the advisory board interviews that the city commission would be hosting on June 11, 2022
- announced the Mayor's State of the City address, scheduled for June 16, 2022 at the Casino Ballroom

(reordered) **CITY ATTORNEY'S REPORT:**

- A. Selection of third-party negotiator for the Gulfstream Hotel project (55:49)

**Action:** Motion made by Commissioner Stokes and seconded by Vice Mayor McVoy to narrow down the negotiator candidates to the top two firms of Greenberg Traurig & Lewis and Longman & Walker.

**Vote:** Voice vote showed: AYES: Mayor Betty Resch, Vice Mayor Christopher McVoy, and Commissioners Sarah Malega, Kimberly Stokes and Reinaldo Diaz. NAYS: None.

**Action:** Consensus to schedule special meeting on May 24, 2022 at 4:30 PM preceding budget work session #1 to select the third-party negotiator for Gulfstream Hotel project. (2:12:06)

The meeting recessed at 7:36 PM and reconvened at 7:52 PM.

**PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:** (2:12:48)

**APPROVAL OF MINUTES:** (2:58:24)

**Action:** Motion made by Commissioner Stokes and seconded by Commissioner Diaz to approve the following minutes:

- A. Regular Meeting - April 19, 2022
- B. Work Session - April 25, 2022
- C. Pre-agenda Work Session - April 27, 2022

**Vote:** Voice vote showed: AYES: Mayor Betty Resch, Vice Mayor Christopher McVoy, and Commissioners Sarah Malega, Kimberly Stokes and Reinaldo Diaz. NAYS: None.

**CONSENT AGENDA:** (2:58:52)

**Action:** Motion made by Commissioner Stokes and seconded by Commissioner Diaz to approve the Consent Agenda:

- A. (deleted) Resolution No. 32-2022 – Support for Additional Traffic Calming Measures on Federal Highway
- B. Proposed Settlement of Pending Personal Injury Litigation with Anita Murphy-Moore
- C. Proclamation declaring May as Asian American and Pacific Islander Heritage Month

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

**PUBLIC HEARINGS:**

- A. Ordinance 2022-06 - First Reading - Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 2 “Procedures,” adding a new Section 23.3-20 “Applicant’s Public Neighborhood Meeting and Outreach,” providing for an applicant held public neighborhood meeting and virtual outreach. (2:59:11)

City Attorney Torcivia read the ordinance by title only.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 “LAND DEVELOPMENT REGULATIONS,” ARTICLE 2 “ADMINISTRATION,” DIVISION 2 “PROCEDURES,” ADDING A NEW SECTION 23.2-20 “PUBLIC NEIGHBORHOOD MEETING,” PROVIDING FOR A PUBLIC NEIGHBORHOOD MEETING TO BE HELD BY THE APPLICANT FOR DEVELOPMENT; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Diaz to approve Ordinance 2022-06 - First Reading - Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 2 “Procedures,” adding a new Section 23.3-20 “Applicant’s Public Neighborhood Meeting and Outreach,” providing for an applicant held public neighborhood meeting and virtual outreach and to set the second reading for June 21, 2022.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy and Commissioners Malega, Stokes and Diaz. NAYS: None.

B. Ordinance 2022-10 - Second Reading – Notice requirements for rental increases and termination of monthly non-residential tenancies without a specific duration. (3:00:30)

City Attorney Torcivia read the ordinance by title only.

ORDINANCE 2022-10 – AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 20, “CIVIL RIGHTS,” ARTICLE IV, “LANDLORD TENANT NOTICE REQUIREMENTS,” BY ADOPTING SECTION 20-22 “NOTICE OF TERMINATION OF MONTHLY NON-RESIDENTIAL TENANCY WITHOUT SPECIFIC DURATION” AND SECTION 20-23 “WRITTEN NOTIFICATION REQUIREMENTS RELATED TO RENTAL PAYMENT INCREASES FOR ALL NON-RESIDENTIAL TENANCIES,” TO REQUIRE 180-DAYS’ WRITTEN NOTICE FOR TERMINATION OF TENANCIES AND INCREASES IN RENTAL RATES; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

**Action:** Motion made by Commissioner Malega and seconded by Commissioner Diaz to approve Ordinance No. 2022-10 – notice requirements for rental increases and termination of monthly non-residential tenancies without a specific duration.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy and Commissioners Malega, Stokes and Diaz. NAYS: None.

C. Resolution No. 23-2022 - changing the name of “Ocean Breeze” to “South Ocean Breeze” from Lake Ave to 5th Ave South. (3:02:17)

City Attorney Torcivia did not read the resolution.

RESOLUTION NO. 23-2022 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, TO OFFICIALLY CHANGE THE NAME OF “OCEANBREEZE”, A PUBLIC RIGHT-OF-WAY TO “SOUTH OCEANBREEZE” BETWEEN LAKE AVENUE AND 5TH AVENUE SOUTH, AS MORE SPECIFICALLY DESCRIBED HEREIN; AND PROVIDING FOR RECORDING AND AN EFFECTIVE DATE

**Action:** Motion made by Commissioner Malega and seconded by Commissioner Stokes to approve Resolution No. 23-2022 - changing the name of “Ocean Breeze” to “South Ocean Breeze” from Lake Ave to 5th Ave South.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy and Commissioners Malega and Stokes. NAYS: Commissioner Diaz.

**Action:** Motion made by Vice Mayor McVoy and seconded by Commissioner Stokes to extend the meeting beyond 10:00 PM. (3:38:15)

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy and Commissioners Malega, Stokes and Diaz. NAYS: None.

**NEW BUSINESS:**

A. Construction Agreement with Ahrens Companies (3:38:40)

**Action:** Motion made by Commissioner Malega and seconded by Commissioner Diaz to approve the Construction Agreement with Ahrens Companies.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy and Commissioners Malega, Stokes and Diaz. NAYS: None.

B. Resolution No. 33-2022 Tenth Operating Budget Amendment to appropriate \$10,000 of fund balance to replenish an operating account used to make an emergency purchase of golf cart batteries (3:40:09)

City Attorney Torcivia did not read the resolution.

RESOLUTION NO. 33-2022, TENTH BUDGET AMENDMENT OF THE CITY OF LAKE WORTH BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, MAKING SEPARATE AND SEVERAL BUDGET AMENDMENTS AND CORRESPONDING APPROPRIATIONS FOR THE CITY'S NECESSARY OPERATING EXPENSES, THE USES AND EXPENSES OF THE VARIOUS FUNDS AND DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE

**Action:** Motion made by Commissioner Malega and seconded by Commissioner Stokes to approve Resolution No. 33-2022 Tenth Operating Budget Amendment to appropriate \$10,000 of fund balance to replenish an operating account used to make an emergency purchase of golf cart batteries.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy and Commissioners Malega, Stokes and Diaz. NAYS: None.

C. (added) Resolution No. 34-2022 -- Supporting the LWB - Attainable Housing Project with Social Service Support (03:41:31)

City Attorney Torcivia did not read the resolution.

RESOLUTION NO. 34-2022 OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, IN SUPPORT OF THE LWB - ATTAINABLE HOUSING PROJECT WITH SOCIAL SERVICE SUPPORT; DIRECTING CITY ADMINISTRATION TO TRANSMIT A COPY OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

**Action:** Motion made by Commissioner Stokes and seconded by Vice Mayor McVoy to approve Resolution No. 34-2022 -- Supporting the LWB - Attainable Housing Project with Social Service Support.



**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy and Commissioners Malega, Stokes and Diaz. NAYS: None.

(reordered to follow the City Manager's Report) **CITY ATTORNEY'S REPORT:**

**UPCOMING MEETINGS AND WORK SESSIONS:**

May 23 - Work Session @ 5 PM  
May 24 - Budget Work Session # 1 @ 5 PM  
May 25 - Pre-agenda Work Session @ 9 AM  
May 31 - Utility Meeting @ 6 PM

Draft Agenda – June 7, 2022

**ADJOURNMENT:** (3:42:36)

**Action:** Motion made by Commissioner Stokes and seconded by Commissioner Diaz to adjourn the meeting at 9:46 PM.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy and Commissioners Malega, Stokes and Diaz. NAYS: None.

\_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Ann Coyne, City Clerk

Minutes approved June 21, 2022.

Item time stamps refer to the recording of the meeting which is available on YouTube.

**MINUTES  
CITY OF LAKE WORTH BEACH  
CITY COMMISSION WORK SESSION –  
CODE COMPLIANCE/VACATION RENTALS  
CITY HALL COMMISSION CHAMBER  
MONDAY, MAY 23, 2022 - 5:00 PM**

The meeting was called to order by Mayor Resch on the above date at 5:06 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

**ROLL CALL:** (0:17) Present were Mayor Betty Resch; Vice Mayor Christopher McVoy and Commissioners Sarah Malega, Kimberly Stokes, and Reinaldo Diaz. Also present were City Manager Carmen Davis and Deputy City Clerk Shayla Ellis.

**PLEDGE OF ALLEGIANCE:** (0:37) led by Commissioner Kimberly Stokes.

**UPDATES / FUTURE ACTION / DIRECTION:**

A. Discussion of Code Compliance Activities in Lake Worth Beach (1:13)

The meeting recessed at 6:47 PM and reconvened at 7:02 PM

B. Discussion of Vacation and Short-Term Rentals (STR's) (1:55:04)

**Action:** Consensus to have staff collect verifiable, non-anecdotal data on the effect of STR's on real estate market, listings of the types and the amount of STR's in the city, information on how owner's rent their properties, and conduct discussions with communities that are either for or against having STR's in the city.

**ADJOURNMENT:** (03:10:52)

The meeting adjourned at 8:18 PM.

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Betty Resch, Mayor

ATTEST:

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Melissa Ann Coyne, City Clerk

Minutes Approved: June 21, 2022

Item time stamps refer to the recording of the meeting which is available on YouTube.

**MINUTES  
CITY OF LAKE WORTH BEACH  
SPECIAL CITY COMMISSION MEETING  
WEDNESDAY, MAY 24, 2022 - 4:30 PM**

The meeting was called to order by Mayor Resch on the above date at 4:38 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

**ROLL CALL:** (00:10) Present were Mayor Betty Resch; Vice Mayor Christopher McVoy and Commissioners Sarah Malega, Kimberly Stokes and Reinaldo Diaz. Also present were City Manager Carmen Davis, City Attorney Glen Torcivia and Deputy City Clerk Shayla Ellis.

**UNFINISHED BUSINESS:** (0:36)

A. Selection of a third-party negotiator for the Gulfstream Hotel project from the top two candidates, GreenbergTraurig and Lewis Longman Walker

**Action:** Motion made by Commissioner Stokes and seconded by Commissioner Malega to appoint the firm of GreenbergTraurig as the third-party negotiator for the Gulfstream Hotel project.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega and Stokes. NAYS: Commissioner Diaz.

**ADJOURNMENT:** (06:57)

**Action:** Motion made by Commissioner Stokes and seconded by Commissioner Malega to adjourn the meeting at 4:44 PM.

**Vote:** Voice vote showed: AYES: Mayor Resch, Vice Mayor McVoy, and Commissioners Malega, Stokes and Diaz. NAYS: None.

ATTEST:

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Betty Resch, Mayor

\_\_\_\_\_  
Melissa Ann Coyne, City Clerk

Minutes approved June 21, 2022.

Item time stamps refer to the recording of the meeting which is available on YouTube.

**MINUTES  
CITY OF LAKE WORTH BEACH  
CITY COMMISSION BUDGET WORK SESSION #1  
CITY HALL COMMISSION CHAMBER  
TUESDAY, MAY 24, 2022 - 5:00 PM**

The meeting was called to order by Mayor Resch on the above date at 5:01 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

**ROLL CALL:** (0:09) Present were Mayor Betty Resch; Vice Mayor Christopher McVoy and Commissioners Sarah Malega, Kimberly Stokes, and Reinaldo Diaz. Also present were City Manager Carmen Davis and Deputy City Clerk Shayla Ellis.

**PLEDGE OF ALLEGIANCE:** (0:32) led by Commissioner Sarah Malega.

**UPDATES / FUTURE ACTION / DIRECTION:** (1:02)

A. Preliminary overview of the City's FY 2023 Operating and Capital Budgets (01:25)

**ADJOURNMENT:** (1:51:37)

The meeting adjourned at 6:53 PM.

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Betty Resch, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Ann Coyne, City Clerk

Minutes Approved: June 21, 2022

Item time stamps refer to the recording of the meeting which is available on YouTube.

# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** June 21, 2022

**DEPARTMENT:** Community Sustainability

**TITLE:**

Resolution No. 37-2022 - directing the development of a preliminary assessment roll for non-ad valorem assessments for lot clearing and boarding and securing costs

**SUMMARY:**

In accordance with the uniform method set forth in Sec. 197.3632, Florida Statutes, and Chapter 2, Article XIX, Division 2 “Levy and Collection of Non-Ad Valorem Assessments”, this resolution directs the development of a preliminary assessment roll by the Finance Director based on those non-ad valorem assessments, which may be levied for the costs of providing lot clearing, boarding and securing and demolition services to eliminate nuisance conditions on private real property within the incorporated area of the City. The roll will be based on invoices that are delinquent and unpaid as of June 1, 2021, and to establish the date and time of the public hearing to receive comments and to consider the adoption of the final Chronic Nuisance Services Assessment Roll.

**BACKGROUND AND JUSTIFICATION:**

Pursuant to the provisions of sections 2-221, 2-75.2.7, 12-42, and 9-2.2(q) of the Code of Ordinances, the City Commission of the City of Lake Worth Beach (the “City Commission”), declared that any chronic nuisance services costs, defined to include any nuisance violation abatement costs, including, but not limited to, lot clearing, board and secure, and demolition costs, that remain delinquent and unpaid as of June 1<sup>st</sup> of each year shall be a special assessment levied against the benefitted real property as a non-ad valorem assessment superior to all other private rights, interest, liens, encumbrances, titles and claims upon the benefitted real property and equal in rank and dignity with a lien for ad valorem taxes.

Attached is the proposed Resolution directing staff to comply with Sec. 197.3632, Florida Statutes, and Chapter 2, Article XIX, Division 2 “Levy and Collection of Non-Ad Valorem Assessments’ of the City’s Code or Ordinances to prepare a preliminary assessment roll and to schedule the public hearing for the final Chronic Nuisance Services Assessment Roll for 2022.

**MOTION:**

Move to approve/disapprove Resolution No. 37-2022 - directing the development of a preliminary assessment roll for non-ad valorem assessments for lot clearing and boarding and securing costs.

**ATTACHMENT(S):**

Fiscal Impact Analysis – N/A  
Resolution 37-2022

RESOLUTION NO. 37-2022 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, DIRECTING THE DEVELOPMENT OF A PRELIMINARY ASSESSMENT ROLL FOR THOSE NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED FOR THE COSTS OF PROVIDING LOT CLEARING, BOARDING AND SECURING, AND DEMOLITION SERVICES TO ELIMINATE NUISANCE CONDITIONS ON PRIVATE REAL PROPERTY WITHIN THE INCORPORATED AREA OF THE CITY AND WHICH COSTS REMAIN DELINQUENT AND UNPAID AS OF JUNE 1, 2022; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING; PROVIDING FOR NOTICE OF THE PUBLIC HEARING AND FOR OTHER PURPOSES; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, by sections 2-221, 2-75.2.7, 12-42, and 9-2.2(q) of the Code of Ordinances, the City Commission of the City of Lake Worth Beach (the "City Commission"), declared that any chronic nuisance services costs, defined to include any nuisance violation abatement costs, including, but not limited to, lot clearing, board and secure, and demolition costs, that remain delinquent and unpaid as of June 1<sup>st</sup> of each year shall be a special assessment levied against the benefitted real property as a non-ad valorem assessment superior to all other private rights, interest, liens, encumbrances, titles and claims upon the benefitted real property and equal in rank and dignity with a lien for ad valorem taxes; and

WHEREAS, the City Commission adopted Resolution No. 49-2011 and Resolution No. 04-2016 regarding the City's intent to use the uniform method of collecting non-ad valorem assessments authorized in section 197.3632, Florida Statutes, as amended, for collecting non-ad valorem assessments for chronic nuisance services costs and nuisance violation abatement costs, including, but not limited to, lot clearing, board and secure, and demolition costs that remain unpaid; and

WHEREAS, section 2-222 of the City's Code of Ordinances provides that in order to include the special assessment for unpaid chronic nuisance services costs, which are defined to include all nuisance violation abatement costs, including but not limited to lot clearing, board and secure and demolition costs, on the property tax bills to be issued in November, 2022, the Finance Director shall prepare a preliminary assessment roll; schedule the date, time, and place of a public hearing to receive and consider comments from the public and consider the adoption of the chronic nuisance assessment roll for 2022; and provide notice by publication and first-class mail to those property owners listed on the preliminary assessment roll.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE

CITY OF LAKE WORTH BEACH, FLORIDA, that:

**Section 1.** The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution.

**Section 2.** This resolution is adopted pursuant to the provisions of ch. 2, article XIX, division II of the Code of Ordinances, secs. 2-75.2.7, 12-42, and 9-2.2(q) of the Code of Ordinances, article 8, sec. 2(b) of the Florida Constitution, Section 166.021, Florida Statutes, Section 166.041, Florida Statutes, and Section 197.3632, Florida Statutes.

**Section 3.** Assessment Roll. The Finance Director is hereby directed to prepare an initial Chronic Nuisance Services Assessment Roll based on the chronic nuisance service costs, which are defined to include nuisance violation abatement costs, including, but not limited to, demolition, board and secure, and lot clearing costs, that remain delinquent and unpaid as of June 1, 2022. Said Chronic Nuisance Services Assessment Roll shall contain at least the following information:

- (1) A summary description of each real property with such delinquent costs, conforming to the description contained on the ad valorem tax roll;
- (2) The name of the owner of the real property as listed on the ad valorem tax roll and maintained on the property appraiser's system;
- (3) The amount of the costs to be assessed against each parcel of benefited real property; and
- (4) The type of such costs.

The initial assessment roll shall be retained by the City Clerk and shall be open to public inspection. The foregoing shall not be construed to require that the assessment roll be in printed form if the amount of the assessment for each parcel of benefited real property can be determined by use of a computer terminal available to the public.

A copy of the initial assessment roll shall be provided to the property appraiser and included as a part of the notice of proposed property taxes under F.S. § 200.069, the truth-in-millage notification.

**Section 4.** Public Hearing. The City Commission will hold a public hearing to receive and consider comments from affected property owners and consider the adoption of the Chronic Nuisance Services Assessment Roll on July 19, 2022, at 6:00 p.m., or as soon thereafter and can be heard, in Commission Chambers at City Hall, 7 N. Dixie Highway, Lake Worth Beach, Florida, 33460.

**Section 5.** Notice. The Finance Director shall cause notice of the public hearing on the Chronic Nuisance Services Assessment Roll to be given as follows:

(a) Notice by mail. Written notice by first-class mail shall be sent to each person owning property listed on the preliminary Chronic Nuisance Services Assessment Roll, at the address listed by the property appraiser and shall include the following information:

- (1) the purpose of the assessment;
- (2) the total amount to be levied against each parcel of assessed real property;
- (3) a statement that the failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title;
- (4) a statement that all affected property owners have a right to appear at the public hearing and to file written objections with the City Commission within twenty days of the date of the notice; and
- (5) the date, time, and place of the public hearing.

Notice shall be mailed at least twenty (20) calendar days prior to the public hearing.

(b) Notice by publication. At least twenty (20) calendar days prior to the public hearing, the public hearing shall be noticed by publication in a newspaper generally circulated within the county and shall contain at least the following information:

- (1) identifying the city commission;
- (2) a geographic depiction of the city boundaries subject to the assessment;
- (3) a brief and general description of the chronic nuisance services provided;
- (4) the fact that the assessment will be collected by the tax collector;
- (5) a statement that all affected property owners have the right to appear at the public hearing and the right to file written objections within twenty (20) days of the publication of the notice; and
- (6) a statement that the initial assessment roll is available for inspection at the office of the City Clerk and that all interested persons may ascertain the amount to be assessed against a parcel of assessed real property at the office of the City Clerk.

**Section 6.** All resolutions or parts of resolutions in conflict herewith are hereby repealed.

**Section 7.** If any provision of this resolution or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application and to this end the provisions of this resolution are declared severable.

**Section 8.** This resolution shall take effect upon adoption.

The passage of this resolution was moved by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and upon being put to a vote, the vote  
was as follows:

Mayor Betty Resch  
Vice Mayor Christopher McVoy



Commissioner Sarah Malega  
Commissioner Kimberly Stokes  
Commissioner Reinaldo Diaz

The Mayor thereupon declared this resolution duly passed and adopted on this  
\_\_\_\_ day of \_\_\_\_\_, 2022.

LAKE WORTH BEACH CITY COMMISSION

By: \_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Ann Coyne, City Clerk

# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** June 21, 2022

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2022-09 – Second Reading – amending the City’s Official Zoning Map by approving the creation of a Mixed Use Urban Planned Development (The Gulfstream Hotel) located primarily at 1 Lake Avenue

**SUMMARY:**

The Gulfstream Hotel Project includes the restoration of the landmark, original historic hotel with 90 rooms, a restaurant and a rear addition to provide back of house operations. It also involves the construction of a new annex hotel with 50 additional rooms, up to 85 apartments, a three-level parking garage, and banquet/meeting facilities as well as gym, salon and rooftop restaurant and pool. All are proposed by Restoration St. Louis. The subject site is a collection of vacant parcels along the east side of South Lakeside Drive between Lake Avenue and First Avenue South as well as the parcel including the original historic hotel structure located at the southwest corner of Lake Avenue and Golfview as depicted in Exhibit A of the ordinance. The subject project is located inside of the CRA’s boundaries and the Downtown Hotel District.

The Applicant, Restoration St. Louis, is requesting approval of the following through the adoption of a mixed use urban planned development ordinance:

1. Mixed Use Urban Planned Development to renovate an existing 59,100 sf hotel building (90 hotel rooms), build a rear addition of 4,700 sf, and construct a new mixed use (hotel & multi-family) building with +/- 164,985 sf, including a maximum of 85 residential units, 50 new hotel rooms and a parking garage (283 spaces).
2. Major Site Plan for the development of a mixed-use development in excess of 7,500 square feet.
3. Development of Significant Impact (DSI) to construct a mixed-use development in excess of 100,000 sf.
4. Conditional Use Permit to establish hotel and multi-family residential uses greater than 7,500 square feet.
5. Sustainable Bonus Incentive Program for additional density, intensity and height.

If the ordinance is approved, the City’s official zoning map also will be amended to reflect the establishment of the mixed-use, urban planned development.

**BACKGROUND AND JUSTIFICATION:**

On April 27, 2022, the Historic Resources Preservation Board (HRPB) recommended that the project be approved by the City Commission with conditions as outlined in the staff report (5-1 vote). Two additional conditions were added involving the issuance of both the building permit and the final certificate of occupancy for the new construction portion of the project being predicated on, or simultaneous with, the issuance of the building permit for the hotel restoration

and the final certificate of occupancy for the hotel restoration. These additional conditions have been incorporated as part of the formal list of conditions attached to the proposed ordinance.

As outlined in the staff report, the proposed mixed use urban planned development meets all standards and requirements as outlined in the City's Land Development Regulations (LDRs) and Comprehensive Plan. The application includes no requests for waivers and/or exceptions from either the LDRs or the Comprehensive Plan. This project is the first planned development over the past ten years that is not requesting any waivers and/or exceptions to the code. In addition, the proposed project addresses a variety of the goals found in the City's Strategic Plan under three of the five Pillars.

The HRPB also provided the final approval for three (3) Certificates of Appropriateness (CoA): a CoA for Exterior Modifications and Alterations (6-0 vote); a CoA for an Addition (6-0 vote) and a CoA for New Construction (5-1 vote). A Base Flood Elevation Variance and preliminary Historic Preservation Tax Exemption application also both were approved (6-0 vote). The City Commission will render the final decision on the historic ad valorem historic preservation property tax exemption upon completion and certification of the renovation work.

Additional background, history and justification can be found in the attached documentation. An Executive Summary for the project is provided as well as a final draft of an economic impact analysis undertaken by a third-party provider.

On June 7, 2022, the Commission considered the ordinance and voted unanimously to move the project forward to a second reading and public hearing. Two additional conditions of approval discussed at the hearing have been added to the ordinance and are highlighted in yellow under Planning & Zoning conditions. They involve tree preservation/relocation and traffic evaluation/management.

**MOTION:**

Move to approve/disapprove Ordinance No. 2022-09 - amending the Official Zoning Map by approving the creation of a Mixed Use Urban Planned Development (The Gulfstream Hotel) located primarily at 1 Lake Avenue.

**ATTACHMENT(S):**

Ordinance 2022-09  
Site Plan Package  
HRPB Staff Report for Ordinance  
HRBP Staff Reports for Certificates of Appropriateness  
April 27, 2022 HRPB Draft Minutes  
Economic Impact Analysis

**ORDINANCE NO. 2022-09 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF A MIXED USE URBAN PLANNED DEVELOPMENT DISTRICT, LOCATED AT 1 LAKE AVENUE, 11 LAKE AVENUE, 12 S. LAKESIDE DRIVE, 14 S. LAKESIDE DR., 20 S. LAKESIDE DRIVE, 22 S. LAKESIDE DRIVE, AND 24 S. LAKESIDE DRIVE TO RENOVATE AN EXISTING 59,100 SQUARE FEET HOTEL BUILDING (90 HOTEL ROOMS), CONSTRUCT A REAR ADDITION OF 4,700 SQUARE FEET, AND CONSTRUCT A NEW MIXED-USE (HOTEL & MULTI-FAMILY) BUILDING WITH +/- 164,985 SQUARE FEET, INCLUDING A MAXIMUM OF 85 RESIDENTIAL UNITS, 50 NEW HOTEL ROOMS AND A PARKING GARAGE (283 SPACES) AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE DOWNTOWN (DT) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF DOWNTOWN MIXED USE (DMU) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A DEVELOPMENT OF SIGNIFICANT IMPACT; APPROVING A CONDITIONAL USE PERMIT; APPROVING DENSITY, INTENSITY AND HEIGHT BONUS INCENTIVES THROUGH THE CITY'S SUSTAINABLE BONUS INCENTIVE PROGRAM; APPROVING A MAJOR SITE PLAN FOR THE DEVELOPMENT OF A MIXED USE URBAN PLANNED DEVELOPMENT IN EXCESS OF 7,500 SQUARE FEET; PROVIDED FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE**

WHEREAS, the City Commission of the City of Lake Worth Beach, Florida, pursuant to the authority granted in Chapters 163 and 166, Florida Statutes, and the Land Development Regulations, as adopted by the City of Lake Worth Beach, is authorized and empowered to consider petitions relating to zoning and land development orders; and

WHEREAS, Chapter 23, Article 3, Division 6. – Planned Development of City of Lake Worth Beach's Land Development Regulations allows for the creation of planned development districts to incentivize innovative development through the utilization of incentive programs and flexible dimensional and use requirements that are defined within and occur in conformity with an approved master development plan; and

WHEREAS, Checkmate Design, LLC and Restoration St. Louis, Inc. on behalf of Gulfstream Owner, LLC (the applicant) has petitioned the City of Lake Worth Beach (the City) for creation of a Mixed Use Urban Planned Development District to allow for the renovation of an existing 59,100 square feet hotel building (90 hotel rooms), construction of a rear addition of 4,700 square feet, and construction of a new mixed-use (hotel & multi-family) building with +/- 164,985 square feet, including a maximum of 85 residential units, 50 new hotel rooms and a parking garage with no less than 271 spaces on a site located at 1 Lake Avenue, 11 Lake Avenue, 12 S. Lakeside Drive, 14 S. Lakeside Drive, 20 S. Lakeside Drive, 22 S. Lakeside Drive, and 24 S. Lakeside Drive (PCNs 38434421150330090, 38434421150330070, 38434421150330060, 38434421150330050, 38434421150330040, 38434421150330030, and

38434421150330010) as further described in Exhibit A (the Property) within the DT Zoning District and the DMU Future Land Use designation, which, if approved, shall constitute an amendment to the City's official zoning map; and

WHEREAS, the applicant requests use of the City's Sustainable Bonus Incentive Program to allow for additional height, intensity and density to be considered in conjunction with the applicant's request for approval for a major site plan for the construction of a mixed-use development currently known as "Gulfstream Hotel Planned Development" containing approximately 85 residential units and 213,000 square feet of commercial use to be constructed on this site;

WHEREAS, on April 27, 2022, the Lake Worth Beach Historic Resources Preservation Board (HRPB) considered the subject application for a Mixed Use Urban Planned Development District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program and recommended that the City Commission approve the creation of this mixed use urban planned development subject to specific district development standards and certain enumerated conditions; and

WHEREAS, on June 7, 2022, the City Commission voted to approve on first reading the subject application for a Mixed Use Urban Planned Development District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program subject to specific district development standards and enumerated conditions herein; and

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that the Mixed Use Urban Planned Development District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program including the development regulations and conditions, meets the requirements of the Land Development Regulations, Section 23.3-25.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:**

Section 1. Recitals. The foregoing recitals are true and correct and are hereby affirmed and ratified.

Section 2. The Mixed Use Urban Planned Development District located within the DT Zoning District with a future land use designation of DMU, as described more particularly in **Exhibit A**, is hereby approved. This approval includes the approval of the following elements to be known as the Master Development Plan: (a) Mixed-Use Urban Planned Development; (b) Development of Significant Impact; (c) Major Site Plan; (d) Sustainable Bonus Incentive Program; (e) Conditional Use Permit; (g) district development standards (**Exhibit B**); (h) conditions of approval (**Exhibit C**); (i) required plans including the site plan, landscape plan, and civil & drainage plans; (j) supplemental supporting documents, as well as all agreements, provisions and/or covenants which shall govern the use, maintenance, and continued protection of the residential urban planned development and any of its common areas or facilities. The applicant is bound to all elements and requirements of the Master Development Plan.

Section 3. The City’s zoning maps shall be updated to reflect the changes to the property described in **Exhibit A**.

Section 4. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Severability. If any provision of this ordinance or the application thereof is held invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 6. Effective Date. This ordinance shall become effective ten (10) days after its final passage.

The passage of this ordinance on first reading was moved by Mayor Resch, seconded by Commissioner Malega and upon being put to a vote, the vote was as follows:

Mayor Betty Resch	AYE
Vice Mayor Christopher McVoy	AYE
Commissioner Sarah Malega	AYE
Commissioner Kimberly Stokes	AYE
Commissioner Reinaldo Diaz	AYE

The Mayor thereupon declared this ordinance duly passed on first reading on the 7<sup>th</sup> day of June, 2022.

The passage of this ordinance on second reading was moved by \_\_\_\_\_, seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Christopher McVoy
Commissioner Sarah Malega
Commissioner Kimberly Stokes
Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

LAKE WORTH BEACH CITY COMMISSION

By: \_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Ann Coyne, City Clerk

## Exhibit A

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION  
PROPERTY DESCRIPTION & LOCATION MAP**

**Address:** 1 & 11 Lake Avenue, and 12, 14, 20, 22 & 24 South Lakeside Drive (inclusive of vacated alleyways)

**General Location:** Subject site is generally located on south of Lake Avenue and north of 1<sup>st</sup> Avenue South, between South Lakeside Drive and South Golfview Road.

**Size:** +/- 1.82 ac Lot / +/- 59,100 sf. Existing Structures

**PCNs:** 38-43-44-21-15-033-0090, 38-43-44-21-15-033-0070, 38-43-44-21-15-033-0060, 38-43-44-21-15-033-0040, 38-43-44-21-15-033-0030, 38-43-44-21-15-033-0010 and 38-43-44-21-15-033-0050

**Legal Description** - The Land referred to herein below is situated In the County of Palm Beach, State of Florida, and is described as follows, inclusive of vacated alleyways:

### PARCEL 1

LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, THE PALM BEACH FARMS CO. PLAT NO. 2,

LUCERNE TOWNSITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND

LOTS 7 AND 8, BLOCK 33, THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND LOTS 1 THROUGH 6, BLOCK 33, THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND

### PARCEL 2

THAT CERTAIN 10-FOOT-WIDE STRIP OF LAND LYING WEST OF AND ADJACENT TO THE FOLLOWING DESCRIBED

PARCEL: LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE, (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.





### Exhibit B

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION  
DEVELOPMENT STANDARDS**

Development Standard		Land Development Requirements (LDR)			Provided
		Base Zoning District Downtown (DT)	Hotel District with Sustainable Bonus Incentive Program (SBIP)	Mixed-Use Urban Planned Development (MUPD) in Hotel District with SBIP	
Lot Size (min) In square feet (sf)		6,500 sf	0.5 acres	0.5 acres	79,375 sf / +-1.82 acres
Lot Width (min)		25' - Lake Ave 50' in general	25' - Lake Ave 50' in general	25' - Lake Ave 50' in general	280'
Setbacks	Front (min build-to line)*	10', or 5' Build-to Building Setback Line on Lake <i>Note: Project has frontage on Lake, S Lakeside Drive &amp; 1st Ave S</i>			10'
	Rear (min)	10'	10'	10'	+/- 38'
	Street Side (min) *Alley	10'	10'	10'	10'
	Interior Side (min)	0'	0'	0'	N/A
Impermeable Surface Coverage (maximum)		80%	80%	90%	70,715 (89.1%)
Structure Coverage (max)		60%	60%	70%	68.9%
Density (max)		40 du/acre (72 units)	40 du/acre (72 units)	50 du/acre (91 units)	Up to 85 Residential Units
Building Height (max)		30' (max. 2 stories)	65' (max. 6 stories)	87' (Maximum height per Section 11 of City Charter)	87' (7 stories / 1 lower parking garage/ 1 amenity deck)
Maximum Wall Height at Side Setback		30'	65'	65'	30'
Floor Area Ratio (FAR) (max)		1.1	2.2	3.0625	2.89 (229,320 sf Total= 165,520 New Building + 59,100 sf Existing Building + Addition 4,700 sf)
	Studio	400 sf	400 sf	400 sf	499 sf

Living Area (minimum)	One-bedroom units	600 sf	600 sf	600 sf	730 sf
	Two-bedroom units	750 sf	750 s	750 s	1,070
	Three-bedroom units	900 sf	900 sf	900 sf	1,495
Parking		Parking Calculated per unit, room, and non-residential square footage. See page 7 for detailed parking analysis. *Note: The *25% shared parking credit for mixed use developments is not proposed to be utilized by applicant.		213 Required Spaces* / 283 spaces for 85 units w/o shared parking credit	283 + 1 Mobility Space* (271 garage + 12 on-street = 283 Spaces)

## Exhibit C

### DEPARTMENT FOR COMMUNITY SUSTAINABILITY PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION CONDITIONS OF APPROVAL

#### Planning & Zoning

1. The applicant shall be required to submit a preliminary plat application prior to the issuance of a building permit depicting all required dedications and easements and any necessary abandonments. Final plat approval is required prior to the issuance of a Certificate of Occupancy.
2. Public art, including murals, proposed in the future shall be reviewed by both the HRPB and the CRA's LULA program prior to installation.
3. Prior to the issuance of a building permit, revised photometric plans shall be required to updated as follows:
  - All lighting shall be shielded so as to not trespass upon neighboring residential properties or districts. Lighting shall not exceed 1-foot candle/ 10.76 lumens when measured from the property line and shall comply with lighting code regulations in LDR Section 23.4-3.
  - If using LED lighting, a warm light tone is required. Lighting fixtures should comply with dark skies fixture recommendations, including a 3000K light tone or less, and shall be consistent with the architectural style of the project as determined by the Development Review Official.
4. Prior to the issuance of building permit for commercial signage, a Minor Site Plan amendment to establish a Uniform Master Sign Program for individual tenants/businesses in accordance with the City's Land Development Regulations is required. Directional signage shall be exempt from the minor site plan requirement provided that is appropriately scaled and architecturally consistent.
5. Prior to the issuance of building permit, the applicant shall provide a detailed striping and signage plan for the mobility space on S. Lakeside Drive as approved by the Public Works Department.
6. Prior to the issuance of a building permit, the applicant shall collaborate with the City Horticulturist and Community Sustainability Director to prepare a tree preservation/relocation plan for the oaks existing on the project. The tree preservation/relocation plan must address the probability of successful preservation and survival of any oaks to be preserved in situ and any oaks to be relocated, including the proposed location for relocation, which may be on site if both parties believe on-site is feasible, or to Bryant Park. Relocation of oaks to Bryant Park requires location approval by the City Manager prior to finalization of the tree preservation/relocation plan. The tree preservation/relocation plan must also address the costs for preservation and relocation in accordance with the plan. The relocation of oaks to Bryant Park pursuant to the plan, and associated costs, will not exceed \$54,400 and will dollar-for-dollar reduce the amount required to be paid into the City's Tree Canopy Restoration Fund. Currently, the established \$54,400 value is based on the proposed overall landscape plan, which may change once the landscape plan is finalized. Any tree restoration payment must be paid prior to the issuance of a building permit.
7. Prior to the issuance of a building permit, the site plan shall be updated to depict the location of 9 Electric Vehicle Charging Station spaces on a parking garage floor plan.
8. During peak business operational periods and special events, the hotel use shall utilize the alternative valet configuration to provide +/- 320 garage spaces.
9. Prior to the issuance of the first building permit, a school capacity fee of \$10,016 shall be contributed to the School District of Palm Beach County.

10. Fifty percent of the sustainable bonus fee (\$646,875) shall be paid to the City within one year of approval, or prior to the issuance of the building permit, whichever comes first. Alternatively, the City Commission may approve the proposed Florida Green Building Certification and public art in lieu of the fee.
11. Building permit for new construction shall not be issued prior to the issuance of a building permit for the hotel restoration. Or, the building permits shall be issued concurrently.
12. A final Certificate of Occupancy (CO) shall not be issued for the new construction until the historic hotel receives its final CO. Or, the COs shall be issued concurrently for both the new construction and historic hotel.
13. Upon the request of the City made within twelve (12) to eighteen (18) months following the receipt of a certificate of occupancy for the existing hotel, the applicant shall undertake a review of the approved traffic circulation patterns, valet operation and delivery schedules, making reasonably feasible modifications as necessary, in collaboration with City Staff, to: reasonably minimize stacking on Lake Avenue, disruptions to access for adjacent condominium residents, hotel traffic use of 1st Avenue South for ingress or egress, and parking overflow into the surrounding neighborhood ; and to endeavor to provide sufficient parking management of large hotel events.

#### Urban Design

1. The front facing façade of the new building along Lake Avenue requires additional fenestration on floors 3 through 7. Staff has provided a suggested change to add two vertical series of windows that do not affect the use or layout of the proposed hotel rooms. The change would bring the façade into a more harmonious relationship to the existing hotel and reduce the overall bulk of the plain wall.
2. The middle section of the new building along Lakeside Drive should differentiate itself more from the north and south massing elements. Through the creative use of additional fenestration and material selection, the change would reduce the overall mass and bulk of the façade.
3. A more vibrant exterior color scheme more in keeping with the colorful diversity and charm of the City is suggested. Color palette should remain in the citrus tones and shades.

Utilities (Water, Sewer & Stormwater) Conditions approval shall be addressed prior to the issuance of a building permit unless otherwise indicated.

1. The gravity sewer relocation plan needs to include design elevations, including conflict crossing elevations, to verify the feasibility of the plan and identify conflict crossings. Show any proposed conflict structures and contact the PBC health department to determine if they will allow the use of conflict storm infrastructure.
2. Size and show the location of the grease trap/s associated with the restaurant. Grease traps shall be sized in accordance with 64E-6.013 of the F.A.C. This must be part of the site plan submittal and review.
3. The applicant provided a very high level-low detail drainage statement. Provide the drainage calculations that meet the City and the SFWMD storm design policy. The drainage calculations must be included in the site plan submittal and review to prove that drainage system can function as proposed.
4. The MEP drainage and pumping drawings with calculations were not included. Additional comment/s may be forthcoming following the submission of this information. This must be submitted with the site plan.
5. The City drainage policy states the property must retain on site, the runoff from a 3-year 1-hour storm event (2.6 inches of precipitation) before any discharge can occur. The drainage area evaluated is the total site area and this includes the hotel area. In addition, adjacent flows that enter the property must be evaluated or rerouted.

6. Will the storm manhole located in Lake Ave remain in service or be utilized? The storm main south of the structure is called out for abandonment and it appears that main was the only reason the manhole was installed. This structure may need to be removed if no longer in service.
7. Identify on the site plan that there will be an alleyway dedication to the City or not. However, if the right of way is not dedicated, provide a 15-foot-wide easement for the watermain extension that is proposed. One or the other should be shown on the site plan.
8. If the above grade meters and backflow devices serving the existing hotel located in front of roll up doors, then revise as necessary.
9. Request a sewer lateral/s locate for the existing hotel; the locates will be verified by the Utilities team with CCTV. This information is necessary to confirm the conceptual sewer plan in the alleyway south of Lake Ave.
  10. The proposed sewer relocation plan will require a shutdown of both lanes on FDOT's Lake Ave. It is recommended that the sewer main in Lake Ave be place in the center of the travel lane since FDOT prefers single lane closures over a full closure.
  11. Bold the callout "To be lined" over the sewer main between Lake Ave to 1st Ave S. Darken the dashed line work over the sewer main to bring attention to the proposed work
  12. A laundry interceptor shall be designed to the same standard as the grease trap above, however the structure/s can be located within the building.
  13. There is an active 1.25-inch gas main in the alleyway. Contact Matthew Ryan with Florida Public Utilities about a plan to address gas main. [mryan@chpk.com](mailto:mryan@chpk.com) or 561-838-1832. [Advisory]
  14. Plan to provide the SFWMD ERP permit before issuance of the building permit. [Advisory]
  15. Provide all standard details that are associated to the conceptual plans required is the site plan submittal. [Advisory]
  16. There will be an FDOT utility permit for the work proposed in Lake Ave. Please plan to submit for this prior to building permit. [Advisory]
  17. Please note that capacity fee must be paid prior to building permit issuance. See City's website (under finance) for information regarding capacity fees listed in the "schedule of fee". [Advisory]
  18. The design engineering should visit the site and take note that the roof drain gutters from the buildings at 10, 15 & 31 South Golfview. These gutters pipe underground and it must be investigated where they bubble back up to/from. [Advisory]

#### Public Works

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual. (Condition of Approval)
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Works. (Condition of Approval)
3. Prior to the issuance of a building permit, contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary. (Condition of Approval)
4. Prior to the issuance of a certificate of occupancy, ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction. A pre-construction video of the entire perimeter shall be performed and submitted to the City. (Condition of Approval)

5. Prior to the issuance of a building permit, submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices. (Condition of Approval)
6. Prior to the issuance of a Certificate of Occupancy, fine grade and sod all disturbed areas with bahia sod. (Condition of Approval)
7. Prior to the issuance of a Certificate of Occupancy, broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity. (Condition of Approval)
8. Prior to performing work in the right of way, apply for and receive issuance of a "Right of Way/Utility Permit" application. (Condition of Approval)
9. Prior to the issuance of a Certificate of Occupancy, restore the right of way to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind (Condition of Approval)
10. Prior to proposed road closures, submit a Maintenance of Traffic plan to be reviewed and approved by the City prior to implementation. Affected residents must be notified once the plan is approved. (Condition of Approval)
11. Prior to the issuance of a Certificate of Occupancy, coordinate with the Solid Waste and Recycling Division the collection schedule, frequency and logistics. (Condition of Approval)
12. Prior to the issuance of a Building Permit, please provide a detailed plan for the following:
13. Proposed parking plan for construction vehicles, equipment and materials for all phases of the project.
14. Proposed staging/usage plan for cranes, lifts, and other equipment that must utilize the right of way. Maintenance of Traffic plan including resident parking, access, pedestrian and boat ramp/tourist activity must be considered
15. Prior to the issuance of a Building Permit, provide to the City an evaluation of the feasibility and a proposed design for providing 2-way traffic flow along S. Lakeside Drive between 1st Ave South and Lake Avenue.
16. Prior to the issuance of a Certificate of Occupancy, construct alleyway improvements consisting of a 1" mill and 1" overlay from 1st Ave South to the north dead end. Special attention to be given for positive drainage.

#### Electric Utilities

1. At the time of application for a Building Permit, the applicant shall provide all applicable load calculation and the total conditioned space.
2. Prior to the issuance of a building permit, the following actions shall be completed:
  - a. Show the location of the Padmount Transformers, Automatic Transfer Switch (ATS), and the meter banks. The Padmount Transformer locations will need to be in an accessible location to our trucks and will need 8-ft (8 feet) of minimum clearance in the front and 3-ft (3 feet) of minimum clearance on the sides and rear. This clearance includes landscaping. None trees, plants, shrubs or vegetations are allowed within the clearance
  - b. Provide the electric riser diagrams for all buildings, the proposed electrical loads and the voltages required, including proposed Electrical Cable Schedules.
  - c. Provide the Amp Sizes and Voltages for any other services needed than the commercial units, such as lighting, irrigation, etc. If any meter is over 320 amps for Single Phase, and over 200 amps for 3-Phase, a CT Cabinet and CT Meter Can will need to be installed. All meters and CT Cabinets will need a minimum of 36" (36 in) of clearance in front of them.
  - d. Provide a 10-ft (10 feet) wide utility easement for the underground electric lines, Padmount Transformers & Switchgear that will serve this project. Starting on 1st Ave South running North along the alley and East along the South side of the existing building, and stop 15-ft (15 feet) West of the Generator. The Main Electric Line Routing from the Poles to the Padmount Transformers will be determined by the Lake Worth Beach design engineer.

- e. Transformer & Electrical Equipment Box Pad Elevations shall be FEMA 100 yr. Flood-Plain Elevation + 1-ft (1 feet).
  - f. Provide details for Temporary Power during construction, Voltage & Amps and approximate Location of service point.
  - g. CLWB will remove All Electric Over Head (OH) Infrastructure from the Alley between S. Lakeside Dr. and S Golfview Rd. between Lake Ave. and 1st Ave. S.
  - h. Complete payment to Lake Worth Beach for electrical infrastructure costs for labor & materials to serve this project.
  - i. The customer will be responsible for installing any Secondary Conduit at a minimum of 24" (24 in) deep from the Secondary Winding of the Transformer of the property to the building.
  - j. The customer will be responsible for Any and All labor and material costs for providing electric service to this project.
  - k. The CLWB will procure one (1) Padmount Transformer and Box Pad to serve the facility, the owner/developer is responsible for the reimbursement costs to the City. The City will procure one (1) Spare Padmount Transformer at the City's expense.
3. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
- a. Provide copy of recorded Utility Easement.
  - b. Note that No permanent power can NOT be provided until a Final Electrical Inspection is done.

## HISTORIC RESOURCES PRESERVATION BOARD (HRPB) REPORT

**Ordinance 2022-09 (PZHP Main Project Number 22-00900001):** Consideration of a request for a Mixed Use Urban Planned Development, Major Site Plan, Development of Significant Impact, Conditional Use Permit, and Sustainable Bonus Incentive Program approval commonly referred to as the “Gulfstream Hotel Planned Development.”

**Note:** The data and analysis for the associated historic preservation applications is under a separate cover.

**Transmittal Date:** April 20, 2022

**Meeting Date:** April 27, 2022

**Property Owner:** HH Gulfstream Land Holdings, LLC

**Applicant:** Checkmate Design, LLC and Restoration St. Louis, Inc. on behalf of Gulfstream Owner, LLC

**Address:** 1 & 11 Lake Avenue, and 12, 14 ,20, 22 & 24 South Lakeside Drive (inclusive of vacated alleyways)

**General Location:** Subject site is generally located on south of Lake Avenue and north of 1<sup>st</sup> Avenue South, between South Lakeside Drive and South Golfview Road.

**Size:** +/- 1.82 ac Lot / +/- 59,100 sf. Existing Structures

**Existing Land Use:** vacant land, vacant historic hotel building since 2006, & private surface parking.

**Current Future Land Use Designation:** Downtown Mixed Use (DMU)

**Zoning District:** Downtown (DT)

**PCNs:** 38-43-44-21-15-033-0090, 38-43-44-21-15-033-0070, 38-43-44-21-15-033-0060, 38-43-44-21-15-033-0040, 38-43-44-21-15-033-0030, 38-43-44-21-15-033-0010 and 38-43-44-21-15-033-0050

**General Location Map:**





## RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) including the City's Major Thoroughfare Design Guidelines and Historic Preservation Design Guidelines and for consistency with the Comprehensive Plan and Strategic Plan. The proposed "Gulfstream Hotel Planned Development" is consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned, and, therefore, a **recommendation of approval with conditions** is provided to the HRPB for Ordinance 2022-09. The conditions are located on beginning on page 11 of this report.

## PROJECT DESCRIPTION

The Applicant, Gulfstream Owner, LLC, is requesting approval of Ordinance 2022-09, which is inclusive of the following application types:

- Mixed Use Urban Planned Development to renovate existing 59,100 sf hotel building (90 hotel rooms), construct a rear addition of 4,700 sf, and construct a new mixed use (hotel & multi-family) building with +/- 164,985 sf, including maximum of 85 residential units, 50 new hotel rooms and a parking garage (283 spaces).
- Major Site Plan for the development of mixed use development in excess of 7,500 square feet.
- Development of Significant Impact to construct a mixed use development in excess of 100,000 sf.
- Conditional Use Permit to establish hotel and multi-family residential uses greater than 7,500 square feet.
- Sustainable Bonus Incentive Program for additional density, intensity and height.

## COMMUNITY OUTREACH

The City published a project webpage the first week of April 2022, where residents and members of the public are able to view the renderings of the proposal. In addition, the project has complied with all of the public notice requirements, including a 400-foot courtesy notice, sign posting and legal notice. At the time of the completion and dissemination of this staff report, the City had received a phone call and an email in support of the project from the public.

## BACKGROUND

Below is a summary of the property based on Palm Beach Property Appraiser's records and City records:

**Construction/Approvals:** The historic Gulfstream Hotel (+/-59,100 sf) was permitted through the City's Building Department in May of 1923, constructed in 1925, and the first grand opening occurred on January 20, 1925. The subject building is a contributing resource within the South Palm Park Local Historic District. It was placed on the National Register of Historic Places in 1982 and is recorded on a Florida Master Site File as PBO0202. The National Register nomination form attributes the design to G. Lloyd Preacher & Company, Inc. and describes it as a "rare survivor of the resort hotels built along Florida's southeast coast during the 1920s Land Boom era." In 2016, an approval was granted to allow for the redevelopment of the property of a +/- 6,500 square foot addition to the historic Gulfstream Hotel, a new +/- 74,572 square foot hotel with eighty-seven (87) rooms and a two (2) story parking garage with rooftop parking containing a minimum of one hundred forty-five (145) parking spaces and +/- 2,590 square feet of ground floor retail for community use. However, construction of the project was never pursued by the applicant at the time, HH Gulfstream Land Holdings, LLC, the approved entitlement remains vested and is current.

**Use:** The property's use is vacant. The Gulfstream Hotel building is also vacant.

**Code Compliance:** There are no active code cases on the subject site. There have been 21 code cases previously initiated as far back as year 2000. The complaints included concerns related to:

- Garbage/Trash/Debris
- Fence falling down
- Illegal signage violations

- Overgrowth and landscape maintenance
- Noise complaints
- No business license and/or working beyond the scope of the business license
- Maintenance of the swimming pool
- No vacant property registry
- Deterioration by neglect
- Board & Secure
- Open and/or expired permits
- Graffiti
- Permit violations
- General requirements ensuring proper maintenance of the property

## ANALYSIS

### Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). Per Policy 1.1.1.7, the DMU FLU is “intended to provide for the establishment and expansion of a broad range of office, retail and commercial uses, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed Use category because they would be detrimental to the shopping or office functions of the area.” The proposal would allow for the redevelopment of an existing vacant historic hotel building with a rear addition, the construction of new mixed-use building connected to the historic hotel building, and the establishment of hotel and multi-family residential conditional uses along one of the City’s major thoroughfares, Lake Avenue, as consistent with the intent of the DMU FLU.

The proposal is supported by several Goals, Policies, and Objectives in the Comprehensive Plan, including:

- FLU Element - Objective 1.2.1: To promote the location of high-quality retail, office and mixed use projects in the Downtown Mixed Use (DMU) and Mixed Use East (MU-E) designations as the prime retail and commercial areas of the City.
- FLU Element - Goal 1.3: To preserve and enhance the City’s community character as a quality residential and business center within the Palm Beach County urban area.
- FLU Element - Objective 1.3.3: To adopt and utilize innovative land development regulations that implement the goal of preserving and enhancing the character of Lake Worth as an attractive residential community and business center.
- FLU Element - Goal 1.4: Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources.
- FLU Element - Objective 1.4.2: To provide for the protection, preservation or sensitive reuse of historic resources.
- FLU Element - Policy 11.1.2.2: The City shall attract industries and employers in cluster industries such as light manufacturing, green manufacturing, cultural arts, artisanal arts, research and development, tourism and associated ancillary businesses; and, other emerging industry clusters.
- Housing & Neighborhoods Element - Objective 3.4.1: To provide for the protection, preservation or sensitive reuse of Historic and Archeological Resources.
- Housing & Neighborhoods Element - Policy 3.4.2.1: Properties of special value for historic, architectural, cultural or aesthetic reasons will be restored and preserved through the enforcement of the City’s Historic Preservation Ordinance to the extent feasible.
- Economic Development Element - Goal 11.1: The economic goal of the City of Lake Worth is to achieve a sustainable, balanced and diversified economy which is compatible with the City’s built environment and protects important cultural, historical and natural resources.
- Economic Development Element - Objective 11.1.1: The City of Lake Worth shall maintain and expand a diversified economy by encouraging growth in targeted cluster industries that provide employment and

complement changing economic conditions by supporting existing businesses, business attraction, renewable energy and by retaining and improving resource-based sectors, such as tourism, retirement, and recreation.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. The proposed project seeks to implement several of the Strategic Plan's Pillars. Pillar II.C. focuses on preserving the character and protect historic resources of the City's community of neighborhoods. Pillar III.C. encourages tourism by increasing options for visitors to stay and experience the City. Pillar IV.A and Pillar IV.D state that the City shall achieve economic and financial sustainability through a versatile and stable tax base, and influence the supply and expansion of jobs.

The proposed renovation of the vacant historic hotel building, addition to the historic building, and new mixed use building will allow for the re-establishment of a hotel business in the downtown core of the City that will contribute towards the City's tax base and sustain or increase jobs as recommended under Pillar III.C, Pillar IV.A and Pillar IV.D. The hotel mixed use development would support the downtown business center by bringing additional customers to shop and dine in the downtown. Hotel guests in the 140-room hotel would support tourism related businesses in the City. Further, the proposed project would rehabilitate a culturally and architecturally significant landmark as mentioned in Pillar II.C. and Pillar III.C. Use of the City's Sustainable Bonus Incentive Program would allow for the financially feasible rehabilitation of a character defining structure as supported by FLU Objective 1.3.3. Based on the analysis above, the proposed Gulfstream Hotel Planned Development (Ordinance 2022-09) request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

#### **Consistency with the Land Development Regulations (LDRs):**

**Mixed Use Urban Planned Development** - Per Section 23.3-25, planned developments are intended to encourage innovative land planning and development techniques through incentives to create more desirable and attractive development within the City. The Department of Community Sustainability is tasked to review planned development applications in accordance with the City's LDRs, to assess compliance with the findings for granting planned developments (analyzed below) and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

**Analysis:** The proposed Mixed Use Urban Planned Development was reviewed for compliance with Section 23.3-25. No waivers or exceptions to the land development regulations are being requested. The applicant has demonstrated the required unity of control for the petition, and provided the required supporting information and development plans that comprise the master development plan. The proposal meets the minimum site area requirement of 0.5 acres. Outdoor storage is not proposed. The project planned development meets all land development requirements with no waivers, exceptions and/or variances.

**The Downtown (DT) zoning district** *is designed for the commercial core of Lake Worth, primarily along Lake and Lucerne Avenues from Golfview to the Florida East Coast Railroad right-of-way. The DT zoning district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use. Certain commercial uses are not permitted in the district because they will be detrimental to the shopping or office functions of the area.*

**The Hotel District Overlay** *is designed to encourage and facilitate hotels or motels of at least fifty (50) rooms as individual projects or as part of an overall mixed use project. The area is bounded by Golfview Road to the east, Federal Highway to the west, First Avenue South to the south, and Second Avenue North to the north and includes only those lots with the underlying zoning classification of DT as depicted on the official zoning map on file in the office of the planning, zoning and preservation division.*

**March 2020 Height City Charter Amendment Referendum** allowed for a maximum building height of 87' for the subject site and adjacent properties on the same block. The stated purpose of the charter amendment was to make the

renovation and reopening of the Gulfstream Hotel financially feasible, and it allowed for the proposed maximum building height for both the historic hotel property and the adjacent properties within the same block located south of Lake Avenue, east of South Lakeside Drive, west of South Golfview Road, and north of 1<sup>st</sup> Avenue South.

**Analysis:** The proposed hotel and multi-family uses are anticipated and encouraged uses in the Hotel District Overlay and in the DT zoning district. The uses have been reviewed for consistency with the required conditional use review criteria and that analysis is provided on page 10 of this report. Further, the use location and height of the structure was also anticipated in the Land Development Regulations and in the 2020 City Charter amendment, which allowed for a height of 87' on the subject site to facilitate the redevelopment of the historic Gulfstream hotel and associated new construction. The land development requirements of the DT zoning in the Hotel District Overlay are analyzed in the table below. The subject application is consistent with all LDR requirements; and, the applicant is not requesting any exceptions to these requirements.

The table below shows the proposed site features and its compliance with the LDRs, as applicable:

Development Standard		Land Development Requirements (LDR)			Provided by Applicant
		Base Zoning District Downtown (DT)	Hotel District with Sustainable Bonus Incentive Program (SBIP)	Mixed-Use Urban Planned Development (MUPD) in Hotel District with SBIP	
Lot Size (min) In square feet (sf)		6,500 sf	0.5 acres	0.5 acres	79,375 sf / +-1.82 acres
Lot Width (min)		25' - Lake Ave 50' in general	25' - Lake Ave 50' in general	25' - Lake Ave 50' in general	
Setbacks	Front (min build-to line) *	10', or 5' Build-to Building Setback Line on Lake <i>Note: Project has frontage on Lake, S Lakeside Drive &amp; 1st Ave S</i>			10'
	Rear (min)	10'	10'	10'	+/- 38'
	Street Side (min) *Alley	10'	10'	10'	10'
	Interior Side (min)	0'	0'	0'	N/A
Impermeable Surface Coverage (maximum)		80%	80%	90%	70,715 (89.1%)
Structure Coverage (max)		60%	60%	70%	68.9%
Density (max)		40 du/acre (72 units)	40 du/acre (72 units)	50 du/acre (91 units)	Up to 85 Residential Units
Building Height (max)		30' (max. 2 stories)	65' (max. 6 stories)	87' (Maximum height per Section 11 of City Charter)	87' (7 stories / 1 lower parking garage/ 1 amenity deck)
Maximum Wall Height at Side Setback		30'	65'	65'	30'

Floor Area Ratio (FAR) (max)	1.1	2.2	3.0625	2.89 (229,320 sf Total= 165,520 New Building + 59,100 sf Existing Building + Addition 4,700 sf)	
FEMA Base Flood Elevation for Finished Floor (NAVD) Note:	AE Flood Zone - Current FEMA BFE: 7' AE Flood Zone - Proposed FEMA BFE: 10'  <i>Note: Existing grade is 4.5' – 5.3' NAVD. The finished floor of historic hotel. is 5.95' to 6.95'. A Historic BFE Variance is required for existing hotel building and addition (under separate cover).</i>			New Building: 10 ' Existing/Addition: 5.94' – 7'	
Living Area (minimum)	Studio	400 sf	400 sf	400 sf	499 sf
	One- bedroom units	600 sf	600 sf	600 sf	730 sf
	Two- bedroom units	750 sf	750 s	750 s	1,070
	Three- bedroom units	900 sf	900 sf	900 sf	1,495
Parking	Parking Calculated per unit, room, and non- residential square footage. See page 7 for detailed parking analysis. *Note: The *25% shared parking credit for mixed use developments is not proposed to be utilized by applicant.		213 Required Spaces* / 283 spaces for 85 units w/o shared parking credit	283 + 1 Mobility Space* (271 garage + 12 on- street = 283 Spaces)	

**Section 12-7, Dumpster Requirements:** *The location of all dumpsters shall be approved by the public services director or his designee and/or the building official or his designee. All dumpsters shall meet the requirements set forth in this section and all other ordinances, rules, regulations and policies adopted by the city.*

**Analysis:** The proposed trash compactor location and service plan was reviewed by Public Works, who determined that the refuse management plan was feasible to service and is typically for urban hotel operations. No dumpster is proposed on the property. The applicant will coordinate with Public Works on the pick-up schedule of the trash compactors prior to opening the facility. The compactors are located in the rear of the connection between the historic and new building. The compactors will be rolled out by hotel/property management staff prior to collection.

**Section 23.4-3, Exterior Lighting:** *All outdoor lighting shall be installed in conformance with the provisions of this chapter, applicable electrical and energy codes, and applicable sections of the building code. Further per Section 23.3-25.b)D)7, exterior lighting “shall not exceed one (1) foot candle at or beyond the boundaries of such development.”*

**Analysis:** A photometric plan was provided depicting the lighting within the parking garage structure. However, compliance with the City’s exterior lighting requirements is measured from the property line. No exterior light poles are proposed as part of the site plan. Therefore, a recommended condition of approval has been provided requiring an updated photometric plan at building permit demonstrating that the proposed exterior lighting shall not exceed a maximum of 1-foot candle/ 10.76 lumens at the property line. Further, the lighting fixtures shall comply with Dark Skies lighting recommendations. The proposed fixtures shall be required to have a warm tone setting of 3000K or less. The proposed fixtures may be substituted with another architecturally compatible fully shielded light fixtures at

building permit to achieve a warm LED light tone of 3000K or less if the proposed fixture cannot be set to provide the required light tone.

**Section 23.4-10. - Off-street parking:** This section provides general provisions for off-street parking. The standards “apply to all parking spaces required for new buildings, new uses, additions, enlargements, or changes.”

**Analysis:** The proposed parking would provide 283 parking spaces (270 garage spaces + 13 on-street parking spaces along S. Lakeside Drive) for the addition and new construction. Parking is calculated by use area, which include assembly, restaurant, personal services, office and lodging parking multipliers in Section 23.4-10. For mixed use projects, a shared parking credit of 25% is also applied to calculate the required parking of a proposed project. Therefore, the required parking for the property is (283 X .75 = 213 spaces). The applicant has selected to provide parking without utilizing the 25% parking reduction credit for a mixed use project. The applicant is also proposing an additional on-street mobility parking space to allow for a designated pick-up area for ride-share services. Additional parking is not required for change of use for existing structures, so parking is not required for the existing hotel. The applicant has also submitted an optional valet parking configuration on 2<sup>nd</sup> level of the parking garage to add an additional 37 spaces for peak operational periods and special events, which would allow for a total of +/-320 off-street garage spaces. Valet service would be provided for hotel guests, and there is an existing valet lane that is proposed to continue to be utilized by the applicant. The total required electric vehicle charging station spaces is 9 spaces, or 4% of the required parking 213 spaces. Staff has added a condition of approval requiring the final location of the EV charging stations to be depicted on the parking garage floor plan prior to the issuance of building permit.

**Section 23.4-9, Off-Street Loading Regulations:** Retail operations, wholesale operations and industrial operations, with gross floor area of less than ten thousand (10,000) square feet, shall provide sufficient space (not necessarily a full berth) so as not to hinder the free movements of vehicles and pedestrians over a sidewalk, street or alley. Where site conditions allow, loading areas shall be screened and buffered from public view.

**Analysis:** A loading space is proposed in the rear of the property that provides screening from public streets and is located in a manner as to allow for the free movements of vehicles and pedestrians over the rear alley.

**Signage:** Signage is required to comply with the size and design requirements in the Land Development Regulations. Prior to the issuance of building permit for commercial signage, a Minor Site Plan amendment to establish a Uniform Master Sign Program for individual tenants/businesses in accordance with the City's Land Development Regulations is required. Directional signage shall be exempt from the minor site plan requirement provided that is appropriately scaled and architecturally consistent.

**Section 23.6-1. - Landscape regulations:** The objective of this section is to provide minimum standards for the installation and maintenance of landscaping within the City. Per Section 23.6-1(c)(2), “on the site of a building or open lot use providing an off-street parking, storage or other vehicular use area, where such an area will not be screened visually by an intervening building or structure from an abutting right-of-way or dedicated alley, shall require landscaping” consistent with this section including a landscape strip ten (10) feet in depth.

**Analysis:** The development proposal provides perimeter landscaping and shade trees and features a green roof deck over the parking garage. The proposed landscaping is consistent with the City's landscape regulations and the Major Thoroughfare Design Guidelines. Tree species include a mix of Gumbo Limbo, Spanish Stopper, Live Oak and Wild Tamarind trees for the ground floor plantings along with multiple native and non-native shrubs, grasses and groundcovers. The green roof deck plantings also contain a mixture of native and non-native plants such as Silver Buttonwood trees, Thatch palms and Beauty Berry shrubs and native ferns. The proposed landscape complies with the City's requirement that 75% of all required plants be Florida native.

As required by the tree removal provisions in the landscape regulations, the applicant submitted a tree survey and disposition plan that was reviewed by staff. The diameter at breast height (DBH) for the existing trees with a condition rating of fifty (50) percent or greater on the property is used to calculate the replacement tree requirement. Based on the tree survey, replacement trees are required to have an average DBH of 12.5 inches to qualify as replacement trees. As there is not sufficient space on site to successfully plant enough replacement trees with the required DBH, there is a mitigation short fall of 136 inches. Since the property cannot accommodate all of the required tree replacements on site, an in-lieu of fee may be paid into the Tree Canopy Restoration Fund as a substitute to replacement. Therefore, staff has proposed a condition requiring the payment of \$54,400 into the City’s Tree Canopy Restoration fund prior to the issuance of a building permit.

**Section 23.2-31 - Site Design Qualitative Standards review required for Major Site Plan (Attachment A)**

Site Design Qualitative Standards are intended to “promote safety and minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping and other site improvements. The qualitative standards are designed to ensure that site improvements are arranged in ways which cannot be otherwise accomplished with quantitative standards.” These qualitative standards are applicable to site plan applications as well as all conditional uses. The Major Thoroughfare Design Guidelines are an adopted component of these Site Design Qualitative Standards as per Section 23.2-31(j), which are applicable to properties adjacent to the City’s major thoroughfares inclusive of the subject site. Compliance determination with the applicable standards in Section 23.2-31 are provided in Attachment A. **The following analysis of the site, building, vehicular use area and appearance support the compliance findings for the applicable standards listed in Attachment A and in the Major Thoroughfare Design Guidelines.**

**Site Design Qualitative Standards Analysis (including vehicular use areas) and Major Thoroughfare Design Guidelines:** The proposed improvements to the site circulation, parking, landscaping and architecture are consistent with the Major Thoroughfare Design Guidelines and the City’s LDRs. The configuration of the existing sidewalks and roadways will not be impacted. The rear 10’ alleyway will be enlarged to a functional width of 20’ with the addition of a stabilized 10’ semi-pervious surface area, allowing for improved fire rescue access to the proposed and existing structures. Refuse compactors that roll out curbside for pick-up are proposed. The compactors are located inside the building and will be rolled out for pick-up. The location of the compactors was determined to be an appropriate location for pick-up services by Public Works. Improvements to the existing landscaping are also proposed and discussed in the landscape section of this report. The proposed parking garage and vehicular use areas will be effectively screened from the public view by both landscaping and buildings. The proposed parking garage access and layout does not create an unsafe situation and will conform to the requirements of the LDRs.

The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Existing Use
North Uses are located across Lake Ave	Downtown Mixed Use (DMU)	DT - Downtown	Commercial Retail (Dollar General) & Multi-family Residential (7 stories)
South Uses are located across 1 <sup>st</sup> Ave S	High Density Residential	MF-30 - Medium Density Multi-Family Residential 30	Multi-family Residential (1 -2 stories)
East	Downtown Mixed Use (DMU) & Public Recreation & Open Space (PROS)	MF-30 - Medium Density Multi-Family Residential 30 & Public Recreation & Open Space PROS	Multi-family Residential (2-7 stories) & Park (Bryant Park)
West Uses are located across S. Lakeside Dr.	Downtown Mixed Use (DMU)	DT – Downtown & MF-30 - Medium Density Multi-Family Residential 30	Multi-family (2-5 stories)

The proposed uses are anticipated, desired and compatible uses in the Hotel District Overlay. Additional use analysis is located in the Conditional Use Permit section located on page 9 of this report. The corresponding proposed site circulation and improvements are appropriate and will minimize negative impacts on existing surrounding properties.

The proposed architecture of the building will improve the aesthetics of the existing property, and be an asset to the neighborhood. Staff has proposed several urban design conditions requiring additional fenestration and modifications to window configurations that do not impact the hotel floor plan. These changes would bring the façade into a more cohesive relationship to the existing hotel and reduce the overall bulk of the plain wall. Further, staff is recommending that the middle section of the new building along Lakeside Drive should differentiate itself more from the north and south massing elements. Through the creative use of additional fenestration and material selection, the appearance of the overall mass and bulk of the façade would be reduced. As conditioned, the design of the buildings has a unity of character; and, the proposed texture and color of materials create a harmonious aesthetic appearance as a whole. The subject application design and scale do not detract from the character, value, and attractiveness of the surroundings due to the fact the applicant has taken care to set back portions of the building from 1<sup>st</sup> Avenue South and from the condominium buildings to the east. Staff has proposed a condition of approval related to the approval and installation of public art in the future.

#### **Community Appearance Criteria:**

The proposed renovation of the historic hotel, new construction, new landscaping, and associated site improvements represent an enhancement in the general appearance of the property over the existing vacant lot and vacant hotel building. The proposed architecture of the building is appropriate and in harmony with the surrounding mixed use area as conditioned. The maximum height of the structure is 87' per the City Charter as approved by referendum in 2020. The building height steps down on the southern and eastern property lines for compatibility with the height of the adjacent and proximate multi-family residential structures. Along the southern property line adjacent to 1<sup>st</sup> Avenue North, the building steps down to a height of +/- 30' for compatibility with the lower scale residential across the street to the south. The rear of the building fronting the alley on the eastern property line also steps down to a height of +/- 30' for compatibility with the adjacent condominium properties. The landscaping along the western and southern property lines softens the façade of the new construction with native and Florida-friendly landscaping and shade trees (Live Oak & Spanish Stopper) along the public sidewalks.

Overall, the proposed project represents a substantial improvement in the visual appearance over the existing property and is consistent with the Comprehensive Plan, Major Thoroughfare Design Guidelines and the City's Land Development Regulations (LDRs). The project is in conformity with the principals of good design and quality and is in harmony with the city and the surrounding area as conditioned.

#### **Section 23.2-35 - Development of Significant Impact (DSI)**

A development of significant impact (DSI) is a commercial, office, or industrial development of 100,000 or more gross square feet of enclosed building area, including renovations of existing structures when a change to a more intensive use is anticipated, or a residential development of 100 or more dwelling units, including renovations of existing structures when a change to a more intensive use is anticipated. The project proposed qualifies as a DSI because it exceeds 100,000 sf.

Per LDR Section 23.2-35, a proposed DSI and any amendments to an approved DSI shall be reviewed and approved in accordance with the procedures and requirements for a Conditional Use Permit except that the City Commission shall be the decision maker and not the Planning and Zoning Board or the Historic Resources Preservation Board. The Conditional Use Permit criteria is outlined in the conditional use analysis section below.



**Section 23.2-29 - Conditional Use Permit (CUP)**

Conditional uses are those uses that are generally compatible with the other uses permitted in a district, but that require individual review of their location, design, structure, configuration, density and intensity of use, and may require the imposition of conditions to ensure the appropriateness and compatibility of the use at a particular location. The hotel and multi-family residential uses were reviewed for consistency with the required conditional use findings (Attachment B).

The proposed conditional uses are anticipated uses in the DT zoning district and in the Hotel District Overlay. The site and building are already served by municipal services, including water, sewer, refuse, fire and police. Improvements to both the City's water/sewer and electrical utilities that are included in the City's Five Year Capital Improvement Plan (CIP) will be implemented as part of the development of the project. The existing 10' alley will be widened to provide a 20' wide travel lane to ensure appropriate fire rescue accessibility to the rear of subject site and adjacent properties. The site circulation, parking garage access and valet service are designed to maximize the efficiency of hotel operations and minimize impacts on adjacent properties. The applicant has also provided a PBC Traffic Performance Standards approval letter. In summary, the hotel and multi-family uses are not anticipated to negatively impact the surrounding areas with traffic, noise, and air pollution more than if the proposed project were broken up into multiple individual uses that are permitted by right.

**Section 23.2-33(c) - Sustainable Bonus Incentive Program (SBIP)**

The City of Lake Worth Beach Sustainable Bonus Incentive Program (SBIP) is intended to implement Objective 1.2.3 of the City's Comprehensive Plan which states the City shall establish incentives to help support the creation of a compact, sustainable, community-oriented development by implementing a Sustainable Bonus Incentive Program. The Program offers the opportunity to attain an option for increased height and/or FAR in exchange for the incorporation of sustainable design features, community-based improvements and overall design excellence as part of a development proposal.

Per Policy 1.2.3.4 of the City's Comprehensive Plan, a mixed use urban planned development may obtain a 25% bonus on density, intensity (FAR), and height over the base line as outlined in Table 1 of the Comprehensive Plan. The Applicant is asking for a bonus height up to 87' as consistent with the City Charter, a density of +/-46.7 units per acre (13 bonus units), and a floor area ratio (FAR) of 2.89, which are less than the maximum allowances that can be permitted for height, density and intensity through a sustainable bonus incentive in a planned development in the DT zoning district and Hotel District Overlay. The total square footage of bonus area above the second floor is +/-139,385 square feet in total (106,270 sf bonus area in height only for floors 3 through 6 and 33,115 sf for floors 7 and penthouse in height, density and intensity incentives). Therefore, the value of required improvements for the SBIP bonus areas are \$797,025 (106,270 sf X \$7.50 per sf), plus an additional \$496,725 (33,115 sf X \$15 per square foot). The total combined value of required improvements both areas \$1,293,750. The project is proposing to renovate and restore a designated structure on the National Register of Historic Places, which entitles the project to 50 percent of the incentive award regardless of the number of additional stories of square feet above the initial two stories, which has an equivalent value of \$646,875. The applicant has requested that the City Commission waive the requirement that 50% of the sustainable bonus incentive fee be paid to the City per recent City Commission direction. The applicant is proposing that in lieu of paying 50% of the sustainable bonus incentive payment that the project be conditioned to require Florida Green Building certification (equal to 50% of the value of the sustainable bonus fee per the LDRs) and a public art component. The project does not include off-site improvements toward the SBIP credit. The proposed development meets the intent of the SBIP as conditioned. Staff has proposed a condition of approval requiring 50% of the sustainable bonus incentive fee be paid to the City, or that the City Commission should provide direction that the Florida Green Building certification and public art component is required in lieu of that amount.

## CONCLUSION AND CONDITIONS

The DT zoning district is intended “to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use.” The Hotel District Overlay is designed to encourage hotel uses in the Overlay. The hotel and multi-family conditional uses are anticipated and encouraged uses in the zoning district and overlay. Based on the data and analysis in this report and the supporting materials by the applicant, the proposed site plan, building design and site circulation are appropriate and consistent with the City’s Comprehensive Plan, Strategic Plan, Major Thoroughfare Design Guidelines, and Land Development Regulations with no requested exceptions or waivers. The proposed site circulation, parking, refuse, delivery, and amenity locations anticipated to minimize and/or mitigate any impacts of the hotel uses on the adjacent and proximate multi-family residential uses. The applicant has also provided documentation that the proposed project will provide a substantial positive economic impact on the City’s downtown. Further, the proposal would allow for the renovation and reopening of a historically and culturally significant landmark hotel. **Therefore, a recommendation of approval is provided to the HRPB with the following conditions:**

### Planning & Zoning

1. The applicant shall be required to submit a preliminary plat application prior to the issuance of a building permit depicting all required dedications and easements and any necessary abandonments. Final plat approval is required prior to the issuance of a Certificate of Occupancy.
2. Public art, including murals, proposed in the future shall be reviewed by both the HRPB and the CRA's LULA program prior to installation.
3. Prior to the issuance of a building permit, revised photometric plans shall be required to updated as follows:
  - All lighting shall be shielded so as to not trespass upon neighboring residential properties or districts. Lighting shall not exceed 1-foot candle/ 10.76 lumens when measured from the property line and shall comply with lighting code regulations in LDR Section 23.4-3.
  - If using LED lighting, a warm light tone is required. Lighting fixtures should comply with dark skies fixture recommendations, including a 3000K light tone or less, and shall be consistent with the architectural style of the project as determined by the Development Review Official.
4. Prior to the issuance of building permit for commercial signage, a Minor Site Plan amendment to establish a Uniform Master Sign Program for individual tenants/businesses in accordance with the City's Land Development Regulations is required. Directional signage shall be exempt from the minor site plan requirement provided that is appropriately scaled and architecturally consistent.
5. Prior to the issuance of building permit, the applicant shall provide a detailed striping and signage plan for the mobility space on S. Lakeside Drive as approved by the Public Works Department.
6. Prior to the issuance of a building permit, the applicant shall pay \$54,400 into the City’s Tree Canopy Restoration fund.
7. Prior to the issuance of a building permit, the site plan shall be updated to depict the location of 9 Electric Vehicle Charging Station spaces on a parking garage floor plan.
8. During peak business operational periods and special events, the hotel use shall utilize the alternative valet configuration to provide +/- 320 garage spaces.
9. Prior to the issuance of the first building permit, a school capacity fee of \$10,016 shall be contributed to the School District of Palm Beach County.
10. Fifty percent of the sustainable bonus fee (\$646,875) shall be paid to the City within one year of approval, or prior to the issuance of the building permit, whichever comes first. Alternatively, the City Commission may approve the proposed Florida Green Building Certification and public art in lieu of the fee.

### Urban Design

1. The front facing façade of the new building along Lake Avenue requires additional fenestration on floors 3 through 7. Staff has provided a suggested change to add two vertical series of windows that do not affect the

- use or layout of the proposed hotel rooms. The change would bring the façade into a more harmonious relationship to the existing hotel and reduce the overall bulk of the plain wall.
2. The middle section of the new building along Lakeside Drive should differentiate itself more from the north and south massing elements. Through the creative use of additional fenestration and material selection, the change would reduce the overall mass and bulk of the façade.
  3. A more vibrant exterior color scheme more in keeping with the colorful diversity and charm of the City is suggested. Color palette should remain in the citrus tones and shades.

Utilities (Water, Sewer & Stormwater) Conditions approval shall be addressed prior to the issuance of a building permit unless otherwise indicated.

1. The gravity sewer relocation plan needs to include design elevations, including conflict crossing elevations, to verify the feasibility of the plan and identify conflict crossings. Show any proposed conflict structures and contact the PBC health department to determine if they will allow the use of conflict storm infrastructure.
2. Size and show the location of the grease trap/s associated with the restaurant. Grease traps shall be sized in accordance with 64E-6.013 of the F.A.C. This must be part of the site plan submittal and review.
3. The applicant provided a very high level-low detail drainage statement. Provide the drainage calculations that meet the City and the SFWMD storm design policy. The drainage calculations must be included in the site plan submittal and review to prove that drainage system can function as proposed.
4. The MEP drainage and pumping drawings with calculations were not included. Additional comment/s may be forthcoming following the submission of this information. This must be submitted with the site plan.
5. The City drainage policy states the property must retain on site, the runoff from a 3-year 1-hour storm event (2.6 inches of precipitation) before any discharge can occur. The drainage area evaluated is the total site area and this includes the hotel area. In addition, adjacent flows that enter the property must be evaluated or rerouted.
6. Will the storm manhole located in Lake Ave remain in service or be utilized? The storm main south of the structure is called out for abandonment and it appears that main was the only reason the manhole was installed. This structure may need to be removed if no longer in service.
7. Identify on the site plan that there will be an alleyway dedication to the City or not. However, if the right of way is not dedicated, provide a 15-foot-wide easement for the watermain extension that is proposed. One or the other should be shown on the site plan.
8. If the above grade meters and backflow devices serving the existing hotel located in front of roll up doors, then revise as necessary.
9. Request a sewer lateral/s locate for the existing hotel; the locates will be verified by the Utilities team with CCTV. This information is necessary to confirm the conceptual sewer plan in the alleyway south of Lake Ave.
10. The proposed sewer relocation plan will require a shutdown of both lanes on FDOT's Lake Ave. It is recommended that the sewer main in Lake Ave be place in the center of the travel lane since FDOT prefers single lane closures over a full closure.
11. Bold the callout "To be lined" over the sewer main between Lake Ave to 1st Ave S. Darken the dashed line work over the sewer main to bring attention to the proposed work
12. A laundry interceptor shall be designed to the same standard as the grease trap above, however the structure/s can be located within the building.
13. There is an active 1.25-inch gas main in the alleyway. Contact Matthew Ryan with Florida Public Utilities about a plan to address gas main. [mryan@chpk.com](mailto:mryan@chpk.com) or 561-838-1832. [Advisory]
14. Plan to provide the SFWMD ERP permit before issuance of the building permit. [Advisory]
15. Provide all standard details that are associated to the conceptual plans required is the site plan submittal. [Advisory]

16. There will be an FDOT utility permit for the work proposed in Lake Ave. Please plan to submit for this prior to building permit. [Advisory]
17. Please note that capacity fee must be paid prior to building permit issuance. See City’s website (under finance) for information regarding capacity fees listed in the “schedule of fee”. [Advisory]
18. The design engineering should visit the site and take note that the roof drain gutters from the buildings at 10, 15 & 31 South Golfview. These gutters pipe underground and it must be investigated where they bubble back up to/from. [Advisory]

#### Public Works

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual. (Condition of Approval)
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Works. (Condition of Approval)
3. Prior to the issuance of a building permit, contact the Lake Worth Drainage (LWDD) District’s Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, contact the South Florida Water Management District’s (SFWMD) Engineering Department and obtain any required permit(s), if necessary. (Condition of Approval)
4. Prior to the issuance of a certificate of occupancy, ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction. A pre-construction video of the entire perimeter shall be performed and submitted to the City. (Condition of Approval)
5. Prior to the issuance of a building permit, submit an Erosion Control plan and indicate the BMP’s and NPDES compliance practices. (Condition of Approval)
6. Prior to the issuance of a Certificate of Occupancy, fine grade and sod all disturbed areas with bahia sod. (Condition of Approval)
7. Prior to the issuance of a Certificate of Occupancy, broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity. (Condition of Approval)
8. Prior to performing work in the right of way, apply for and receive issuance of a “Right of Way/Utility Permit” application. (Condition of Approval)
9. Prior to the issuance of a Certificate of Occupancy, restore the right of way to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind (Condition of Approval)
10. Prior to proposed road closures, submit a Maintenance of Traffic plan to be reviewed and approved by the City prior to implementation. Affected residents must be notified once the plan is approved. (Condition of Approval)
11. Prior to the issuance of a Certificate of Occupancy, coordinate with the Solid Waste and Recycling Division the collection schedule, frequency and logistics. (Condition of Approval)
12. Prior to the issuance of a Building Permit, please provide a detailed plan for the following:
13. Proposed parking plan for construction vehicles, equipment and materials for all phases of the project.
14. Proposed staging/usage plan for cranes, lifts, and other equipment that must utilize the right of way. Maintenance of Traffic plan including resident parking, access, pedestrian and boat ramp/tourist activity must be considered
15. Prior to the issuance of a Building Permit, provide to the City an evaluation of the feasibility and a proposed design for providing 2-way traffic flow along S. Lakeside Drive between 1st Ave South and Lake Avenue.

16. Prior to the issuance of a Certificate of Occupancy, construct alleyway improvements consisting of a 1" mill and 1" overlay from 1st Ave South to the north dead end. Special attention to be given for positive drainage.

#### Electric Utilities

1. At the time of application for a Building Permit, the applicant shall provide all applicable load calculation and the total conditioned space.
2. Prior to the issuance of a building permit, the following actions shall be completed:
  - a. Show the location of the Padmount Transformers, Automatic Transfer Switch (ATS), and the meter banks. The Padmount Transformer locations will need to be in an accessible location to our trucks and will need 8-ft (8 feet) of minimum clearance in the front and 3-ft (3 feet) of minimum clearance on the sides and rear. This clearance includes landscaping. None trees, plants, shrubs or vegetations are allowed within the clearance
  - b. Provide the electric riser diagrams for all buildings, the proposed electrical loads and the voltages required, including proposed Electrical Cable Schedules.
  - c. Provide the Amp Sizes and Voltages for any other services needed than the commercial units, such as lighting, irrigation, etc. If any meter is over 320 amps for Single Phase, and over 200 amps for 3-Phase, a CT Cabinet and CT Meter Can will need to be installed. All meters and CT Cabinets will need a minimum of 36" (36 in) of clearance in front of them.
  - d. Provide a 10-ft (10 feet) wide utility easement for the underground electric lines, Padmount Transformers & Switchgear that will serve this project. Starting on 1st Ave South running North along the alley and East along the South side of the existing building, and stop 15-ft (15 feet) West of the Generator. The Main Electric Line Routing from the Poles to the Padmount Transformers will be determined by the Lake Worth Beach design engineer.
  - e. Transformer & Electrical Equipment Box Pad Elevations shall be FEMA 100 yr. Flood-Plain Elevation + 1-ft (1 feet).
  - f. Provide details for Temporary Power during construction, Voltage & Amps and approximate Location of service point.
  - g. CLWB will remove All Electric Over Head (OH) Infrastructure from the Alley between S. Lakeside Dr. and S Golfview Rd. between Lake Ave. and 1st Ave. S.
  - h. Complete payment to Lake Worth Beach for electrical infrastructure costs for labor & materials to serve this project.
  - i. The customer will be responsible for installing any Secondary Conduit at a minimum of 24" (24 in) deep from the Secondary Winding of the Transformer of the property to the building.
  - j. The customer will be responsible for Any and All labor and material costs for providing electric service to this project.
  - k. The CLWB will procure one (1) Padmount Transformer and Box Pad to serve the facility, the owner/developer is responsible for the reimbursement costs to the City. The City will procure one (1) Spare Padmount Transformer at the City's expense.
3. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
  - a. Provide copy of recorded Utility Easement.
  - b. Note that No permanent power can NOT be provided until a Final Electrical Inspection is done.

#### **BOARD POTENTIAL MOTION:**

I move to recommend approval **with conditions** of Ordinance 2022-09, commonly referred to as the "Gulfstream Hotel Planned Development" based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **recommend denial** the subject request of Ordinance 2022-09, commonly referred to as the “Gulfstream Hotel Planned Development.” The project does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons.].

**Consequent Action:** *The Historic Preservation Review Board recommendation will be forwarded to the City Commission as part of the public hearing supporting documents and materials upon first reading of Ordinance 2022-09.*

#### ATTACHMENTS

- A. Qualitative Development Standards
- B. Conditional Use Findings
- C. Application Package (survey, site plan package, architectural plans & supporting documents). Attachments are numbered and apply to both the planning and zoning as well as the historic preservation applications.

**ATTACHMENT A – Qualitative Development Standards**

Section 23.2-31(c) –Qualitative Development Standards	Analysis
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**1. Harmonious and efficient organization.** All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs. **In compliance**

**2. Preservation of natural conditions.** The natural (refer to landscape code, Article 6 of these LDRs) landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site. Natural detention areas and other means of natural vegetative filtration of stormwater runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies. Fertilizer/pesticide conditions may be attached to development adjacent to waterbodies. Marinas shall be permitted only in water with a mean low tide depth of four feet or more. **Not applicable**

**3. Screening and buffering.** Fences, walls or vegetative screening shall be provided 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. This section may be interpreted to require screening and buffering in addition to that specifically required by other sections of these LDRs, but not less. **In compliance**

**4. Enhancement of residential privacy.** The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants. **In compliance**

**5. Emergency access.** Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings. **In compliance**

**6. Access to public ways.** All buildings, dwelling units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided. **In compliance**

**7. Pedestrian circulation.** There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system. **In compliance**

**8. Design of ingress and egress drives.** The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians. **In compliance**

**9. Coordination of on-site circulation with off-site circulation.** The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of **In compliance**

existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.

**10. Design of on-site public right-of-way (ROW).** On-site public street and rights-of-way shall be designed to for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited access to parcels. **Not applicable**

**11. Off-street parking, loading and vehicular circulation areas.** Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. **In compliance**

**12. Refuse and service areas.** Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. **In compliance**

**13. Protection of property values.** The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property. **In compliance**

**14. Transitional development.** Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Consideration shall be given to a harmonious transition in height and design style so that the change in zoning districts is not accentuated. Additional consideration shall be given to complementary setbacks between the existing and proposed development. **In compliance**

**15. Consideration of future development.** In finding whether or not the above standards are met, the review authority shall consider likely future development as well as existing development. **In compliance**

<b>Section 23.2-31(d) - Qualitative Buildings, generally</b>	<b>Analysis</b>
<p>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.</p>	<b>In compliance with conditions</b>
<p>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.</p>	<b>In compliance with conditions</b>
<p>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.</p>	<b>In compliance with conditions</b>



4. *The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation and stylistic expression.* **In compliance with conditions**
5. *Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.* **In compliance**
6. *Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project and neighborhood.* **In compliance**
7. *Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.* **In compliance**
8. *Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.* **In compliance**
9. *"Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.* **Not applicable**
10. *All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.* **In compliance**
11. *All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.* **In compliance**
12. *Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.* **In compliance**
13. *No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.* **In compliance**
14. *Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.* **In compliance**

<b>Section 23.2-31(h) – Criteria for parking lots and vehicular use areas</b>	<b>Analysis</b>
1. <i>Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside space; a transitional space that is located between access areas (such as roads) and the building, group of buildings or other outside spaces which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.</i>	<b>In compliance</b>
2. <i>Parking lots, vehicular use areas, and vehicles parked therein are to be effectively screened from the public view and from adjacent property in a manner that is attractive and compatible with safety, the neighborhood and the facility served.</i>	<b>In compliance</b>
3. <i>The responsibility for beautification and design of a parking lot is the same as that which a homeowner has to his residential lot. The atmosphere within a parking lot or vehicular use area is to be as pleasant and park-like as possible, rather than a harsh stand of paving. Trees are of primary importance to the landscape and are not to be minimized in either height or quantity. Trees impart a sense of three-dimensional space in a relatively flat area. Trees cast shadows that help to reduce the monotony of an expanse of paving and create a refuge from the tropical sun. Signs designating entrances, exits and regulations are to be of a tasteful design and shall be subject to review by the board. Consideration may be given to use of pavement which is varied in texture or color to designate lanes for automobile traffic, pedestrian walks and parking spaces. Brightly colored pavement is to be used with restraint. In order to create a pleasant atmosphere, it is recommended that consideration be given to sculpture, fountains, gardens, pools and benches. Design emphasis is to be given to the entrance and exit areas of the lot. Trash, refuse and unaesthetic storage and mechanical equipment shall be screened from the parking lot.</i>	<b>In compliance</b>
4. <i>Lighting is to be designed for visual effects as well as safety and resistance to vandalism. Care should be taken not to create a nuisance to the neighborhood from brightness or glare. Low lights in modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances and exits. The fixtures are to be selected for functional value and aesthetic quality. Fixtures should be regarded as "furniture of the parking lot" which are visible both day and night.</i>	<b>In compliance</b>

<b>Section 23.2-31(l) – Community Appearance Criteria</b>	<b>Analysis</b>
1. <i>The plan for the proposed structure or 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.</i>	<b>In compliance</b>
2. <i>The proposed structure or 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.</i>	<b>In compliance</b>
3. <i>The proposed structure or 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, and with the criteria set forth herein.</i>	<b>In compliance</b>
4. <i>The proposed structure or project is in compliance with this section and 23.2-29, Conditional Use Permits (CUP), as applicable.</i>	<b>In compliance</b>

**ATTACHMENT B - Findings for Granting Conditional Uses**

Prior to approving any conditional use permit, the decision-making authority shall find based on competent and substantial evidence that the following criteria related to conditional uses are met:

<b>Section 23.2-29(d) General findings relating to harmony with LDRs and protection of public interest.</b>	<b>Analysis</b>
1. <i>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.</i>	<b>In compliance</b>
2. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.</i>	<b>In compliance</b>
3. <i>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 site.</i>	<b>In compliance</b>
4. <i>The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.</i>	<b>In compliance</b>

<b>Section 23.2-29(e) Specific findings for all conditional uses.</b>	<b>Analysis</b>
1. <i>The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.</i>	<b>In compliance</b>
2. <i>The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets</i>	<b>In compliance</b>
3. <i>The proposed 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.</i>	<b>In compliance</b>
4. <i>The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	<b>In compliance</b>
5. <i>The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	<b>In compliance</b>
6. <i>The proposed 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</i>	<b>In compliance</b>

*demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.*

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

## **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

Gulfstream/zoning/justification statement/March 30 2022

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 3<sup>rd</sup> 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 1<sup>st</sup> at 2-3 levels and then to push back in bringing the massing up. This provides a gradual step up approach as you leave 1<sup>st</sup> 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 1<sup>st</sup> Avenue South to the High Density Residential (HDR) land use and Medium Density Residential (MF-30) zoning on the south side of 1<sup>st</sup> 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 1<sup>st</sup> 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.

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

1st Avenue South	0
South Golfview Road	0
<b>TOTAL ON-STREET PARKING</b>	<b>13</b>
<b>TOTAL PARKING PROVIDED</b>	<b>284</b>

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 7<sup>th</sup> level penthouse unit (set back 45'-4" from the property line) to the 4<sup>th</sup> through 6<sup>th</sup> 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.

<b>Adjacent Property Information</b>			
<b>Property Location</b>	<b>Land Use</b>	<b>Zoning</b>	<b>Current Use</b>
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 1<sup>st</sup> Avenue South. In addition, the Project is served by a sewer main that runs the length of the alley from Lake Avenue to 1<sup>st</sup> 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 facade. The center bay is as recessed as it is wide. The face is divided into

three even spaces, each with a triple set of double-hung windows. The cornice is completely plain, similar to the first level, and spaced above each set of sixth floor windows is a matching frieze panel.

Proposed Work and Impact on the Front Façade:

The front facade will be retained in its current configuration. 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 2<sup>nd</sup> 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 3<sup>rd</sup> 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)*

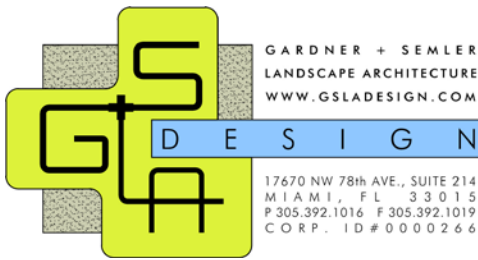
13 In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:

- (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 2<sup>ND</sup> Avenue North  
Lake Worth Beach, FL 33461  
561-586-1687

**RE: SPRT Comments – Gulfstream Hotel**

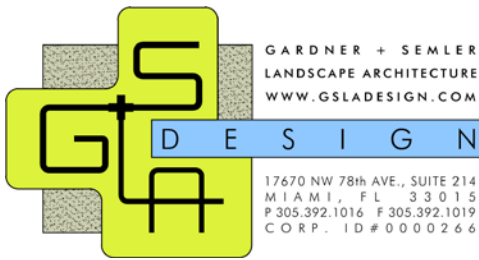
Dear Mr. McGrew,  
We received your comments and our responses are as follows:

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























GULFSTREAM HOTEL DEVELOPMENT  
LAKE WORTH, FL.

**GULFSTREAM HOTEL**

11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

AA C 0 0 1 0 6 2

1101 BISCAYNE BLVD. S. 305-310

M I A M I, F L 3 3 1 3 2 1 3 6 6 4

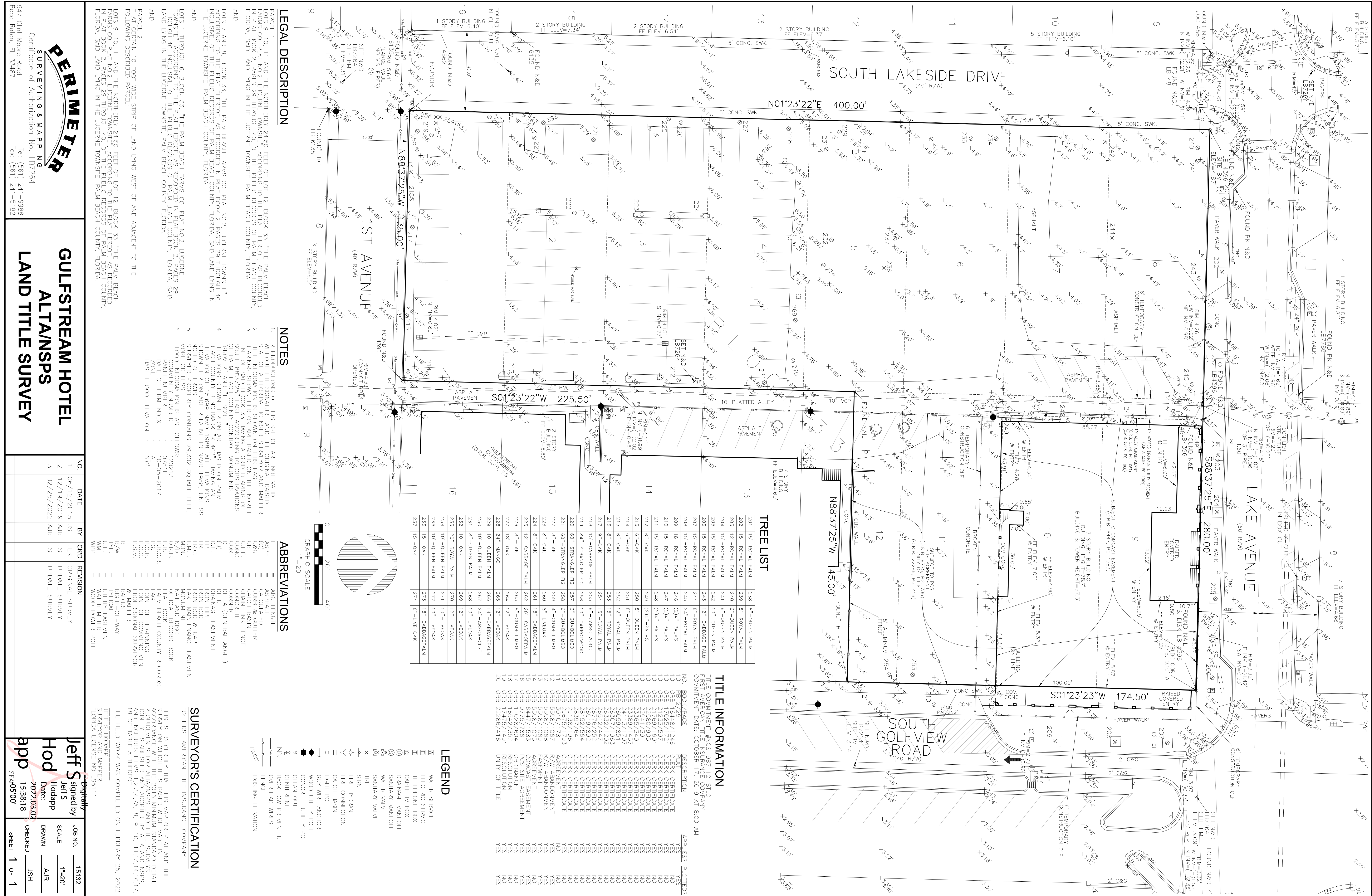
T 305.559.1250 F 305.551.1740

JOSE L. GOMEZ

M A R 0 1 3 4 1 6

	DWG. TITLE	C
	SCALE	
	PROJECT NO.	
	DATE	2
	SHEET NUMBER	11
△	DATE	REVISION

G0



**LEGAL DESCRIPTION**

PARCEL 1, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA, AND

PARCEL 2 THAT CERTAIN 10 FOOT WIDE STRIP OF LAND LYING WEST OF AND ADJACENT TO THE FOLLOWING DESCRIBED PARCEL:

LOTS 1 THROUGH 6, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA, AND

LOTS 7 AND 8, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUDING TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA, AND

**NOTES**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS THEY BEAR THE ORIGINAL WRITTEN SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. TITLE INFORMATION IS SHOWN ON THIS PAGE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH SICH 8837 BOUNDARIES ACCORDING TO THE BEARINGS OF PALM BEACH COUNTY CONTROL MONUMENTS "GROVER" AND "L. SCOTT".
3. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY DATUM OF 1989 NAVD 1988. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 1988, UNLESS NOTED OTHERWISE.
4. SURVEYED PROPERTY CONTAINS 79,302 SQUARE FEET, FLOOD INFORMATION IS AS FOLLOWS:
  - 120213
  - 0781F
  - 10-05-2017
  - DATE OF FIRM INDEX
  - BASE FLOOD ELEVATION

**ABBREVIATIONS**

- L/SPH = ASPHALT
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CB = CATCH BASIN
- CC = CONC
- COR = CORNER
- (D) = DELTA (CENTRAL ANGLE)
- DE = DEED
- EE = EASEMENT
- IR = IRON ROD
- IP = IRON PIPE
- LR = LIME
- L&M = LAKE MAINTENANCE EASEMENT
- RR = IRON ROD & CAP
- ND = NAIL AND DISC
- O/R/B = OFFICIAL RECORD BOOK
- P.B./C.R. = PALM BEACH COUNTY RECORDS
- 781F = POINT OF BEGINNING
- P.O.B. = POINT OF BEGINNING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT
- W/P = WOOD POWER POLE

**TITLE INFORMATION**

NO.	DATE	BY	CKD	REVISION
1	06/12/2015	JSH	JDK	ORIGINAL SURVEY
2	12/19/2019	AJR	JSH	UPDATE SURVEY
3	02/25/2022	AJR	JSH	UPDATE SURVEY

**LEGEND**

- WATER SERVICE
- ELECTRIC SERVICE
- TELEPHONE BOX
- CABLE TV BOX
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- SANITARY VALVE
- TREE
- SIGN
- FIRE HYDRANT
- FIRE CONNECTION
- CATCH BASIN
- LIGHT POLE
- GUY WIRE ANCHOR
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- CLEAN OUT
- CENTRIFUGAL BACKFLOW PREVENTER
- OVERHEAD WIRES
- FENCE
- EXISTING ELEVATION

**SURVEYORS CERTIFICATION**

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE ACCOMPANYING SURVEY WERE MADE IN ACCORDANCE WITH THE 2015 FLORIDA STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 7, 8, 9, 10, 11, 13, 14, 16, 17, 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 25, 2022

TITLE SURVEYOR: Jeff S. Hodapp  
 STATE OF FLORIDA LICENSE NO. 155111

**TREE LIST**

ID	Species	DBH	Height	Notes
201	15'-ROYAL PALM	238	6'-QUEEN PALM	
202	15'-ROYAL PALM	239	8'-ROYAL PALM	
203	12'-ROYAL PALM	240	6'-QUEEN PALM	
204	15'-ROYAL PALM	241	6'-QUEEN PALM	
205	15'-ROYAL PALM	242	10'-QUEEN PALM	
206	15'-ROYAL PALM	243	12'-CABBAGE PALM	
207	15'-ROYAL PALM	244	8'-ROYAL PALM	
208	15'-ROYAL PALM	245	24'-ROYAL PALM	
209	18'-ROYAL PALM	246	(2)X'-PALMS	
210	15'-ROYAL PALM	247	(2)X'-PALMS	
211	15'-ROYAL PALM	248	(2)X'-PALMS	
212	6'-OAK	249	(2)X'-PALMS	
213	6'-OAK	250	8'-QUEEN PALM	
214	6'-OAK	251	8'-QUEEN PALM	
215	6'-OAK	252	12'-ROYAL PALM	
216	8'-OAK	253	15'-ROYAL PALM	
217	9'-OAK	254	15'-ROYAL PALM	
218	15'-CABBAGE PALM	255	6'-CABBAGE PALM	
219	84'-STRANGLER FIG	256	10'-CABBAGE PALM	
220	60'-STRANGLER FIG	257	6'-GUMBOLIMBO	
221	60'-STRANGLER FIG	258	6'-GUMBOLIMBO	
222	8'-OAK	259	4'-GUMBOLIMBO	
223	8'-OAK	260	8'-LIVEOAK	
224	8'-OAK	261	18'-CABBAGE PALM	
225	12'-CABBAGE PALM	262	20'-CABBAGE PALM	
226	8'-OAK	263	8'-GUMBOLIMBO	
227	18'-OAK	264	12'-LIVEOAK	
228	24'-MANGO	265	12'-LIVEOAK	
229	10'-QUEEN PALM	266	14'-CABBAGE PALM	
230	10'-QUEEN PALM	267	24'-ARCEA-CLIST	
231	8'-QUEEN PALM	268	10'-LIVEOAK	
232	10'-OAK	269	12'-LIVEOAK	
233	20'-ROYAL PALM	270	12'-LIVEOAK	
234	10'-QUEEN PALM	271	10'-LIVEOAK	
235	10'-QUEEN PALM	272	10'-LIVEOAK	
236	15'-OAK	273	18'-CABBAGE PALM	
237	15'-OAK	274	8'-LIVE OAK	

**TITLE INFORMATION**

PLAT	DESCRIPTION	APPLICABLE PLOTTED?
NO. BOOK/PAGE		
16448/1246	CLERK CERTIFICATE	YES
17029/1721	CLERK CERTIFICATE	YES
1763/1601	CLERK CERTIFICATE	YES
22580/905	CLERK CERTIFICATE	YES
22941/349	CLERK CERTIFICATE	YES
23368/340	CLERK CERTIFICATE	YES
24113/1707	CLERK CERTIFICATE	YES
26059/851	CLERK CERTIFICATE	YES
26302/1202	CLERK CERTIFICATE	YES
26332/1202	CLERK CERTIFICATE	YES
26919/892	CLERK CERTIFICATE	YES
26976/252	CLERK CERTIFICATE	YES
28152/564	CLERK CERTIFICATE	YES
28352/466	CLERK CERTIFICATE	YES
29672/1793	CLERK CERTIFICATE	YES
3010/178	CLERK CERTIFICATE	YES
5958/1067	CLERK CERTIFICATE	YES
5958/1068	CLERK CERTIFICATE	YES
5958/1075	CLERK CERTIFICATE	YES
6447/1583	COMCAST EASEMENT	YES
9715/786	POS. SITE AGREEMENT	YES
14523/352	RESOLUTION	YES
17475/491	RESOLUTION	YES
22286/416	UNIFY OF TITLE	YES

**PERIMETER**  
 SURVEYING & MAPPING  
 Certificate of Authorization No. LB7264  
 947 Clint Moore Road  
 Boca Raton, FL 33487  
 Tel: (561) 241-9988  
 Fax: (561) 241-5182

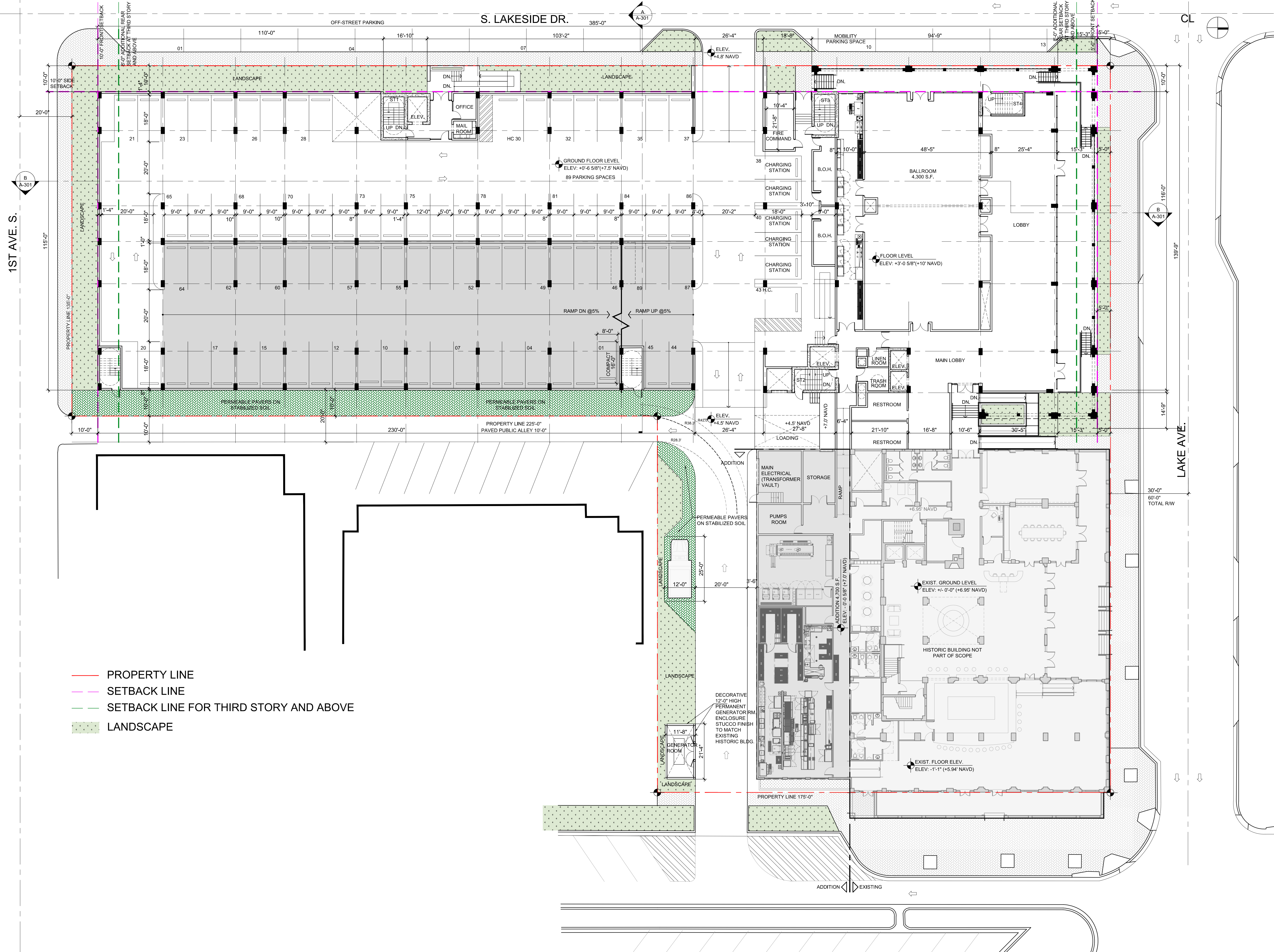
**GULFSTREAM HOTEL  
 ALT/NSPS  
 LAND TITLE SURVEY**

NO.	DATE	BY	CKD	REVISION
1	06/12/2015	JSH	JDK	ORIGINAL SURVEY
2	12/19/2019	AJR	JSH	UPDATE SURVEY
3	02/25/2022	AJR	JSH	UPDATE SURVEY

**Jeff S. Hodapp** Digitally signed by Jeff S. Hodapp  
 Date: 2022.03.02 15:38:18  
 app SE: A05'00"

JOB NO.	SCALE	DRAWN	CHECKED
15132	1"=20'	AJR	JSH

SHEET 1 OF 1



- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE
- LANDSCAPE



GULFSTREAM HOTEL DEVELOPMENT LAKE WORTH, FL. 03/24/2022

GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL. 334610

DATE	REVISION

△ DATE REVISION

DWG. TITLE

COVER

SCALE

N.T.S.

PROJECT NO.

2020-01

DATE

12-23-21

SHEET NUMBER

A-000

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MATERIAL LEGEND

insulation blanket	concrete pre cast	gravel or crushed stone	cement mortar plaster	concrete
glass large scale	insulation rigid	earth	tile	solid conc. mas. unit
marble	steel small scale	steel large scale	plywood	sheet metal
wood blocking continuous	wood blocking intermittent	brick large scale	wood finished	concrete mas. unit

PROJECT TEAM

OWNER: RESTORATION ST. LOUIS INC.  
4240 MANCHESTER AVENUE  
ST. LOUIS, MO 63110  
TEL. (314) 446-4534

CIVIL ENGINEER: GRAEF  
8400 SOUTH DADELAND BOULEVARD  
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MIAMI, FL 33138-4664  
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LANDSCAPE ARCHITECT: GARDNER + SEMLER LANDSCAPE ARCHITECTURE  
KEN GARDNER, ASLA, LEED AP  
17670 NW 78TH AVE., SUITE 2014  
Miami FL 33015  
TEL. (305)-3921016

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SYMBOL LEGEND

	DOOR SYMBOL		DOOR number
	room name / finish schedule		room number
	bldg. / partial & detail section symbol		detail number
	notes		legend letter / number
	notes		legend letter / number

APPLICABLE CODES

GOVERNING ZONING CODE: CITY OF LAKE WORTH CODE OF ORDINANCES, CHAPTER 23

BUILDING CODE: FLORIDA BUILDING CODE 2020

EXISTING BUILDING: FLORIDA BUILDING CODE - EXISTING BUILDING CODE 2020

STRUCTURAL: FLORIDA BUILDING CODE 2020

PLUMBING: FLORIDA BUILDING CODE 2020 - PLUMBING

MECHANICAL: FLORIDA BUILDING CODE 2020 - MECHANICAL

ELECTRICAL: FLORIDA BUILDING CODE - 2020 EDITION

ACCESSIBILITY: FLORIDA BUILDING CODE 2020 - ACCESSIBILITY

FIRE PROTECTION: FLORIDA FIRE PREVENTION CODE - 2017 6TH EDITION

LANDSCAPE: CITY OF LAKE WORTH CODE OF ORDINANCES, CHAPTER 23. 23.21.08

PROJECT INFORMATION

PROJECT ADDRESS: 11 LAKE AVENUE, LAKE WORTH, FL 33460  
11 LAKE AVENUE, LAKE WORTH, FL 33460  
12 S LAKESIDE DR, LAKE WORTH, FL 33460  
14 S LAKESIDE DR A, LAKE WORTH, FL 33460  
20 S LAKESIDE DR, LAKE WORTH, FL 33460  
22 S LAKESIDE DR, LAKE WORTH, FL 33460  
24 S LAKESIDE DR, LAKE WORTH, FL 33460

LEGAL DESCRIPTION: PARCEL 1 LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND LOTS 7 AND 8, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND LOTS 1 THROUGH 6, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND PARCEL 2 THAT CERTAIN 10 FOOT WIDE STRIP OF LAND LYING WEST OF AND ADJACENT TO THE FOLLOWING DESCRIBED PARCEL:

LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO. 2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

SCOPE OF WORK: NEW MIXED USE HOTEL / RESIDENTIAL. THE DEVELOPMENT INCLUDES: RESTAURANTS, BAR, GYM, SALON, EVENT SPACES, PARKING GARAGE AND SUPPORT SPACES.

PROPOSED BUILDING  
• NEW HOTEL ROOMS PROVIDED: 50 UNITS (AVERAGE 580 SF)  
• NEW APARTMENTS PROVIDED: 83 UNITS  
1 BEDROOM UNITS: 34 (AVERAGE 730 SF)  
2 BEDROOM UNITS: 30 (AVERAGE 1,070 SF)  
3 BEDROOM UNITS: 9 (AVERAGE 1,495 SF)  
STUDIO UNITS: 10 (AVERAGE 499 SF)  
• TOTAL PARKING PROVIDED: 283 PARKING SPACES

ZONING DISTRICT: DT - DOWNTOWN  
FUTURE LAND USE: DMU  
PRESENT OCCUPANCY: N/A  
PROPOSED OCCUPANCY: MIXED USE (HOTEL / RESIDENTIAL)  
GROSS AREA OF SITE: 79,375 S.F.

EXISTING BLDG. AREA: 59,100 S.F.  
AREA OF ADDITION TO EXISTING HOTEL: 4,700 S.F.  
PROPOSED BUILDING: 165,520 S.F.  
TOTAL FLOOR AREA (EXISTING & PROPOSED): 229,320 S.F.

OCCUPANCY CLASSIFICATION: R-1 HOTEL (TRANSIENT)  
OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL

BUILDING HEIGHT: 87'-0"

LANDSCAPE

L-100	EXISTING TREE DISPOSITION PLAN	C-1	LOCATION MAP AND NOTES
LA-101	GROUND FLOOR PLANTING PLAN	C-2	LAYOUT PLANS AND NOTES
LA-102	THIRD FLOOR PLANTING PLAN	C-3	PAVING-GRADING-DRAINAGE / WATER-SEWER PLAN
LA-103	ROOF DECK PLANTING PLAN	C-4	SITE DETAILS
LA-104	LANDSCAPE SPECS, PLTG. DETAILS, EXIST. TREE DISP. LIST & LANDSCAPE LEGEND	C-5	DRAINAGE DETAILS
		SWPPP-1	STORMWATER POLLUTION PREVENTION PLAN
		SWPPP-2	STORMWATER POLLUTION PREVENTION PLAN

LANDSCAPE

C-1	LOCATION MAP AND NOTES
C-2	LAYOUT PLANS AND NOTES
C-3	PAVING-GRADING-DRAINAGE / WATER-SEWER PLAN
C-4	SITE DETAILS
C-5	DRAINAGE DETAILS
SWPPP-1	STORMWATER POLLUTION PREVENTION PLAN
SWPPP-2	STORMWATER POLLUTION PREVENTION PLAN

CIVIL

Gulfstream and Lakeside Urban Development

ITEM #	Zoning Information	Address:	1 Lake Avenue / 11 Lake Avenue / 12, 14, 20, 22 and 24 S Lakeside Dr., Lake Worth, FL. 33460		
1	Address:				
2	Board and file numbers:				
3	Parcel Control Number(s):				
4	Year constructed:	1921 Existing Bldg.	Zoning District: DT-Downtown		
5	Base Flood Elevation:	6.0'+1=7.0'	Grade value in NAVD: 4.5		
6	Adjusted grade (Flood+Grade/2):		Lot Area (SF): 79,375.00		
7	Lot width (FT):	280'	Lot Depth (FT): 400' / 174' (existing building)		
8	Max. Lot Coverage:	55,562 SF (70%)	Lot Coverage provided: 54,750 SF (68.9%) See A-005		
9	Max. Impermeable Surface:	71,437 SF (90%)	Impermeable Surface provided: 70,715 SF (89.1%) See A-004		
10	Minimum Unit Size Required(SF):	250 SF	Min. Unit Size Provided: 496 SF		
11	Existing use:	Vacant	Proposed use: Hotel / Residential		
		Maximum	Existing		
12	Height:	87'-0"	87'-0"	Proposed	Exception Requested
13	Number of Stories:	7	7 (+ 1 lower parking level)		
14	FAR:	3.0625	0.74		
15	Gross square footage:	243,085.94	59,100 S.F. EXIST. 4,700 S.F. ADDITION TOTAL 63,800 S.F.	(165,520 SF new building + 63,800 SF) TOTAL 229,320 S.F. See A-006	
16	Square Footage by use:	N/A			
17	Number of units Residential:	60 x AC = 109 UNITS	N/A	83	
18	Number of units Hotel:	N/A	90.00	50	
		Required	Existing	Proposed	Exception Requested
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
		Required	Existing	Proposed	Exception Requested
24	Front Setback:	5'-0"	0	5'-0"	0
24.1	Additional height and stories setback (Lake Ave. above 30 feet):	5'+ 8"= 13'-0" Min.	0	19'-6"	0
25	West Side Setback:	10'-0"	0	10'-0" to Façade 0'-0" to Arcade	0'-0" to Arcade and to accommodate an ADA ramp
26	East Side Setback:	10'-0"	0	10'-0"	0
27	South Setback facing street:	10'-0"	0	10'-0"	0
27.1	Additional height and stories setback (1st Ave. above 30 feet):	10'+ 8"= 18'-0" Min.	0	34'-4"	0
28	Rear Setback:	N/A	0	N/A	0
		Required	Existing	Proposed	Exception Requested
29	Parking District: Core Parking Area				
30	Total # of parking spaces:	279	0	283	0
	# of parking residential	1.75 spaces per unit (2 br) 2 spaces per unit (3br) no additional guest spaces required for 2br units or more	0	135	0
31	# of parking hotel rooms (new building)	0.75 spaces per unit		38	0
	# of parking accessory uses (new building)	106		110	0
	# of parking hotel rooms (existing building)	0		0	0
	Available parking			0	0
32	# of parking spaces per level			First Level: 93 spaces / Second Level: 89 spaces / Third Level: 88 spaces	0
33	Parking Space Dimensions:			9'-0" x 18'-0"	0
34	Parking Space configuration (450, 600, 900, Parallel)			90	0
35	ADA Spaces			7	0
36	Tandem Spaces				
37	Drive aisle width			20'	0
38	Valet drop off and pick up			Y	0
39	Loading zones and Trash collection areas			Y	0
40	Racks				

LAKE WORTH BEACH, FL CODE OF ORDINANCES SEC. 23.4-10 OFF-STREET PARKING					
UNIT	TYP. LEVEL	TOWER	RATIO	REQUIRED PARKING	ROUND UP
STUDIO	2	10	1.25	12.5	13
1BR	7	34	1.5	51	51
2BR	6	30	1.75	52.5	53
3BR / PH	2	9	2	18	18
HOTEL UNIT	10	50	0.75	37.5	38
<b>TOTAL</b>				<b>83</b>	<b>173</b>

ROOMS	AREA S.F.	REQUIRED PARKING	ROUND UP
BALLROOM	4,300	1 SPACE PER 75 S.F.	57.33
SPA MASSAGE	1,000	1 SPACE PER 250 S.F.	4.00
SPA SALON	3,845	1 SPACE PER 250 S.F.	15.38
MEETING ROOM	1,155	1 SPACE PER 400 S.F.	2.89
BUSINESS CENTER	268	1 SPACE PER 400 S.F.	0.67
RESTAURANT-KITCHEN	3,230	1 SPACE PER 150 S.F.	21.53
CLUB ROOM	610	1 SPACE PER 400 S.F.	1.53
<b>TOTAL</b>			<b>106</b>

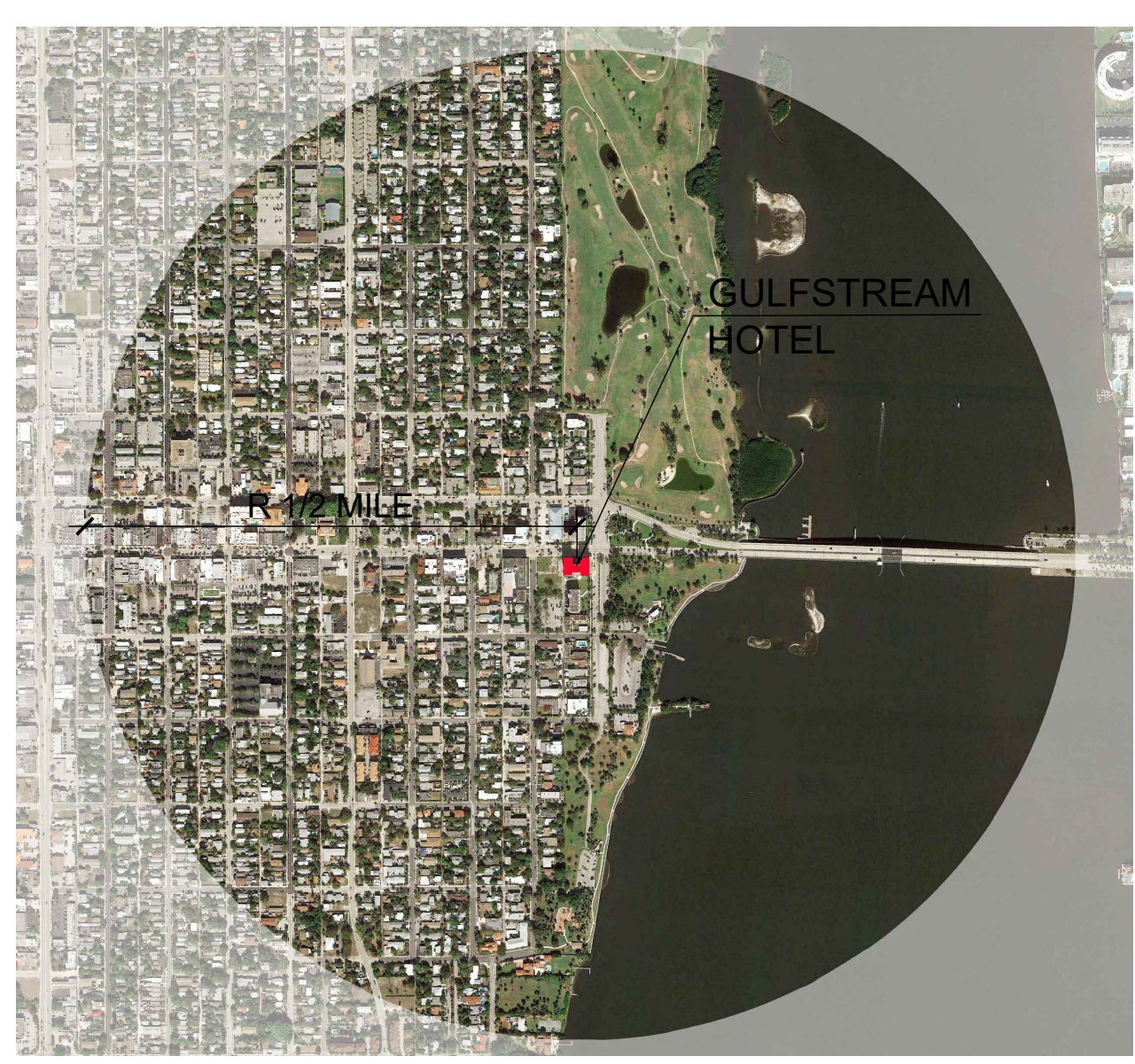
HISTORIC BLDG	REQUIRES	0	<b>279</b>
<b>TOTAL REQUIRED PARKING</b>			

PARKING PROVIDED	
LOWER LEVEL	93
2ND LEVEL	89
3RD LEVEL	88
ON STREET	13
<b>TOTAL PROVIDED</b>	<b>283</b>

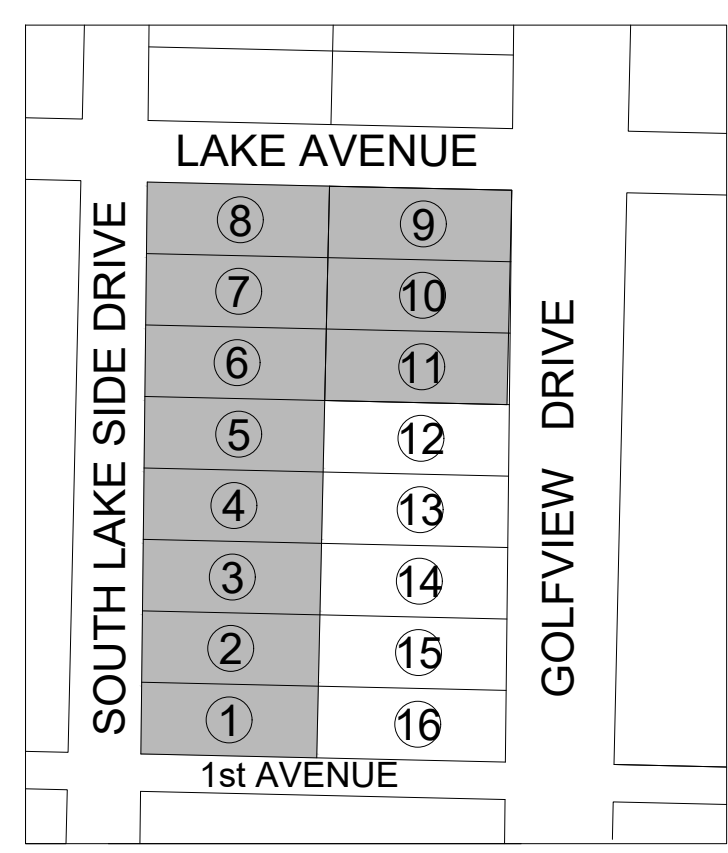
HEIGHT	LEVELS			FLOOR AREA
BY CODE	PARKING			
	P1	BELOW GRADE PARKING	2,210	14,840
	P2	1ST GROUND LEVEL	12,630	
	P3	2ND LEVEL	11,295	
ADDITIONAL	RES / HOTEL	ROOF GARDEN	3RD LEVEL	26,560
		TYP	4TH LEVEL	26,570
		TYP	5TH LEVEL	26,570
		TYP	6TH LEVEL	26,570
		PENTHOUSE	7TH LEVEL	25,400
		AMENITY LEVEL	8TH LEVEL	7,715
8TH		<b>TOTAL</b>		<b>165,520</b>

FLOOR AREA IS MEASURED TO EXTERIOR FACE OF EXTERIOR WALLS			
NEW BUILDING	165,520	S.F.	
HISTORIC BLDG	59,100		63,800
HISTORIC BLDG ADDITION	4,700		
<b>TOTAL FLOOR AREA</b>	<b>229,320</b>	<b>FAR</b>	<b>2.89</b>

REFER TO A-006 FOR FLOOR AREAS DIAGRAM



LOCATION MAP  
N.T.S.



\*TOTAL HEIGHT OF THE BUILDING AND ANY ROOF TOP EQUIPMENT SHALL NOT EXCEED 87'-0"



EXISTING BUILDING LOOKING SOUTHWEST

1



EXISTING BUILDING LOOKING EAST

2



EXISTING BUILDING LOOKING NORTH

3

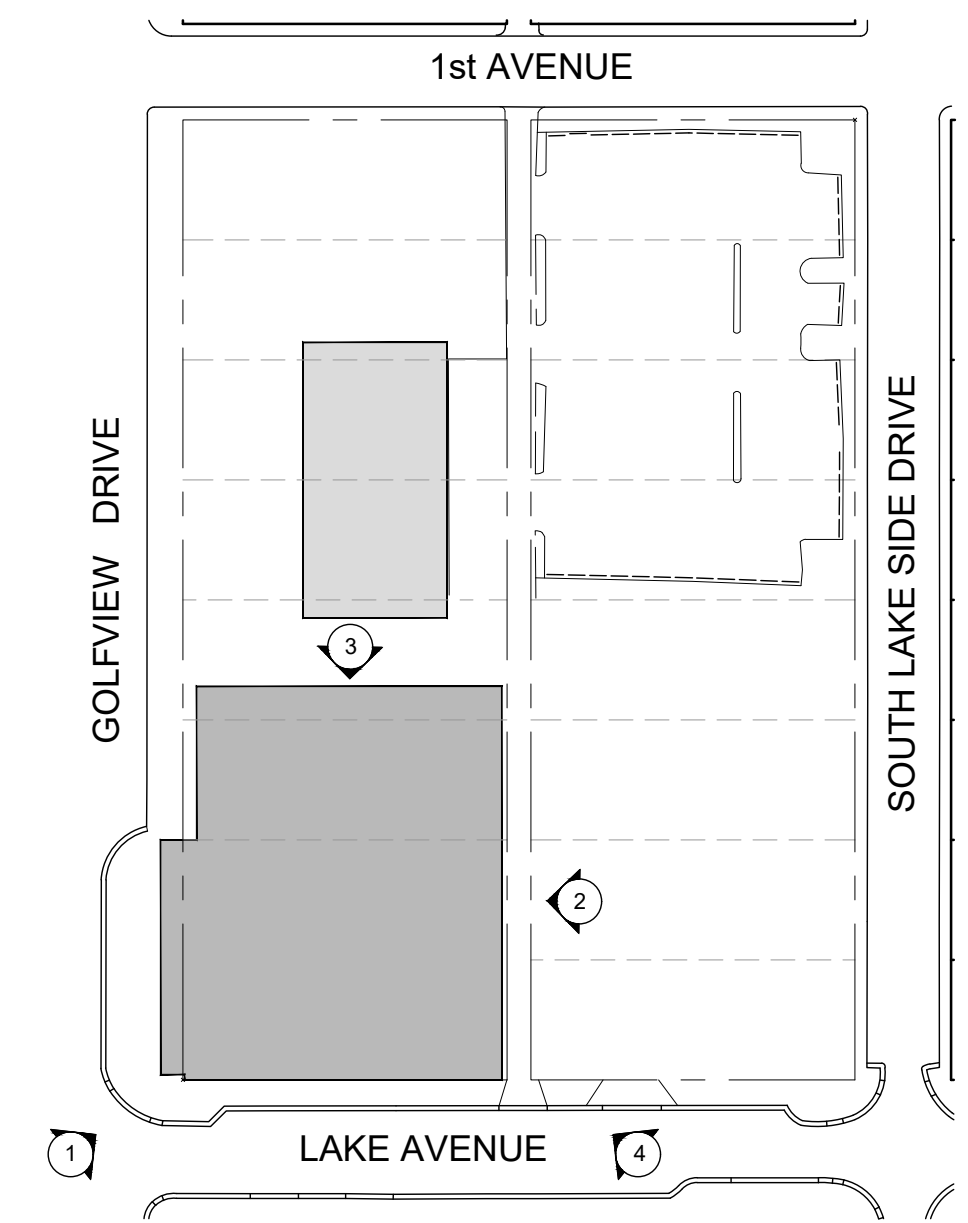


EXISTING BUILDING LOOKING SOUTHEAST

4

- GULFSTREAM HOTEL**  
DEFINING CHARACTERISTICS:
- SIX STORIES -100 FEET IN HEIGHT TO THE TOP OF STRUCTURE  
87 FEET IN HEIGHT TO THE TOP OF PARAPET
  - MASONRY CONSTRUCTION
  - PRINCIPAL ARTICULATED ELEVATIONS ON THE NORTH (LAKE AVENUE) & EAST (GOLF VIEW DRIVE)
  - OVERALL PLAN SHAPE: RECTANGULAR, "H" PLAN SHAPE ON THE NORTH ELEVATION
  - ARCADES:  
ONE STORY ON THE NORTH AND EAST ELEVATIONS, EXTENDING OUT TO THE SIDEWALK  
DESIGN: A SERIES OF ROUND ARCHES WITH DECORATIVE KNEE WALL, ORNAMENTED WITH CONCRETE BALUSTERS AND RAILINGS
  - BAYS SYMMETRICAL ARRANGEMENT, PIERCED BY SIX-OVER-ONE WINDOWS THAT ARE PAIRED ON THE EAST ELEVATION AND ON THE INTERIOR WALLS OVERLOOKING THE MEZZANINE TERRACE ON THE NORTH ELEVATION; END BAYS FEATURE A SHAPED PARAPET THAT EXTENDS ABOVE THE MAIN PARAPET (ALL ELEVATIONS)
  - WINDOWS: TRIPLE WINDOW ARRANGEMENT (CENTER BAY RECTANGULAR WINDOW 4/4 FLANKED ON EITHER SIDE BY A MORE NARROW WINDOW 4/4 CREATING A TRIPARTITE ARRANGEMENT, IN THE CENTER BAY OF THE MEZZANINE FLOOR, NORTH ELEVATION, EAST END, NORTH ELEVATION FENESTRATED WITH DIVIDED SQUARE WINDOW SURMOUNTED BY A SEMI-CIRCULAR DIVIDED TRANSOM
  - DECORATION: TILE COPING AT THE TERMINATION OF THE PARAPET WALL, ROOF NORTH, EAST AND WEST ELEVATION
  - MEZZANINE TERRACE ON NORTH ELEVATION BETWEEN THE BAYS OF WINGS
  - MAIN ENTRANCE: NORTH PORCH FOCUSED BY THREE MATCHING SETS OF FRENCH DOORS WITH DIVIDED SIDELIGHTS AND TRANSOMS.
  - ELEVATOR TOWER TERMINATING IN A TILED HIP ROOF
  - SOUTH (REAR) ELEVATION: PROJECTING WINGS ON THE EAST AND WEST END WITH CONCRETE TIE BEAMS BETWEEN THE BAYS

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KEY PLAN  
SCALE: N.T.S.


DATE	REVISION

DWG. TITLE

EXTERIOR PICTURES AND  
PRESERVATION DETAILS-  
HISTORICAL BUILDING

SCALE

N.T.S.

PROJECT NO.

2020-01

DATE

12-23-21

SHEET NUMBER

A-002





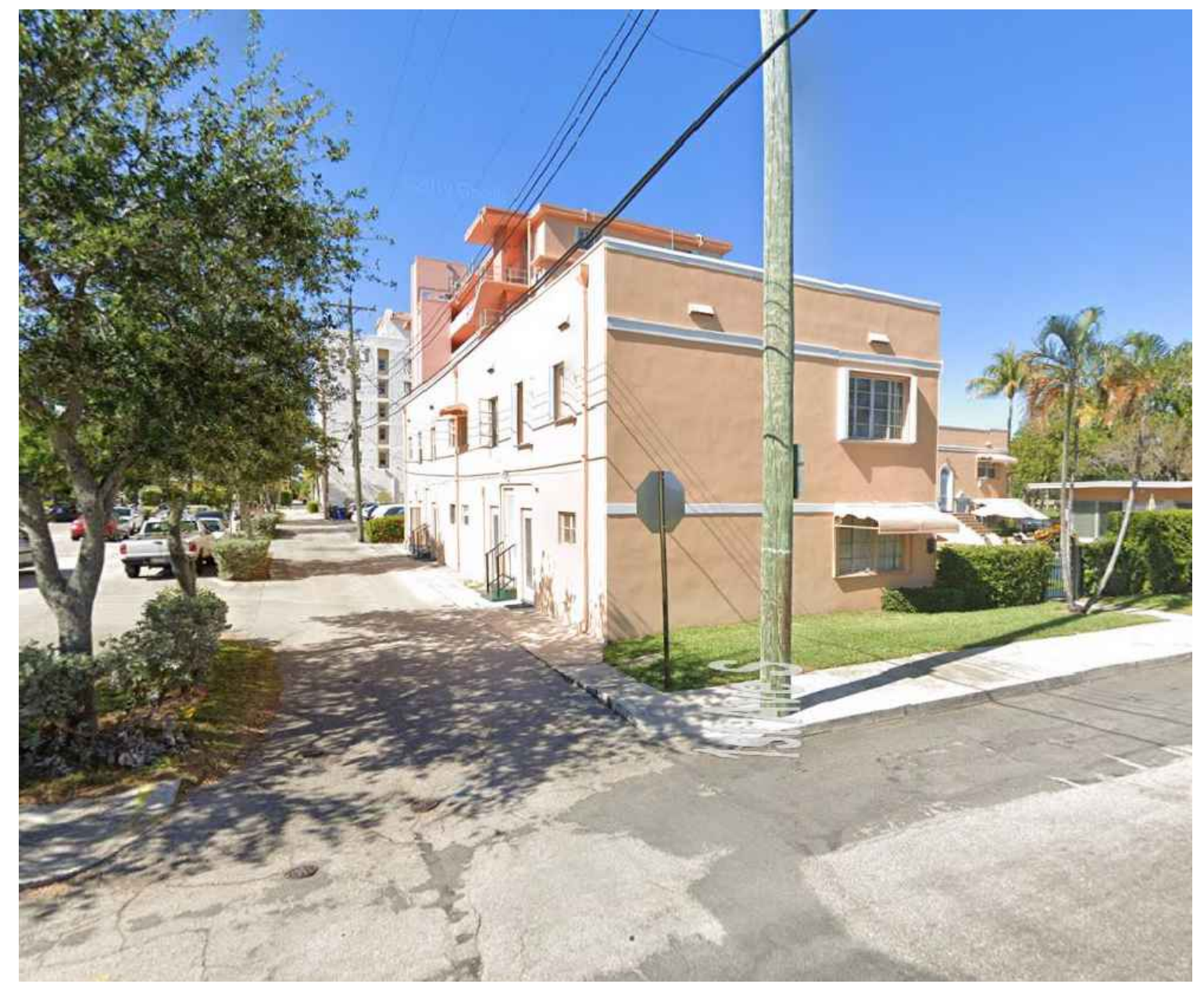
1



2



3



4



5



6



7



8



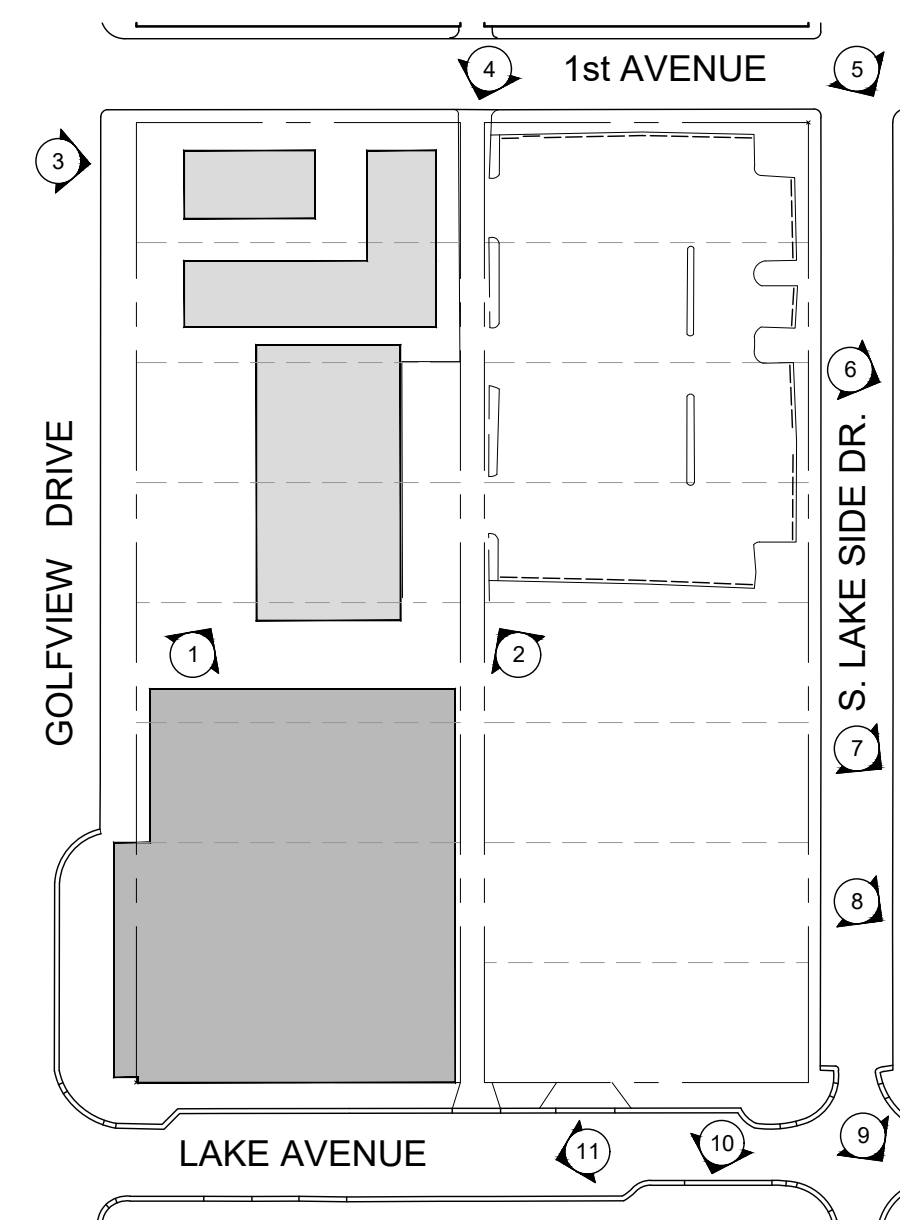
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10



11



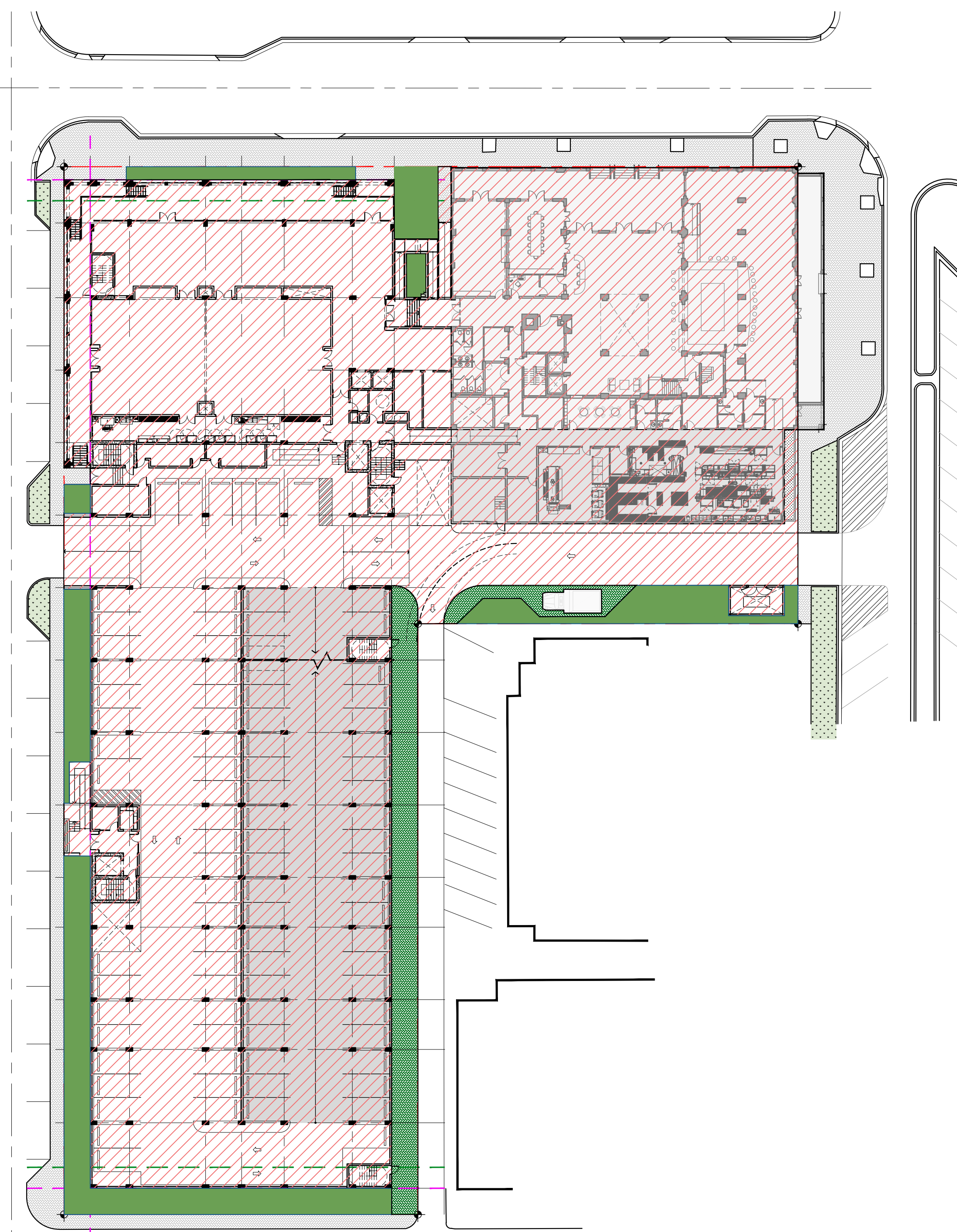
KEY PLAN  
SCALE: N.T.S.

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GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

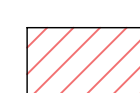


DATE	REVISION
DWG. TITLE	
CONTEXT PICTURES	
SCALE	N.T.S.
PROJECT NO.	
DATE	2020-01
SHEET NUMBER	12-23-21
<b>A-003</b>	

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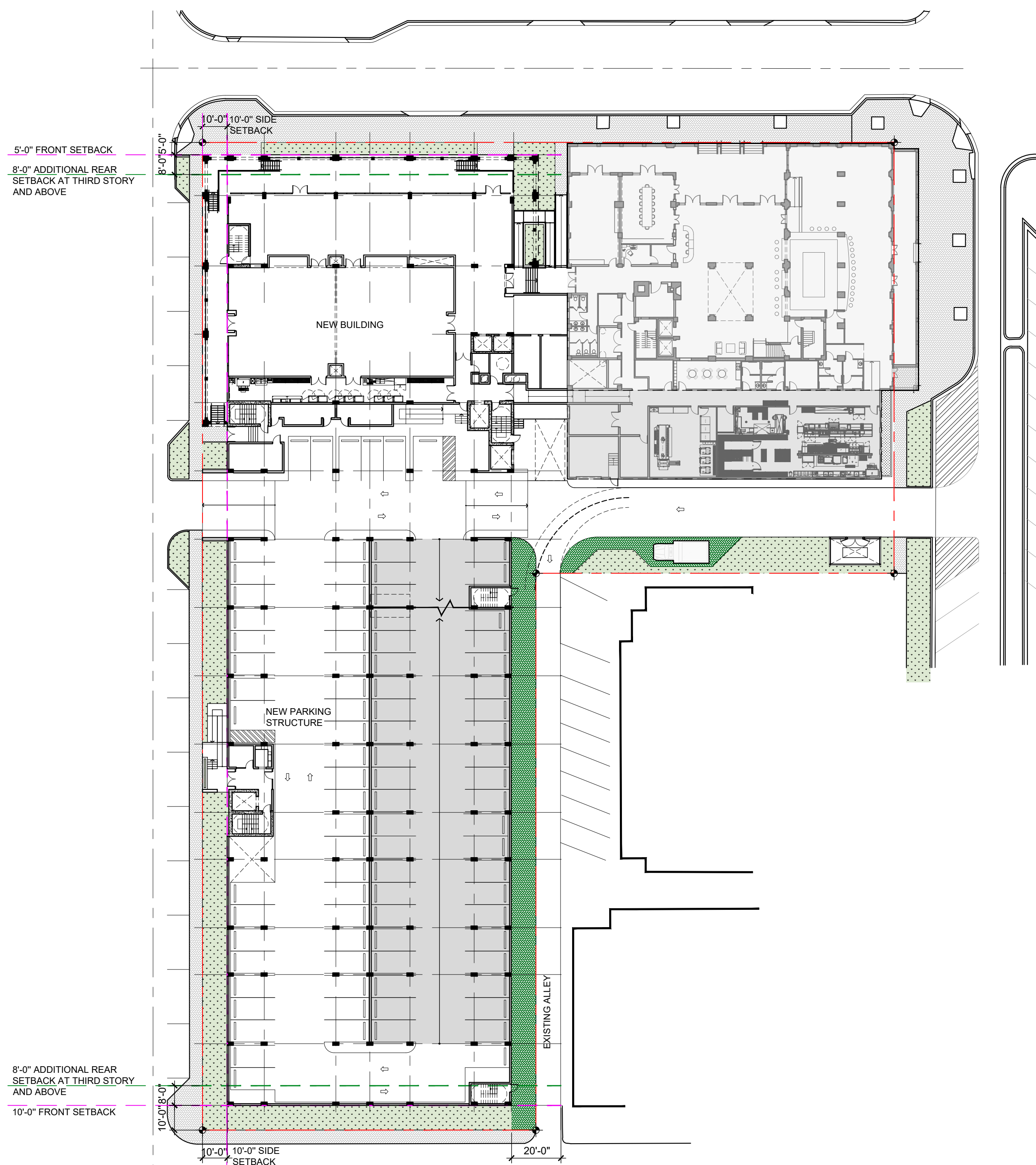


GROUND LEVEL

LEGEND




-  IMPERMEABLE SURFACE
  -  PERVIOUS / PERMEABLE SURFACE 5,400 SF
  -  PERMEABLE PAVERS 3,000 SF x 50% = 1,500 S.F.
- TOTAL 9,340 S.F. 11.8%
- 2,440 S.F. POOL WATER SURFACE (ROOF LEVEL)

LOT SIZE: 79,375 SF  
MAX. IMPERMEABLE SURFACE: 90% LOT SIZE = 71,437 SF  
IMPERMEABLE SURFACE PROVIDED: 70,715 SF (89.1%)



THIRD LEVEL

LEGEND

-  PROPERTY LINE
-  SETBACK LINE
-  SETBACK LINE FOR THIRD STORY AND ABOVE

GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE

OVERALL LOT COVERAGE

SCALE

1/32"=1'-0"

PROJECT NO.

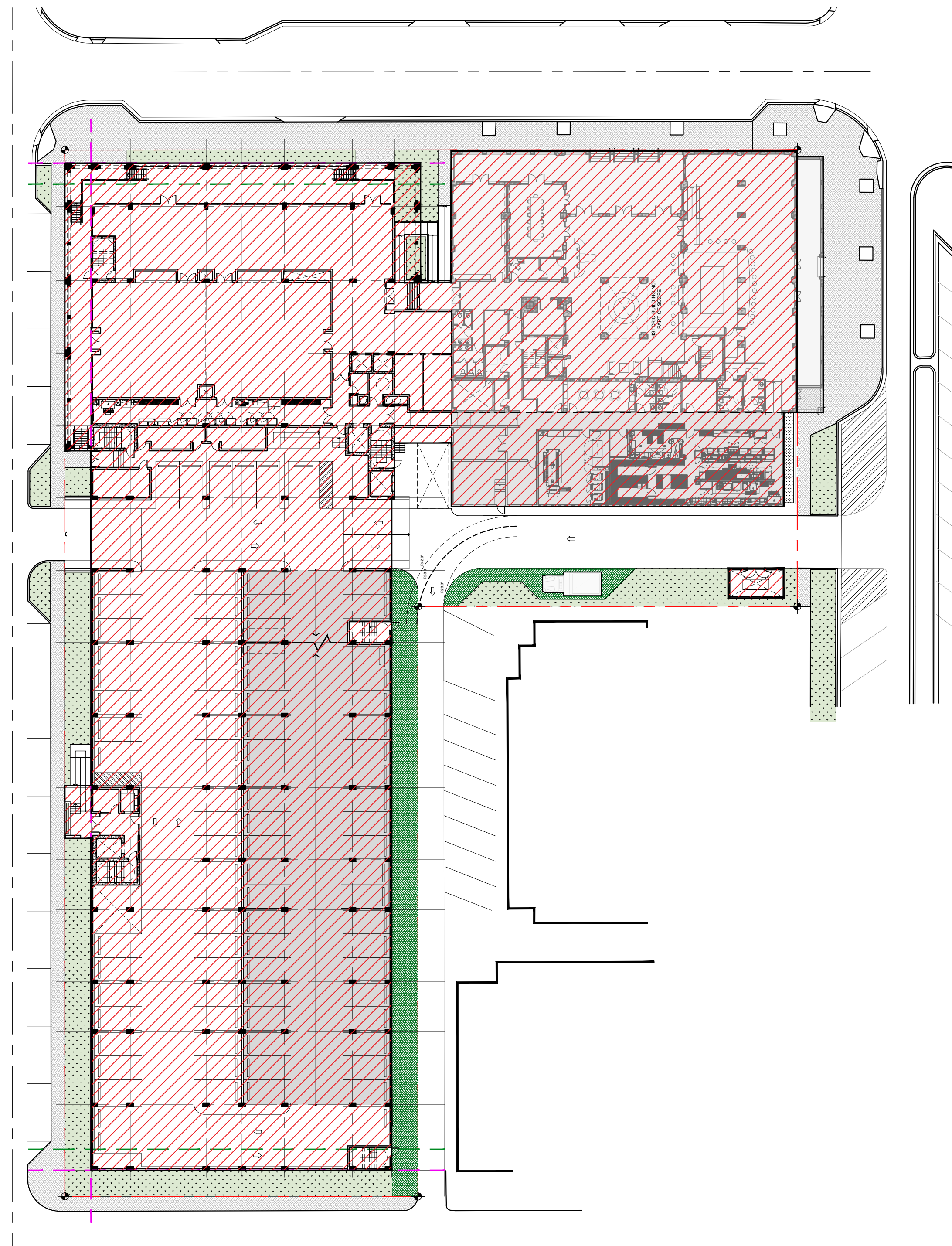
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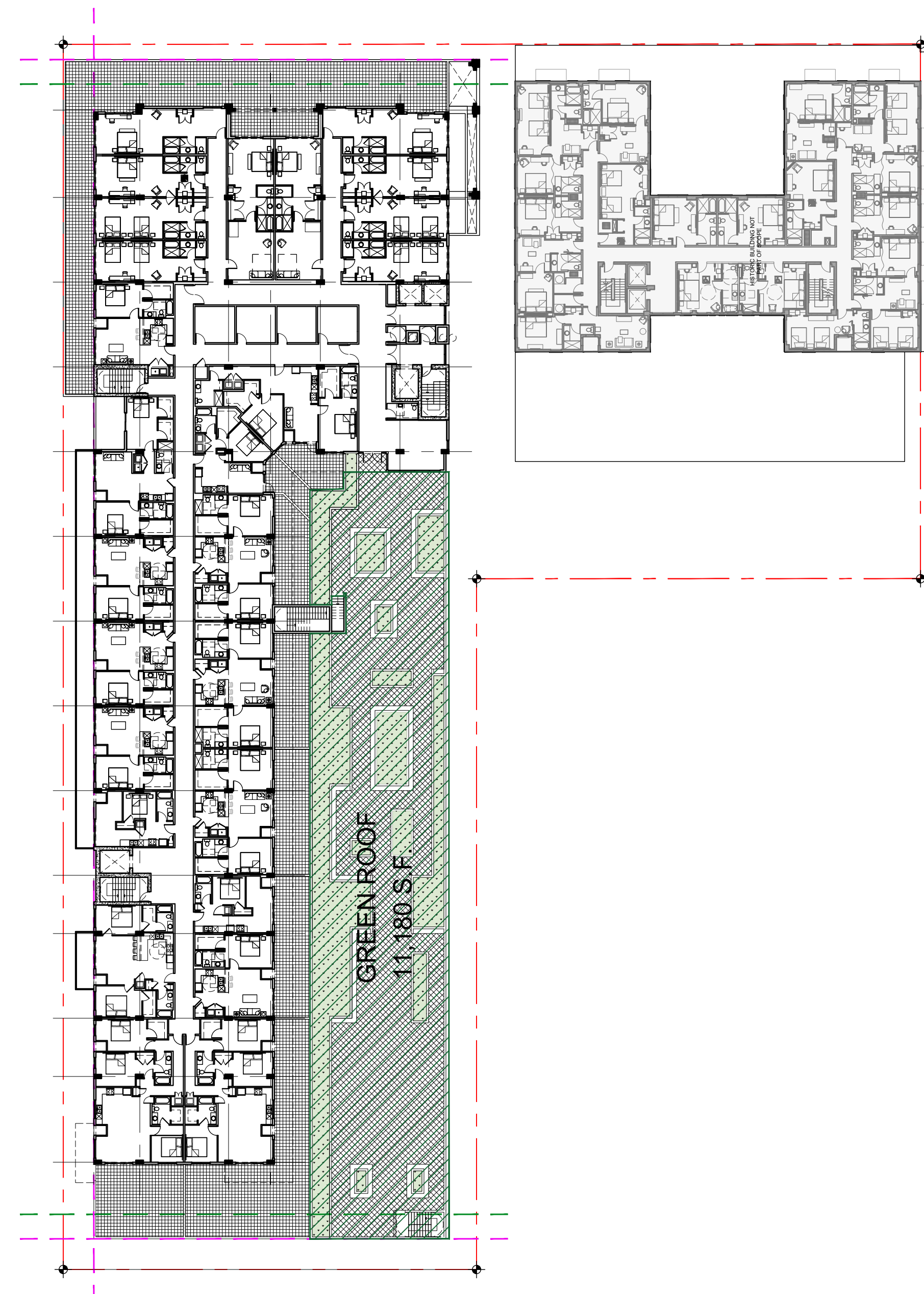
12-23-21

SHEET NUMBER

A-004



GROUND LEVEL



THIRD LEVEL- (GREEN ROOF)

LEGEND

-  LOT COVERAGE
-  GREEN ROOF ABOVE PARKING (NOT COUNTED INTO LOT COVERAGE AREA)

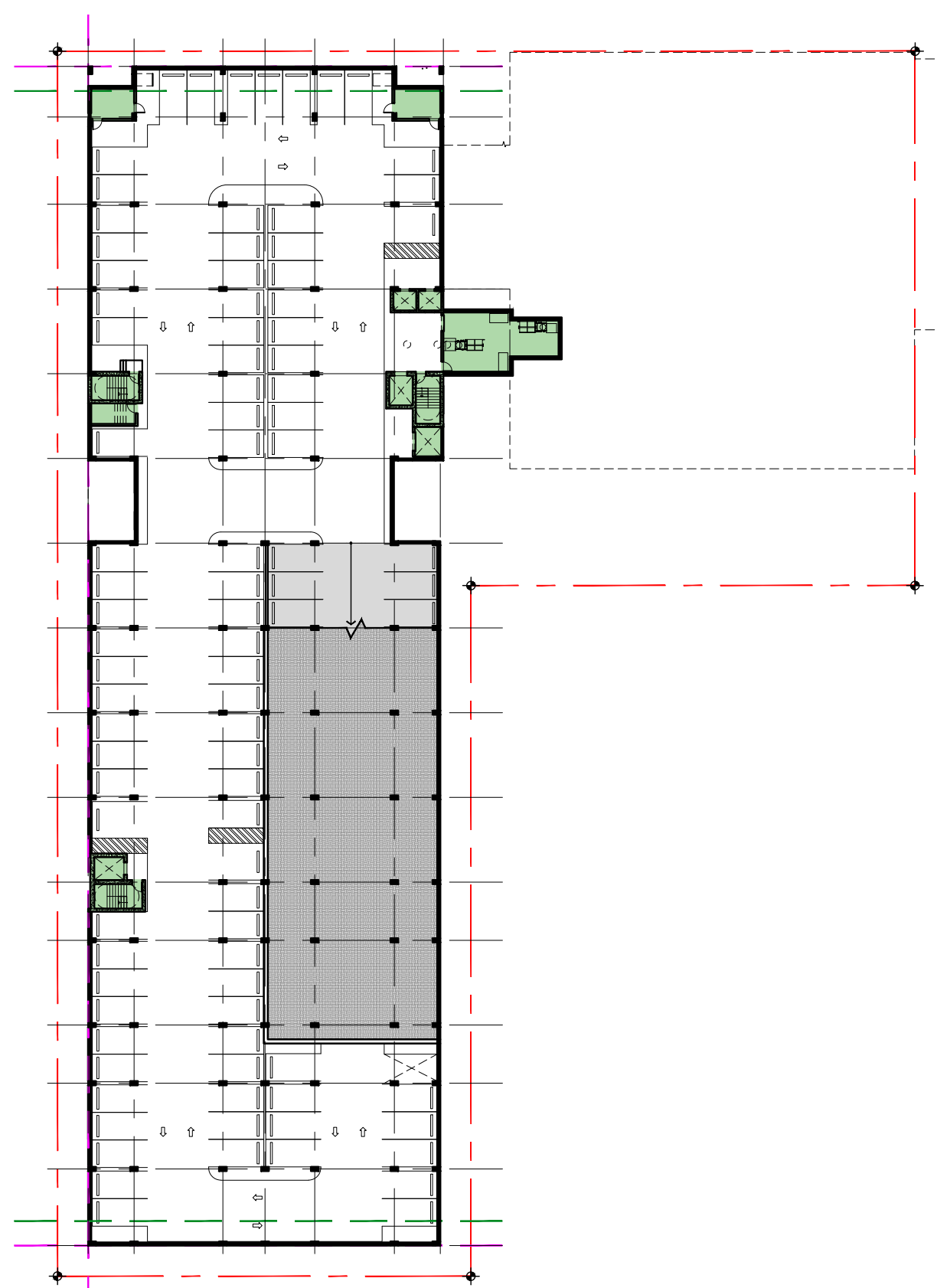
LOT SIZE: 79,375 SF  
 MAX. LOT COVERAGE: 70% LOT SIZE = 55,562 SF  
 LOT COVERAGE PROVIDED: 65,930 SF  
 GREEN ROOF: 11,180 SF  
 TOTAL LOT COVERAGE PROVIDED: 65,930 SF - 11,180 SF = 54,750 SF (68.9%)

GULFSTREAM HOTEL  
 11 LAKE AVENUE  
 LAKE WORTH, FL 334610

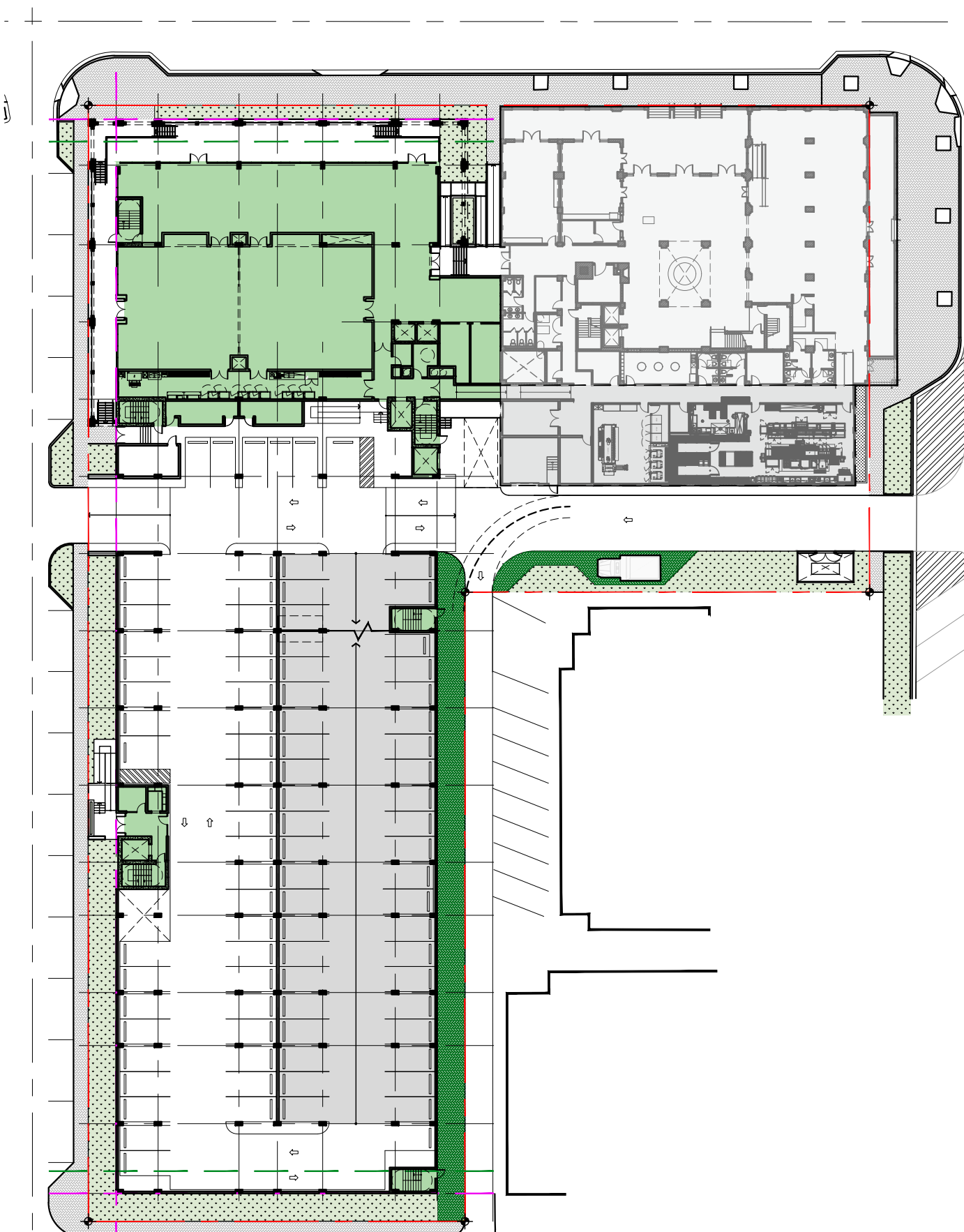
DATE	REVISION

DWG. TITLE	BUILDING LOT COVERAGE
SCALE	1/32"=1'-0"
PROJECT NO.	2020-01
DATE	12-23-21
SHEET NUMBER	A-005

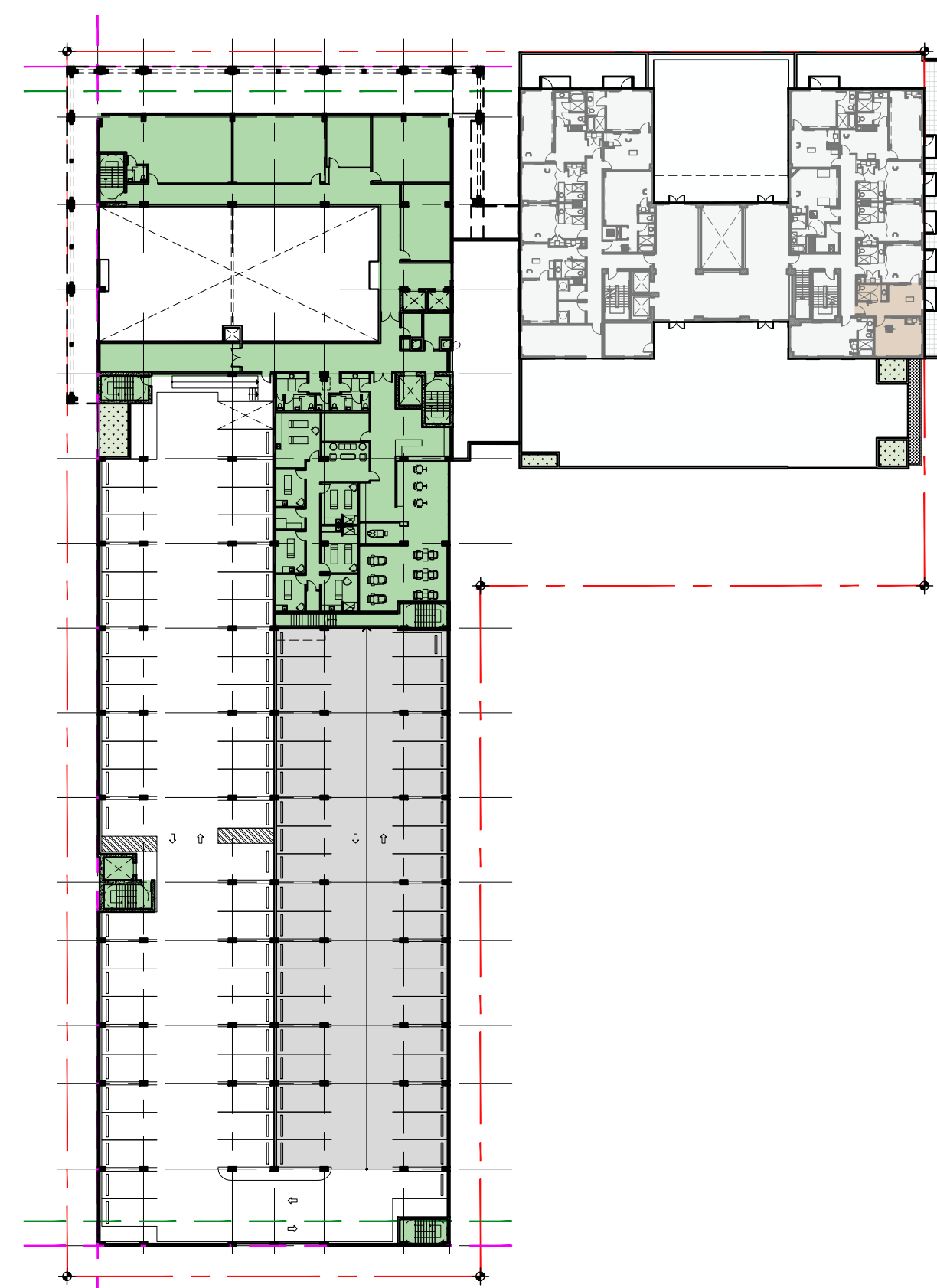
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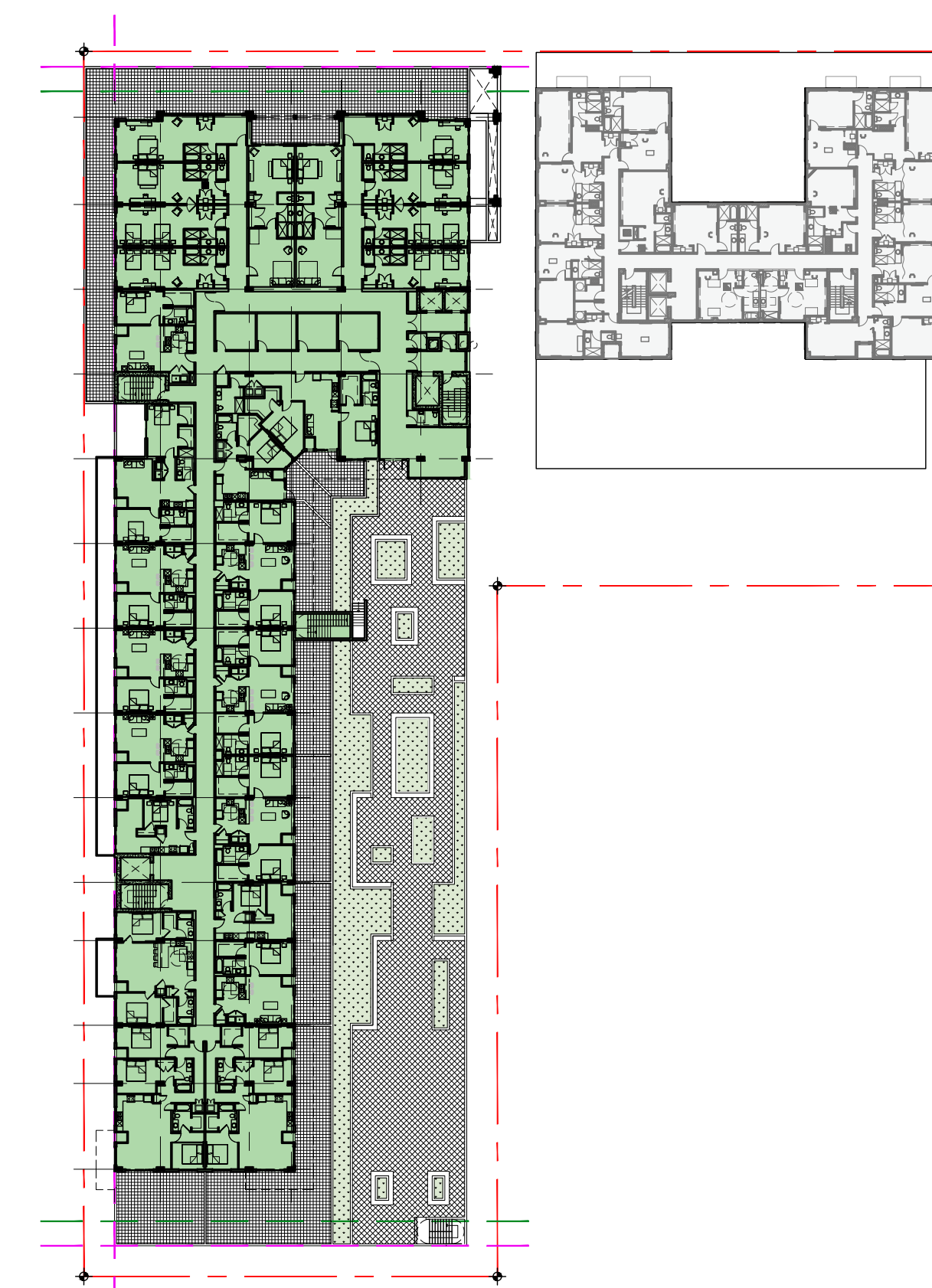
LOWER LEVEL PARKING AREA: 2,210 SF



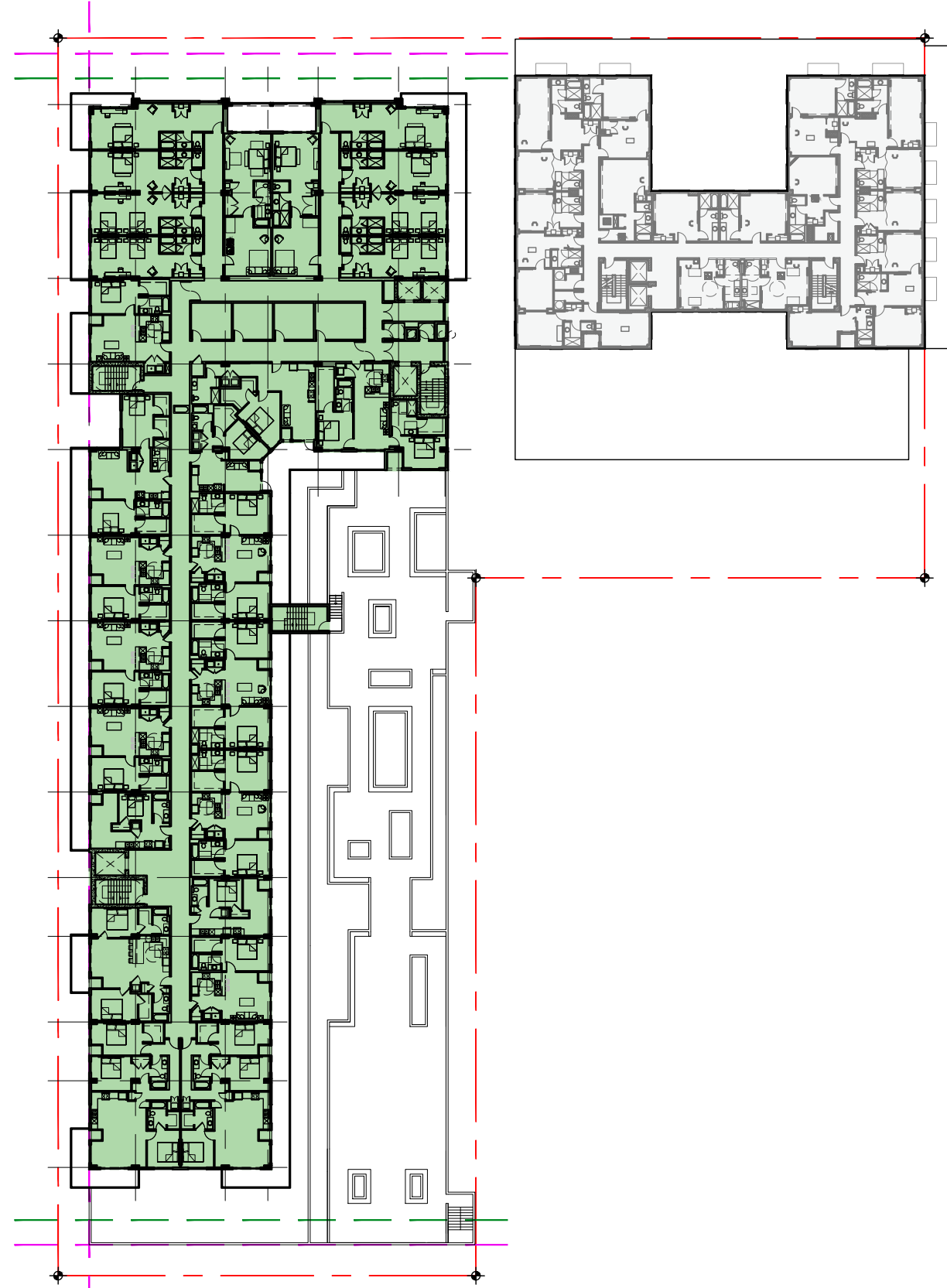
GROUND FLOOR AREA: 12,630 SF



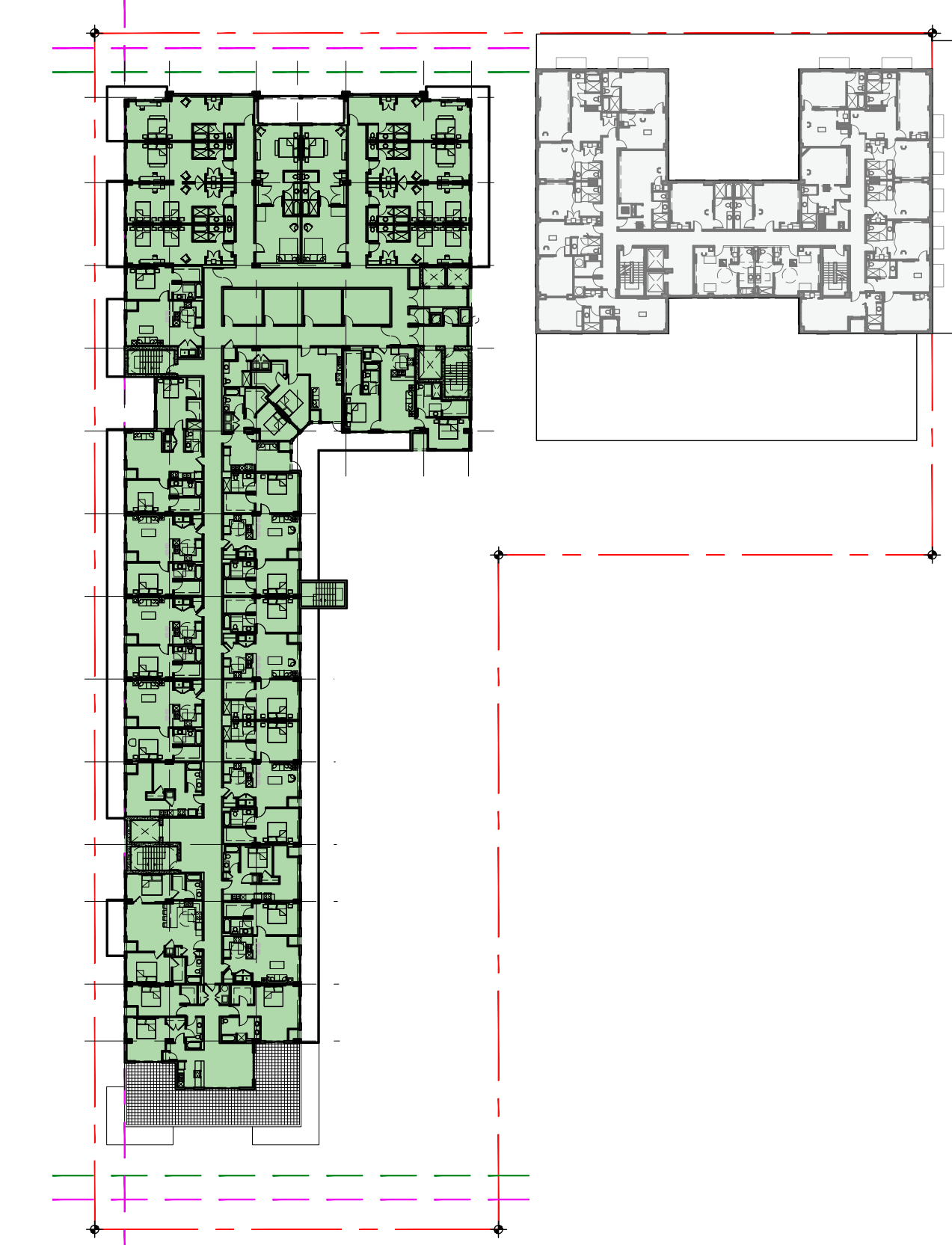
2ND LEVEL AREA: 11,295 SF



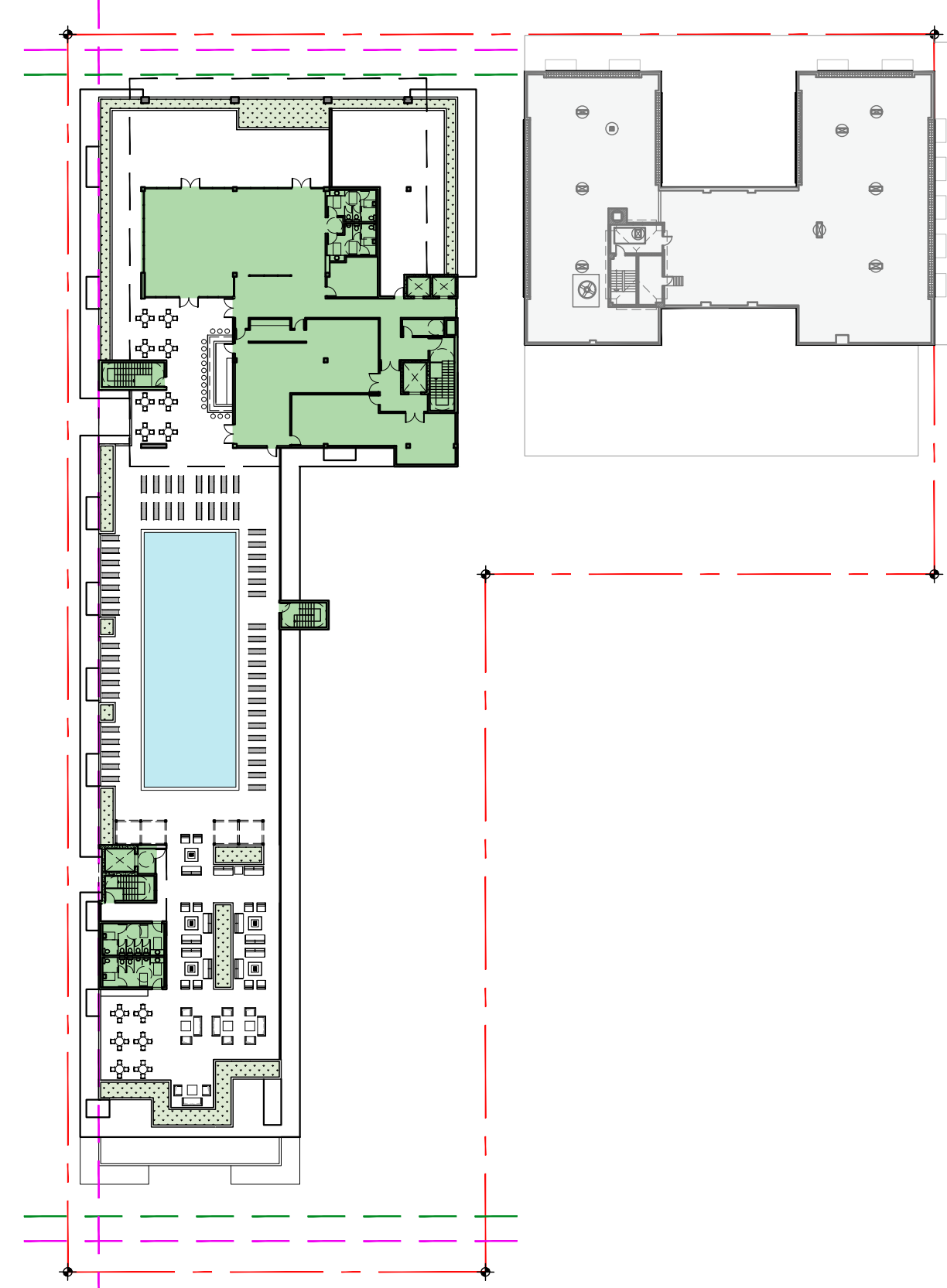
3RD LEVEL AREA : 26,560 SF



FOURTH, FIFTH AND SIXTH LEVEL  
(TYPICAL) 26,570 S.F.  
TOTAL FLOOR AREA 4TH, 5TH AND 6TH  
LEVEL: 79,770 SF



7TH LEVEL - PENTHOUSE AREA: 25,400 SF



8TH LEVEL- ROOF DECK AREA: 7,715 SF

AREA CHART (NEW BUILDING)	
FLOOR	AREAS (S.F.)
LOWER LEVEL	2,210
1ST LEVEL	12,630
2ND LEVEL	11,295
3RD LEVEL	26,560
4TH, 5TH, 6TH LEVEL	79,710
7TH LEVEL- PENTHOUSE	25,400
8TH LEVEL, ROOF DECK	7,715
TOTAL	165,520

FLOOR AREA  
 LOT SIZE: 79,375 SF  
 EXISTING HISTORICAL HOTEL FLOOR AREA: 59,100 SF  
 PROPOSED ADDITION TO EXISTING HISTORICAL BUILDING: 4,700 SF  
 TOTAL PROPOSED AREA EXISTING BUILDING: 63,800 SF

NEW BUILDING FLOOR AREA PROVIDED: 165,520 SF +  
 63,800 SF = 229,320 SF  
 TOTAL FLOOR AREA RATIO PROVIDED 2.89

ALLOWED FAR 2.45 + 25% = 3.0625  
 ALLOWED FLOOR AREA = 243,085.94 S.F.

2.45 FAR URBAN PLANNED DEVELOPMENT  
 ADDITIONAL 25% SUSTAINABLE BONUS PROGRAM

DATE	REVISION

DATE REVISION

DWG. TITLE

F.A.R. DIAGRAMS

SCALE

1/48"=1'-0"

PROJECT NO.

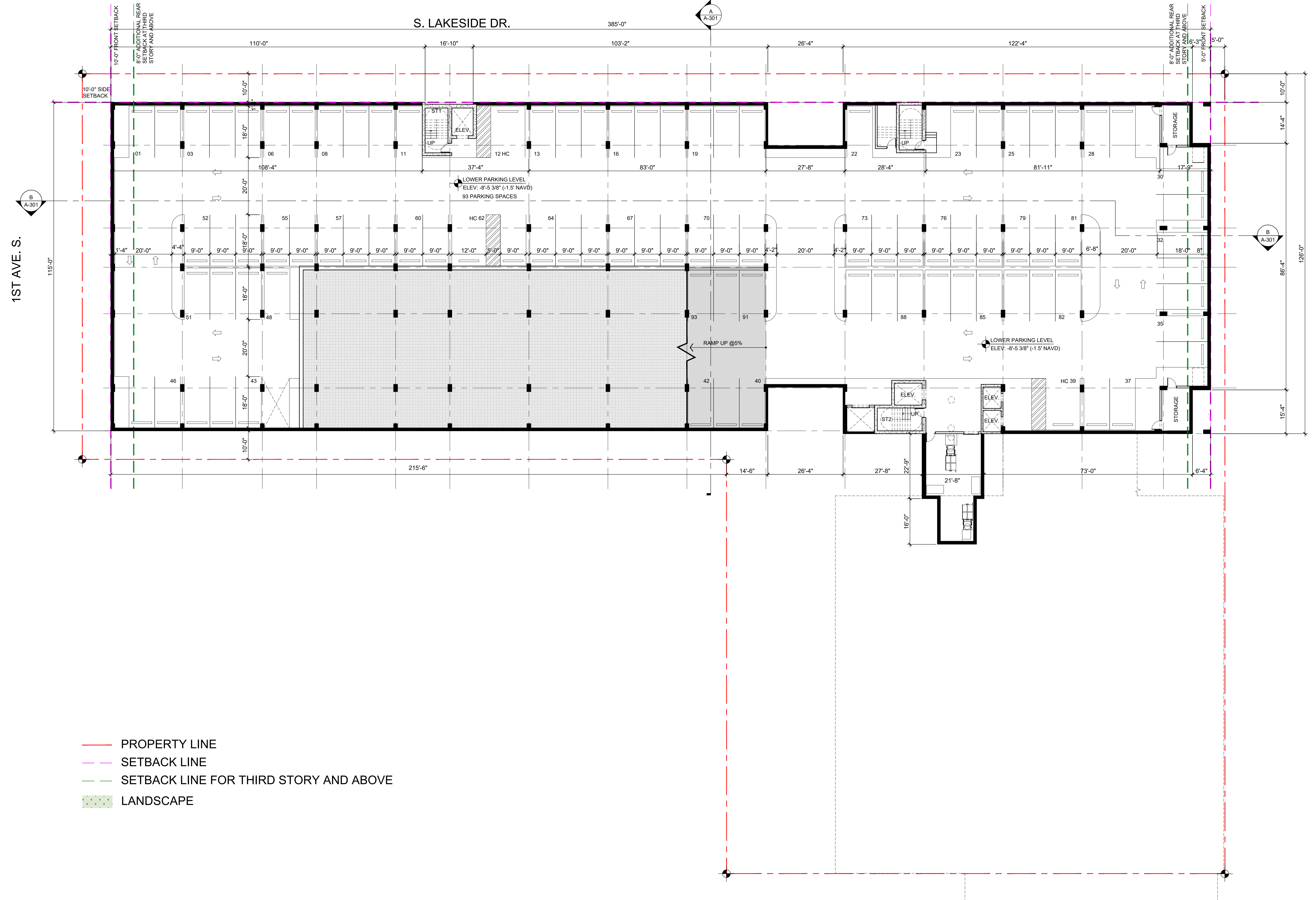
2020-01

DATE

12-23-21

SHEET NUMBER

A-006



- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE
- LANDSCAPE

LAKE AVE.

S. GOLFVIEW RD.

**GULFSTREAM HOTEL**  
 11 LAKE AVENUE  
 LAKE WORTH, FL 334610


DATE	REVISION
DWG. TITLE	
BELOW GRADE PARKING LEVEL (P1)	
SCALE	
1/16"=1'-0"	
PROJECT NO.	
2020-01	
DATE	
12-23-21	
SHEET NUMBER	
A-100	

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GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE

SECOND LEVEL (P3)

SCALE

1/16"=1'-0"

PROJECT NO.

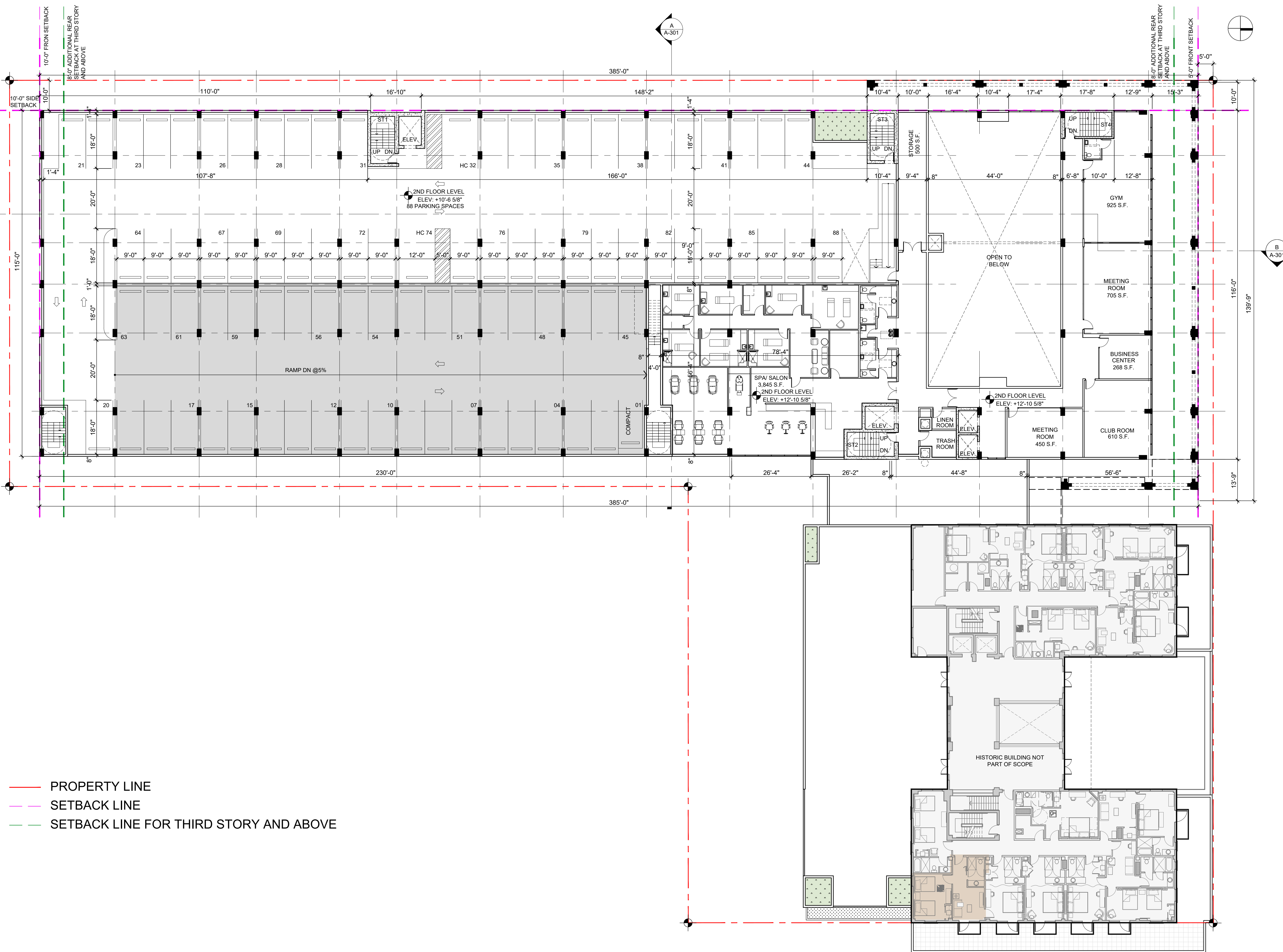
2020-01

DATE

12-23-21

SHEET NUMBER

A-102



- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE



- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE
- LANDSCAPE

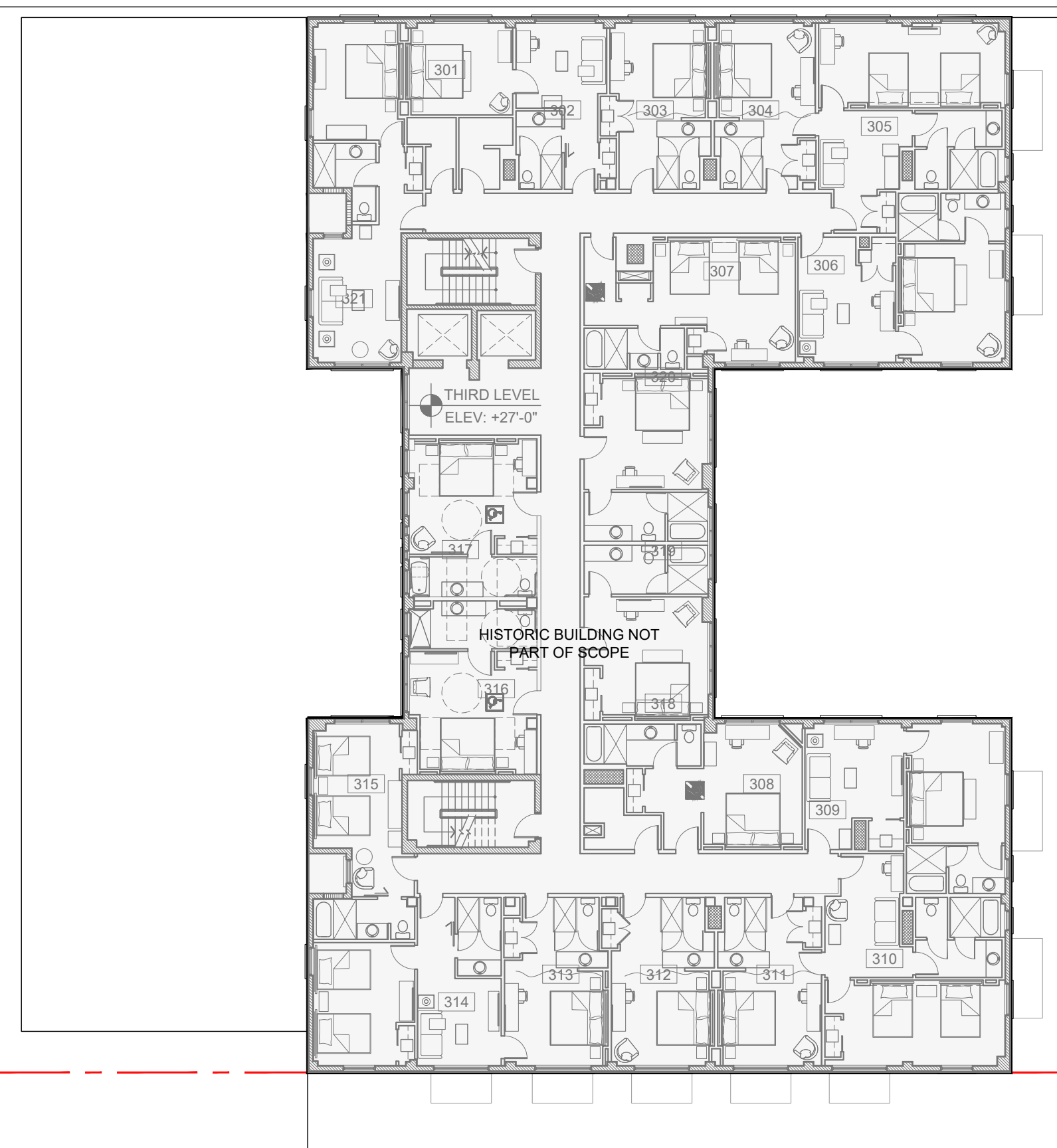
LEGEND

RESIDENTIAL

- ONE BEDROOM UNIT: 610 SF - 768 SF
- TWO BEDROOM UNIT: 968 SF - 1,238 SF
- THREE BEDROOM UNIT: 1,380 SF
- STUDIO: 496 SF - 503 SF

HOTEL

- KING ROOM
- DOUBLE QUEEN ROOM



GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE

THIRD LEVEL

SCALE

1/16"=1'-0"

PROJECT NO.

2020-01

DATE

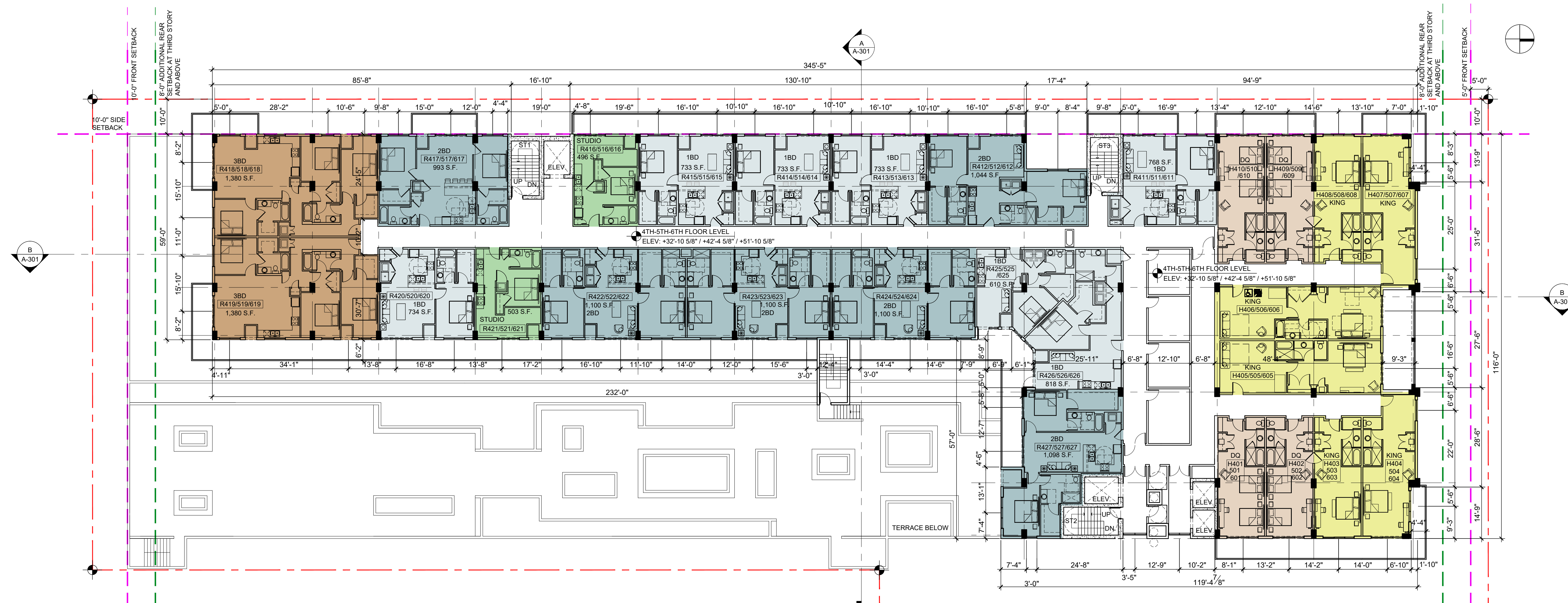
12-23-21

SHEET NUMBER

A-103



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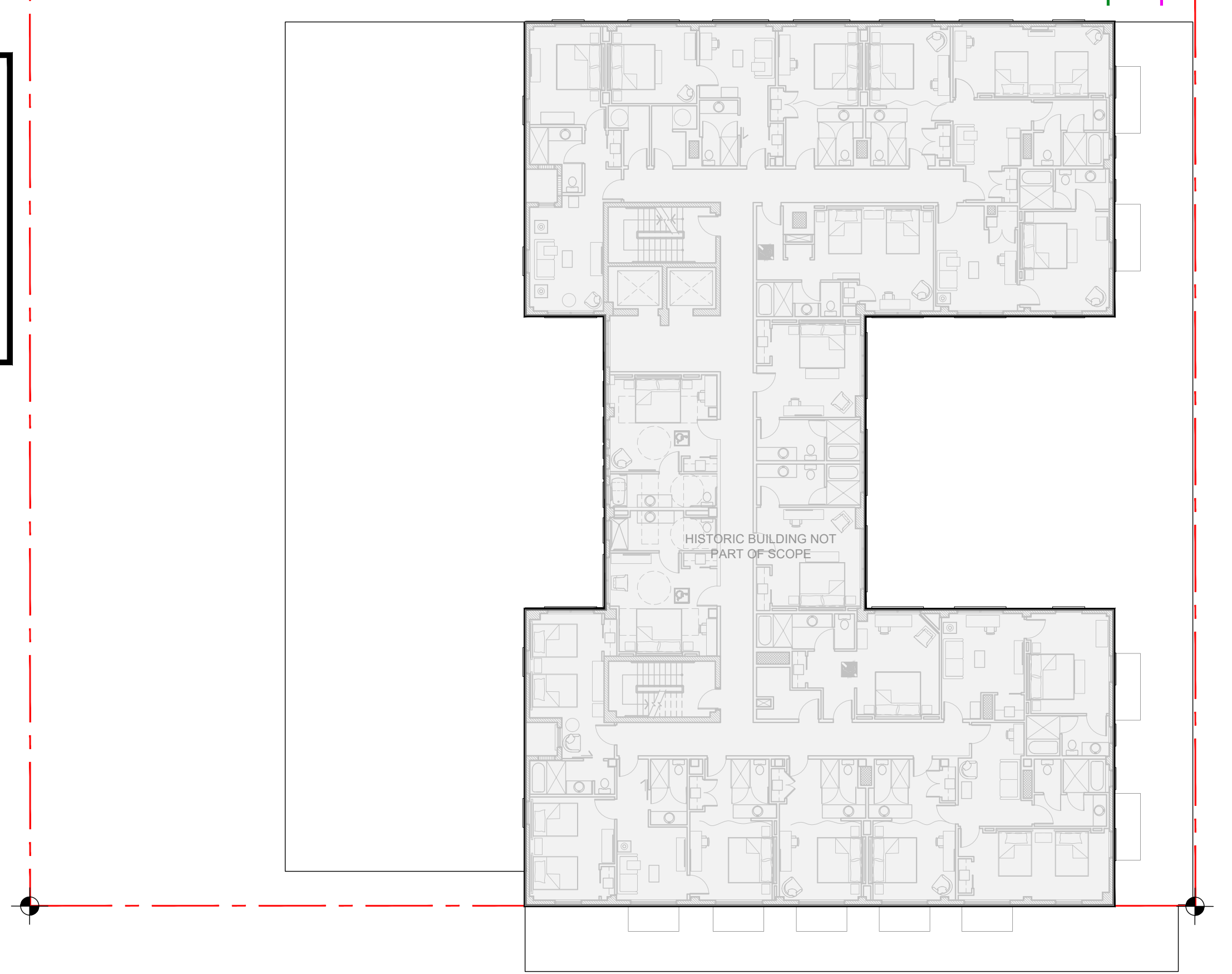
GUEST ROOM WITH MOBILITY FEATURES CALCULATION (FBC 2020 ACC.-TABLE 224.2)					
TOTAL # OF ROOMS = 50 UNITS		MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS	MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ROOMS	FLORIDA 5%
F.B.C. CLASSIFICATION	26 - 50			2	1
F.B.C. REQUIRED		2	0	2	1
PROVIDED		#406, #506, #606		2	3

GUEST ROOM WITH COMMUNICATION FEATURES (FBC 2020 ACC.-TABLE 224.4)	
TOTAL # OF ROOMS = 50 UNITS	MINIMUM NUMBER OF REQUIRED GUEST ROOMS WITH COMMUNICATION FEATURES
F.B.C. CLASSIFICATION	26-50
F.B.C. REQUIRED	4
PROVIDED	#308, #406, #506, #606

\*ROOM #308 SEE A-103

LEGEND

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black;"></span> RESIDENTIAL                         | <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> HOTEL             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black;"></span> ONE BEDROOM UNIT: 610 SF - 768 SF   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> KING ROOM         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black;"></span> TWO BEDROOM UNIT: 968 SF - 1,100 SF | <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black;"></span> DOUBLE QUEEN ROOM |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black;"></span> THREE BEDROOM UNIT: 1,380 SF        |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black;"></span> STUDIO: 496 SF - 503 SF             |   |



- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE

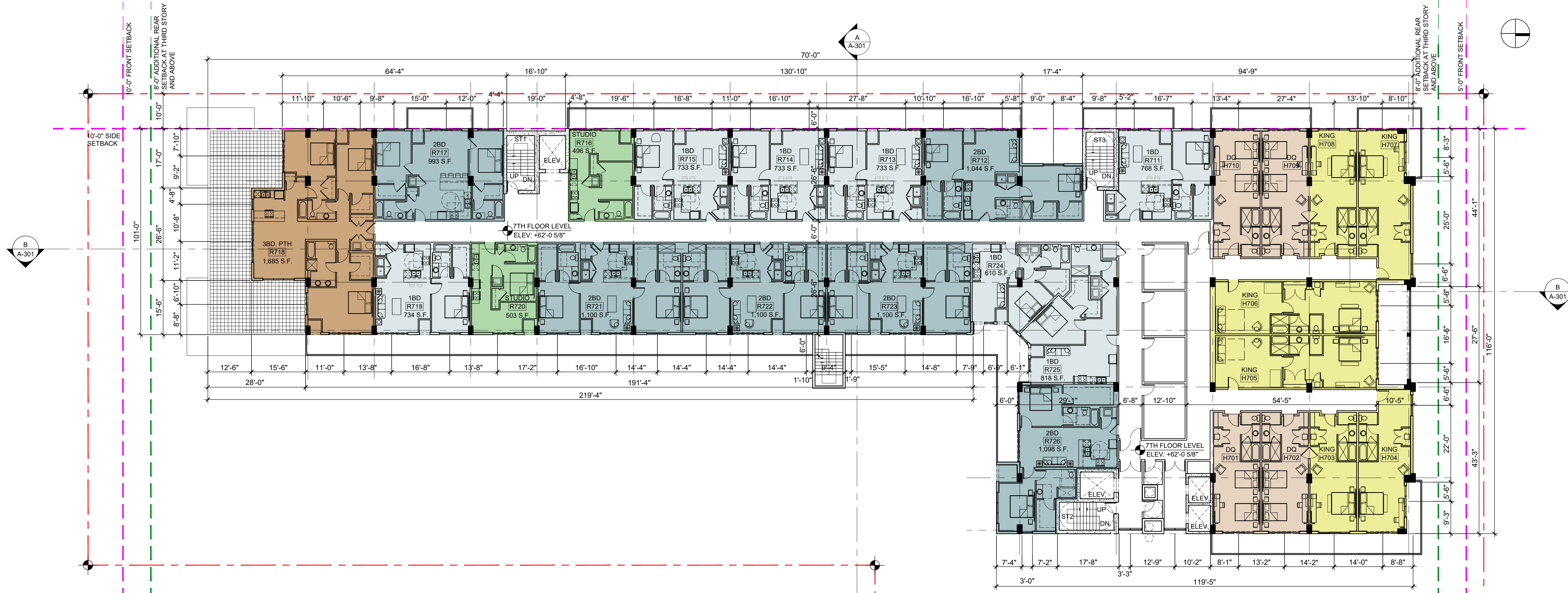
GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE	TYPICAL LEVEL FOURTH THROUGH SIXTH LEVEL
SCALE	1/16"=1'-0"
PROJECT NO.	2020-01
DATE	12-23-21
SHEET NUMBER	A-104

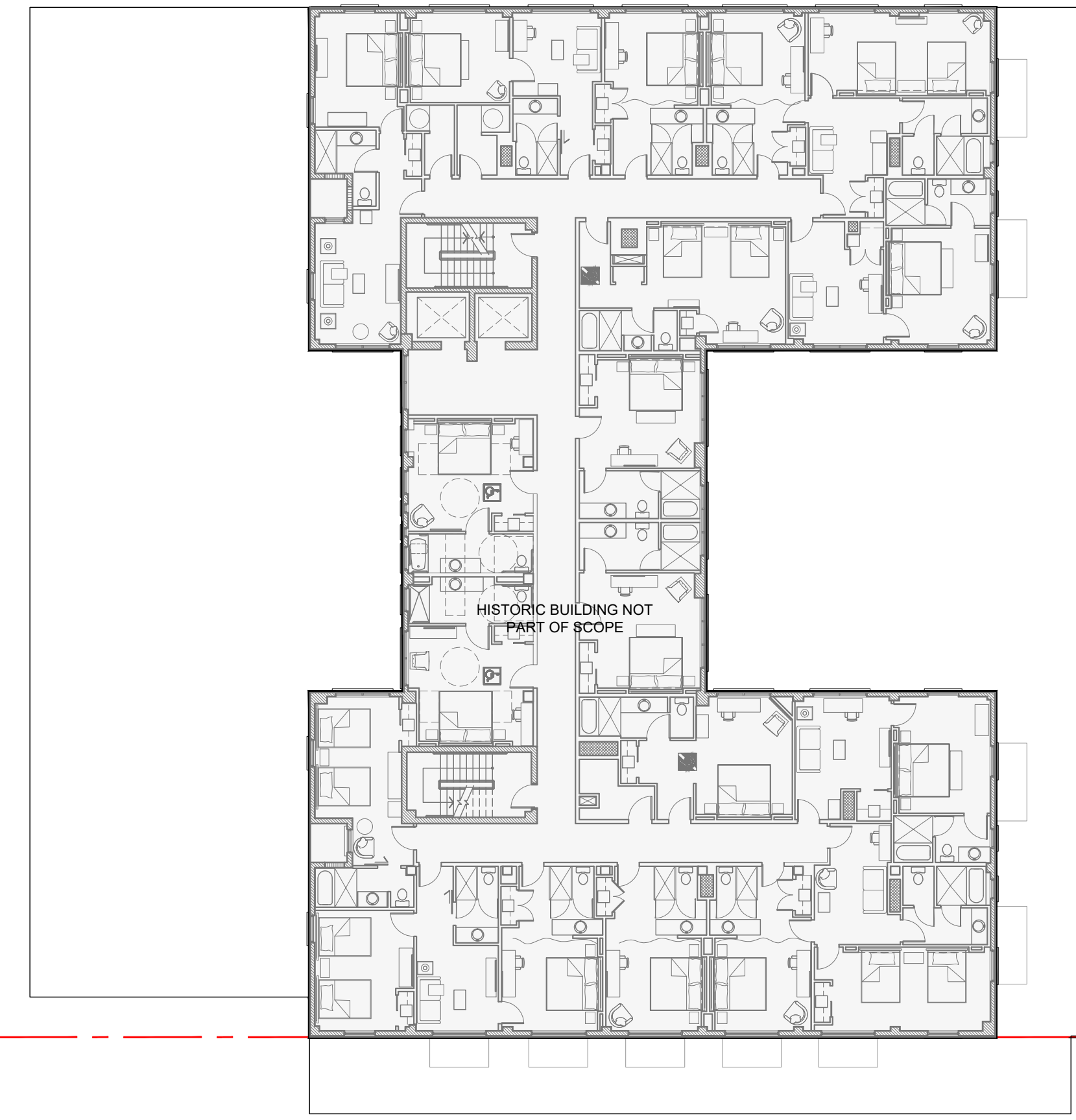
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- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE

LEGEND

- | RESIDENTIAL   | HOTEL   |
|---|---|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> ONE BEDROOM UNIT: 610 SF - 768 SF   | <span style="display: inline-block; width: 20px; height: 10px; background-color: #fff2cc; border: 1px solid black;"></span> KING ROOM         |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> TWO BEDROOM UNIT: 968 SF - 1,100 SF | <span style="display: inline-block; width: 20px; height: 10px; background-color: #f4cccc; border: 1px solid black;"></span> DOUBLE QUEEN ROOM |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> THREE BEDROOM UNIT: 1,380 SF        |   |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> STUDIO: 496 SF - 503 SF             |   |



GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE

SEVENTH LEVEL  
(PENTHOUSE)

SCALE

1/16"=1'-0"

PROJECT NO.

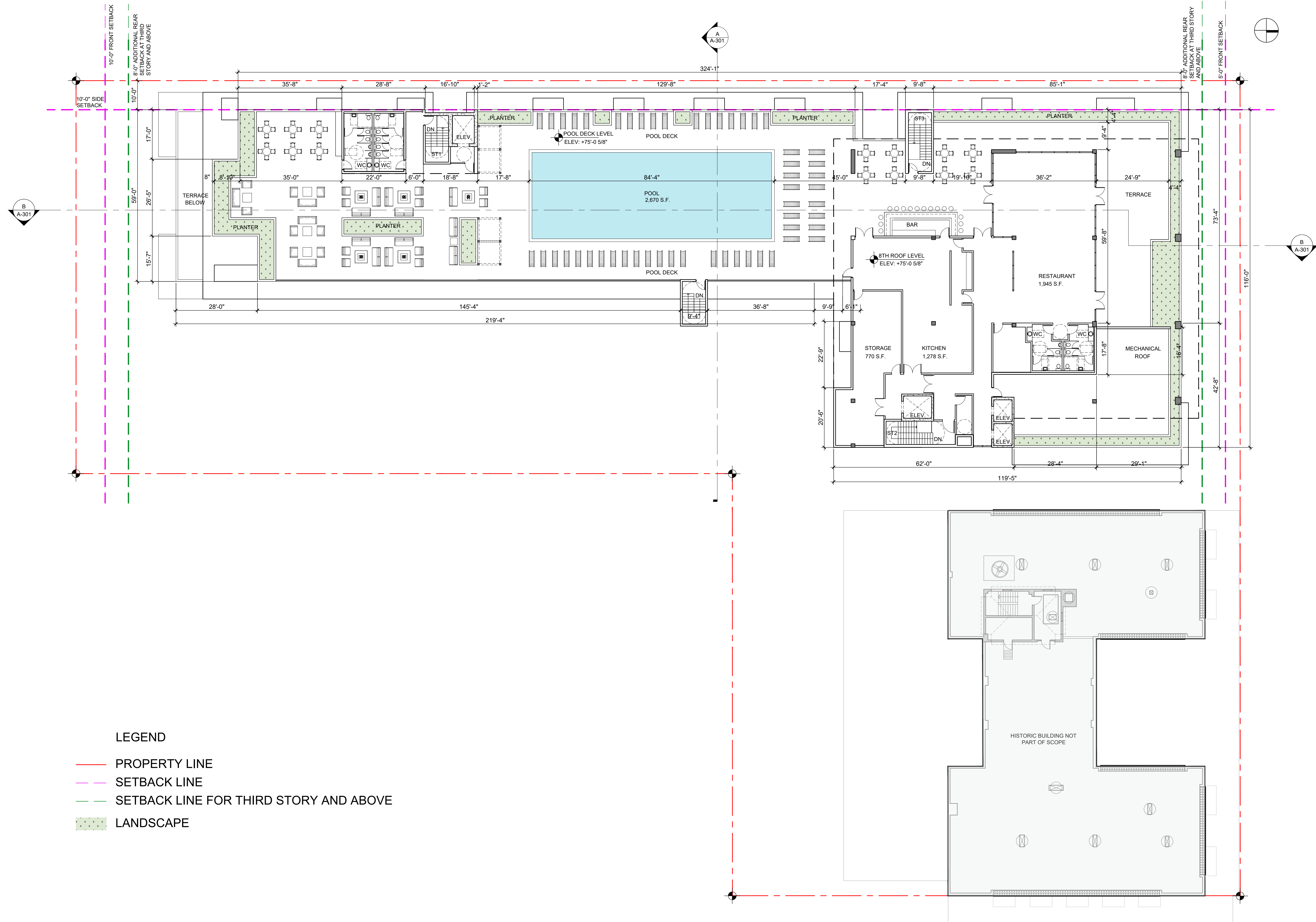
2020-01

DATE

12-23-21

SHEET NUMBER

**A-105**

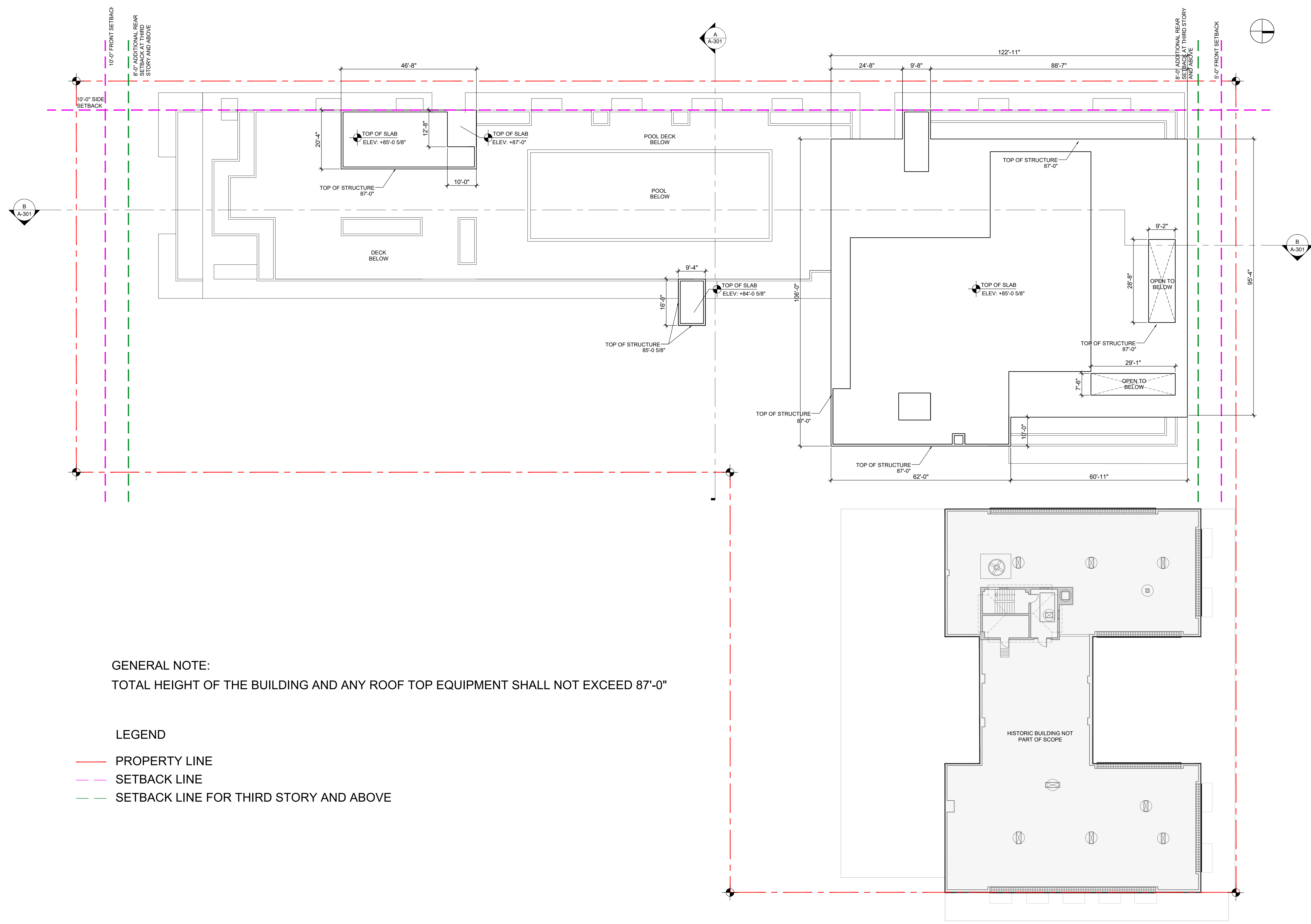


- LEGEND**
- PROPERTY LINE
  - SETBACK LINE
  - SETBACK LINE FOR THIRD STORY AND ABOVE
  - LANDSCAPE

**GULFSTREAM HOTEL**  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE	EIGHT LEVEL - AMENITIES AND POOL DECK
SCALE	1/16"=1'-0"
PROJECT NO.	2020-01
DATE	12-23-21
SHEET NUMBER	A-106



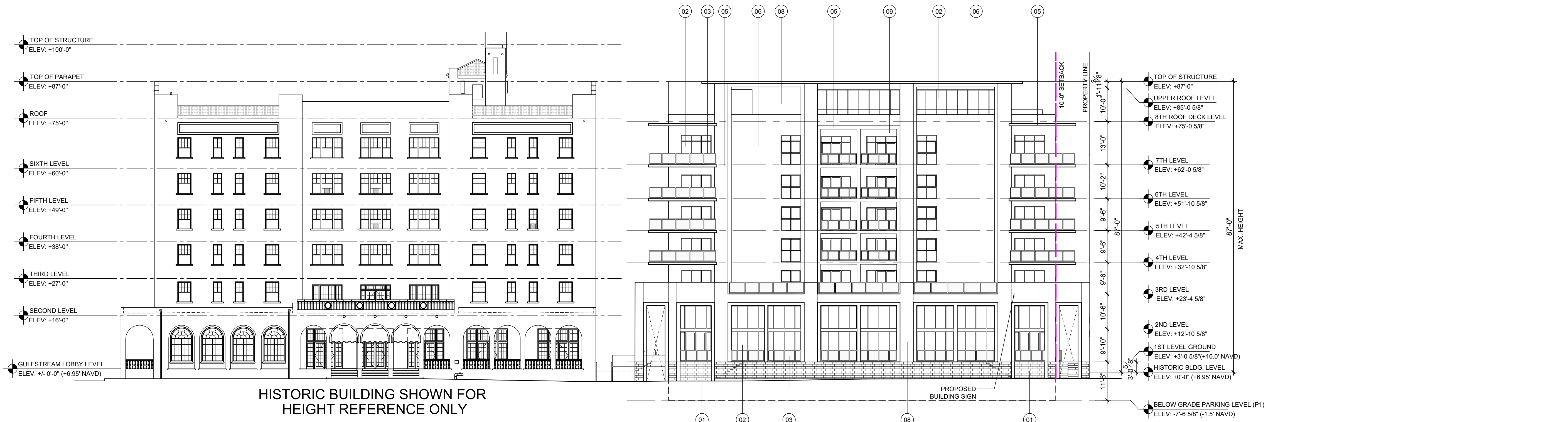
GENERAL NOTE:  
TOTAL HEIGHT OF THE BUILDING AND ANY ROOF TOP EQUIPMENT SHALL NOT EXCEED 87'-0"

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE

GULFSTREAM HOTEL  
###  
###


△	DATE	REVISION
DWG. TITLE		
UPPER ROOF LEVEL		
SCALE		
VARIES		
PROJECT NO.		
2020-01		
DATE		
09-23-15		
SHEET NUMBER		
A-107		

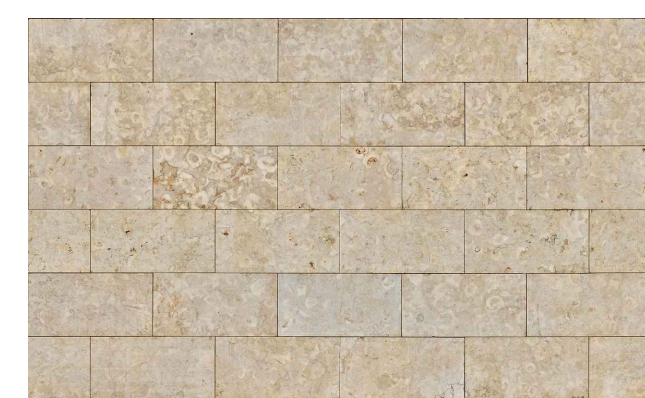


NORTH ELEVATION



WEST ELEVATION

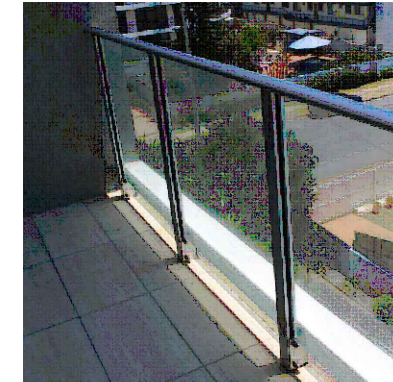
GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 334610



01 LIMESTONE



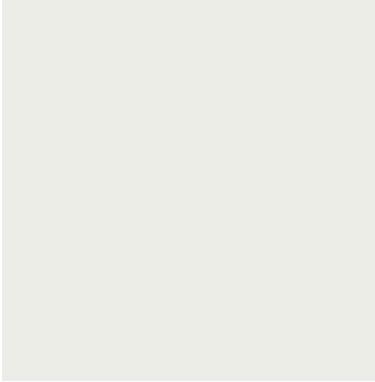
02 ANODIZED ALUMINUM STOREFRONT WITH CLEAR GLASS



03 GLASS RAILING



04 PERFORATED METAL PANEL WITH FLORIDA FLORA THEME



05 PAINTED SMOOTH STUCCO COLOR SW 7005 PURE WHITE SHERWIN-WILLIAMS



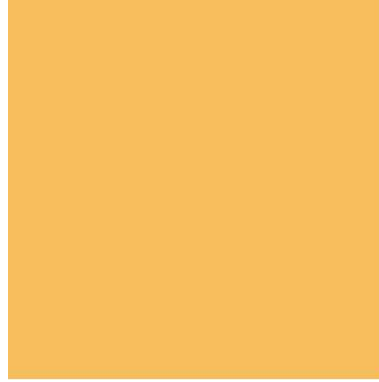
06 PAINTED SMOOTH STUCCO COLOR SW 6393 CONVIVAL YELLOW SHERWIN-WILLIAMS



07 PAINTED SMOOTH STUCCO COLOR SW 9021 NAPLES YELLOW SHERWIN-WILLIAMS



08 PAINTED SMOOTH STUCCO COLOR SW 6682 JUNE DAY SHERWIN-WILLIAMS



09 PAINTED SMOOTH STUCCO COLOR SW 6676 BUTTERFIELD SHERWIN-WILLIAMS

DATE	REVISION

DWG. TITLE  
NORTH AND WEST ELEVATIONS

SCALE  
1/16"=1'-0"

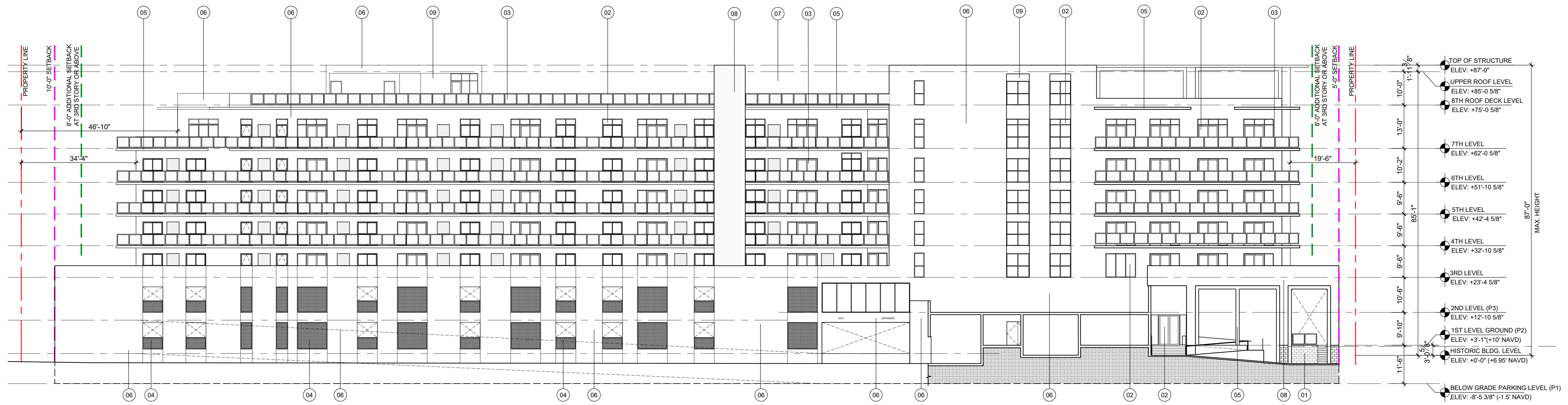
PROJECT NO.

DATE  
2020-01

SHEET NUMBER  
12-21-21



SOUTH ELEVATION



EAST ELEVATION



LAKE AVENUE



S. GOLFVIEW RD CROSSING LAKE AVENUE



S. GOLFVIEW RD CROSSING 1ST AVENUE SOUTH

GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

DATE	REVISION

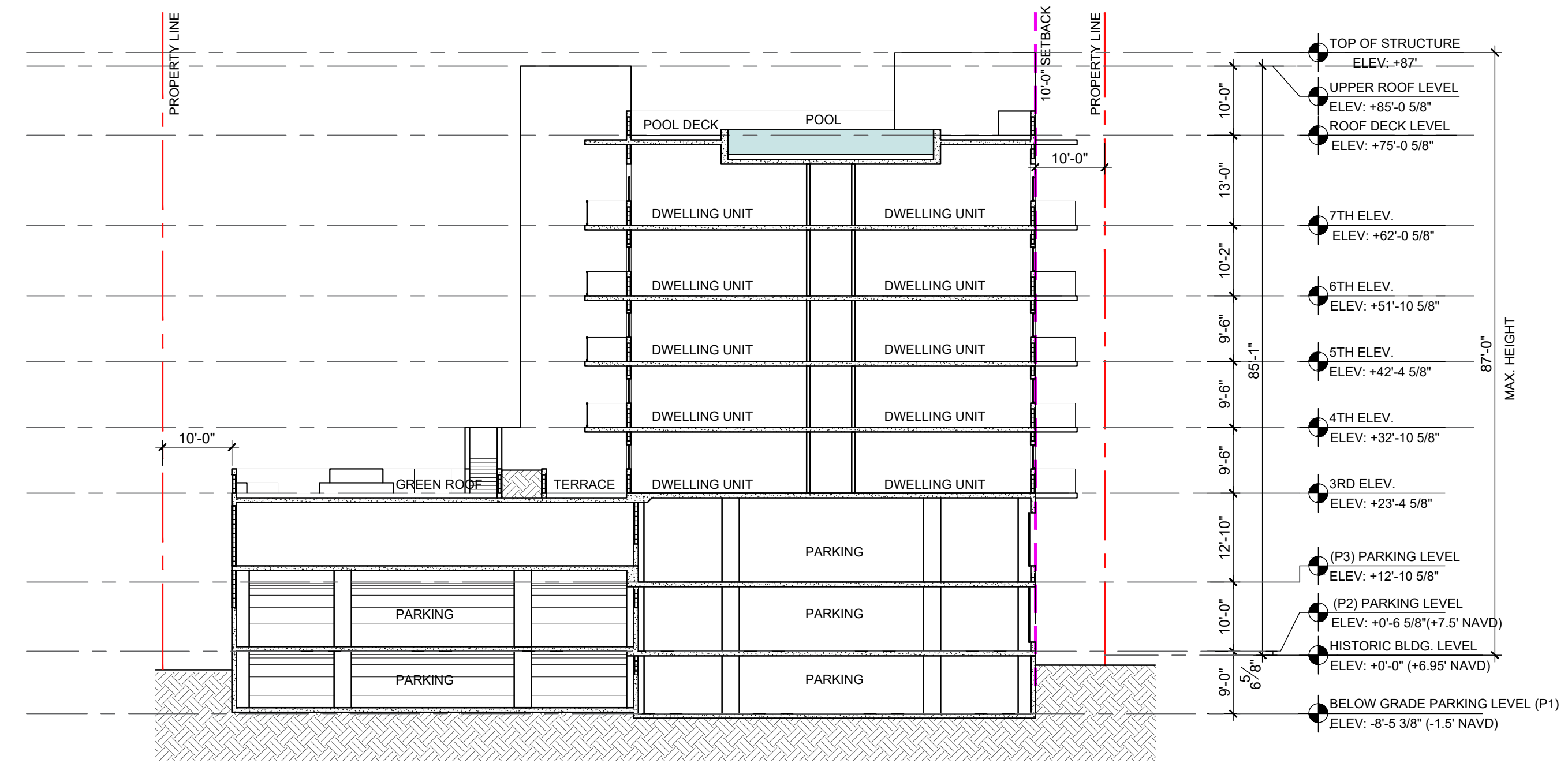
DWG. TITLE	STREETSCAPE ELEVATIONS
SCALE	VARIES
PROJECT NO.	2020-01
DATE	12-23-21
SHEET NUMBER	A-203



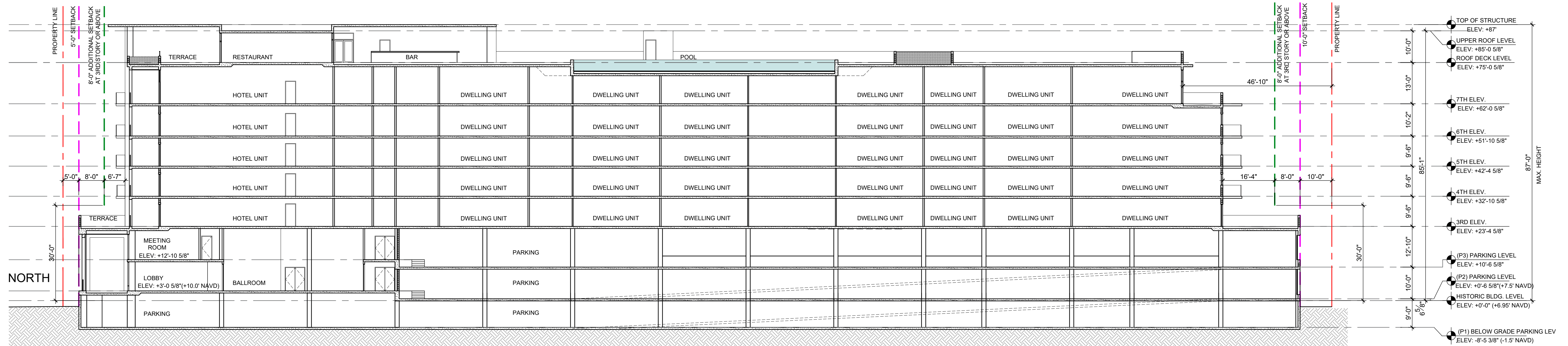
GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 33461

DATE	REVISION
DWG. TITLE	
STREETSCAPE ELEVATIONS	
SCALE	
VARIES	
PROJECT NO.	
2020-01	
DATE	
12-22-21	
SHEET NUMBER	
A-204	





SECTION A



SECTION B

GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE

BUILDING SECTIONS

SCALE

1/16"=1'-0"

PROJECT NO.

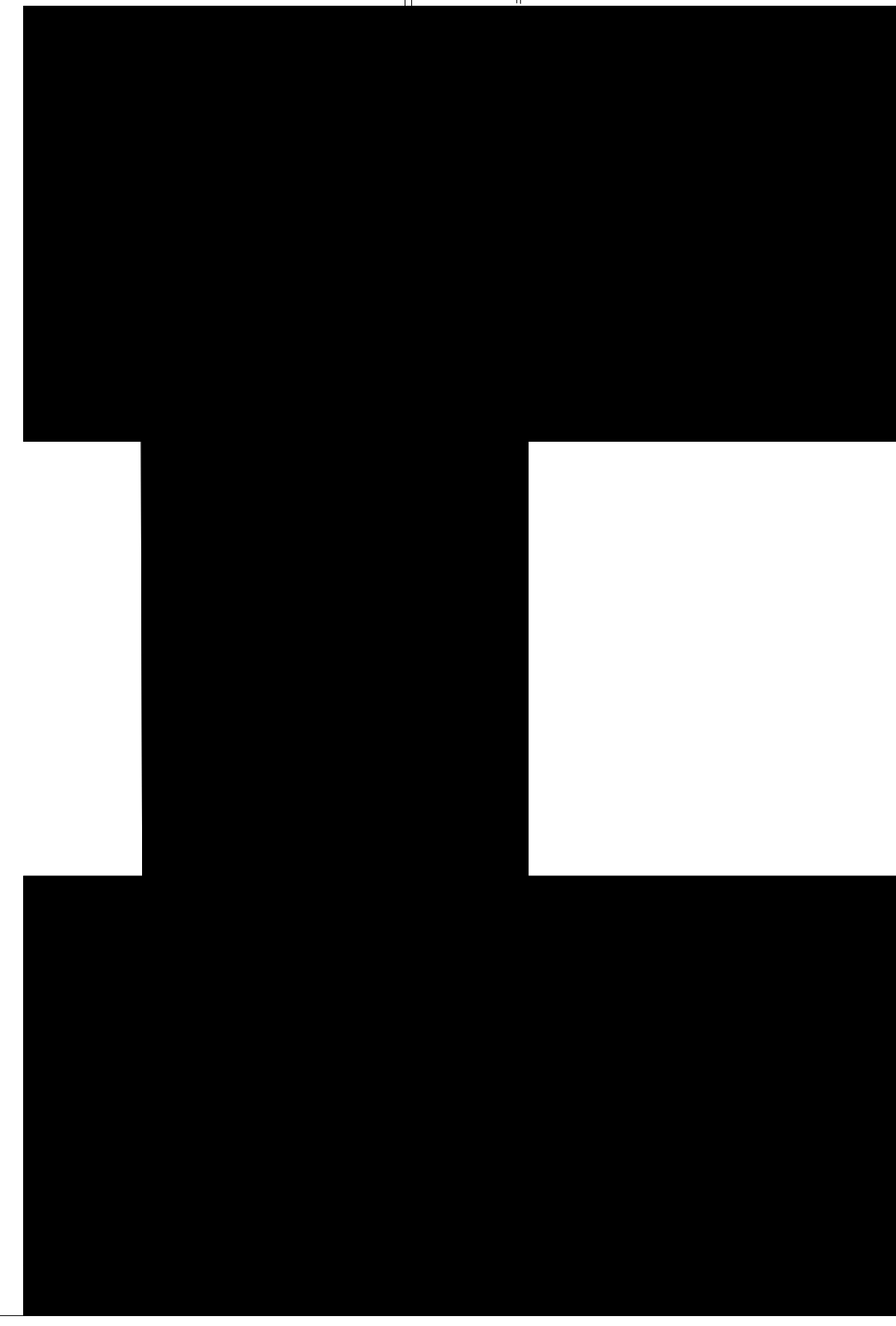
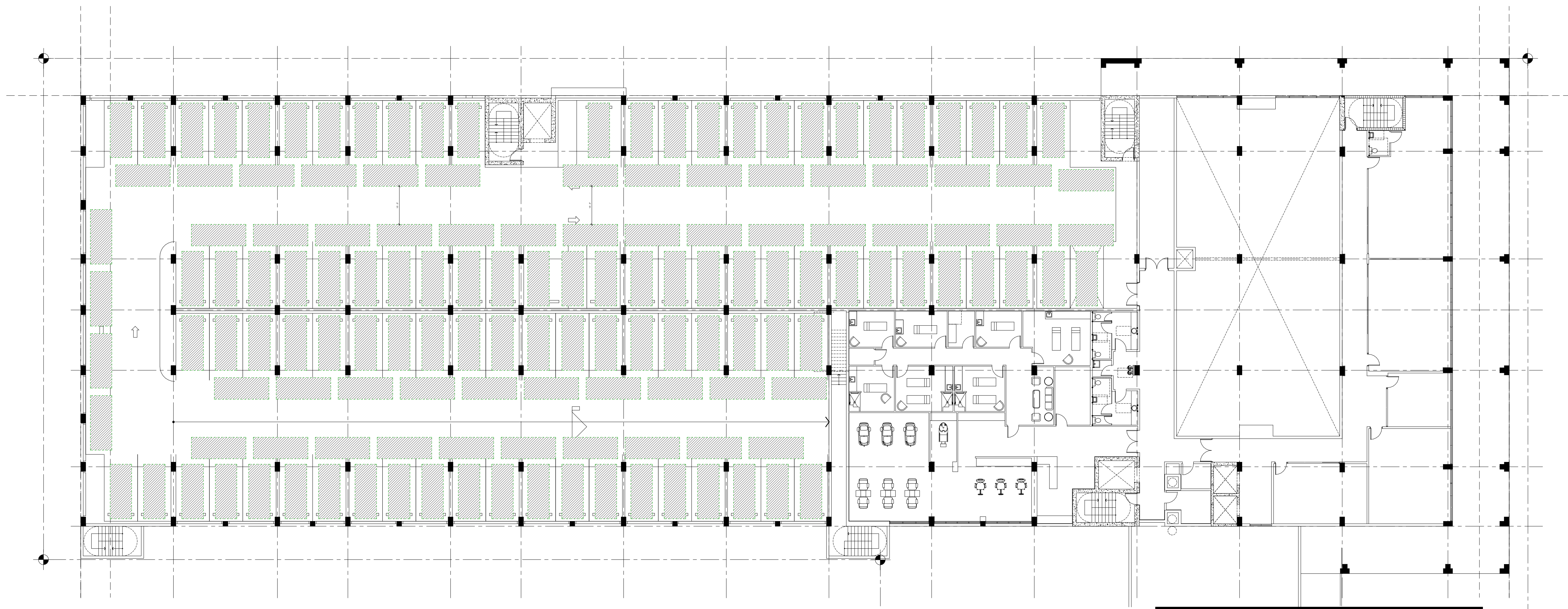
2020-01

DATE

12-21-21

SHEET NUMBER

A-301





GULFSTREAM HOTEL DEVELOPMENT  
LAKE WORTH, FL.

**GULFSTREAM HOTEL**  
11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

ARCHITECTS  
P.A.

8101 BISCAYNE BLVD. S. 309-310  
M I A M I, F L 3 3 1 3 8 - 4 6 6 4  
T 305.559.1250 F 305.551.1746

ROSE J. GOMEZ

DWG. TITLE	COVER
SCALE	N.T.S.
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	G000
DATE	REVISION

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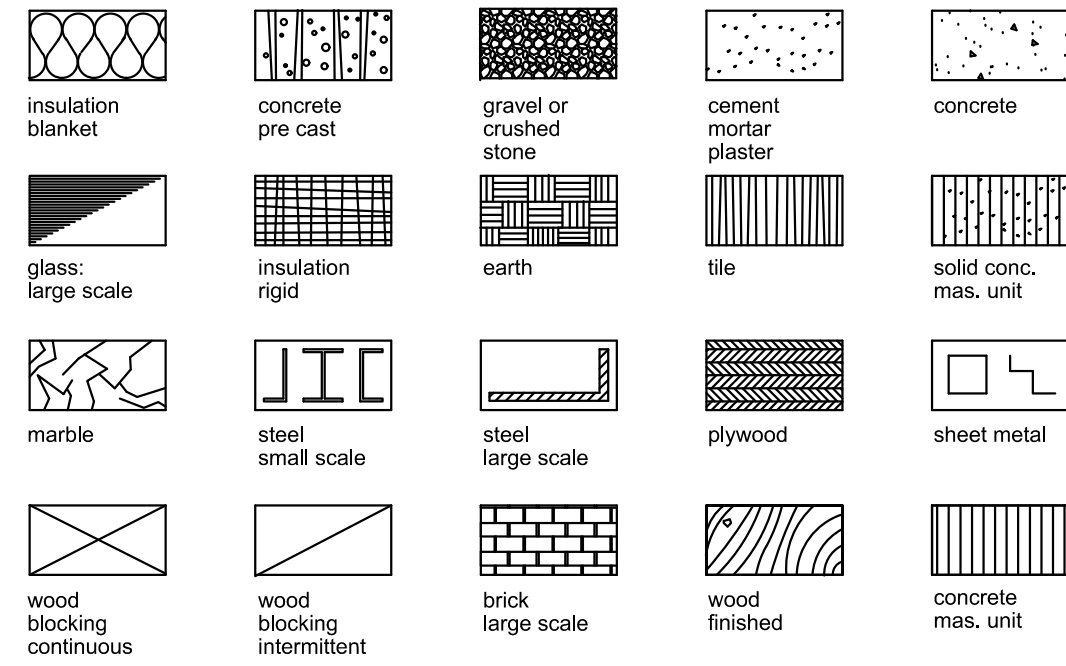
ABBREVIATIONS

Table with columns A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Includes entries like ACOUS. ACOUSTICAL, AD. AREA DRAIN, AL. ALUMINUM, etc.

Table with columns G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Includes entries like GA. GAUGE, H.B. HOSE BIB, I.D. INSIDE DIAMETER (DIM.), etc.

Table with columns R, S, T, U, V, W, X, Y, Z. Includes entries like R. RISER, S. SOUTH, T. TREAD, U. UNFINISHED, etc.

MATERIAL LEGEND



PROJECT TEAM

OWNER: RESTORATION ST. LOUIS INC.
MEP ENGINEER: YOUSSEF HACHEM CONSULTING ENGINEERING, INC.
LANDSCAPE ARCHITECT: JOSE L. GOMEZ ARCHITECTS P.A.
STRUCTURAL ENGINEER: YOUSSEF HACHEM CONSULTING ENGINEERING, INC.

APPLICABLE CODES

Table listing applicable codes: GOVERNING ZONING CODE: CITY OF LAKE WORTH ZONING CODE, BUILDING CODE: FLORIDA BUILDING CODE 2020, etc.

Table with columns C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Includes entries like CAB. CABINET, C.B. CATCH BASIN, CEM. CEMENT, etc.

Table with columns I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Includes entries like I.D. INSIDE DIAMETER (DIM.), JAN. JANITOR, KIT. KITCHEN, etc.

Table with columns S, T, U, V, W, X, Y, Z. Includes entries like S. SOUTH, T. TREAD, U. UNFINISHED, etc.

Table with columns D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Includes entries like DBL. DOUBLE, D.F. DRINKING FOUNTAIN, DET. DETAIL, etc.

Table with columns M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Includes entries like MAX. MAXIMUM, M.C. MACHINE, MACH. MECHANICAL, etc.

Table with columns T, U, V, W, X, Y, Z. Includes entries like TRD. TREAD, T.B. TOWEL BAR, T.C. TOP OF CURB, etc.

Table with columns E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Includes entries like E. EAST, EA. EACH, E.J. EXPANSION JOINT, etc.

Table with columns N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Includes entries like N. NORTH, N.I.C. NORTH IN CONTRACT, etc.

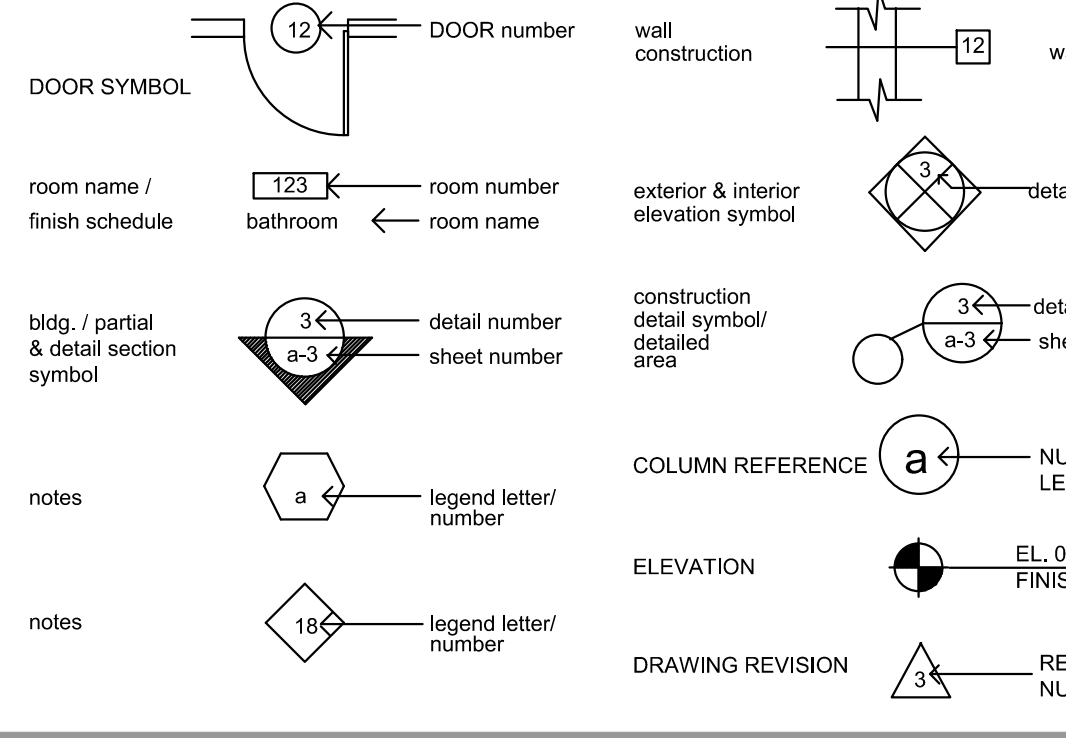
Table with columns U, V, W, X, Y, Z. Includes entries like UNF. UNFINISHED, U.O.N. UNLESS OTHERWISE NOTED, etc.

Table with columns F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Includes entries like F.A. FIRE ALARM, F.B. FLAT BAR, F.D. FLOOR DRAIN, etc.

Table with columns P, Q, R, S, T, U, V, W, X, Y, Z. Includes entries like PR.CST. PRE-CAST, P.L. PROPERTY LINE, P.T. PRESSURE TREATED, etc.

Table with columns W, X, Y, Z. Includes entries like W. WEST, WT. WEIGHT, W/ WITH, etc.

SYMBOL LEGEND



GENERAL NOTES

- 1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF LAKE WORTH BUILDING DEPARTMENT.
3. ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES, MANUFACTURERS SHALL PROVIDE DADE COUNTY APPROVAL CODES FOR ALL REQUIRED ASSEMBLIES.

PROJECT INFORMATION

SCOPE OF WORK

HISTORICAL RESTORATION OF THE GULFSTREAM HOTEL INTEGRATED WITH A MIXED-USE URBAN PLANNED DEVELOPMENT INCLUSIVE OF HOTEL, CONDOMINIUMS, RESTAURANTS, BAR, GYM, SALON, EVENT SPACES, PARKING GARAGE AND SUPPORT SPACES.

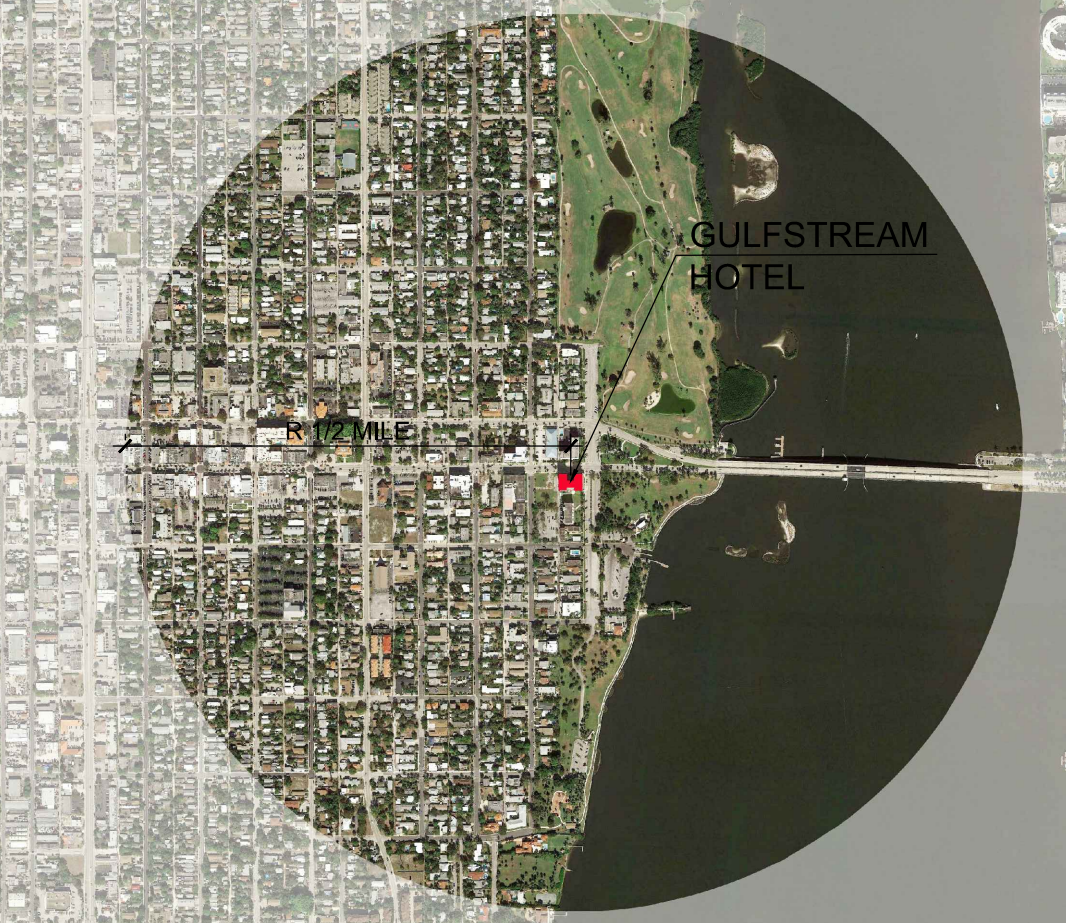
LEGAL DESCRIPTION

PARCEL 1 LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, THE PALM BEACH FARMS CO, PLAT NO.2, LUCERNE TOWNSITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

ZONING SUMMARY

PROJECT ADDRESS: 11 LAKE AVENUE, LAKE WORTH, FL 33460
ZONING DISTRICT: DT - DOWNTOWN
PRESENT OCCUPANCY: HOTEL (R-1) (TRANSIENT)
PROPOSED OCCUPANCY: HOTEL (R-1) (TRANSIENT)

LOCATION MAP



GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 33460

BEILINSON GOMEZ ARCHITECTS P.A.

ARCHITECTURE
A A C 0 1 0 6 2

8101 BISCAVNE BLVD. # 309 310
MIAMI, FL 33138-4664

JOSE L. GOMEZ

Table with columns DWG. TITLE, SCALE, PROJECT NO., DATE, SHEET NUMBER. Includes values like N.T.S., 2020-01, 11-12-21, G001.

CONSULTANT

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DATE REVISION



EXISTING BUILDING LOOKING SOUTHWEST  
 ARCADE, DECORATIVE PARAPET, TRIMS, RAILINGS, TILE ROOF, SHIELDS AND SIGNAGE TO REMAIN.  
 EXISTING WINDOWS AND DOORS TO BE REPLACED WITH NEW WINDOWS AND DOORS (MULLION CONFIGURATION TO MATCH EXISTING)

1



EXISTING BUILDING LOOKING EAST  
 ARCADE, DECORATIVE PARAPET, TRIMS, RAILINGS, TILE ROOF, SHIELDS AND SIGNAGE TO REMAIN.  
 EXISTING WINDOWS AND DOORS TO BE REPLACED WITH NEW WINDOWS AND DOORS (MULLION CONFIGURATION TO MATCH EXISTING)

2



EXISTING BUILDING LOOKING NORTH  
 EXISTING WINDOWS TO BE REPLACED WITH NEW WINDOWS (MULLION CONFIGURATION TO MATCH EXISTING)  
 EXISTING BACK OF HOUSE TO BE RECONFIGURED

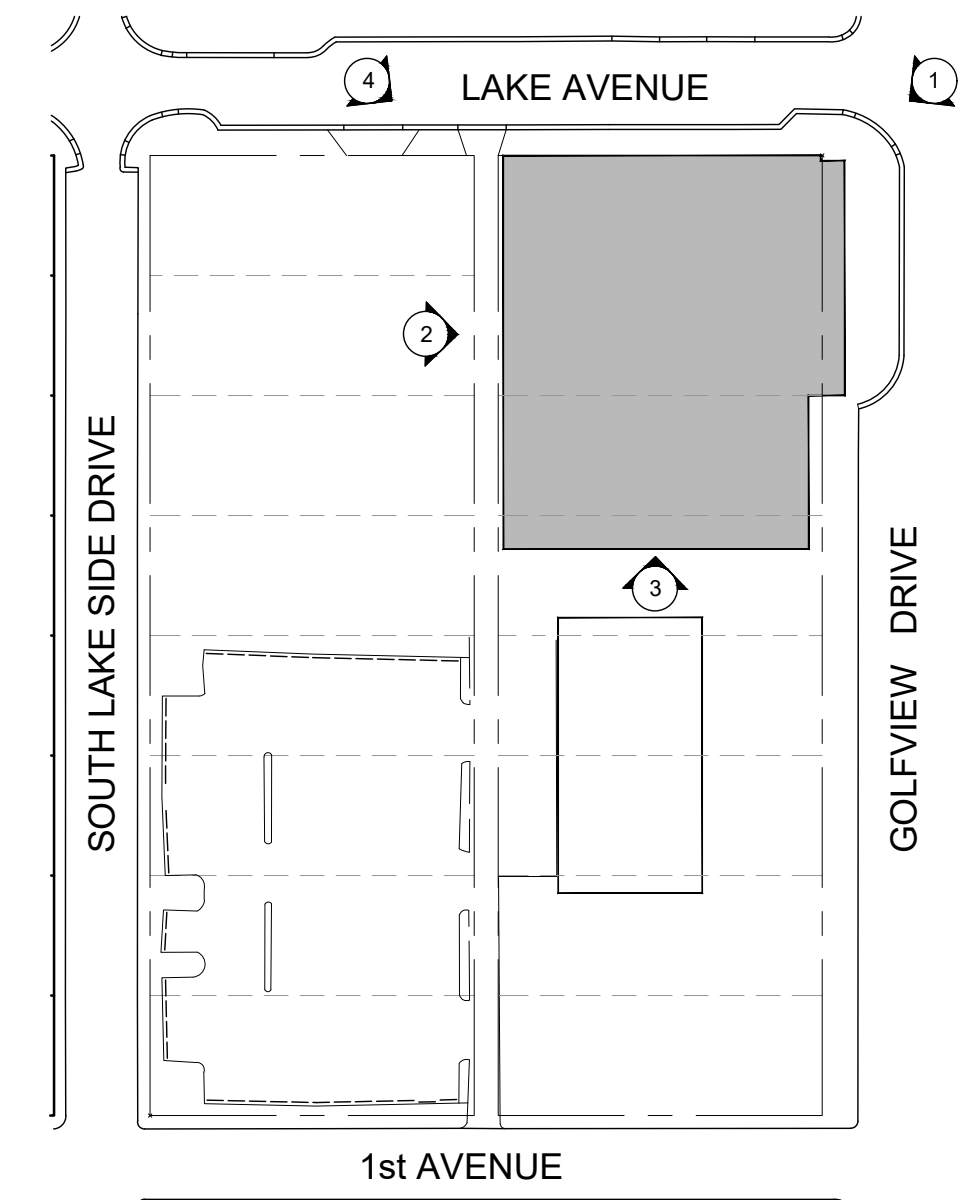
3



EXISTING BUILDING LOOKING SOUTHEAST  
 ARCADE, DECORATIVE PARAPET, TRIMS, RAILINGS, TILE ROOF, SHIELDS AND SIGNAGE TO REMAIN.  
 EXISTING WINDOWS AND DOORS TO BE REPLACED WITH NEW WINDOWS AND DOORS (MULLION CONFIGURATION TO MATCH EXISTING)

4

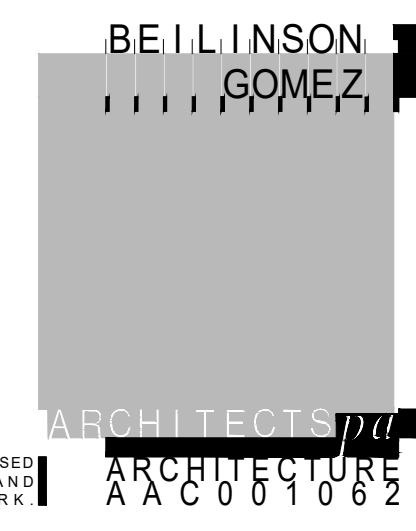
- GULFSTREAM HOTEL  
 DEFINING CHARACTERISTICS:
- SIX STORIES -100 FEET IN HEIGHT TO THE TOP OF STRUCTURE  
 87 FEET IN HEIGHT TO THE TOP OF PARAPET
  - MASONRY CONSTRUCTION
  - PRINCIPAL ARTICULATED ELEVATIONS ON THE NORTH (LAKE AVENUE) & EAST (GOLF VIEW DRIVE)
  - OVERALL PLAN SHAPE: RECTANGULAR, "H" PLAN SHAPE ON THE NORTH ELEVATION
  - ARCADES:  
 ONE STORY ON THE NORTH AND EAST ELEVATIONS, EXTENDING OUT TO THE SIDEWALK  
 DESIGN: A SERIES OF ROUND ARCHES WITH DECORATIVE KNEE WALL, ORNAMENTED WITH CONCRETE BALUSTERS AND RAILINGS
  - BAYS SYMMETRICAL ARRANGEMENT, PIERCED BY SIX-OVER-ONE WINDOWS THAT ARE PAIRED ON THE EAST ELEVATION AND ON THE INTERIOR WALLS OVERLOOKING THE MEZZANINE TERRACE ON THE NORTH ELEVATION; END BAYS FEATURE A SHAPED PARAPET THAT EXTENDS ABOVE THE MAIN PARAPET (ALL ELEVATIONS)
  - WINDOWS: TRIPLE WINDOW ARRANGEMENT (CENTER BAY RECTANGULAR WINDOW & FLANKED ON EITHER SIDE BY A MORE NARROW WINDOW & CREATING A TRIPARTITE ARRANGEMENT, IN THE CENTER BAY OF THE MEZZANINE FLOOR, NORTH ELEVATION, EAST END, NORTH ELEVATION FENESTRATED WITH DIVIDED SQUARE WINDOW SURMOUNTED BY A SEMI-CIRCULAR DIVIDED TRANSOM
  - DECORATION: TILE COPING AT THE TERMINATION OF THE PARAPET WALL, ROOF NORTH, EAST AND WEST ELEVATION
  - MEZZANINE TERRACE ON NORTH ELEVATION BETWEEN THE BAYS OF WINGS
  - MAIN ENTRANCE: NORTH PORCH FOCUSED BY THREE MATCHING SETS OF FRENCH DOORS WITH DIVIDED SIDELIGHTS AND TRANSOMS.
  - ELEVATOR TOWER TERMINATING IN A TILED HIP ROOF
  - SOUTH (REAR) ELEVATION: PROJECTING WINGS ON THE EAST AND WEST END WITH CONCRETE TIE BEAMS BETWEEN THE BAYS



KEY PLAN  
 SCALE: N.T.S.

# GULFSTREAM HOTEL

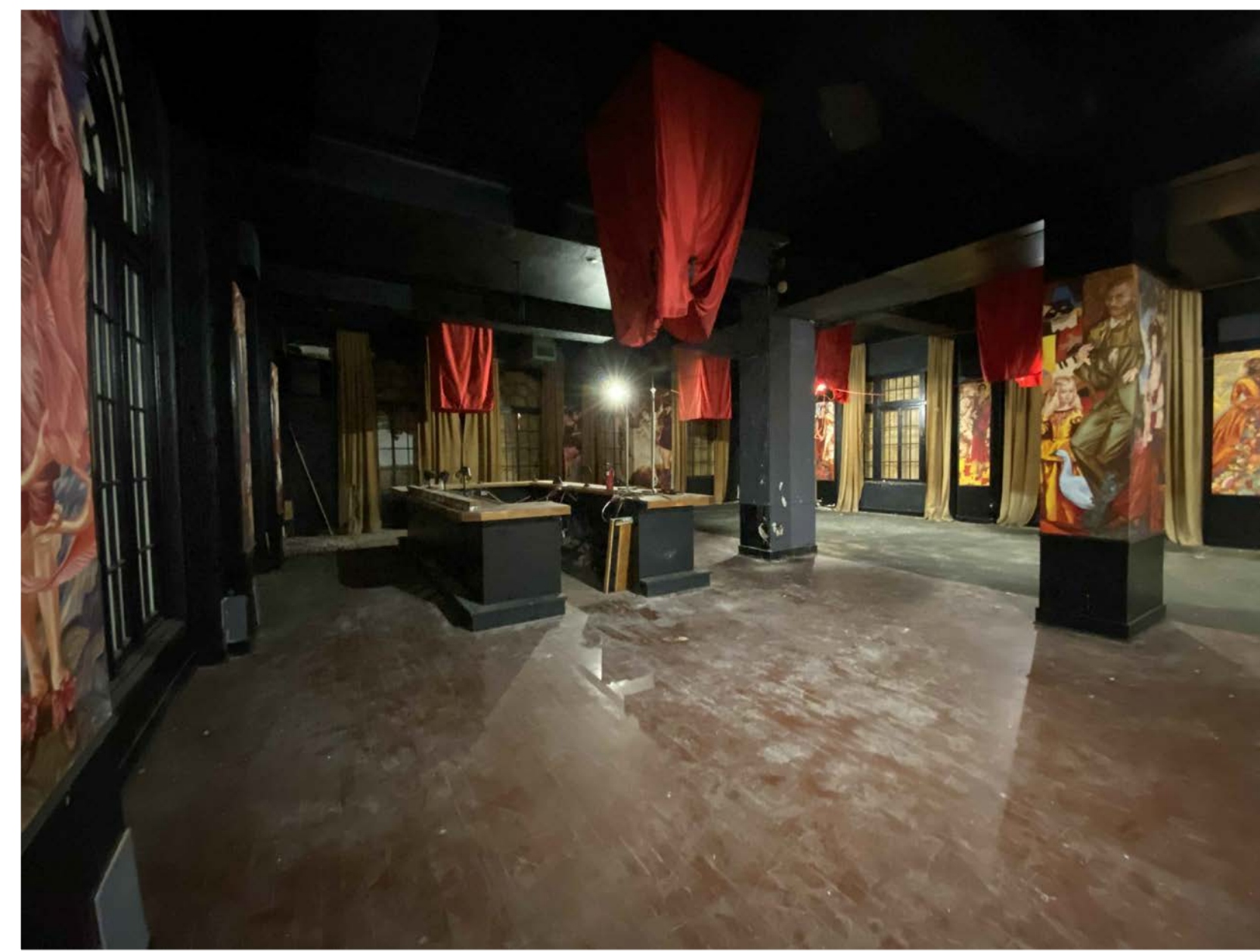
11 LAKE AVENUE  
 LAKE WORTH, FL 33460



DWG. TITLE	EXTERIOR PICTURES AND PRESERVATION DETAILS
SCALE	N.T.S.
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	G003
DATE	REVISION



1 EXISTING VESTIBULE



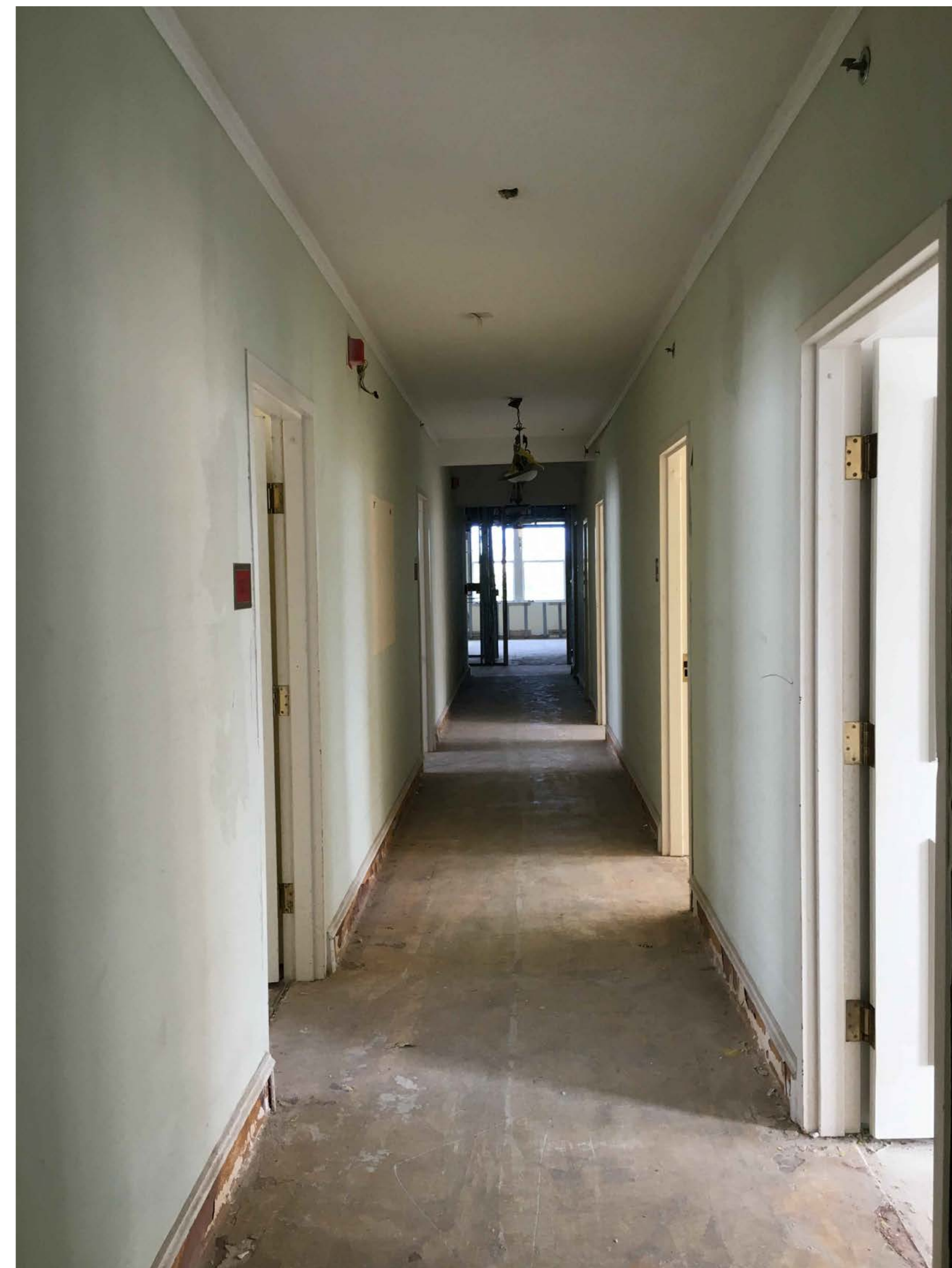
2 FORMER RESTAURANT SPACE



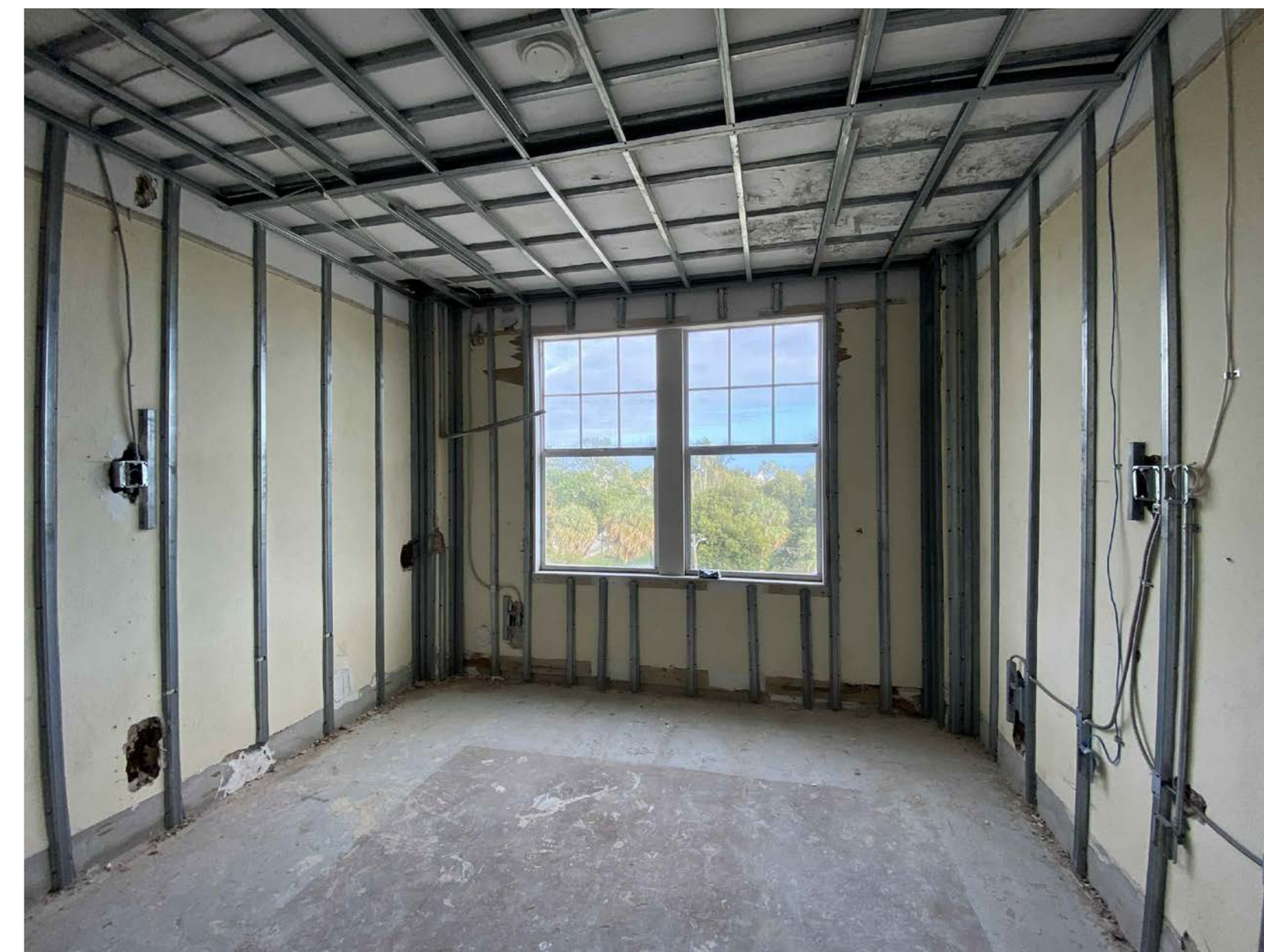
3 FORMER LOUNGE / LOBBY BAR SPACE



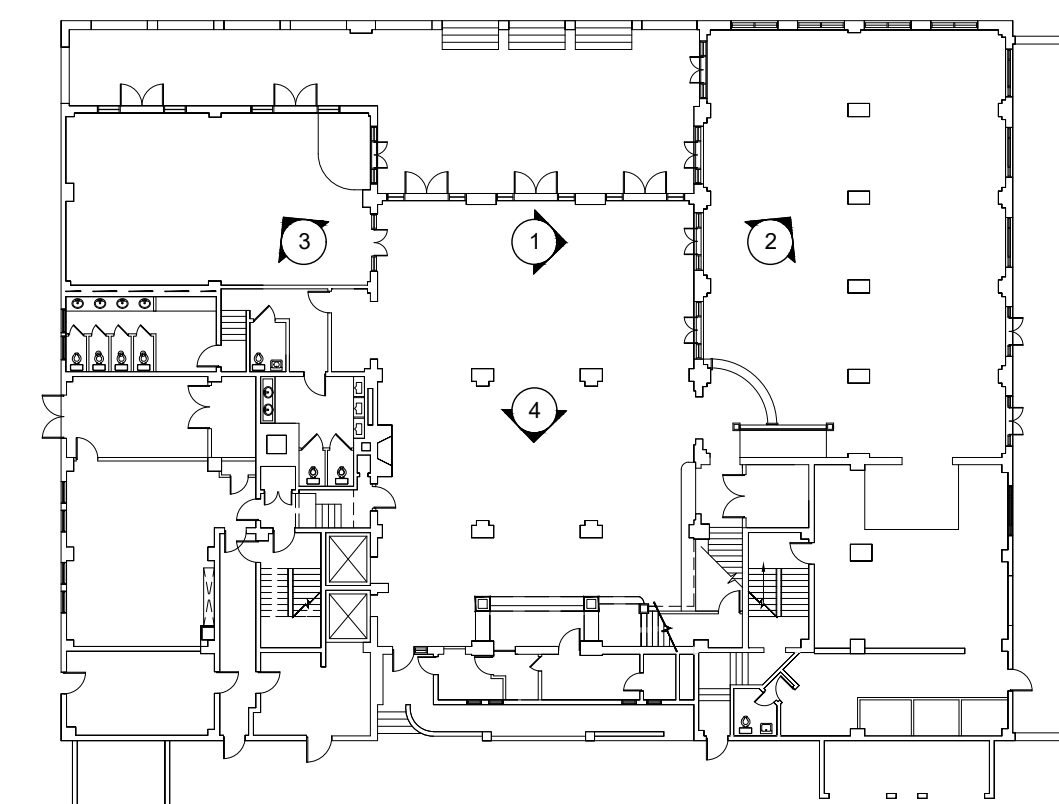
4 EXISTING FRONT DESK



EXISTING ROOM HALLWAYS



VIEW OF AN EXISTING ROOM LOOKING EAST



EXISTING GROUND LEVEL

# GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

AAC001062

8101 BISCAYNE BLVD. S 309-310

M I A M I F L 33133-4684

T 305.559.1250 F 305.551.1740

JOSE L GOMEZ

ARCHITECT

LAKE WORTH, FL 33460

DWG. TITLE	INTERIOR PICTURES AND PRESERVATION DETAILS
SCALE	N.T.S.
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	G004



TRIMS  
CLAY BARREL TILE ROOF  
GULFSTREAM SHIELD AND SIGNAGE  
EXISTING WINDOWS TO BE REPLACED WITH NEW WINDOWS (MULLION CONFIGURATION TO MATCH EXISTING)



EXISTING FRENCH DOORS TO BE REPLACED WITH NEW DOORS (MULLION CONFIGURATION TO MATCH EXISTING)



CHIMNEY



INTERIOR PRECAST CONCRETE RAILINGS



INTERIOR PRECAST CONCRETE RAILINGS



EXTERIOR METAL RAILINGS



ORIGINAL SIGNAGE @ NORTH ELEVATION

# GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

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T 305.559.1250 F 305.551.1746

ROSE + GOMEZ

DWG. TITLE  
PRESERVATION  
DETAILS

SCALE  
N.T.S.

PROJECT NO.  
2020-01

DATE  
11-12-21

SHEET NUMBER  
G005

DATE

REVISION



1



2



3



4



5



6



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8



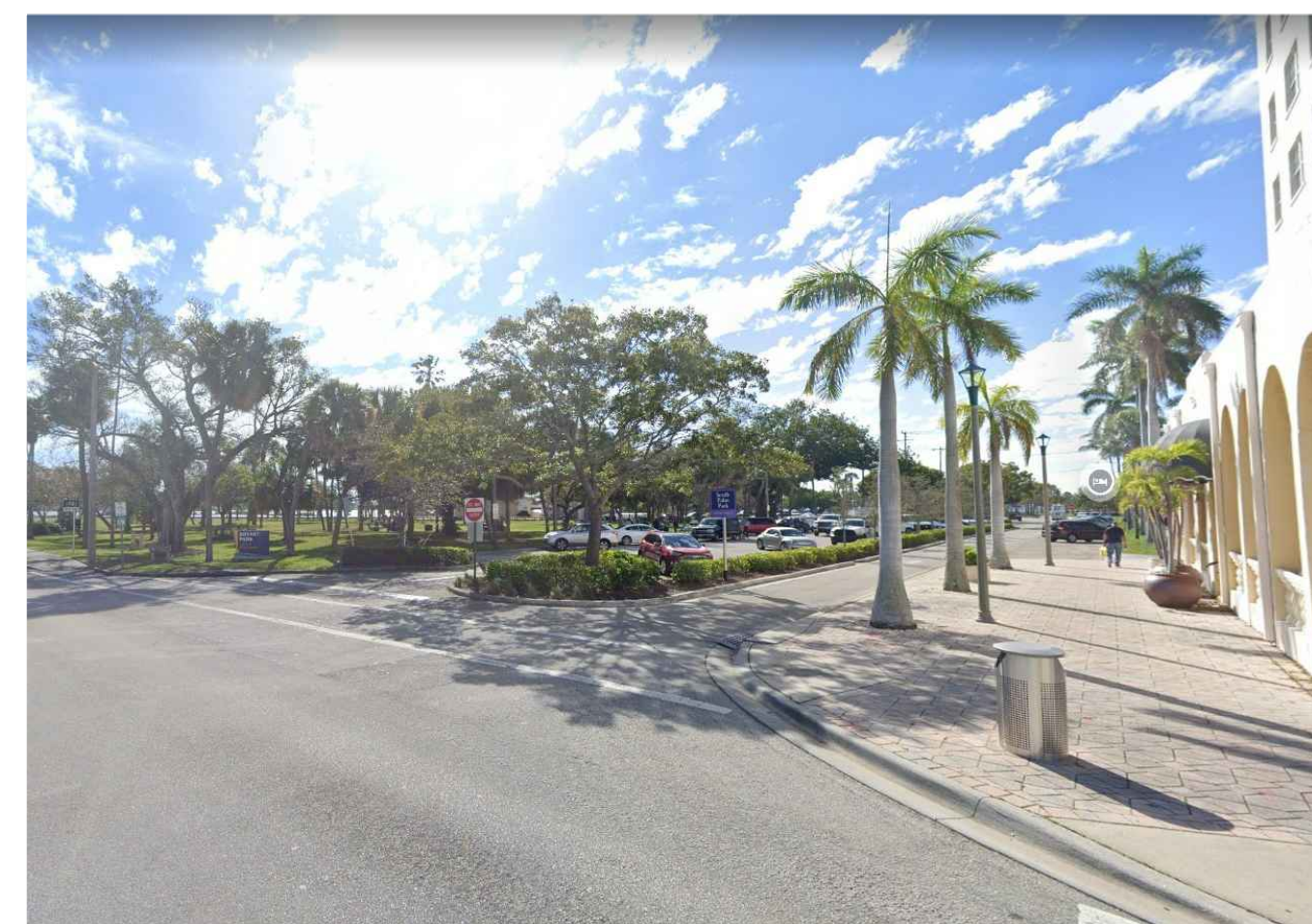
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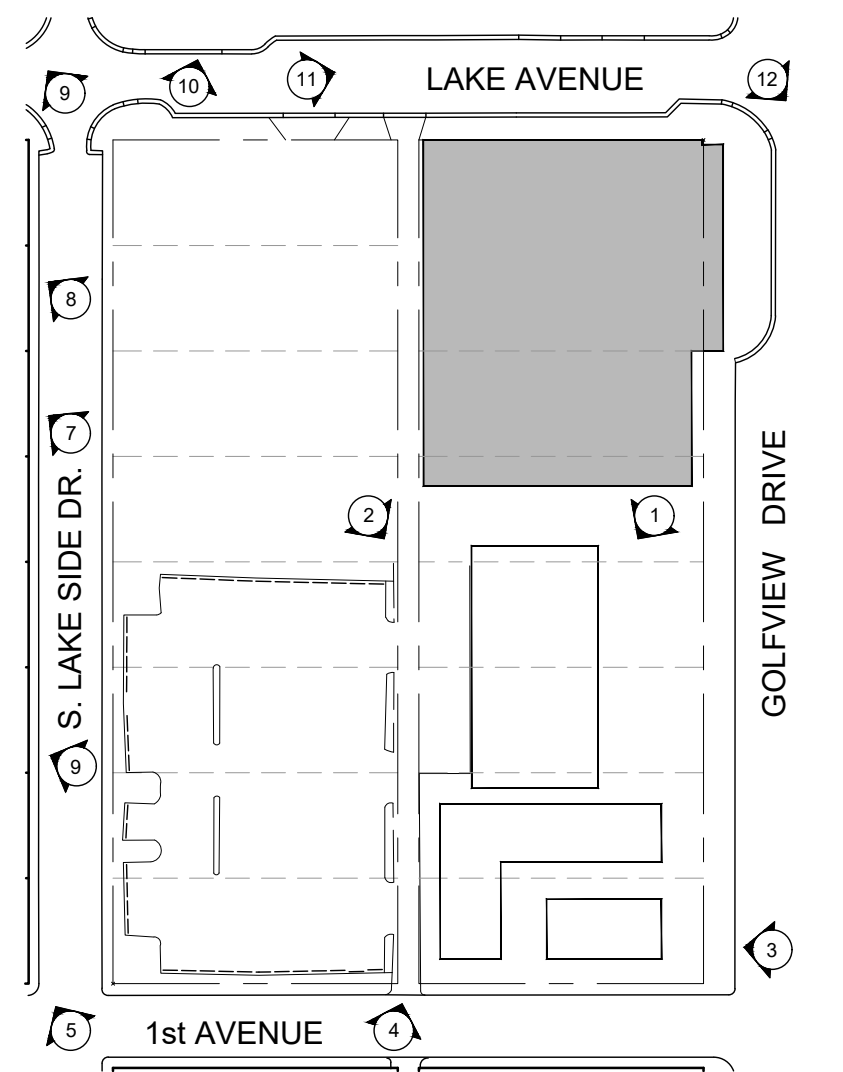
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11



12



KEY PLAN  
SCALE: N.T.S.

# GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

ARCHITECTS  
P.A.

8101 BISCAYNE BLVD. # 309-310  
M I A M I, F L 3 3 1 3 8 - 4 6 6 6  
T 305.559.1250 F 305.551.1746

ROSE + GOMEZ

DWG. TITLE  
CONTEXT PICTURES

SCALE  
N.T.S.

PROJECT NO.  
2020-01

DATE  
11-12-21

SHEET NUMBER  
G006

DATE REVISION



# GENERAL DEMOLITION NOTES:

1. SCOPE:  
 FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS:  
 A. PROTECTION OF EXISTING WORK TO REMAIN.  
 B. TEMPORARY BARRICADES.  
 C. REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED, WHEN INDICATED FOR REUSE. CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.  
 D. REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AND CEILINGS AS INDICATED.  
 E. REMOVAL OF MECHANICAL AND ELECTRICAL FIXTURES AND SERVICES AS INDICATED.  
 F. DEBRIS REMOVAL.  
 G. REMOVE FIXTURES AND EQUIPMENT AS INDICATED. WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.

2. GENERAL REQUIREMENTS:  
 A. FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK, ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.  
 B. ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREAFTER. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSIDERED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACT.  
 C. CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH SHE(HE) MAY WISH TO RETAIN SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES, IF ON SITE MANAGER ELECTS TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGERS EXPENSE.  
 D. CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.  
 E. UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ADJUTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.  
 F. PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.  
 G. REMOVED MATERIALS AND OTHER DEBRIS:  
 1. ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.  
 2. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.  
 3. LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.

3. SITE PROTECTION:  
 A. BARRIERS, TEMPORARY BARRIERS ARE TO BE FURNISHED, IF APPLICABLE.  
 B. GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.  
 C. PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.  
 D. EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.  
 E. ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS SCHEDULED FOR REUSE. USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES. IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.  
 F. DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEAR.
4. GENERAL DEMOLITION:  
 A. DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALLS) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENT TO BE REMOVED. NOTIFY PROJECT MANAGER IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.  
 B. ALL CMU WALLS SHALL BE INSPECTED BY A STRUCTURAL EN.

- FIRE ALARM SYSTEM:  
 1. MAIN AS WELL AS SLAVE TYPE FIRE ALARM SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL.  
 2. ALL FIRE ALARM FLOW SWITCHES, TAMPER SWITCHES AND PULL STATIONS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE.  
 3. ANY SMOKE DETECTOR, DUCT DETECTOR, HORN / STROBE DEVICE LOCATED WITHIN ROOMS IDENTIFIED FOR DEMOLITION SHALL BE ELIMINATED AND THEIR ZONE SIGNAL SHALL BE DISABLED AT THE MAIN CONTROL PANEL, UNLESS SUCH DEVICE IS FOUND TO BE ASSOCIATED WITH A HVAC SYSTEM IDENTIFIED TO REMAIN.  
 4. ALL HORN / STROBE DEVICES LOCATED ALONG THE PERIMETER WALLS OF THE PROPOSED TENANT SPACE SHALL REMAIN ACTIVE.  
 5. ALL FIRE ALARM DEVICES ASSOCIATED WITH ABANDONED GREASE HOOD SYSTEMS SHALL BE ELIMINATED AND DISCONNECTED FROM THE MAIN CONTROL PANEL.  
 6. ALL ZONES AND SIGNAL POINTS RELATED TO FIRE ALARM DEVICES ASSOCIATED WITH THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AT MAIN FIRE ALARM SYSTEM PANEL.  
 7. UPON COMPLETION OF INTERIOR DEMOLITION, PROJECT ARCHITECT AND ENGINEER MAY INSPECT THE SITE AND PROVIDE ADDITIONAL GUIDELINES FOR FURTHER DEMOLITION OF THE EXISTING FIRE ALARM SYSTEM COMPONENTS.

## GENERAL NOTES:

- EXISTING F.S.D. SHALL BE IDENTIFIED, DISABLED, AND LEFT ON CLOSED POSITION.
- SEE ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL, SECURITY, DATA, AND PHONE PANEL.
- VERIFY IN FIELD IF EXISTING WALL IS FIRE RATED.
- ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.

## DEMOLITION LIFE SAFETY NOTES:

- EXISTING SPACES WITHIN THIS SCOPE OF WORK WILL BE VACANT & CLOSED DURING DEMOLITION.
- G.C. TO COMPLY WITH NFPA 1201B ED.
- ALL EXISTING DEMISING PARTITIONS TO MEET UL DESIGN U419. ANY NEW REPAIRS TO EXISTING DEMISING PARTITIONS TO MEET SAME CRITERIA.
- MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS SHALL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.

## DEMONITION KEY NOTES

- EXISTING FINISH FLOOR THROUGHOUT TO BE REMOVED WITHIN THE LIMITS OF THIS CONTRACT.
- EXISTING CEILING FINISHES TO UNDERSIDE STRUCTURE TO BE REMOVED UNLESS STATED OTHERWISE, WITHIN THE LIMITS OF THIS CONTRACTS.
- EXISTING BATHROOM TO BE REMOVED. OWNER TO CONFIRM IF PLUMBING FIXTURES ARE TO BE SAVED AND REUSE.
- EXISTING DOOR / FRAME TO BE REMOVED.
- EXISTING STAIRS/TAIRCASE TO BE DEMOLISHED.
- THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPHATIC TO THE ORIGINAL WINDOW DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF IRC 2020 T1H EDITION, CHAPTER 2411.
- HISTORIC ELEMENTS TO BE PRESERVED. GC TO CLEAN, REPAIR & PAINT AS NEEDED. PLEASE REFER TO SHEET 005 FOR REFERENCE IMAGE.
- EXISTING ROOFING TO BE REMOVED.
- EXISTING WINDOW AND WINDOW SILL TO BE DEMOLISHED TO FIT NEW GLASS DOOR.
- DECORATIVE ELEMENT IN FACADE TO REMAIN.
- ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO COLUMNS, BEAMS, LOAD-BEARING WALLS, ARE EXISTING TO REMAIN.
- MECHANICAL EQUIPMENT TO BE REMOVED
- CMU WALL TO BE DEMOLISHED.
- DOOR TO BE REMOVED
- EXISTING RAILING TO BE REMOVED.
- WINDOW UNIT TO BE REMOVED.
- EXISTING SIGNAGE TO BE REMOVED AND REPLACED BY NEW SIGNAGE SYMPHATIC TO THE ORIGINAL CONFIGURATION BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. REFER TO GDS FOR REFERENCE IMAGE.

## LEGEND

- WALL/PARTITION TO BE DEMOLISHED
- EXISTING CMU WALL / STRUCTURE TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN
- NOT PART OF THE SCOPE OF WORK
- SOFFIT ABOVE
- # DEMOLITION TAG
- E EXISTING DOOR TO REMAIN

# MECHANICAL / ELECTRICAL / PLUMBING & FIRE PROTECTION DEMOLITION NOTES:

- MECHANICAL:  
 1. ALL EXISTING DUCTWORK, DISTRIBUTION GRILLES AND CONDENSATE DRAINAGE PIPING WITHIN THE BUILDING SPACE SHALL BE REMOVED. MAIN DUCTS SHALL REMAIN WITH STUDENTS WITH OPEN ENDS. UPON COMPLETION OF FIRST STAGE OF DEMO WORK, PROJECT ARCHITECT AND ENGINEER WILL VISIT THE PROPOSED SPACE FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION. ALL MECHANICAL UNITS TO BE REMOVED, PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.  
 2. ANY EXHAUST AND OUTSIDE AIR INTAKE DUCT LOCATED BUILDING SPACE AND PENETRATING THROUGH EXTERIOR WALLS OR ROOFS SHALL BE MAINTAINED. ALL DUCTWORK AND EQUIPMENT ASSOCIATED WITH SUCH PENETRATION SHALL BE REMOVED.  
 3. ALL CHILLED WATER AND / OR CONDENSER WATER PIPING AS WELL AS ANY REFRIGERANT PIPING ASSOCIATED WITH ANY OF THE ELIMINATED HVAC UNITS LOCATED WITHIN THE BUILDING SPACE SHALL REMAIN AND SHALL BE VALVED AND CAPPED OFF FOR FURTHER EVALUATION DURING SECOND STAGE OF DEMOLITION.  
 4. ANY FIRE OR FIRE-SMOKE DAMPERS FOUND IN DEMISING WALLS OR FLOORS WITHIN THE PROPOSED TENANT SPACE SHALL BE MAINTAINED.  
 5. CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN (CONFER WITH ON SITE PROPERTY MANAGER).

- ELECTRICAL:  
 1. ALL EXISTING POWER OUTLETS, EQUIPMENT DISCONNECTS AND ASSOCIATED SPICE BOXES, WIRING AND DEVICES SHALL BE ELIMINATED UNLESS ASSOCIATED WITH HVAC EQUIPMENT IDENTIFIED TO REMAIN OPERATIONAL AS REFERENCED ABOVE.  
 2. ALL ELECTRICAL DEVICES, CONDUITS, POWER OUTLETS, SWITCHES, ETC. LOCATED ON INTERIOR PARTITION WALLS AND CEILINGS SHALL BE ELIMINATED.  
 3. ALL EMERGENCY AND EXT LIGHTS LOCATED WITHIN INTERIOR SPACES SHALL BE ELIMINATED. ANY EMERGENCY AND EXT LIGHTS LOCATED AT PERIMETER WALLS OF THE BUILDING SPACE AS WELL AS AT LOCATIONS ADJACENT TO MAIN EGRESS DOORS OF THE BUILDING SPACE SHALL REMAIN IN PLACE.  
 4. ANY SUSPENDED / EXPOSED STRIP FLUORESCENT TYPE LIGHT FIXTURES SHALL REMAIN IN PLACE.  
 5. ALL ELECTRICAL PANELS FOUND WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE. ANY EXISTING PANEL FOUND INSTALLED ON AN EXISTING WALL IDENTIFIED FOR DEMOLITION, SHALL REMAIN SUSPENDED FROM CONDUITS FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.  
 6. WHEN ELIMINATING EXISTING POWER, EQUIPMENT AND LIGHTING CIRCUITS FROM EXISTING PANELS, DEMOLITION CONTRACTOR SHALL CONFIRM THAT THERE ARE NO DEVICES LOCATED OUTSIDE OF THE PROPOSED TENANT SPACE AND TIED TO THE SAME CIRCUIT INTENDED FOR ELIMINATION. IN THE EVENT THAT SUCH CONDITION IS DISCOVERED, POWER SUPPLY TO DEVICES, LOCATED OUTSIDE OF THE PROPOSED SPACE, SHALL BE MAINTAINED, WHILE THE DEVICES WITHIN THE PROPOSED SPACE ARE ELIMINATED.  
 7. ALL MAIN SERVICE FEEDERS AND CONDUITS EXTENDING FROM THE EXISTING BUILDING ELECTRICAL ROOMS TO ANY OF THE EXISTING ELECTRICAL PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AND SHALL BE IDENTIFIED / MARKED WITH ASSOCIATED SOURCE POINT.  
 8. ALL EXISTING ELECTRICAL METERS ASSOCIATED WITH PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AND SHALL REMAIN IN PLACE.  
 9. UPON COMPLETION OF FIRST STAGE OF DEMOLITION WORK, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE TOGETHER WITH THE ELECTRICAL DEMOLITION CONTRACTOR AND ESTABLISH PARAMETERS FOR SECOND STAGE OF ELECTRICAL DEMOLITION WORK.  
 10. REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT AND CAP OR PLUG IN A POSITIVE MANNER BEHIND THE RACK OF FINISH MATERIAL.  
 11. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.

- PLUMBING:  
 1. ANY EXISTING PLUMBING FIXTURES LOCATED WITHIN THE BUILDING SPACE TO REMAIN, THOSE SPECIFIED TO BE REMOVED SHALL BE PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.  
 2. ALL EXISTING SANITARY, GREASE WASTE, GAS PIPING, AND DOMESTIC HOT / COLD WATER PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE ELIMINATED, UNLESS FOUND TO BE ASSOCIATED WITH OTHER / ADJACENT TENANT SPACES. IN SUCH EVENT, THE MAIN LINES EXTENDING INTO OTHER TENANT SPACE SHALL REMAIN AND BRANCH PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE CAPPED OFF AND PROVIDED WITH SHUT-OFF VALVES WHEN SUCH PIPING IS DOMESTIC WATER PIPING.  
 3. ALL GAS SERVICE PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE ELIMINATED TOGETHER WITH ASSOCIATED GAS SERVICE METERS, IF APPLICABLE. CONFER WITH ON SITE BUILDING MANAGER PRIOR TO PROCEED WITH WORK.  
 4. ALL HOT WATER PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE EXISTING TO REMAIN, TOGETHER WITH ALL WATER HEATERS.  
 5. ALL STORM DRAINAGE PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AS IS.  
 6. ALL EXISTING FLOOR DRAINS & FLOOR SINKS NOT PART OF THIS PERMIT NEED TO BE CAPPED OFF BY G.C.

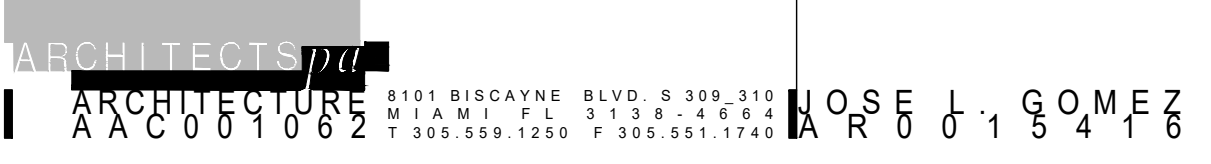
- FIRE SPRINKLER SYSTEM:  
 1. ANY EXISTING FIRE SPRINKLER DISTRIBUTION WITHIN THE PROPOSED TENANT SPACE IS TO REMAIN. ANY BRANCH PIPE AND SPRINKLER HEADS LOCATED WITHIN CLOSETS AND SMALL OFFICE SPACES, BATHROOMS, ETC. IDENTIFIED TO BE DEMOLISHED SHALL BE ELIMINATED, AND PIPING CAPPED OFF AT MAIN BRANCH.  
 2. UPON COMPLETION OF DEMOLITION OF ALL EXISTING INTERIOR PARTITIONS, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE AND PROVIDE ADDITIONAL DEMOLITION CRITERIA AS NECESSARY.  
 3. ALL EXISTING TAMPERFLOW SWITCHES AND CONTROL VALVES ASSOCIATED WITH EXISTING SPRINKLER SYSTEM SHALL REMAIN IN PLACE WITHIN THE PROPOSED TENANT SPACE. ALL MAIN BRANCH PIPING AND VALVES SHALL BE IDENTIFIED.



NORTH ELEVATION

## GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 33460



DWG. TITLE	
DEMOLITION NORTH ELEVATION	
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	D201
DATE	REVISION

## GENERAL DEMOLITION NOTES:

- SCOPE:
  - FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS:
    - A- PROTECTION OF EXISTING WORK TO REMAIN.
    - B- TEMPORARY BARRICADES.
    - C- REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED, WHEN INDICATED FOR REUSE. CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.
    - D- REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AND CEILING AS INDICATED.
    - E- REMOVAL OF MECHANICAL AND ELECTRICAL FIXTURES AND SERVICES AS INDICATED.
    - F- DEBRIS REMOVAL.
    - G- REMOVE FIXTURES AND EQUIPMENT AS INDICATED. WHEN INDICATED FOR REUSE. CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.

- GENERAL REQUIREMENTS:
  - A- FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK. ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.
  - B- ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREAFTER. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSIDERED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACT.
  - C- CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH SHE/HE MAY WISH TO RETAIN SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES. IF ON SITE MANAGER SHE/HE TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGERS EXPENSE.
  - D- CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
  - E- UNFORSEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSARY AS A RESULT OF UNFORSEEN CONDITIONS AND THE WORKING OF ADJUTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORSEEN CONDITIONS WILL BE ALLOWED.
  - F- PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.
  - G- REMOVED MATERIALS AND OTHER DEBRIS:
    - 1. ALL REMOVED MATERIAL NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.
    - 2. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.
    - 3. LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.
  - H- SITE PROTECTION:
    - A- BARRIERS, TEMPORARY BARRIERS ARE TO BE FURNISHED, IF APPLICABLE.
    - B- GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.
    - C- PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.
    - D- EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.
    - E- ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS. SCHEDULED FOR REUSE. USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES. IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.
    - F- DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEAR.
  - I- GENERAL DEMOLITION:
    - A- DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALLS) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENT TO BE REMOVED. NOTIFY PROJECT MANAGER IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.
    - B- ALL CMU WALLS SHALL BE INSPECTED BY A STRUCTURAL EN.

### FIRE ALARM SYSTEM:

- MAIN AS WELL AS SLAVE TYPE FIRE ALARM SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL.
- ALL FIRE ALARM FLOW SWITCHES, TAMPER SWITCHES AND PULL STATIONS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE.
- ANY SMOKE DETECTOR, DUCT DETECTOR, HORN / STROBE DEVICE LOCATED WITHIN ROOMS IDENTIFIED FOR DEMOLITION SHALL BE ELIMINATED AND THEIR ZONE SIGNAL SHALL BE DISABLED AT THE MAIN CONTROL PANEL, UNLESS SUCH DEVICE IS FOUND TO BE ASSOCIATED WITH A HVAC SYSTEM IDENTIFIED TO REMAIN.
- ALL HORN / STROBE DEVICES LOCATED ALONG THE PERIMETER WALLS OF THE PROPOSED TENANT SPACE SHALL REMAIN ACTIVE.
- ALL FIRE ALARM DEVICES ASSOCIATED WITH ABANDONED GREASE HOOD SYSTEMS SHALL BE ELIMINATED AND DISCONNECTED FROM THE MAIN CONTROL PANEL.
- ALL ZONES AND SIGNAL POINTS RELATED TO FIRE ALARM DEVICES ASSOCIATED WITH THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AT MAIN FIRE ALARM SYSTEM PANEL.
- UPON COMPLETION OF INTERIOR DEMOLITION, PROJECT ARCHITECT AND ENGINEER MAY INSPECT THE SITE AND PROVIDE ADDITIONAL GUIDELINES FOR FURTHER DEMOLITION OF THE EXISTING FIRE ALARM SYSTEM COMPONENTS.

## GENERAL NOTES:

- EXISTING F.S.D. SHALL BE IDENTIFIED, DISABLED, AND LEFT ON CLOSED POSITION.
- SEE ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL SECURITY, DATA, AND PHONE PANEL.
- VERIFY IN FIELD IF EXISTING WALL IS FIRE RATED.
- ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.

## DEMOLITION LIFE SAFETY NOTES:

- EXISTING SPACES WITHIN THIS SCOPE OF WORK WILL BE VACANT & CLOSED DURING DEMOLITION.
- G.C. TO COMPLY WITH NFPA 1 2018 ED.
- ALL EXISTING DEMISING PARTITIONS TO MEET UL DESIGN U419. ANY NEW REPAIRS TO EXISTING DEMISING PARTITIONS TO MEET SAME CRITERIA.
- MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS SHALL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.

## DEMONITION KEY NOTES

- EXISTING FINISH FLOOR THROUGHOUT TO BE REMOVED WITHIN THE LIMITS OF THIS CONTRACT.
- EXISTING CEILING FINISHES TO UNDERSIDE STRUCTURE TO BE REMOVED UNLESS STATED OTHERWISE, WITHIN THE LIMITS OF THIS CONTRACTS.
- EXISTING BATHROOM TO BE REMOVED. OWNER TO CONFIRM IF PLUMBING FIXTURES ARE TO BE SAVED AND REUSE.
- EXISTING DOOR / FRAME TO BE REMOVED.
- EXISTING STEPS/STAIRCASE TO BE DEMOLISHED.
- THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPATHETIC TO THE ORIGINAL WINDOW DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF IRC 2020 T1H EDITION, CHAPTER 2411.
- HISTORIC ELEMENTS TO BE PRESERVED. GC TO CLEAN, REPAIR & PAINT AS NEEDED. PLEASE REFER TO SHEET 0005 FOR REFERENCE IMAGES.
- EXISTING ROOFING TO BE REMOVED.
- EXISTING WINDOW AND WINDOW SILL TO BE DEMOLISHED TO FIT NEW GLASS DOOR.
- DECORATIVE ELEMENT IN FACADE TO REMAIN.
- ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO COLUMNS, BEAMS, LOAD-BEARING WALLS, ARE EXISTING TO REMAIN.
- MECHANICAL EQUIPMENT TO BE REMOVED
- CMU WALL TO BE DEMOLISHED.
- DOOR TO BE REMOVED
- EXISTING RAILING TO BE REMOVED.
- WINDOW UNIT TO BE REMOVED.
- EXISTING SIGNAGE TO BE REMOVED AND REPLACED BY NEW SIGNAGE SYMPATHETIC TO THE ORIGINAL CONFIGURATION BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. REFER TO 0005 FOR REFERENCE IMAGE.

## LEGEND

- WALL/PARTITION TO BE DEMOLISHED
- EXISTING CMU WALL / STRUCTURE TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN
- NOT PART OF THE SCOPE OF WORK
- SOFFIT ABOVE
- DEMOLITION TAG
- EXISTING DOOR TO REMAIN



## MECHANICAL / ELECTRICAL / PLUMBING & FIRE PROTECTION DEMOLITION NOTES:

- MECHANICAL:
  - 1. ALL EXISTING DUCTWORK, DISTRIBUTION GRILLES AND CONDENSATE DRAINAGE PIPING WITHIN THE BUILDING SPACE SHALL BE REMOVED. MAIN DUCTS SHALL REMAIN WITH STUBUPS WITH OPEN ENDS. UPON COMPLETION OF FIRST STAGE OF DEMO WORK, PROJECT ARCHITECT AND ENGINEER WILL VISIT THE PROPOSED SPACE FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.
  - 2. ALL MECHANICAL UNITS TO BE REMOVED, PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.
  - 3. ALL EXHAUST AND OUTSIDE AIR INTAKE DUCT LOCATED BUILDING SPACE AND PENETRATING THROUGH EXTERIOR WALLS OR ROOFS SHALL BE MAINTAINED. ALL DUCTWORK AND EQUIPMENT ASSOCIATED WITH SUCH PENETRATION SHALL BE REMOVED.
  - 4. ALL CHILLED WATER AND / OR CONDENSER WATER PIPING AS WELL AS ANY REFRIGERANT PIPING ASSOCIATED WITH ANY OF THE ELIMINATED HVAC UNITS LOCATED WITHIN THE BUILDING SPACE SHALL REMAIN AND SHALL BE VALVED AND CAPPED OFF FOR FURTHER EVALUATION DURING SECOND STAGE OF DEMOLITION.
  - 5. ANY FIRE OR FIRE/SMOKE DAMPERS FOUND IN DEMISING WALLS OR FLOORS WITHIN THE PROPOSED TENANT SPACE SHALL BE MAINTAINED.
  - 6. CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN (CONFER WITH ON SITE PROPERTY MANAGER).
- ELECTRICAL:
  - 1. ALL EXISTING POWER OUTLETS, EQUIPMENT DISCONNECTS AND ASSOCIATED SPICE BOXES, WIRING AND DEVICES SHALL BE ELIMINATED UNLESS ASSOCIATED WITH HVAC EQUIPMENT IDENTIFIED TO REMAIN OPERATIONAL AS REFERENCED ABOVE.
  - 2. ALL ELECTRICAL DEVICES, CONDUITS, POWER OUTLETS, SWITCHES, ETC. LOCATED ON INTERIOR PARTITION WALLS AND CEILING SHALL BE ELIMINATED.
  - 3. ALL EMERGENCY AND EXT LIGHTS LOCATED WITHIN INTERIOR SPACES SHALL BE ELIMINATED. ANY EMERGENCY AND EXT LIGHTS LOCATED AT PERIMETER WALLS OF THE BUILDING SPACE AS WELL AS AT LOCATIONS ADJACENT TO MAIN EGRESS DOORS OF THE BUILDING SPACE SHALL REMAIN IN PLACE.
  - 4. ANY SUSPENDED / EXPOSED STRIP FLUORESCENT TYPE LIGHT FIXTURES SHALL REMAIN IN PLACE.
  - 5. ALL ELECTRICAL PANELS FOUND WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE. ANY EXISTING PANEL FOUND INSTALLED ON AN EXISTING WALL IDENTIFIED FOR DEMOLITION, SHALL REMAIN SUSPENDED FROM CONDUITS, FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.
  - 6. WHEN ELIMINATING EXISTING POWER, EQUIPMENT AND LIGHTING CIRCUITS FROM EXISTING PANELS, DEMOLITION CONTRACTOR SHALL CONFIRM THAT THERE ARE NO DEVICES LOCATED OUTSIDE OF THE PROPOSED TENANT SPACE AND TIED TO THE SAME CIRCUIT INTENDED FOR ELIMINATION. IN THE EVENT THAT SUCH CONDITION IS DISCOVERED, POWER SUPPLY TO DEVICES, LOCATED OUTSIDE OF THE PROPOSED SPACE, SHALL BE MAINTAINED, WHILE THE DEVICES WITHIN THE PROPOSED SPACE ARE ELIMINATED.
  - 7. ALL MAIN SERVICE FEEDERS AND CONDUITS EXTENDING FROM THE EXISTING BUILDING ELECTRICAL ROOMS TO ANY OF THE EXISTING ELECTRICAL PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AND SHALL BE IDENTIFIED / MARKED WITH ASSOCIATED SOURCE POINT.
  - 8. ALL EXISTING ELECTRICAL METERS ASSOCIATED WITH PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AND SHALL REMAIN IN PLACE.
  - 9. UPON COMPLETION OF FIRST STAGE OF DEMOLITION WORK, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE TOGETHER WITH THE ELECTRICAL DEMOLITION CONTRACTOR AND ESTABLISH PARAMETERS FOR SECOND STAGE OF ELECTRICAL DEMOLITION WORK.
  - 10. REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT AND CAP OR PLUG IN A POSITIVE MANNER BEHIND THE RACK OF FINISH MATERIAL.
  - 11. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 8" ABOVE FINISH CEILING.
- PLUMBING:
  - 1. ANY EXISTING PLUMBING FIXTURES LOCATED WITHIN THE BUILDING SPACE TO REMAIN, THOSE SPECIFIED TO BE REMOVED SHALL BE PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.
  - 2. ALL EXISTING SANITARY, GREASE WASTE, GAS PIPING, AND DOMESTIC HOT / COLD WATER PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE ELIMINATED UNLESS FOUND TO BE ASSOCIATED WITH OTHER ADJACENT TENANT SPACES. IN SUCH EVENT, THE MAIN LINES EXTENDING INTO OTHER TENANT SPACE SHALL REMAIN AND BRANCH PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE CAPPED OFF AND PROVIDED WITH SHUT-OFF VALVES WHEN SUCH PIPING IS DOMESTIC WATER PIPING.
  - 3. ALL GAS SERVICE PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE ELIMINATED TOGETHER WITH ASSOCIATED GAS SERVICE METERS, IF APPLICABLE. CONFER WITH ON SITE BUILDING MANAGER PRIOR TO PROCEED WITH WORK.
  - 4. ALL HOT WATER PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE EXISTING TO REMAIN, TOGETHER WITH ALL WATER HEATERS.
  - 5. ALL STORM DRAINAGE PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AS IS.
  - 6. ALL EXISTING FLOOR DRAINS & FLOOR SINKS NOT PART OF THIS PERMIT NEED TO BE CAPPED OFF BY G.C.
- FIRE SPRINKLER SYSTEM:
  - 1. ALL EXISTING FIRE SPRINKLER DISTRIBUTION WITHIN THE PROPOSED TENANT SPACE IS TO REMAIN. ANY BRANCH PIPE AND SPRINKLER HEADS LOCATED WITHIN CLOSETS AND SMALL OFFICE SPACES, BATHROOMS, ETC. IDENTIFIED TO BE DEMOLISHED SHALL BE ELIMINATED, AND PIPING CAPPED OFF AT MAIN BRANCH.
  - 2. UPON COMPLETION OF DEMOLITION OF ALL EXISTING INTERIOR PARTITIONS, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE AND PROVIDE ADDITIONAL DEMOLITION CRITERIA AS NECESSARY.
  - 3. ALL EXISTING TAMPERFLOW SWITCHES AND CONTROL VALVES ASSOCIATED WITH EXISTING SPRINKLER SYSTEM SHALL REMAIN IN PLACE WITHIN THE PROPOSED TENANT SPACE. ALL MAIN BRANCH PIPING AND VALVES SHALL BE IDENTIFIED.

## GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

ARCHITECTS P.A.  
A A C 0 0 1 0 6 2

8101 BISCAYNE BLVD. # 309-310  
M I A M I  
T 305.559.1250 F 305.551.1742

ROSE J. GOMEZ

DWG. TITLE  
DEMOLITION EAST  
ELEVATION

SCALE  
1/8" = 1'-0"

PROJECT NO.  
2020-01

DATE  
11-12-21

SHEET NUMBER  
D202

DATE REVISION

**GENERAL DEMOLITION NOTES:**

- 1- SCOPE:  
 FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS:  
 A- PROTECTION OF EXISTING WORK TO REMAIN.  
 B- TEMPORARY BARRICADES.  
 C- REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED, WHEN INDICATED FOR REUSE. CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.  
 D- REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AND CEILINGS AS INDICATED.  
 E- REMOVAL OF MECHANICAL AND ELECTRICAL FIXTURES AND SERVICES AS INDICATED.  
 F- DEBRIS REMOVAL.  
 G- REMOVE FIXTURES AND EQUIPMENT AS INDICATED. WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.

- 2- GENERAL REQUIREMENTS:  
 A- FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK. ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.  
 B- ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE, AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREAFTER. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS, AND EVERY PROPOSAL SHALL BE CONSIDERED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTAINED BY THE CONTRACT.  
 C- CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH SHE(M) MAY WISH TO RETAIN SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES. IF ON SITE MANAGER ELECTS TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGER'S EXPENSE.  
 D- CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.  
 E- UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSARY AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ADJUTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLSA UNFORESEEN CONDITIONS WILL BE ALLOWED.  
 F- PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.  
 G- REMOVED MATERIALS AND OTHER DEBRIS:  
 1. ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.  
 2. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.  
 3. LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.  
 3- SITE PROTECTION:  
 A- BARRIERS: TEMPORARY BARRIERS ARE TO BE FURNISHED, IF APPLICABLE.  
 B- GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.  
 C- PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.  
 D- EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.  
 E- ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS SCHEDULED FOR REUSE. USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES. IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.  
 F- DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEAR.  
 4- GENERAL DEMOLITION:  
 A- DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALLS) OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY AS NOTED AS STRUCTURAL ELEMENT TO BE REMOVED. NOTIFY PROJECT MANAGER IF ANY STRUCTURAL ELEMENTS ARE DISCOVERED AND NOTED TO BE REMOVED AND NOT NOTED AS STRUCTURAL ELEMENTS.  
 B- ALL CMU WALLS SHALL BE INSPECTED BY A STRUCTURAL EN.

- FIRE ALARM SYSTEM:  
 1. MAIN AS WELL AS SLAVE TYPE FIRE ALARM SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL.  
 2. ALL FIRE ALARM FLOW SWITCHES, TAMPER SWITCHES AND PULL STATIONS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE.  
 3. ANY SMOKE DETECTOR, DUCT DETECTOR, HORN / STROBE DEVICE LOCATED WITHIN ROOMS IDENTIFIED FOR DEMOLITION SHALL BE ELIMINATED AND THEIR ZONE SIGNAL SHALL BE DISABLED AT THE MAIN CONTROL PANEL, UNLESS SUCH DEVICE IS FOUND TO BE ASSOCIATED WITH A HVAC SYSTEM IDENTIFIED TO REMAIN.  
 4. ALL HORN / STROBE DEVICES LOCATED ALONG THE PERIMETER WALLS OF THE PROPOSED TENANT SPACE SHALL REMAIN ACTIVE.  
 5. ALL FIRE ALARM DEVICES ASSOCIATED WITH ABANDONED GREASE HOOD SYSTEMS SHALL BE ELIMINATED AND DISCONNECTED FROM THE MAIN CONTROL PANEL.  
 6. ALL ZONES AND SIGNAL POINTS RELATED TO FIRE ALARM DEVICES ASSOCIATED WITH THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AT MAIN FIRE ALARM SYSTEM PANEL.  
 7. UPON COMPLETION OF INTERIOR DEMOLITION, PROJECT ARCHITECT AND ENGINEER MAY INSPECT THE SITE AND PROVIDE ADDITIONAL GUIDELINES FOR FURTHER DEMOLITION OF THE EXISTING FIRE ALARM SYSTEM COMPONENTS.

**GENERAL NOTES:**

- EXISTING F.S.D. SHALL BE IDENTIFIED, DISABLED, AND LEFT ON CLOSED POSITION.
- SEE ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL SECURITY, DATA, AND PHONE PANEL.
- VERIFY IN FIELD IF EXISTING WALL IS FIRE RATED.
- ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.

**DEMOLITION LIFE SAFETY NOTES:**

- EXISTING SPACES WITHIN THIS SCOPE OF WORK WILL BE VACANT & CLOSED DURING DEMOLITION.
- G.C. TO COMPLY WITH NFPA 1208 ED.
- ALL EXISTING DEMISING PARTITIONS TO MEET UL DESIGN U419. ANY NEW REPAIRS TO EXISTING DEMISING PARTITIONS TO MEET SAME CRITERIA.
- MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS SHALL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.

**DEMOLITION KEY NOTES**

- EXISTING FINISH FLOOR THROUGHOUT TO BE REMOVED WITHIN THE LIMITS OF THIS CONTRACT.
- EXISTING CEILING FINISHES TO UNDERSIDE STRUCTURE TO BE REMOVED UNLESS STATED OTHERWISE, WITHIN THE LIMITS OF THIS CONTRACTS.
- EXISTING BATHROOM TO BE REMOVED. OWNER TO CONFIRM IF PLUMBING FIXTURES ARE TO BE SAVED AND REUSE.
- EXISTING DOOR / FRAME TO BE REMOVED.
- EXISTING STEPS/STAIRCASE TO BE DEMOLISHED.
- THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPHATIC TO THE ORIGINAL WINDOW DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF IRC 2020 T1H EDITION, CHAPTER 2411.
- HISTORIC ELEMENTS TO BE PRESERVED, G.C. TO CLEAN, REPAIR & PAINT AS NEEDED. PLEASE REFER TO SHEET 0005 FOR REFERENCE IMAGES.
- EXISTING ROOFING TO BE REMOVED.
- EXISTING WINDOW AND WINDOW SILL TO BE DEMOLISHED TO FIT NEW GLASS DOOR.
- DECORATIVE ELEMENT IN FACADE TO REMAIN.
- ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO COLUMNS, BEAMS, LOAD-BEARING WALLS, ARE EXISTING TO REMAIN.
- MECHANICAL EQUIPMENT TO BE REMOVED
- CMU WALL TO BE DEMOLISHED.
- DOOR TO BE REMOVED
- EXISTING RAILING TO BE REMOVED.
- WINDOW UNIT TO BE REMOVED.
- EXISTING SIGNAGE TO BE REMOVED AND REPLACED BY NEW SIGNAGE SYMPHATIC TO THE ORIGINAL CONFIGURATION BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. REFER TO G005 FOR REFERENCE IMAGE.

**LEGEND**

- WALL/PARTITION TO BE DEMOLISHED
- EXISTING CMU WALL / STRUCTURE TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN
- NOT PART OF THE SCOPE OF WORK
- SOFFIT ABOVE
- DEMOLITION TAG
- EXISTING DOOR TO REMAIN

**MECHANICAL / ELECTRICAL / PLUMBING & FIRE PROTECTION DEMOLITION NOTES:**

- MECHANICAL:  
 1. ALL EXISTING DUCTWORK, DISTRIBUTION GRILLES AND CONDENSATE DRAINAGE PIPING WITHIN THE BUILDING SPACE SHALL BE REMOVED. ALL MAIN DUCTS SHALL REMAIN WITHIN STUDIOS. UPON COMPLETION OF FIRST STAGE OF DEMO WORK, PROJECT ARCHITECT AND ENGINEER WILL VISIT THE PROPOSED SPACE FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION. ALL MECHANICAL UNITS TO BE REMOVED, PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGER'S EXPENSE.  
 2. ANY EXHAUST AND OUTSIDE AIR INTAKE DUCT LOCATED BUILDING SPACE AND PENETRATING THROUGH EXTERIOR WALLS OR ROOFS SHALL BE MAINTAINED; ALL DUCTWORK AND EQUIPMENT ASSOCIATED WITH SUCH PENETRATION SHALL BE REMOVED.  
 3. ALL CHILLED WATER AND / OR CONDENSER WATER PIPING AS WELL AS ANY REFRIGERANT PIPING ASSOCIATED WITH ANY OF THE ELIMINATED HVAC UNITS LOCATED WITHIN THE BUILDING SPACE SHALL REMAIN AND SHALL BE VALVED AND CAPPED OFF FOR FURTHER EVALUATION DURING SECOND STAGE OF DEMOLITION.  
 4. ANY FIRE OR FIRE/SMOKE DAMPERS FOUND IN DEMISING WALLS OR FLOORS WITHIN THE PROPOSED TENANT SPACE SHALL BE MAINTAINED.  
 5. CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN (CONFER WITH ON SITE PROPERTY MANAGER).  
 ELECTRICAL:  
 1. ALL EXISTING POWER OUTLETS, EQUIPMENT DISCONNECTS AND ASSOCIATED SPICE BOXES, WIRING AND DEVICES SHALL BE ELIMINATED UNLESS ASSOCIATED WITH HVAC EQUIPMENT IDENTIFIED TO REMAIN OPERATIONAL AS REFERENCED ABOVE.  
 2. ALL ELECTRICAL DEVICES, CONDUITS, POWER OUTLETS, SWITCHES, ETC. LOCATED ON INTERIOR PARTITION WALLS AND CEILINGS SHALL BE ELIMINATED.  
 3. ALL EMERGENCY AND EXIT LIGHTS LOCATED WITHIN INTERIOR SPACES SHALL BE ELIMINATED, ANY EMERGENCY AND EXIT LIGHTS LOCATED AT PERIMETER WALLS OF THE BUILDING SPACE AS WELL AS AT LOCATIONS ADJACENT TO MAIN EGRESS DOORS OF THE BUILDING SPACE SHALL REMAIN IN PLACE.  
 4. ANY SUSPENDED / EXPOSED STRIP FLUORESCENT TYPE LIGHT FIXTURES SHALL REMAIN IN PLACE.  
 5. ALL ELECTRICAL PANELS FOUND WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE. ANY EXISTING PANEL FOUND INSTALLED ON AN EXISTING WALL IDENTIFIED FOR DEMOLITION, SHALL REMAIN SUSPENDED FROM CONDUITS. FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.  
 6. WHEN ELIMINATING EXISTING POWER, EQUIPMENT AND LIGHTING CIRCUITS FROM EXISTING PANELS, DEMOLITION CONTRACTOR SHALL CONFIRM THAT THERE ARE NO DEVICES LOCATED OUTSIDE OF THE PROPOSED TENANT SPACE AND TIED TO THE SAME CIRCUIT INTENDED FOR ELIMINATION. IN THE EVENT THAT SUCH CONDITION IS DISCOVERED, POWER SUPPLY TO DEVICES LOCATED OUTSIDE OF THE PROPOSED SPACE SHALL BE MAINTAINED, WHILE THE DEVICES WITHIN THE PROPOSED SPACE ARE ELIMINATED.  
 7. ALL MAIN SERVICE FEEDERS AND CONDUITS EXTENDING FROM THE EXISTING BUILDING ELECTRICAL ROOMS TO ANY OF THE EXISTING ELECTRICAL PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AND SHALL BE IDENTIFIED / MARKED WITH ASSOCIATED SOURCE POINT.  
 8. ALL EXISTING ELECTRICAL METERS ASSOCIATED WITH PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AND SHALL REMAIN IN PLACE.  
 9. UPON COMPLETION OF FIRST STAGE OF DEMOLITION WORK, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE TOGETHER WITH THE ELECTRICAL DEMOLITION CONTRACTOR AND ESTABLISH PARAMETERS FOR SECOND STAGE OF ELECTRICAL DEMOLITION WORK.  
 10. REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT AND CAP OR PLUG IN A POSITIVE MANNER BEHIND THE RACK OF FINISH MATERIAL.  
 11. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.  
 PLUMBING:  
 1. ANY EXISTING PLUMBING FIXTURES LOCATED WITHIN THE BUILDING SPACE TO REMAIN, THOSE SPECIFIED TO BE REMOVED SHALL BE PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGER'S EXPENSE.  
 2. ALL EXISTING SANITARY, GREASE WASTE, GAS PIPING, AND DOMESTIC HOT / COLD WATER PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE ELIMINATED UNLESS FOUND TO BE ASSOCIATED WITH OTHER / ADJACENT TENANT SPACES. IN SUCH EVENT, THE MAIN LINES EXTENDING INTO OTHER TENANT SPACE SHALL REMAIN AND BRANCH PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE CAPPED OFF AND PROVIDED WITH SHUT-OFF VALVES WHEN SUCH PIPING IS DOMESTIC WATER PIPING.  
 3. ALL GAS SERVICE PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE ELIMINATED TOGETHER WITH ASSOCIATED GAS SERVICE METERS, IF APPLICABLE. CONFER WITH ON SITE BUILDING MANAGER PRIOR TO PROCEED WITH WORK.  
 4. ALL HOT WATER PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE EXISTING TO REMAIN, TOGETHER WITH ALL WATER HEATERS.  
 5. ALL STORM DRAINAGE PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AS IS.  
 6. ALL EXISTING FLOOR DRAINS & FLOOR SINKS NOT PART OF THIS PERMIT NEED TO BE CAPPED OFF BY G.C.  
 FIRE SPRINKLER SYSTEM:  
 1. ALL EXISTING FIRE SPRINKLER DISTRIBUTION WITHIN THE PROPOSED TENANT SPACE IS TO REMAIN. ANY BRANCH PIPE AND SPRINKLER HEADS LOCATED WITHIN CLOSETS AND SMALL OFFICE SPACES, BATHROOMS, ETC. IDENTIFIED TO BE DEMOLISHED SHALL BE ELIMINATED, AND PIPING CAPPED OFF AT MAIN BRANCH.  
 2. UPON COMPLETION OF DEMOLITION OF ALL EXISTING INTERIOR PARTITIONS, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE AND PROVIDE ADDITIONAL DEMOLITION CRITERIA AS NECESSARY.  
 3. ALL EXISTING TAMPERFLOW SWITCHES AND CONTROL VALVES ASSOCIATED WITH EXISTING SPRINKLER SYSTEM SHALL REMAIN IN PLACE WITHIN THE PROPOSED TENANT SPACE. ALL MAIN BRANCH PIPING AND VALVES SHALL BE IDENTIFIED.



**SOUTH ELEVATION**

**GULFSTREAM HOTEL**

11 LAKE AVENUE  
 LAKE WORTH, FL 33460

BEILLINSON  
 GOMEZ

ARCHITECTURE  
 AAC001062 8101 BISCAYNE BLVD. # 309-316 HIAWASSEE, FL 33156  
 T 305.559.1250 F 305.551.1742

DWG. TITLE	DEMOLITION SOUTH ELEVATION
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	D203

CONSLTANT  
 COPYRIGHT 2019. ALL RIGHTS RESERVED. THESE DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF BEILLINSON GOMEZ ARCHITECTS P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO BEILLINSON GOMEZ ARCHITECTS P.A. REPRODUCTION OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF BEILLINSON GOMEZ ARCHITECTS P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

# GENERAL DEMOLITION NOTES:

1. SCOPE:  
 FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND NECESSARY TO COMPLETE THE CONTRACT, INCLUDING BUT NOT LIMITED TO, THESE MAJOR ITEMS:  
 A. PROTECTION OF EXISTING WORK TO REMAIN.  
 B. TEMPORARY BARRICADES.  
 C. REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE REUSED, WHEN INDICATED FOR REUSE. CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.  
 D. REMOVAL OF PARTITIONS, DOORS, WALL COVERINGS AND CEILINGS AS INDICATED.  
 E. REMOVAL OF MECHANICAL AND ELECTRICAL FIXTURES AND SERVICES AS INDICATED.  
 F. DEBRIS REMOVAL.  
 G. REMOVE FIXTURES AND EQUIPMENT AS INDICATED. WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.

2. GENERAL REQUIREMENTS:  
 A. FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK. ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS OF THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED.  
 B. ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREON AND THEREAFTER. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THE CONTRACT DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSIDERED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTAINED BY THE CONTRACT.  
 C. CONFER WITH ON SITE PROPERTY MANAGER AS TO DISPOSITION OF MATERIALS WHICH SHE(HE) MAY WISH TO RETAIN SPECIFICALLY INCLUDED EQUIPMENT AND DOORS OF ALL TYPES. IF ON SITE MANAGER SHE(HE) WISHES TO RETAIN ANY OF THE REMOVED ITEMS, PROTECT AND STORE AS DIRECTED BY MANAGER AT MANAGER'S EXPENSE.  
 D. CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.  
 E. UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSARY AS A RESULT OF UNFORESEEN CONDITIONS AND THE WORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.  
 F. PHASING OF THE WORK: CONFER WITH THE ARCHITECT AS TO THE SEQUENCING AND THE PHASING OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.  
 G. REMOVED MATERIALS AND OTHER DEBRIS:  
 1. ALL REMOVED MATERIAL NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.  
 2. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.  
 3. LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.  
 H. SITE PROTECTION:  
 A. BARRIERS: TEMPORARY BARRIERS ARE TO BE FURNISHED, IF APPLICABLE.  
 B. GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST REPLACE ALL BROKEN GLASS.  
 C. PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.  
 D. EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.  
 E. ITEMS TO BE REUSED: EXERCISE THE GREATEST POSSIBLE CARE WHEN REMOVING ITEMS SCHEDULED FOR REUSE. USE ONLY MECHANICS SKILLED IN THE APPROPRIATE TRADES. IDENTIFY POINT OF REUSE, STORE AND PROTECT AT LOCATIONS DIRECTED.  
 F. DURING DEMOLITION WORKERS ARE TO WEAR DUST MASKS AND PROTECTIVE GLOVES & HEAD GEAR.

# MECHANICAL / ELECTRICAL / PLUMBING & FIRE PROTECTION DEMOLITION NOTES:

- MECHANICAL:  
 1. ALL EXISTING DUCTWORK, DISTRIBUTION GRILLES AND CONDENSATE DRAINAGE PIPING WITHIN THE BUILDING SPACE SHALL BE REMOVED AND MAIN DUCTS SHALL REMAIN WITH STUDS WITH OPEN ENDS. UPON COMPLETION OF FIRST STAGE OF DEMO WORK, PROJECT ARCHITECT AND ENGINEER WILL VISIT THE PROPOSED SPACE FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.  
 ALL MECHANICAL UNITS TO BE REMOVED, PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.  
 2. ANY EXHAUST AND OUTSIDE AIR INTAKE DUCT LOCATED BUILDING SPACE AND PENETRATING THROUGH EXTERIOR WALLS OR ROOFS SHALL BE MAINTAINED; ALL DUCTWORK AND EQUIPMENT ASSOCIATED WITH SUCH PENETRATION SHALL BE REMOVED.  
 3. ALL CHILLED WATER AND / OR CONDENSER WATER PIPING AS WELL AS ANY REFRIGERANT PIPING ASSOCIATED WITH ANY OF THE ELIMINATED HVAC UNITS LOCATED WITHIN THE BUILDING SPACE SHALL REMAIN AND SHALL BE VALVED AND CAPPED OFF FOR FURTHER EVALUATION DURING SECOND STAGE OF DEMOLITION.  
 4. ANY FIRE OR FRESMOKE DAMPERS FOUND IN DEMISING WALLS OR FLOORS WITHIN THE PROPOSED TENANT SPACE SHALL BE MAINTAINED.  
 5. CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN (CONFER WITH ON SITE PROPERTY MANAGER).
- ELECTRICAL:  
 1. ALL EXISTING POWER OUTLETS, EQUIPMENT DISCONNECTS AND ASSOCIATED SPICE BOXES, WIRING AND DEVICES SHALL BE ELIMINATED UNLESS ASSOCIATED WITH HVAC EQUIPMENT IDENTIFIED TO REMAIN OPERATIONAL AS REFERENCED ABOVE.  
 2. ALL ELECTRICAL DEVICES, CONDUITS, POWER OUTLETS, SWITCHES, ETC. LOCATED ON INTERIOR PARTITION WALLS AND CEILINGS SHALL BE ELIMINATED.  
 3. ALL EMERGENCY AND EXIT LIGHTS LOCATED WITHIN INTERIOR SPACES SHALL BE ELIMINATED. ANY EMERGENCY AND EXIT LIGHTS LOCATED AT PERIMETER WALLS OF THE BUILDING SPACE AS WELL AS AT LOCATIONS ADJACENT TO MAIN EGRESS DOORS OF THE BUILDING SPACE SHALL REMAIN IN PLACE.  
 4. ANY SUSPENDED / EXPOSED STRIP FLUORESCENT TYPE LIGHT FIXTURES SHALL REMAIN IN PLACE.  
 5. ALL ELECTRICAL PANELS FOUND WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE. ANY EXISTING PANEL FOUND INSTALLED ON AN EXISTING WALL IDENTIFIED FOR DEMOLITION, SHALL REMAIN SUSPENDED FROM CONDUITS FOR FURTHER EVALUATION AND RECOMMENDATIONS FOR SECOND STAGE OF DEMOLITION.  
 6. WHEN ELIMINATING EXISTING POWER, EQUIPMENT AND LIGHTING CIRCUITS FROM EXISTING PANELS, DEMOLITION CONTRACTOR SHALL CONFIRM THAT THERE ARE NO DEVICES LOCATED OUTSIDE OF THE PROPOSED TENANT SPACE AND TIED TO THE SAME CIRCUIT INTENDED FOR ELIMINATION. IN THE EVENT THAT SUCH CONDITION IS DISCOVERED, POWER SUPPLY TO DEVICES LOCATED OUTSIDE OF THE PROPOSED SPACE SHALL BE MAINTAINED, WHILE THE DEVICES WITHIN THE PROPOSED SPACE ARE ELIMINATED.  
 7. ALL MAIN SERVICE FEEDERS AND CONDUITS EXTENDING FROM THE EXISTING BUILDING ELECTRICAL ROOMS TO ANY OF THE EXISTING ELECTRICAL PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AND SHALL BE IDENTIFIED / MARKED WITH ASSOCIATED SOURCE POINT.  
 8. ALL EXISTING ELECTRICAL METERS ASSOCIATED WITH PANELS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AND SHALL REMAIN IN PLACE.  
 9. UPON COMPLETION OF FIRST STAGE OF DEMOLITION WORK, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE TOGETHER WITH THE ELECTRICAL DEMOLITION CONTRACTOR AND ESTABLISH PARAMETERS FOR SECOND STAGE OF ELECTRICAL DEMOLITION WORK.  
 10. REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT AND CAP OR PLUG IN A POSITIVE MANNER BEHIND THE RACK OF FINISH MATERIAL.  
 11. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.

- PLUMBING:  
 1. ANY EXISTING PLUMBING FIXTURES LOCATED WITHIN THE BUILDING SPACE TO REMAIN, THOSE SPECIFIED TO BE REMOVED SHALL BE PROTECTED & STORED AS DIRECTED BY BUILDING MANAGER AT MANAGERS EXPENSE.  
 2. ALL EXISTING SANITARY, GREASE WASTE, GAS PIPING, AND DOMESTIC HOT / COLD WATER PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE ELIMINATED UNLESS FOUND TO BE ASSOCIATED WITH OTHER / ADJACENT TENANT SPACES. IN SUCH EVENT, THE MAIN LINES EXTENDING INTO OTHER TENANT SPACE SHALL REMAIN AND BRANCH PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL BE CAPPED OFF AND PROVIDED WITH SHUT-OFF VALVES WHEN SUCH PIPING IS DOMESTIC WATER PIPING.  
 3. ALL GAS SERVICE PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE ELIMINATED TOGETHER WITH ASSOCIATED GAS SERVICE METERS, IF APPLICABLE. CONFER WITH ON SITE BUILDING MANAGER PRIOR TO PROCEED WITH WORK.  
 4. ALL HOT WATER PIPING LOCATED WITHIN THE PROPOSED SPACE SHALL BE EXISTING TO REMAIN, TOGETHER WITH ALL WATER HEATERS.  
 5. ALL STORM DRAINAGE PIPING LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN AS IS.  
 6. ALL EXISTING FLOOR DRAINS & FLOOR SINKS NOT PART OF THIS PERMIT NEED TO BE CAPPED OFF BY G.C.
- FIRE SPRINKLER SYSTEM:  
 1. ALL EXISTING FIRE SPRINKLER DISTRIBUTION WITHIN THE PROPOSED TENANT SPACE IS TO REMAIN. ANY BRANCH PIPE AND SPRINKLER HEADS LOCATED WITHIN CLOSETS AND SMALL OFFICE SPACES, BATHROOMS, ETC. IDENTIFIED TO BE DEMOLISHED SHALL BE ELIMINATED, AND PIPING CAPPED OFF AT MAIN BRANCH.  
 2. UPON COMPLETION OF DEMOLITION OF ALL EXISTING INTERIOR PARTITIONS, PROJECT ARCHITECT AND ENGINEER SHALL INSPECT THE SITE AND PROVIDE ADDITIONAL DEMOLITION CRITERIA AS NECESSARY.  
 3. ALL EXISTING TAMPERFLOW SWITCHES AND CONTROL VALVES ASSOCIATED WITH EXISTING SPRINKLER SYSTEM SHALL REMAIN IN PLACE WITHIN THE PROPOSED TENANT SPACE. ALL MAIN BRANCH PIPING AND VALVES SHALL BE IDENTIFIED.

- FIRE ALARM SYSTEM:  
 1. MAIN AS WELL AS SLAVE TYPE FIRE ALARM SYSTEMS SHALL REMAIN IN PLACE AND OPERATIONAL.  
 2. ALL FIRE ALARM FLOW SWITCHES, TAMPER SWITCHES AND PULL STATIONS LOCATED WITHIN THE PROPOSED TENANT SPACE SHALL REMAIN IN PLACE.  
 3. ANY SMOKE DETECTOR, DUCT DETECTOR, HORN / STROBE DEVICE LOCATED WITHIN ROOMS IDENTIFIED FOR DEMOLITION SHALL BE ELIMINATED AND THEIR ZONE SIGNAL SHALL BE DISABLED AT THE MAIN CONTROL PANEL, UNLESS SUCH DEVICE IS FOUND TO BE ASSOCIATED WITH A HVAC SYSTEM IDENTIFIED TO REMAIN.  
 4. ALL HORN / STROBE DEVICES LOCATED ALONG THE PERIMETER WALLS OF THE PROPOSED TENANT SPACE SHALL REMAIN ACTIVE.  
 5. ALL FIRE ALARM DEVICES ASSOCIATED WITH ABANDONED GREASE HOOD SYSTEMS SHALL BE ELIMINATED AND DISCONNECTED FROM THE MAIN CONTROL PANEL.  
 6. ALL ZONES AND SIGNAL POINTS RELATED TO FIRE ALARM DEVICES ASSOCIATED WITH THE PROPOSED TENANT SPACE SHALL BE IDENTIFIED AT MAIN FIRE ALARM SYSTEM PANEL.  
 7. UPON COMPLETION OF INTERIOR DEMOLITION, PROJECT ARCHITECT AND ENGINEER MAY INSPECT THE SITE AND PROVIDE ADDITIONAL GUIDELINES FOR FURTHER DEMOLITION OF THE EXISTING FIRE ALARM SYSTEM COMPONENTS.

# GENERAL NOTES:

- EXISTING F.S.D. SHALL BE IDENTIFIED, DISABLED, AND LEFT ON CLOSED POSITION.
- SEE ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL DEMO NOTES FOR EXISTING ELECTRICAL SECURITY, DATA, AND PHONE PANEL.
- VERIFY IN FIELD IF EXISTING WALL IS FIRE RATED.
- ALL LIFE SAFETY SYSTEM WILL REMAIN OPERATIONAL FOR THE ADJACENT SPACES DURING DEMOLITION WORK.

# DEMOLITION LIFE SAFETY NOTES:

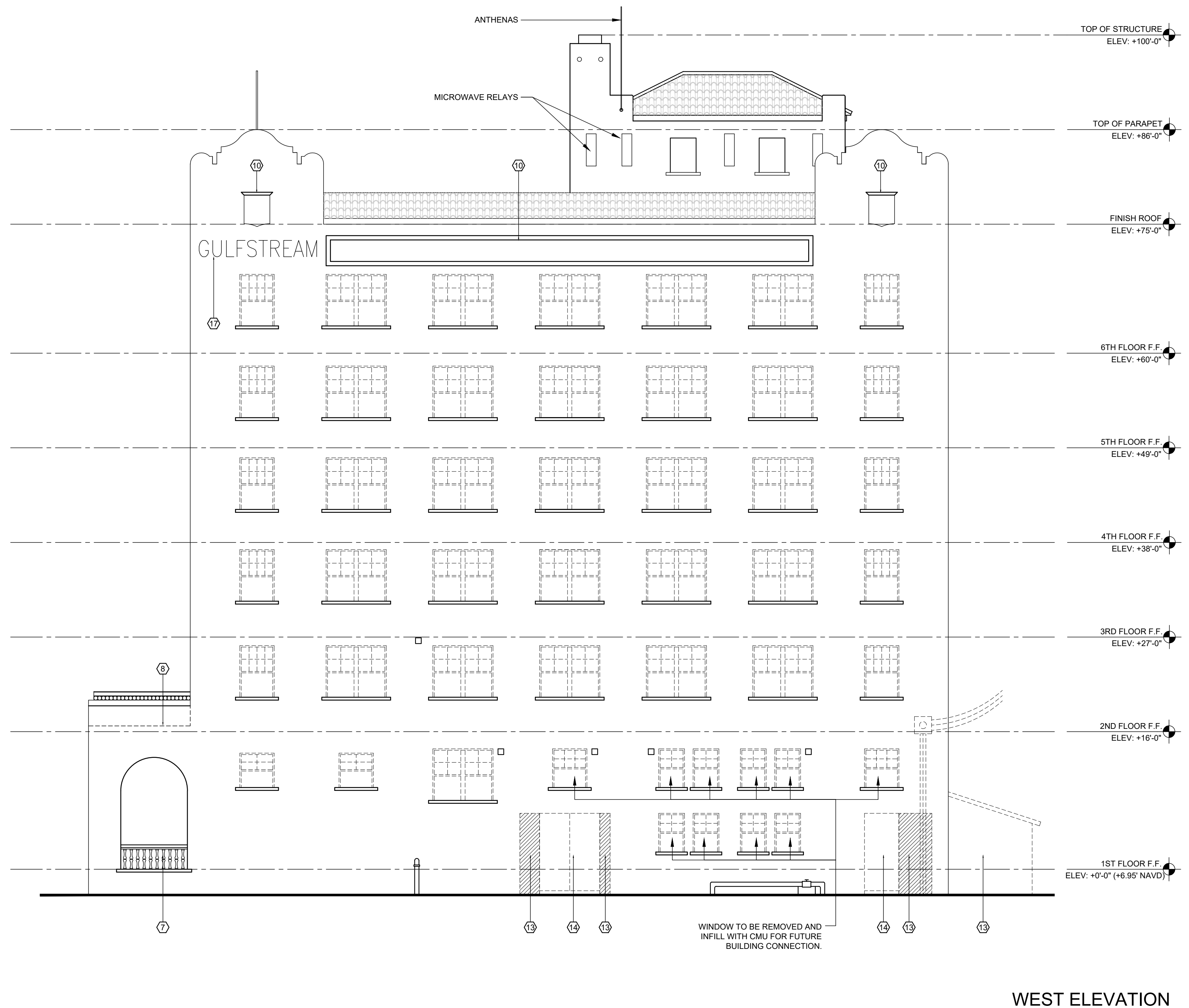
- EXISTING SPACES WITHIN THIS SCOPE OF WORK WILL BE VACANT & CLOSED DURING DEMOLITION.
- G.C. TO COMPLY WITH NFPA 12018 ED.
- ALL EXISTING DEMISING PARTITIONS TO MEET UL DESIGN U419. ANY NEW REPAIRS TO EXISTING DEMISING PARTITIONS TO MEET SAME CRITERIA.
- MEANS OF EGRESS AND LIFE SAFETY EQUIPMENTS SHALL NOT BE OBSTRUCTED BY DEBRIS CONTAINER.

# DEMONITION KEY NOTES

- EXISTING FINISH FLOOR THROUGHOUT TO BE REMOVED WITHIN THE LIMITS OF THIS CONTRACT.
- EXISTING CEILING FINISHES TO UNDERSIDE STRUCTURE TO BE REMOVED UNLESS STATED OTHERWISE, WITHIN THE LIMITS OF THIS CONTRACTS.
- EXISTING BATHROOM TO BE REMOVED. OWNER TO CONFIRM IF PLUMBING FIXTURES ARE TO BE SAVED AND REUSE.
- EXISTING DOOR / FRAME TO BE REMOVED.
- EXISTING STEPS/STAIRCASE TO BE DEMOLISHED.
- THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPHATIC TO THE ORIGINAL WINDOW DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF IRC 2020 T17H EDITION, CHAPTER 2411.
- HISTORIC ELEMENTS TO BE PRESERVED. G.C. TO CLEAN, REPAIR & AS NEEDED, PLEASE REFER TO SHEET 0005 FOR REFERENCE IMAGES.
- EXISTING ROOFING TO BE REMOVED.
- EXISTING WINDOW AND WINDOW SILL TO BE DEMOLISHED TO FIT NEW GLASS DOOR.
- DECORATIVE ELEMENT IN FACADE TO REMAIN.
- ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO COLUMNS, BEAMS, LOAD-BEARING WALLS, ARE EXISTING TO REMAIN.
- MECHANICAL EQUIPMENT TO BE REMOVED
- CMU WALL TO BE DEMOLISHED.
- DOOR TO BE REMOVED
- EXISTING RAILING TO BE REMOVED.
- WINDOW UNIT TO BE REMOVED.
- EXISTING SIGNAGE TO BE REMOVED AND REPLACED BY NEW SIGNAGE SYMPHATIC TO THE ORIGINAL CONFIGURATION BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. REFER TO G005 FOR REFERENCE IMAGE.

# LEGEND

- WALL/PARTITION TO BE DEMOLISHED
- EXISTING CMU WALL / STRUCTURE TO REMAIN
- EXISTING INTERIOR PARTITION TO REMAIN
- NOT PART OF THE SCOPE OF WORK
- SOFFIT ABOVE
- # DEMOLITION TAG
- E EXISTING DOOR TO REMAIN



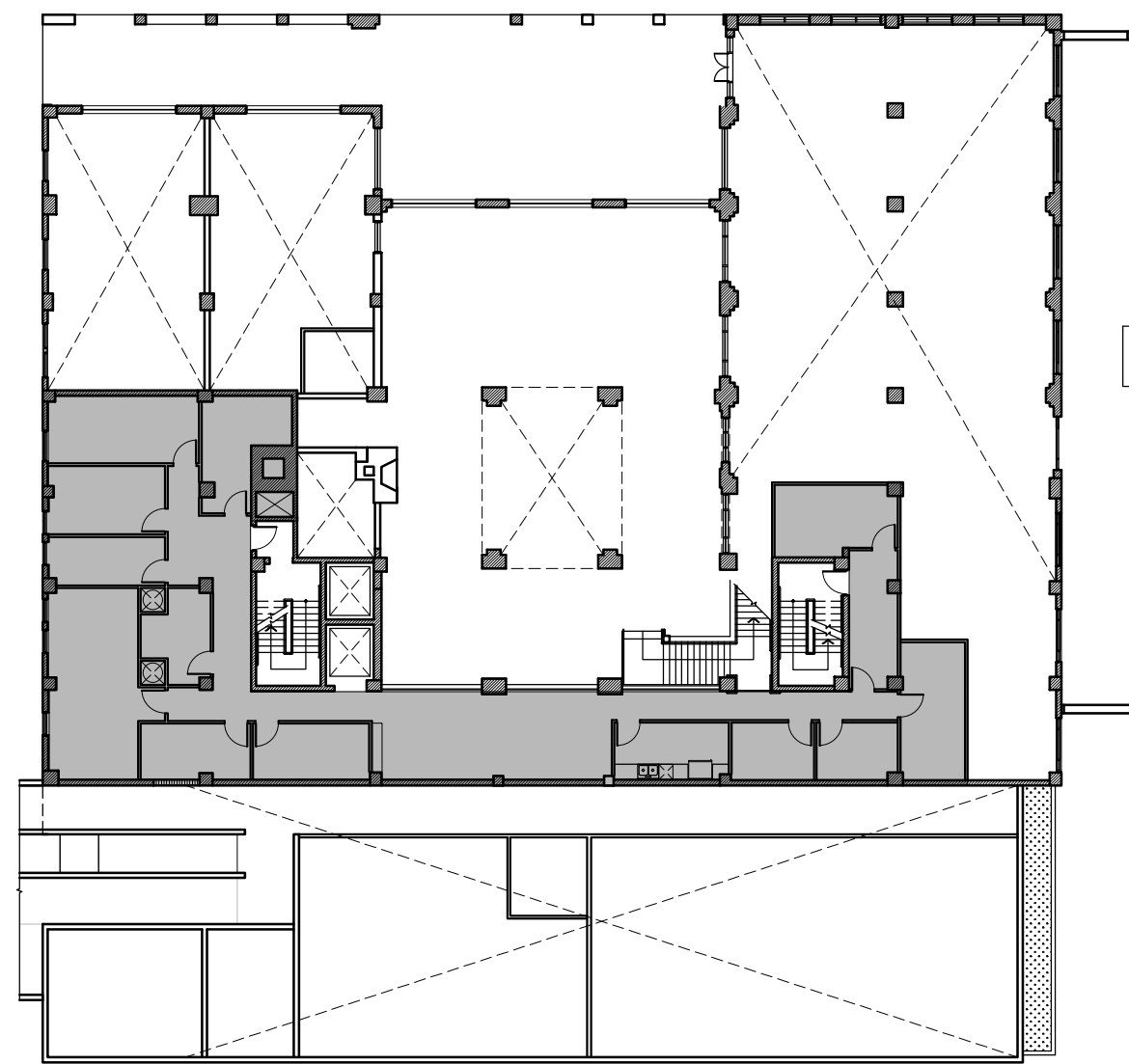
**GULFSTREAM HOTEL**  
 11 LAKE AVENUE  
 LAKE WORTH, FL 33460

**BEILINSON GOMEZ ARCHITECTS P.A.**

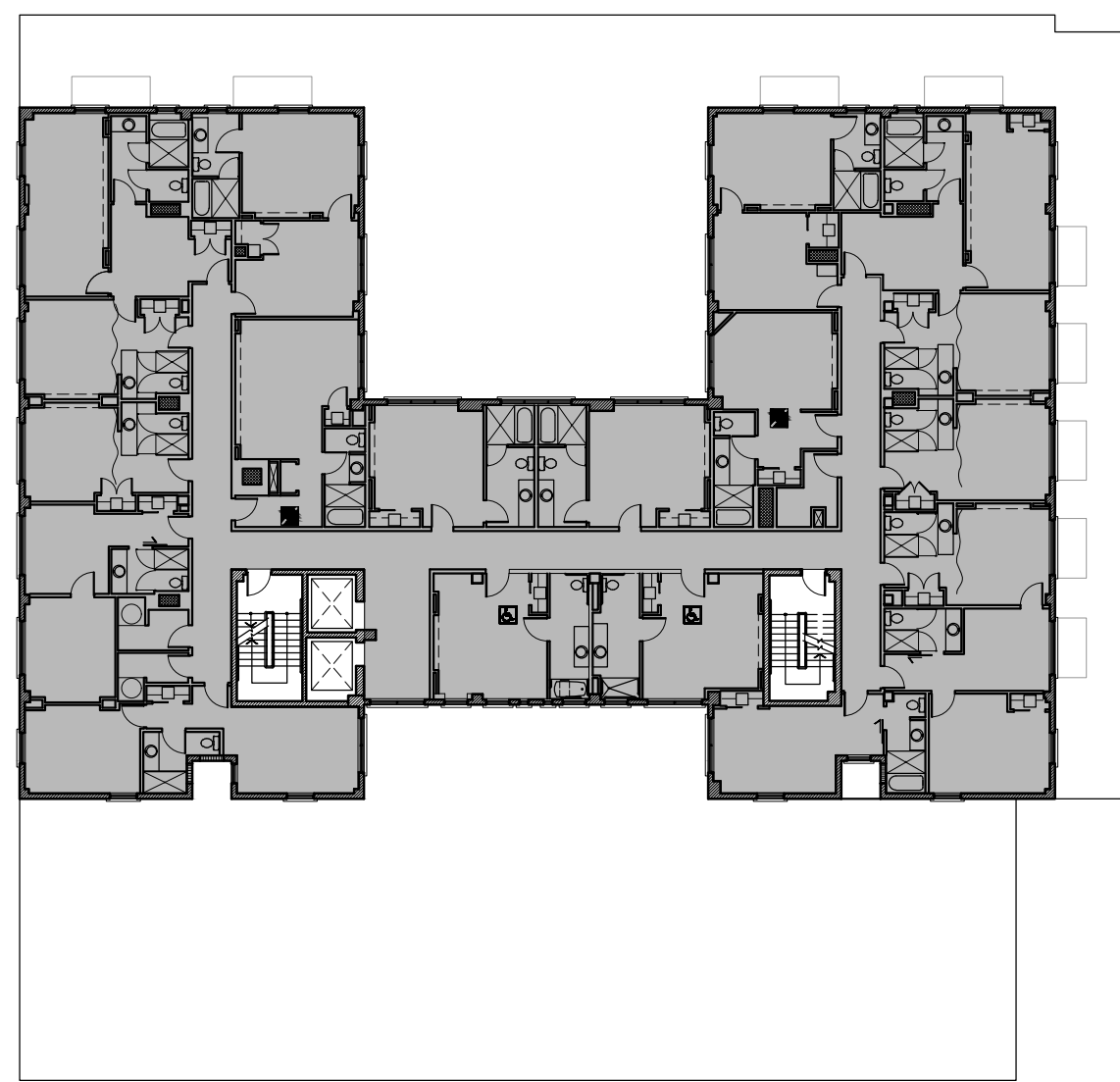
ARCHITECTURE  
 AAC001062 8101 BISCAYNE BLVD. # 309 316 HIAWASSEE, FL 33495  
 T 305.559.1250 F 305.551.1742

DWG. TITLE	DEMOLITION WEST ELEVATION
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	D204

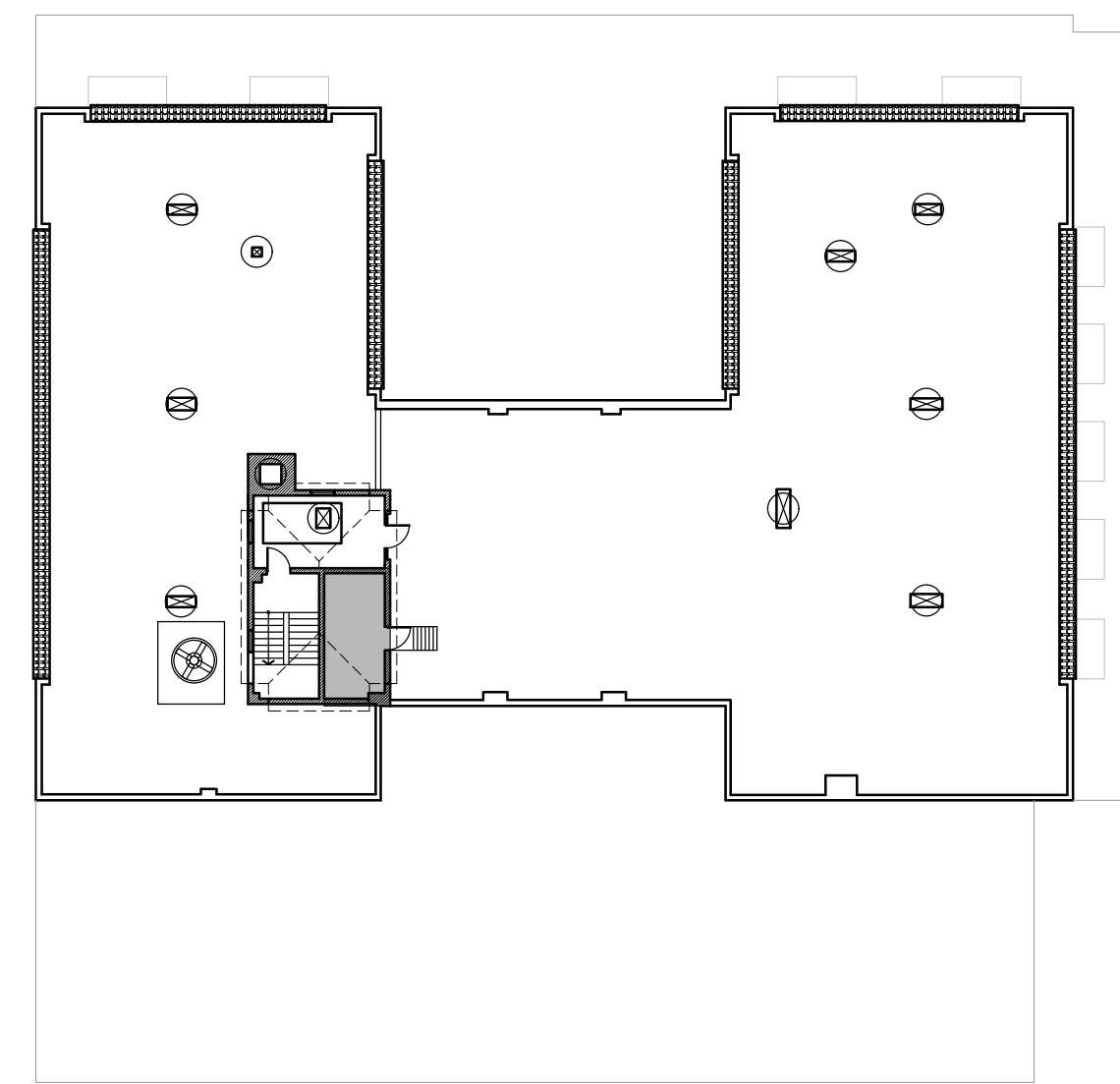
CONSU... ARCHITECTURE P.A. IS PROHIBITED. CONTRACTORS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.



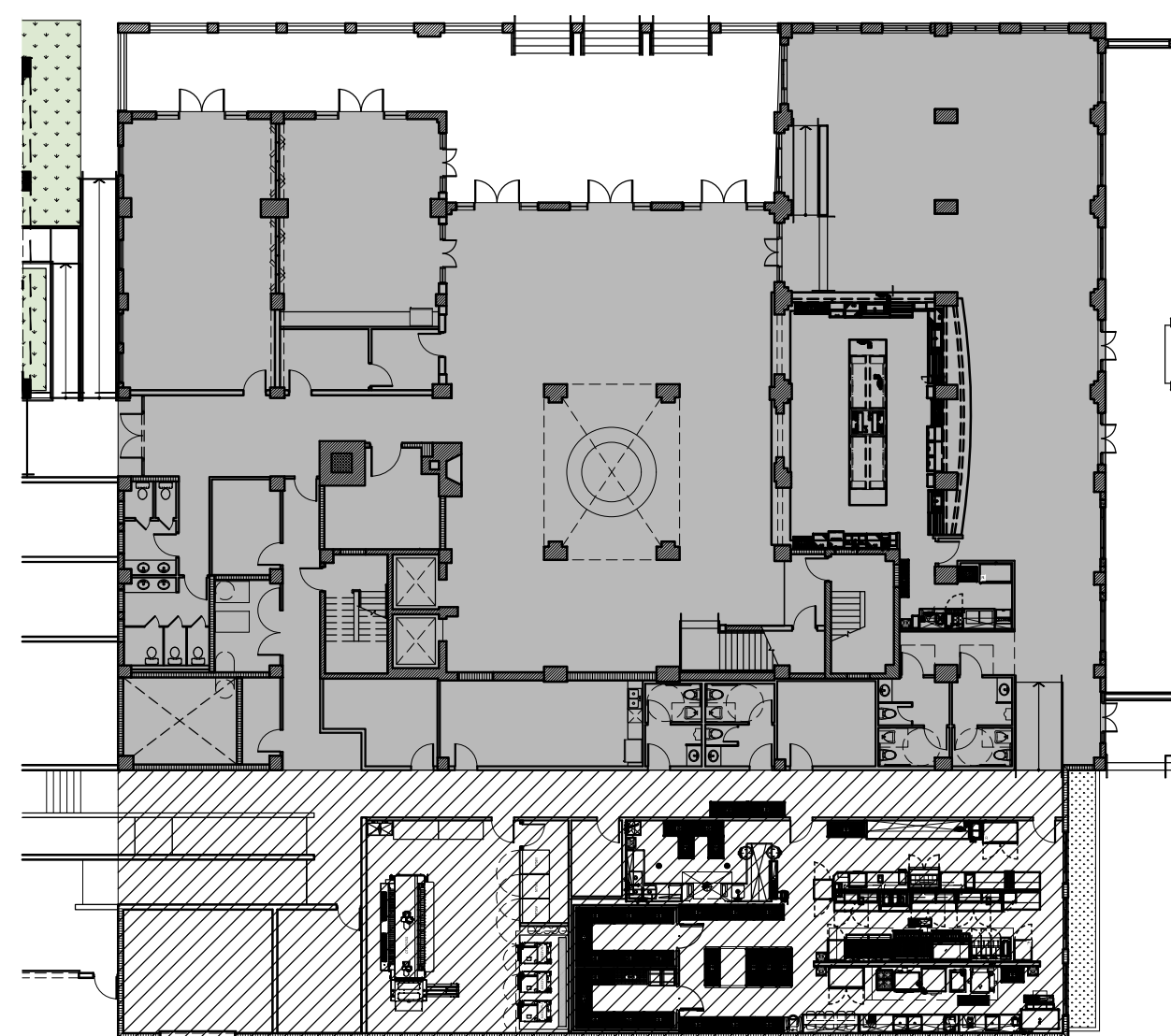
Mezzanine Level



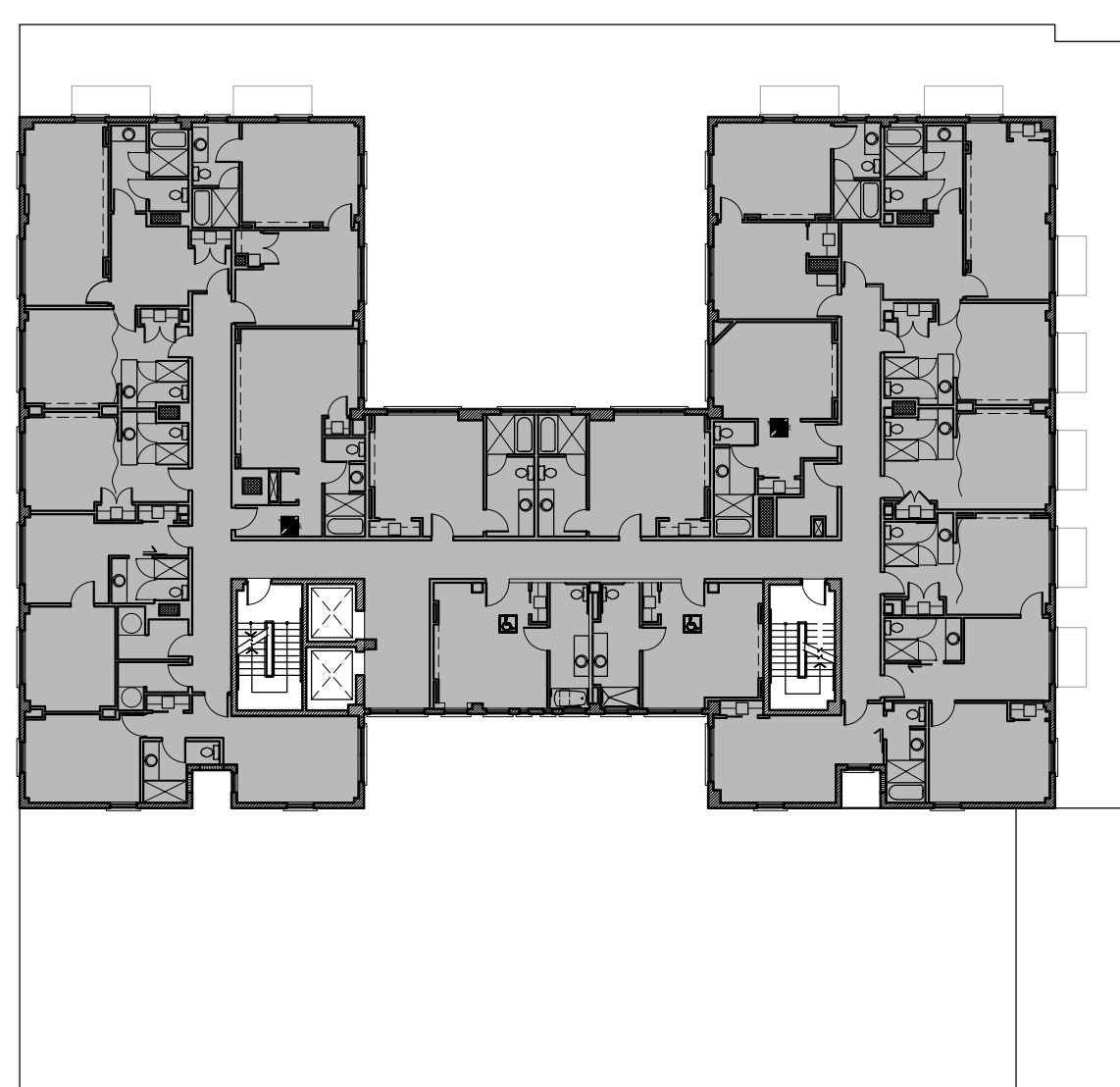
4th Floor Plan



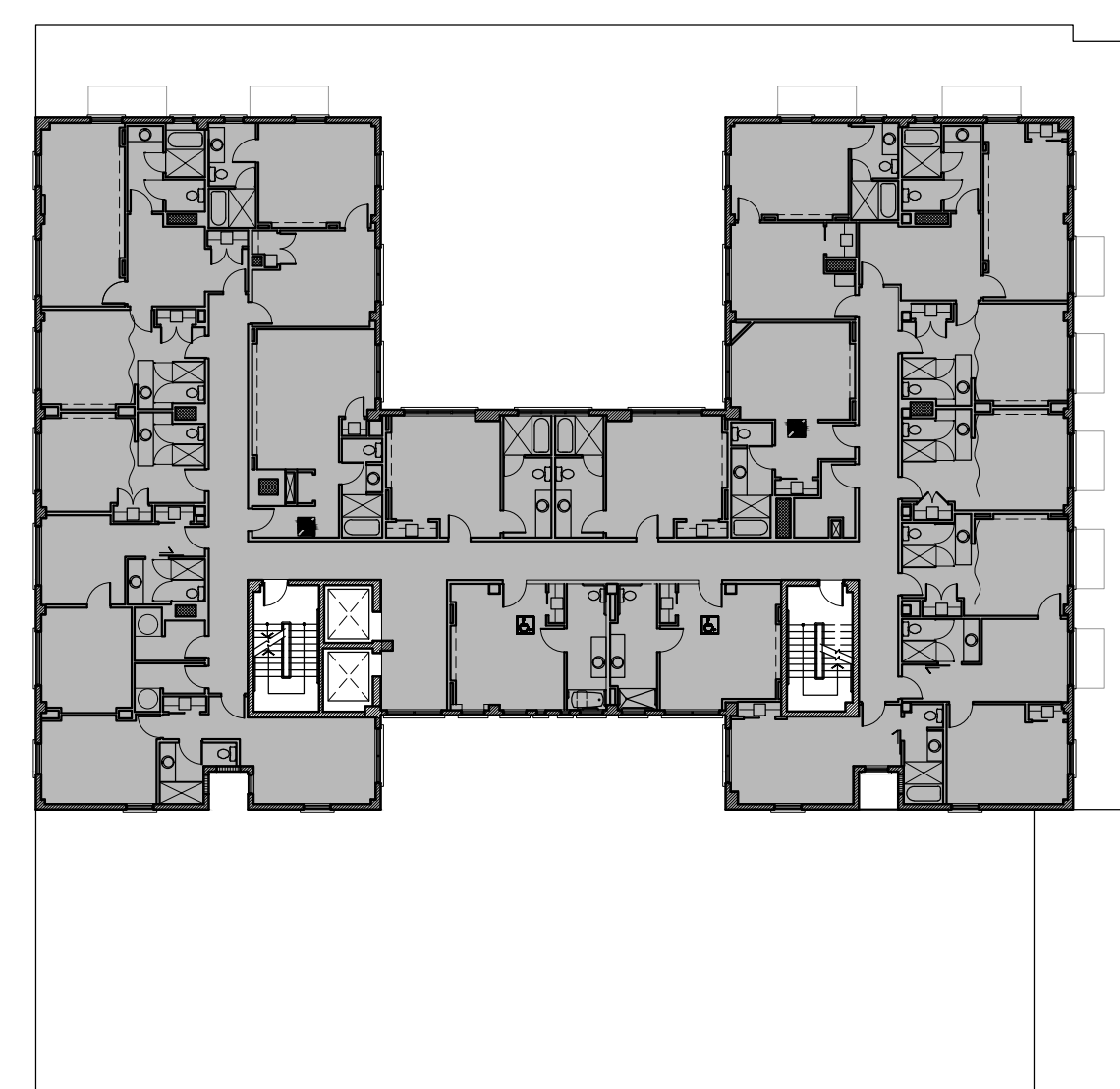
Roof Level



Ground Floor Plan



3rd Floor Plan



6th Floor Plan

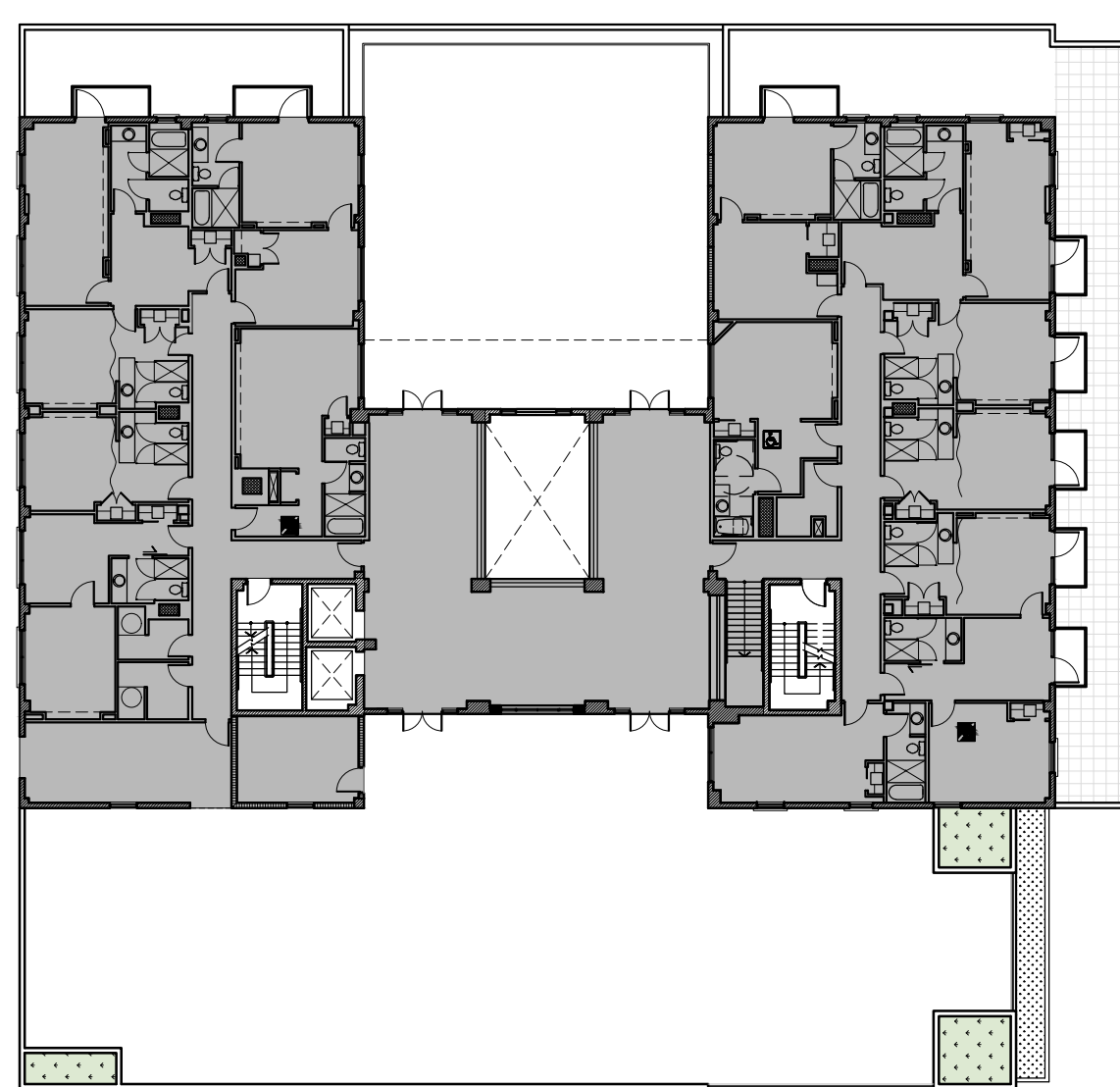
AREA CHART		
FLOOR	EXTING AREAS (S.F.)	PROPOSED AREAS (S.F.)
1st	11,780	16,200
MEZZANINE	2,641	2,921
2nd	8,646	8,646
3rd	8,972	8,972
4th	8,972	8,972
5th	8,972	8,972
6th	8,972	8,972
Roof	145	145
TOTAL	59,100	63,800

ROOM CHART	
ROOM #	AREA (S.F.)
214, 314, 414, 514, 614.	430
203, 205, 206, 216, 217 AND 303, 305, 306, 316, 317 AND 403, 405, 406, 416, 417 AND 503, 505, 506, 516, 517 AND	260
603, 605, 606, 616, 617 201, 219, 301, 319, 401, 419 AND 501, 519, 601, 619	540
202, 218, 302, 318, 402, 418 AND 502, 518, 602, 618	480
215, 315, 415, 515, 615 204, 304, 404, 504, 604 207, 307, 407, 507, 607	430 365 460
208 308, 408, 508, 608	320 310
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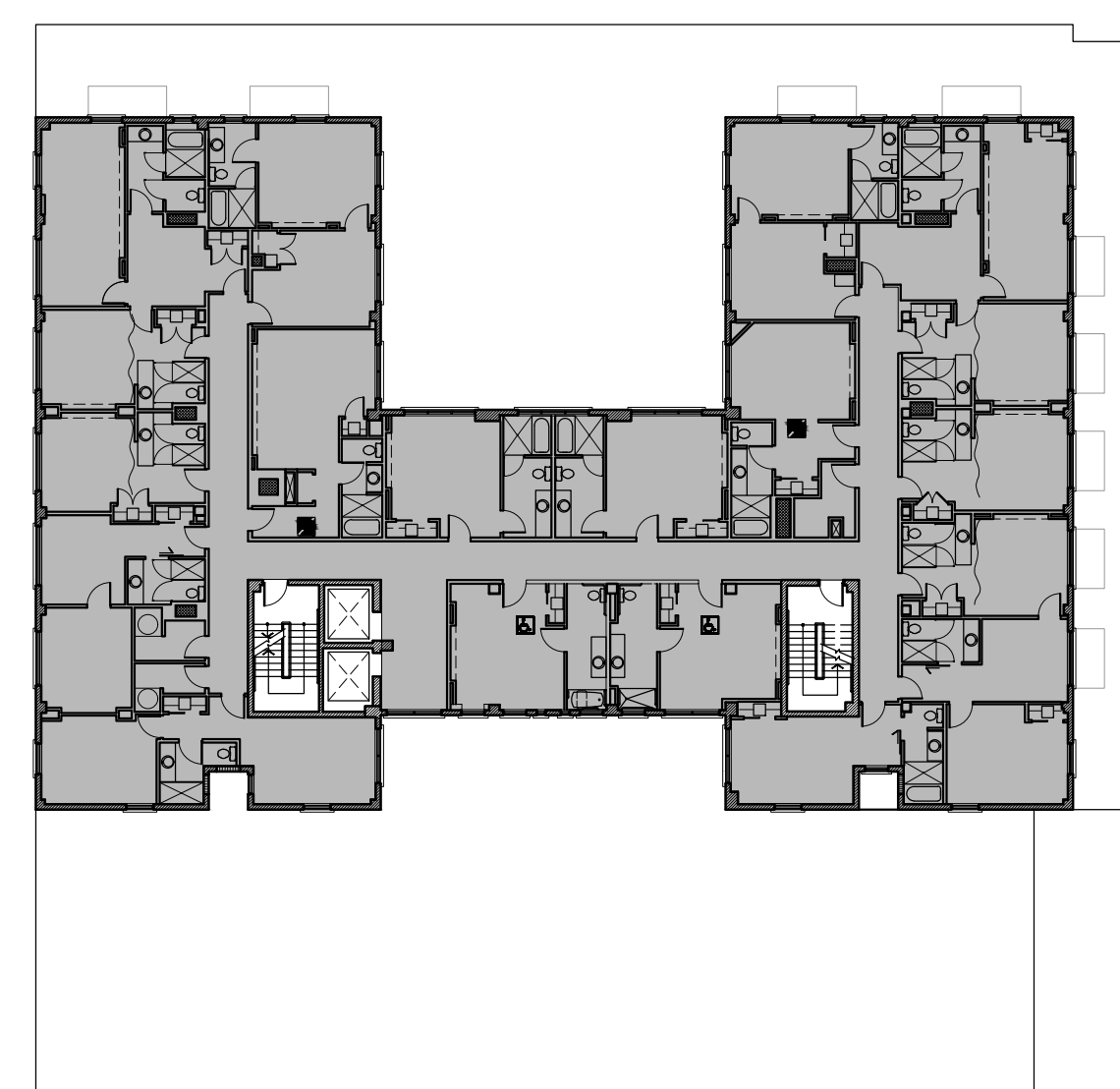
TOTAL UNITS PROVIDED: 90 UNITS  
KING UNITS: 65  
DOUBLE QUEEN UNITS: 25

AVERAGE AREA: 378.16 SF

EXISTING BUILDING  
NEW ADDITION



2nd Floor Plan



5th Floor Plan

# GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

ARCHITECTS  
P.A.

8101 BISCAYNE BLVD. # 300, 310  
M I A M I F L 3 3 1 3 8 - 4 6 8 0  
T 3 0 5 . 5 5 9 . 1 2 5 0 F 3 0 5 . 5 5 1 . 1 7 4 0

ROSE J. GOMEZ  
A R 0 1 5 4 1 6

DWG. TITLE  
BUILDING AREAS DIAGRAM

SCALE  
N.T.S.

PROJECT NO.  
2020-01

DATE  
11-12-21

SHEET NUMBER  
A003

DATE REVISION

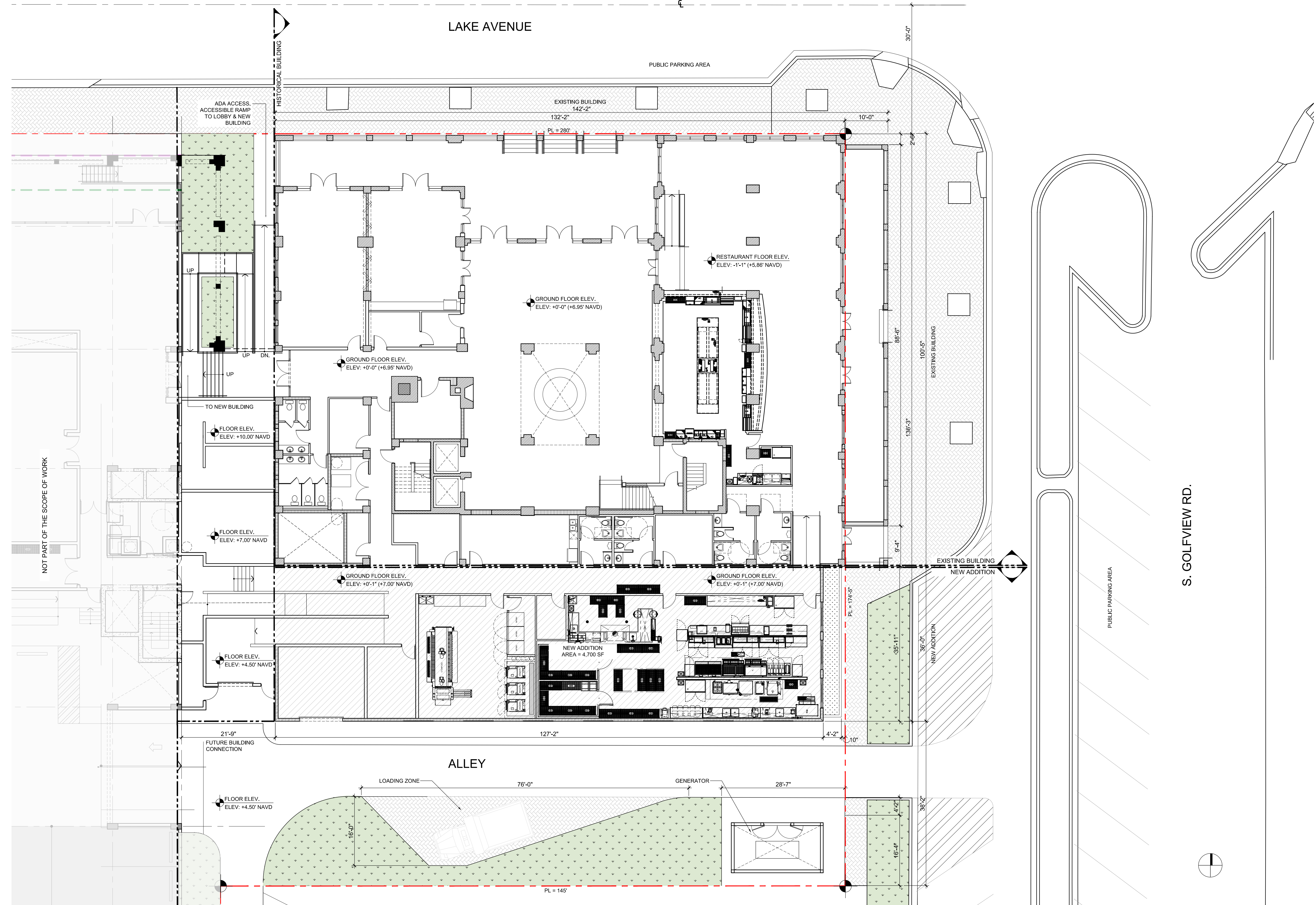
CONSULTANT

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LAKE AVENUE

ALLEY

S. GOLFVIEW RD.



# GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 33480

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

A A C 0 0 1 0 6 2

8101 BISCAYNE BLVD. # 309, 310  
M I A M I F L 3 1 3 8 - 4 6 8  
T 305.559.1250 F 305.551.1740

ROSE + GOMEZ

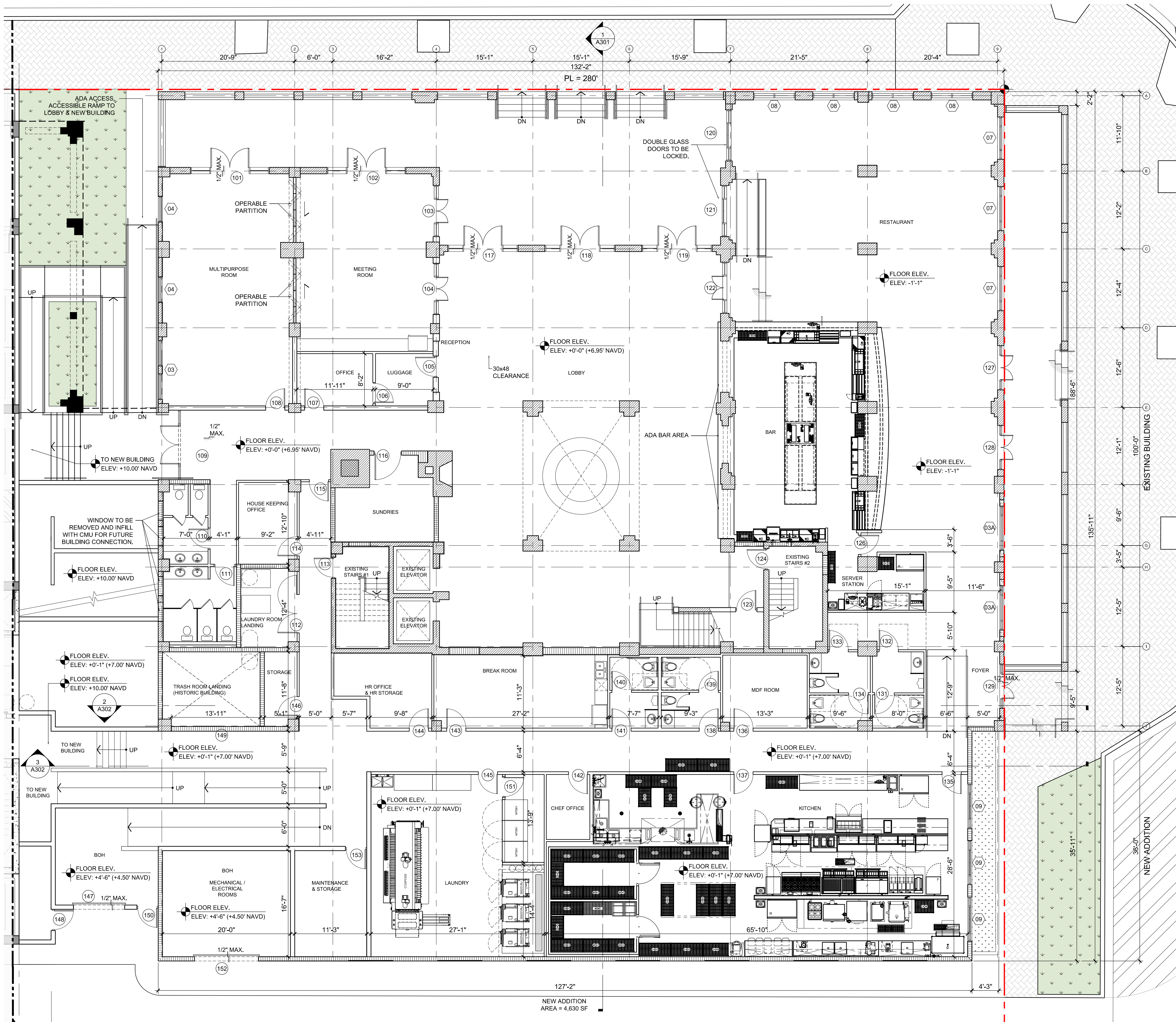
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DWG. TITLE	PROPOSED SITE PLAN
SCALE	3/32" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A100

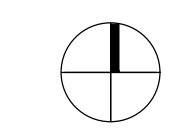
DATE	REVISION
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CONSULTANT



- LEGEND**
- (E) EXISTING DOOR TO REMAIN, REPAIRED OR REPLACED BY SAME MODEL
  - (N) NEW DOOR
  - [Pattern] NEW CMU WALL
  - [Pattern] NEW DRYWALL PARTITION
  - [Pattern] EXISTING WALL/STRUCTURE TO REMAIN



### GULFSTREAM HOTEL

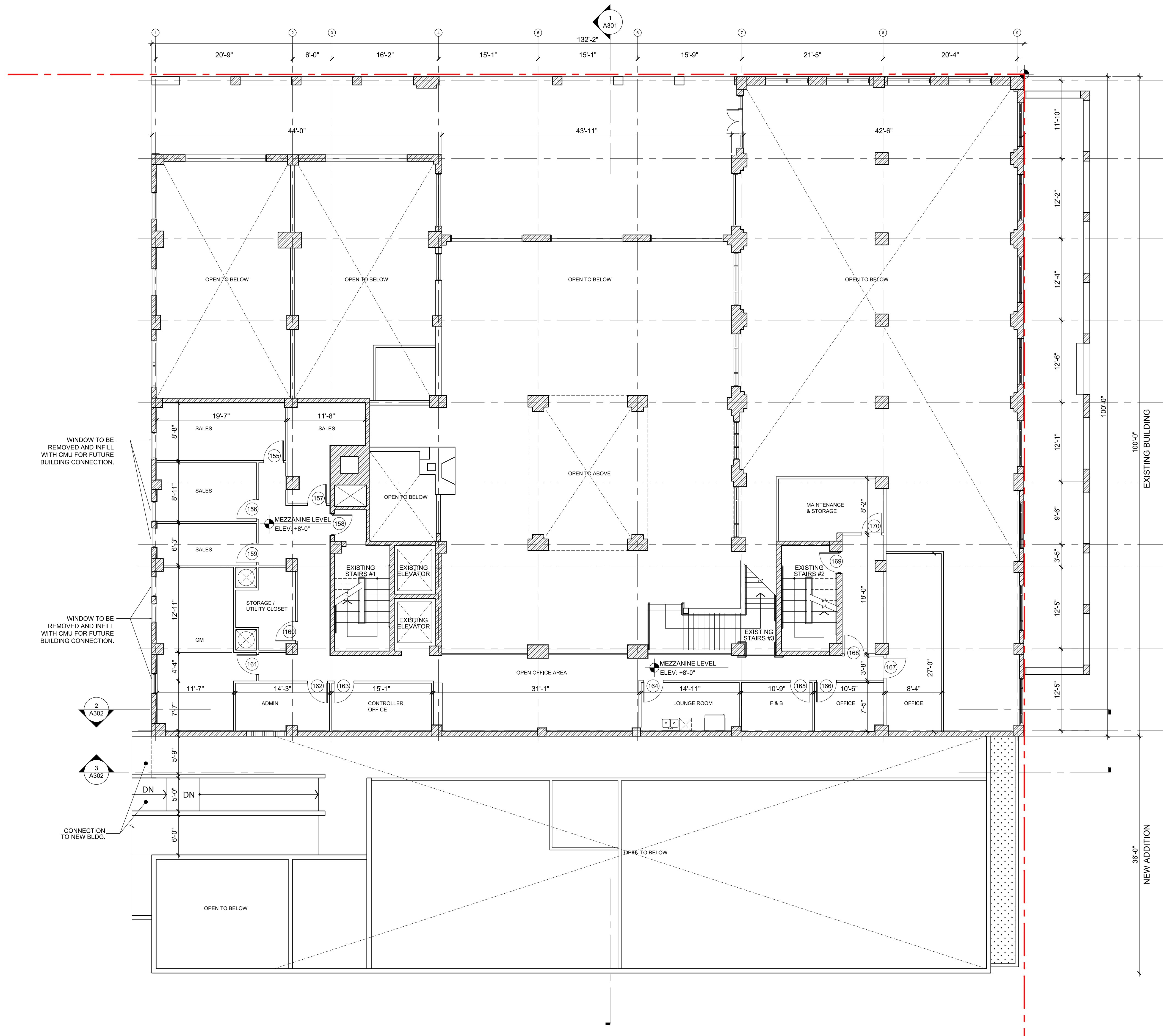
11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

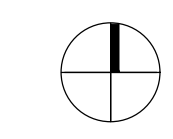
ARCHITECTS P.A.  
ARCHITECTURE  
A A C 0 1 0 6 2

DWG. TITLE	PROPOSED GROUND FLOOR
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A101

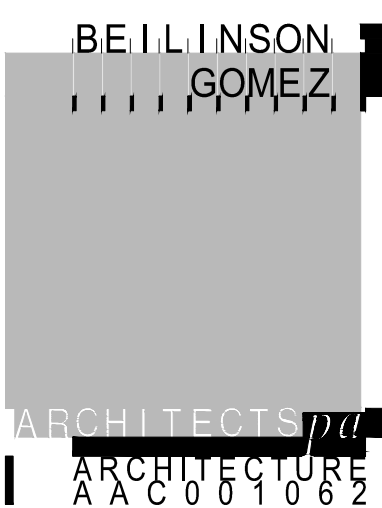
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- LEGEND**
- (E) EXISTING DOOR TO REMAIN, REPAIRED OR REPLACED BY SAME MODEL
  - (N) NEW DOOR
  - [Pattern] NEW CMU WALL
  - [Pattern] NEW DRYWALL PARTITION
  - [Pattern] EXISTING WALL/STRUCTURE TO REMAIN



**GULFSTREAM HOTEL**  
 11 LAKE AVENUE  
 LAKE WORTH, FL 33480

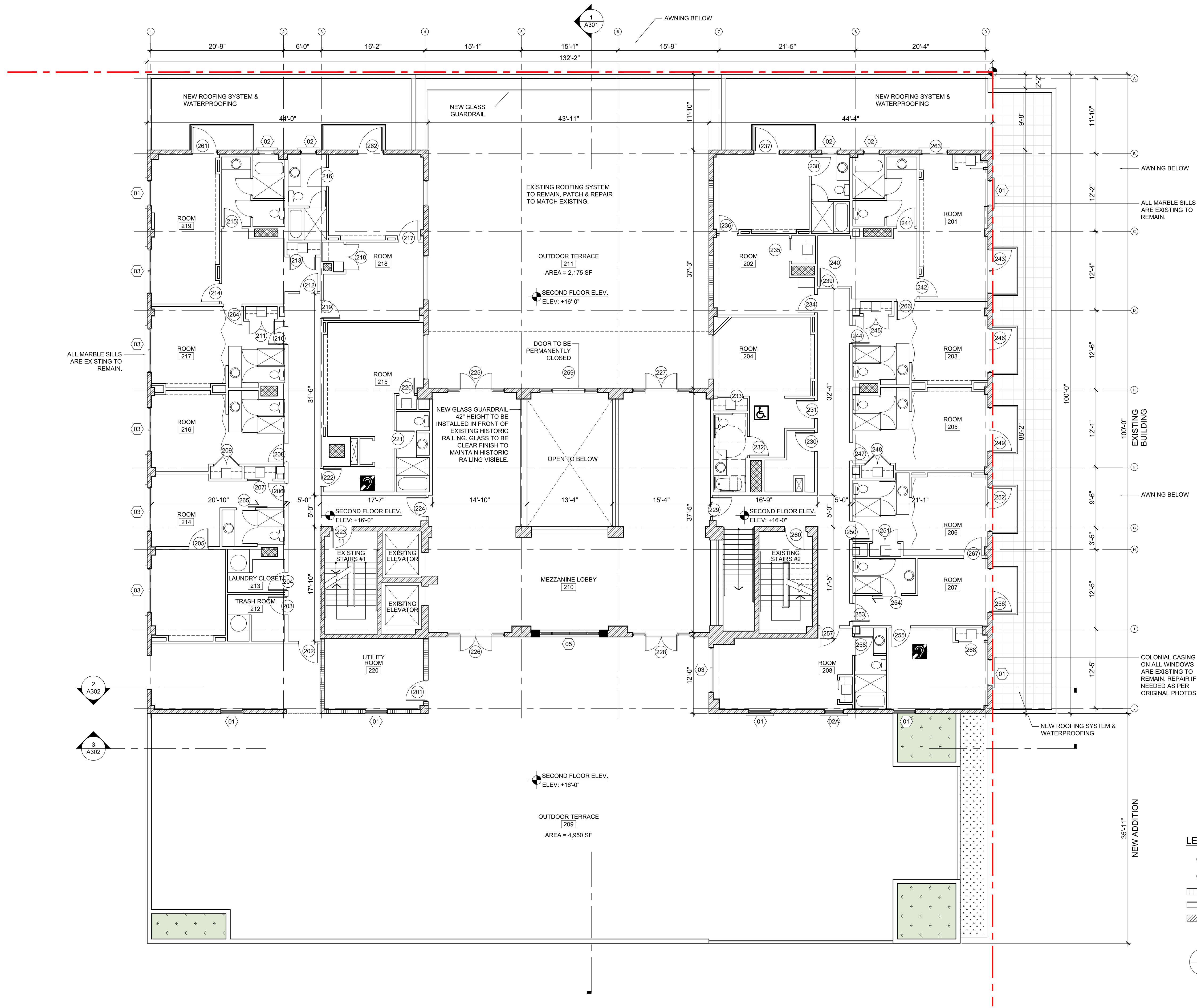


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DWG. TITLE	PROPOSED MEZZANINE LEVEL
SCALE	1/8" = 1'-0"
PROJECT NO.	
DATE	2020-01
SHEET NUMBER	11-12-21
DATE	REVISION

**A102**





ALL MARBLE SILLS ARE EXISTING TO REMAIN.

AWNING BELOW

ALL MARBLE SILLS ARE EXISTING TO REMAIN.

EXISTING BUILDING

AWNING BELOW

COLONIAL CASING ON ALL WINDOWS ARE EXISTING TO REMAIN, REPAIR IF NEEDED AS PER ORIGINAL PHOTOS.

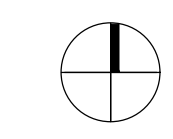
NEW ADDITION

GUEST ROOM WITH MOBILITY FEATURES CALCULATION (FBC 2020 ACC-TABLE 224.2)				
TOTAL # OF ROOMS =	90 UNITS	MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS	MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ROOMS
F.B.C. CLASSIFICATION	76-100	4	1	5
F.B.C. REQUIRED	#204, #309, #311, #411 & #511	#204, #311, #411 & #511	#309	5
PROVIDED				

GUEST ROOM WITH COMMUNICATION FEATURES (FBC 2020 ACC-TABLE 224.4)	
TOTAL # OF ROOMS =	20 UNITS
F.B.C. CLASSIFICATION	76-100
F.B.C. REQUIRED	9
PROVIDED	#207, #215, #304, #315, #404, #415, #504, #515, #604
MINIMUM NUMBER OF REQUIRED GUEST ROOMS WITH COMMUNICATION FEATURES	9

- LEGEND**
- (E) EXISTING DOOR TO REMAIN, REPAIRED OR REPLACED BY SAME MODEL
  - (N) NEW DOOR
  - [Pattern] NEW CMU WALL
  - [Pattern] NEW DRYWALL PARTITION
  - [Pattern] EXISTING WALL/STRUCTURE TO REMAIN



# GULFSTREAM HOTEL

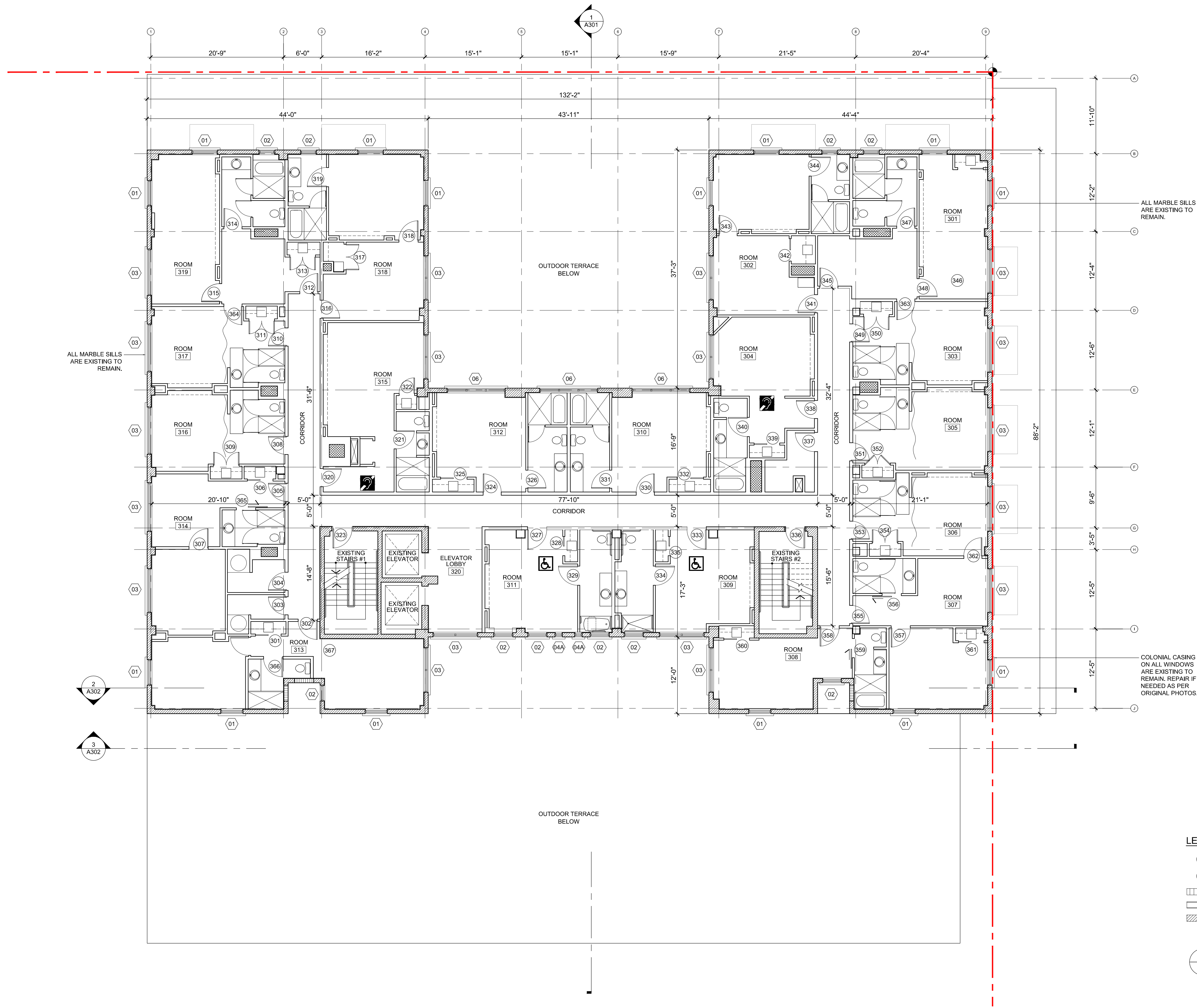
11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

ARCHITECTS P.A.  
ARCHITECTURE  
A A C 0 0 1 0 6 2

DWG. TITLE	PROPOSED SECOND FLOOR
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A103

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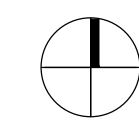


GUEST ROOM WITH MOBILITY FEATURES CALCULATION (FBC 2020 ACC-TABLE 224.2)				
TOTAL # OF ROOMS = 90 UNITS				
F.B.C. CLASSIFICATION	76-100	MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS	4	TOTAL NUMBER OF REQUIRED ROOMS
F.B.C. REQUIRED		MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS	1	5
PROVIDED	#204, #309, #311, #411 & #511	#204, #311, #411 & #511	#309	5

GUEST ROOM WITH COMMUNICATION FEATURES (FBC 2020 ACC-TABLE 224.4)	
TOTAL # OF ROOMS = 20 UNITS	
F.B.C. CLASSIFICATION	76-100
F.B.C. REQUIRED	9
PROVIDED	#207, #215, #304, #315, #404, #415, #504, #515, #604
	9

**LEGEND**

- (E) EXISTING DOOR TO REMAIN, REPAIRED OR REPLACED BY SAME MODEL
- (N) NEW DOOR
- [Hatched Box] NEW CMU WALL
- [Solid Line] NEW DRYWALL PARTITION
- [Dotted Line] EXISTING WALL/STRUCTURE TO REMAIN



**GULFSTREAM HOTEL**

11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

ARCHITECTS P.A.

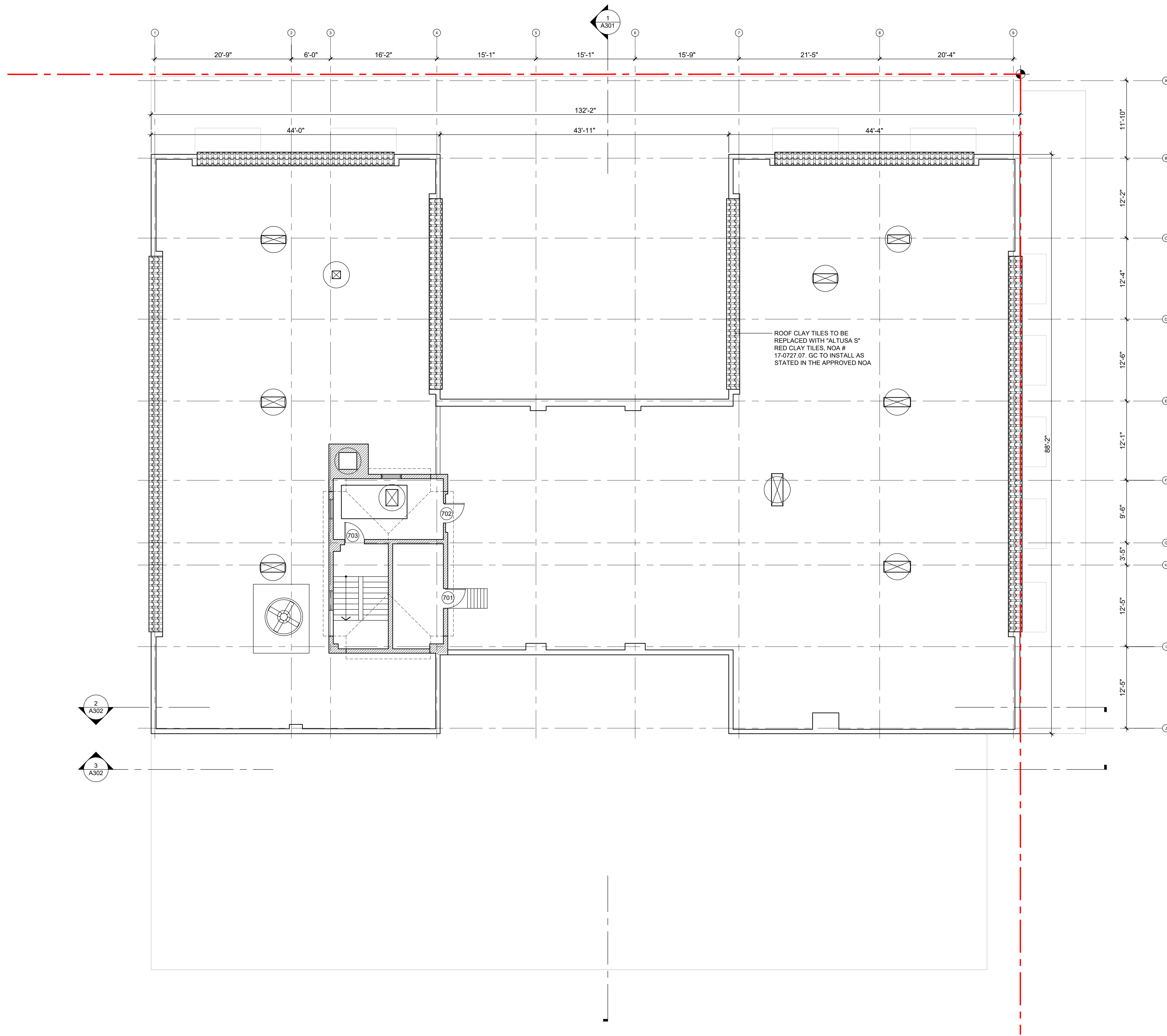
8101 BISCAYNE BLVD., SUITE 300, MIAMI, FL 33141  
TEL: 305.551.1250 FAX: 305.551.1740

DWG. TITLE	PROPOSED THIRD TO SIXTH FLOOR PLAN
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A104

DATE REVISION

A104

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**GENERAL ROOF NOTES:**

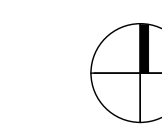
1. ALL MECHANICAL EQUIPMENT TO BE MOUNTED ON ALUMINUM STANDS. MECHANICAL DWGS TO PROVIDE NOA.
  2. FUTURE VENT LOCATIONS SHOULD BE VERIFIED WITH WITH MECHANICAL AND PLUMBING DRAWINGS.
  3. EXHAUST FANS AND VENTS TO BE LOCATED A MINIMUM OF 10'-0" FROM A.C. INTAKE. VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
  4. MECHANICAL SUB-CONTRACTOR TO COORDINATE INSTALLATION AND ACCEPTANCE OF PRE-FABRICATED CURBS AND PENETRATIONS WITH ROOF MEMBRANE SUB-CONTRACTOR. G.C. TO PROVIDE ALL NECESSARY BLOCKING, NAILERS, ETC. AS NECESSARY FOR A WATERTIGHT AND WATERPROOF ROOF.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY, COORDINATE AND/OR INSTALL ALL ADJACENT AND/OR RELATED FLASHINGS, BLOCKINGS, NAILERS, INSULATION STOPS, CRICKETS, ETC. NECESSARY FOR THE COMPLETE INSTALLATION OF THE ROOF MEMBRANE WHICH ARE REQUIRED FOR A COMPLETE WARRANTED, WATERTIGHT, WATERPROOF INSTALLATION.
5. ALL ROOF SLOPES ARE TO HAVE A MINIMUM OF 1/2" PER FT. FALL WHERE CRICKET VALLEYS OCCUR. CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE A MINIMUM 1/2" PER FOOT FALL AT THE VALLEY.
  6. ALL ROOF SLOPES HAVE A 1/2" PER FOOT FALL, UNLESS NOTED OTHERWISE.
  7. CIVIL ENGINEER TO COORDINATE STORM SEWER CONNECTION WITH SITE PLANS.
  8. ANY MECHANICAL EQUIPMENT LESS THAN 10' FROM ROOF EDGE NEED TO BE PROTECTED WITH A GUARDRAIL.
  9. OVERFLOW SCUPPERS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2" OR MORE THAN 4" ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE, EXCLUDING SUMPS. OVERFLOW SCUPPERS SHALL BE A MINIMUM OF 4" IN ANY DIMENSION AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. AS PER FBC 1514.4.2 & 1414.4.3 & PER SECTION 1617.3 AGGREGATE AREA OF F.B.C.
  10. OVERFLOW SCUPPERS SHALL HAVE AN AGGREGATE AREA OF NO LESS THAN THE AREA OF DRAINAGE PROVIDED. SEE PLUMBING PLANS FOR ROOF DRAINAGE CALCULATIONS.
  11. RAIN WATER CALCULATIONS BASED ON 5" PER HOUR RATE OF RAINFALL AS PER FIGURE 1106.1, FBC 2020.
  12. LOW-SLOPED ROOFS CONSTRUCTED AS PART OF A NEW BUILDING SHALL UTILIZE ROOFING PRODUCTS THAT MEET OR EXCEED AN INITIAL REFLECTANCE VALUE OF 0.72 OR A THREE-YEAR INSTALLED REFLECTANCE VALUE OF 0.5 AS DETERMINED BY THE COOL ROOF RATING COUNCIL OR BY ENERGY STAR.

**ROOFING SYSTEM**

1. ROOFING SYSTEM IS EXISTING TO REMAIN. PATCH & REPAIR @ NEW EQUIPMENT PLACEMENT.
2. PROVIDE HYDROSTOP PREMIUM COAT SYSTEM WATERPROOFING (NOA 20-0304.01) OR EQUAL.
3. PROVIDE 20 YEARS ROOFING WARRANTY AND 25 YEARS INSTALLATION WARRANTY.
4. WATERPROOFING SYSTEM TO BE SUBMITTED AS A SEPARATE PERMIT AS PER FBC 2020 1512.3.1
5. CARIBBEAN "S" CLAY ROOF TILE, ONE PIECE ROOFING TILE AND ITS COMPONENTS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH ROOFING APPLICATION STANDARD RAS 120.

**LEGEND**

- (E) EXISTING DOOR TO REMAIN, REPAIRED OR REPLACED BY SAME MODEL
- (N) NEW DOOR
- [Hatched Box] NEW CMU WALL
- [Solid Box] NEW DRYWALL PARTITION
- [Dotted Box] EXISTING WALL/STRUCTURE TO REMAIN



**GULFSTREAM HOTEL**

11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

ARCHITECTS  
P.A.

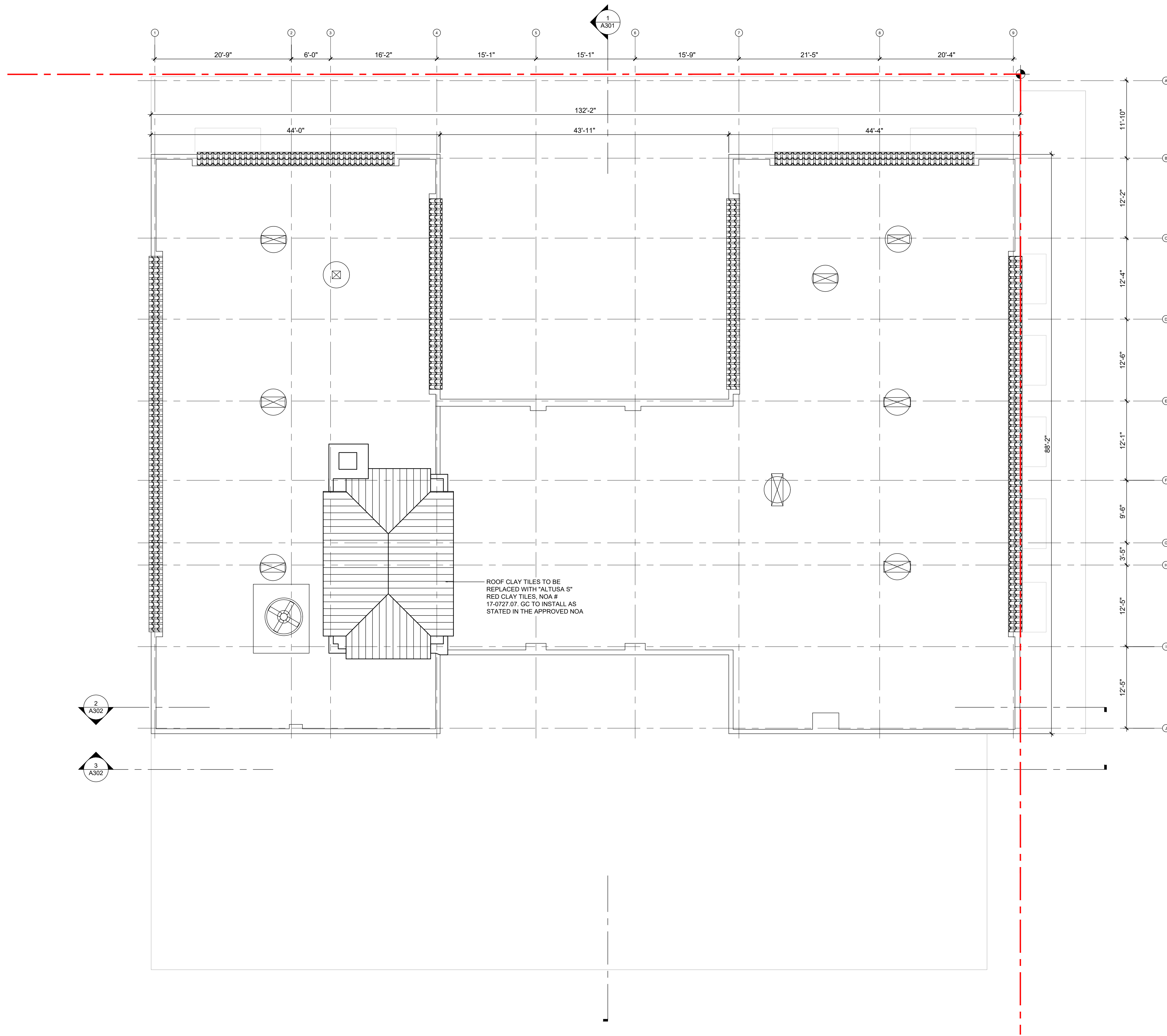
8101 BISCAYNE BLVD. # 309-316  
M I A M I F L 3 3 1 3 0  
T 305.559.1250 F 305.551.1740

ROSE L GOMEZ

DWG. TITLE	PROPOSED ROOF PLAN
SCALE	1/8" = 1'-0"
PROJECT NO.	
DATE	2020-01
SHEET NUMBER	11-12-21

**A105**

DATE REVISION



**GENERAL ROOF NOTES:**

1. ALL MECHANICAL EQUIPMENT TO BE MOUNTED ON ALUMINUM STANDS. MECHANICAL DWGS TO PROVIDE NOA.
2. FUTURE VENT LOCATIONS SHOULD BE VERIFIED WITH WITH MECHANICAL AND PLUMBING DRAWINGS.
3. EXHAUST FANS AND VENTS TO BE LOCATED A MINIMUM OF 10'-0" FROM A.C. INTAKE. VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
4. MECHANICAL SUB-CONTRACTOR TO COORDINATE INSTALLATION AND ACCEPTANCE OF PRE-FABRICATED CURBS AND PENETRATIONS WITH ROOF MEMBRANE SUB-CONTRACTOR. G.C. TO PROVIDE ALL NECESSARY BLOCKING, NAILERS, ETC. AS NECESSARY FOR A WATERTIGHT AND WATERPROOF ROOF.
5. ALL ROOF SLOPES ARE TO HAVE A MINIMUM OF 1/2" PER FT. FALL WHERE CRICKET VALLEYS OCCUR. CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE A MINIMUM 1/2" PER FOOT FALL AT THE VALLEY.
6. ALL ROOF SLOPES HAVE A 1/2" PER FOOT FALL, UNLESS NOTED OTHERWISE.
7. CIVIL ENGINEER TO COORDINATE STORM SEWER CONNECTION WITH SITE PLANS.
8. ANY MECHANICAL EQUIPMENT LESS THAN 10' FROM ROOF EDGE NEED TO BE PROTECTED WITH A GUARDRAIL.
9. OVERFLOW SCUPPERS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2" OR MORE THAN 4" ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE, EXCLUDING SUMPS. OVERFLOW SCUPPERS SHALL BE A MINIMUM OF 4" IN ANY DIMENSION AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. AS PER FBC 1514.4.2 & 1414.4.3 & PER SECTION 1617.3 AGGREGATE AREA OF F.B.C.
10. OVERFLOW SCUPPERS SHALL HAVE AN AGGREGATE AREA OF NO LESS THAN THE AREA OF DRAINAGE PROVIDED. SEE PLUMBING PLANS FOR ROOF DRAINAGE CALCULATIONS.
11. RAIN WATER CALCULATIONS BASED ON 5"PER HOUR RATE OF RAINFALL AS PER FIGURE 1106.1, FBC 2020.
12. LOW-SLOPED ROOFS CONSTRUCTED AS PART OF A NEW BUILDING SHALL UTILIZE ROOFING PRODUCTS THAT MEET OR EXCEED AN INITIAL REFLECTANCE VALUE OF 0.72 OR A THREE-YEAR INSTALLED REFLECTANCE VALUE OF 0.5 AS DETERMINED BY THE COOL ROOF RATING COUNCIL OR BY ENERGY STAR.

**ROOFING SYSTEM**

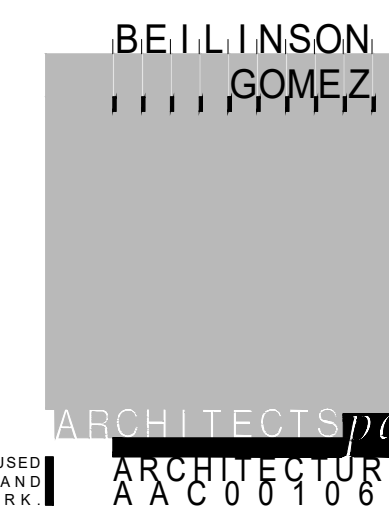
1. ROOFING SYSTEM IS EXISTING TO REMAIN. PATCH & REPAIR @ NEW EQUIPMENT PLACEMENT.
2. PROVIDE HYDROSTOP PREMIUM COAT SYSTEM WATERPROOFING (NOA 20-0304.01) OR EQUAL.
3. PROVIDE 20 YEARS ROOFING WARRANTY AND 25 YEARS INSTALLATION WARRANTY.
4. WATERPROOFING SYSTEM TO BE SUBMITTED AS A SEPARATE PERMIT AS PER FBC 2020 1512.3.1
5. CARIBBEAN "S" CLAY ROOF TILE, ONE PIECE ROOFING TILE AND ITS COMPONENTS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH ROOFING APPLICATION STANDARD RAS 120.

**LEGEND**

- (E) EXISTING DOOR TO REMAIN, REPAIRED OR REPLACED BY SAME MODEL
  - (N) NEW DOOR
  - [Hatched Box] NEW CMU WALL
  - [Solid Box] NEW DRYWALL PARTITION
  - [Dotted Box] EXISTING WALL/STRUCTURE TO REMAIN
- [North Arrow]

**GULFSTREAM HOTEL**

11 LAKE AVENUE  
LAKE WORTH, FL 33460



ARCHITECTS P.A.  
A A C 0 0 1 0 6 2 8101 BISCAYNE BLVD. S. 309-310 MIAMI, FL 33133  
T 305.559.1250 F 305.551.1746 ROSE L GOMEZ

DWG. TITLE	PROPOSED UPPER ROOF PLAN
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A106

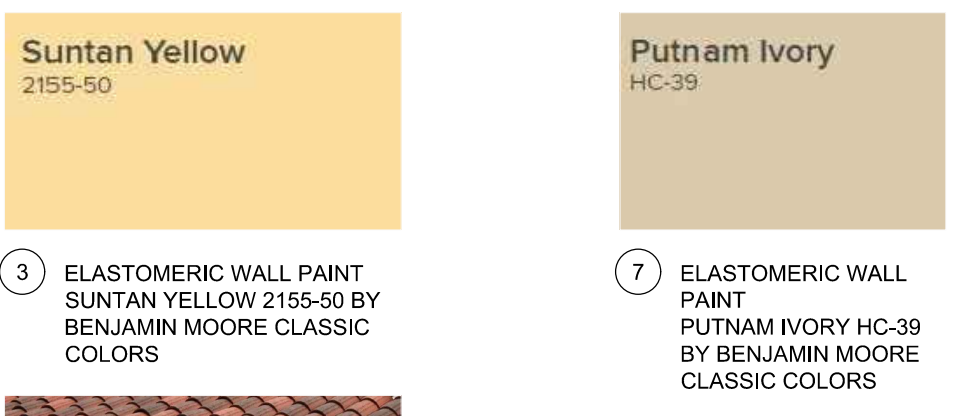


NORTH ELEVATION

- ELEVATION KEY NOTES**
- 1- POSTLESS GLASS RAILING
  - 2- SINGLE HUNG WINDOWS BY QUAKER HISTORICAL SERIES H300 COLOR BALLET WHITE
  - 3- ELASTOMERIC WALL PAINT SUNTAN YELLOW 2155-50 BY BENJAMIN MOORE CLASSIC COLORS
  - 4- NOT USED.
  - 5- NEW ALUMINUM CHANNEL LETTER SIGN BACKLIT WITH LED TO MIMIC EXISTING HISTORIC SIGN AS CLOSE AS POSSIBLE WITH NEW MATERIAL.
  - 6- EXISTING METAL RAILING TO BE PAINTED WITH ELECTROSTATIC PAINT SEMI-GLOSS BLACK
  - 7- ELASTOMERIC WALL PAINT PUTNAM IVORY HC-39 BY BENJAMIN MOORE CLASSIC COLORS
  - 8- EXISTING PRECAST DECORATIVE CONCRETE RAILINGS ON FRONT LOGGIA TO REMAIN. (10 BALUSTERS, UNLESS OTHERWISE NOTED).
  - 9- CLAY BARREL TO BE REPLACED WITH 'ALTUSA S' RED CLAY TILES, NOA # 17-0727.07 OR EQUAL. GC TO INSTALL AS STATED IN THE APPROVED NOA
  - 10- FRENCH DOORS BY QUAKER TO BE REPLACED TO MATCH EXISTING
  - 11- FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING
  - 12- NEW FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING FRENCH WINDOWS
  - 13- @ DENOTES A WINDOW TAG. REFER TO WINDOW SCHEDULE ON SHEET A605 FOR MORE DETAILS
- NOTE: ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED IN FIELD PRIOR ANY CONSTRUCTION, FABRICATION AND/OR INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT ANY DISCREPANCY.



1 POSTLESS GLASS RAILING  
2 SINGLE HUNG WINDOW STANDARD GRID TOP ONLY BY QUAKER WINDOWS AND DOORS HISTORICAL H300 SERIES COLOR BALLET WHITE



3 ELASTOMERIC WALL PAINT SUNTAN YELLOW 2155-50 BY BENJAMIN MOORE CLASSIC COLORS  
7 ELASTOMERIC WALL PAINT PUTNAM IVORY HC-39 BY BENJAMIN MOORE CLASSIC COLORS



9 CLAY ROOF TILES

NOTE ON EXISTING WINDOWS AND DOORS: THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPATHETIC TO THE ORIGINAL WINDOW/ DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF IRC 2020 7TH EDITION, CHAPTER 2411. WINDOWS AND DOORS WILL BE COMPOSED OF ALUMINUM TO WITHSTAND THE WEATHER TYPICAL OF THE REGION PER CODE REGULATIONS

DWG. TITLE	NORTH ELEVATION
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A201

**GULFSTREAM HOTEL**  
11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

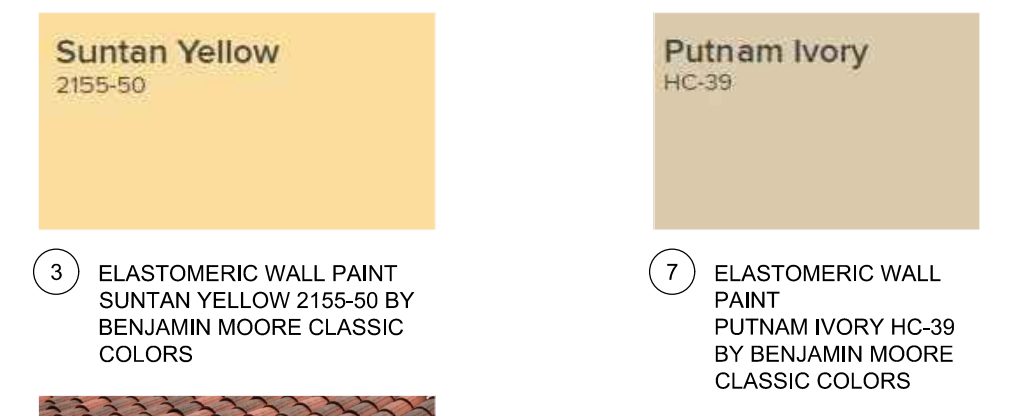
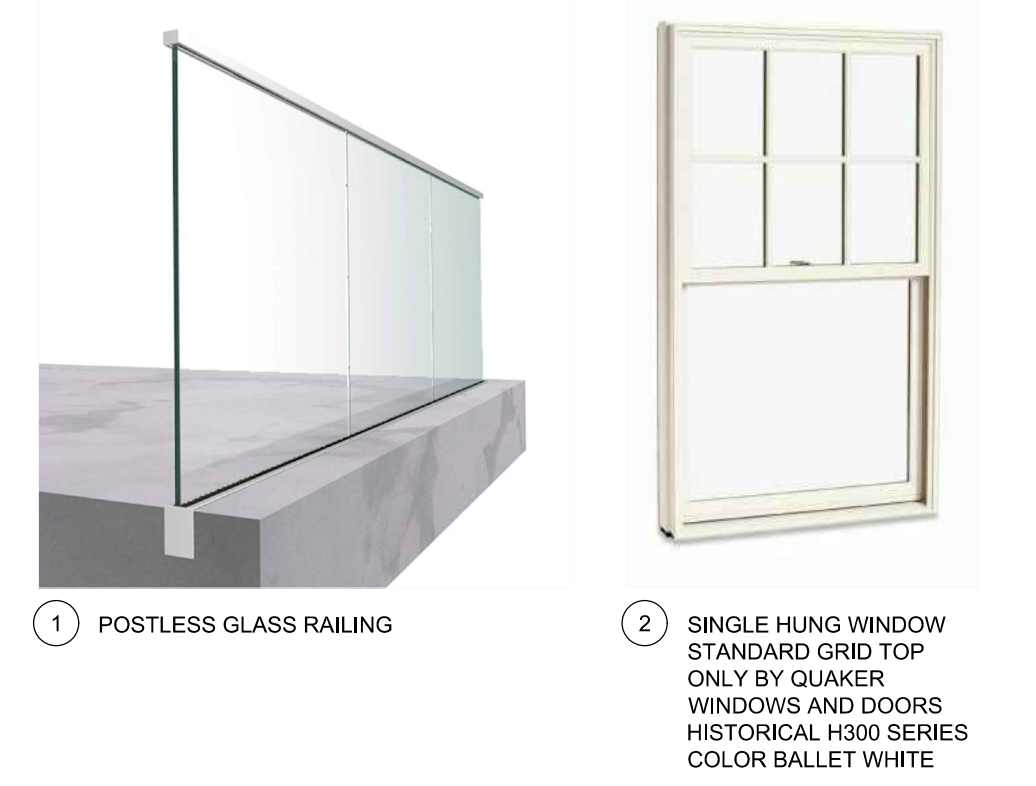
ARCHITECTS P.A.  
ARCHITECTURE  
A A C 0 0 1 0 6 2

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EAST ELEVATION

- ELEVATION KEY NOTES**
- POSTLESS GLASS RAILING
  - SINGLE HUNG WINDOWS BY QUAKER HISTORICAL SERIES H300 COLOR BALLETT WHITE
  - ELASTOMERIC WALL PAINT SUNTAN YELLOW 2155-50 BY BENJAMIN MOORE CLASSIC COLORS
  - NOT USED.
  - NEW ALUMINUM CHANNEL LETTER SIGN BACKLIT WITH LED TO MIMIC EXISTING HISTORIC SIGN AS CLOSE AS POSSIBLE WITH NEW MATERIAL.
  - EXISTING METAL RAILING TO BE PAINTED WITH ELECTROSTATIC PAINT SEMI-GLOSS BLACK
  - ELASTOMERIC WALL PAINT PUTNAM IVORY HC-39 BY BENJAMIN MOORE CLASSIC COLORS
  - EXISTING PRECAST DECORATIVE CONCRETE RAILINGS ON FRONT LOGGIA TO REMAIN. (10 BALUSTERS, UNLESS OTHERWISE NOTED).
  - CLAY BARREL TO BE REPLACED WITH "ALTUSA S" RED CLAY TILES, NOA # 17-0727.07 OR EQUAL, GC TO INSTALL AS STATED IN THE APPROVED NOA
  - FRENCH DOORS BY QUAKER TO BE REPLACED TO MATCH EXISTING
  - FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING
  - NEW FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING FRENCH WINDOWS
  - Ⓢ DENOTES A WINDOW TAG. REFER TO WINDOW SCHEDULE ON SHEET A605 FOR MORE DETAILS
- NOTE: ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED IN FIELD PRIOR ANY CONSTRUCTION, FABRICATION AND/OR INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT ANY DISCREPANCY.



NOTE ON EXISTING WINDOWS AND DOORS: THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPATHETIC TO THE ORIGINAL WINDOW/ DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF FBC 2020 7TH EDITION, CHAPTER 2411. WINDOWS AND DOORS WILL BE COMPOSED OF ALUMINUM TO WITHSTAND THE WEATHER TYPICAL OF THE REGION PER CODE REGULATIONS

**GULFSTREAM HOTEL**

11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

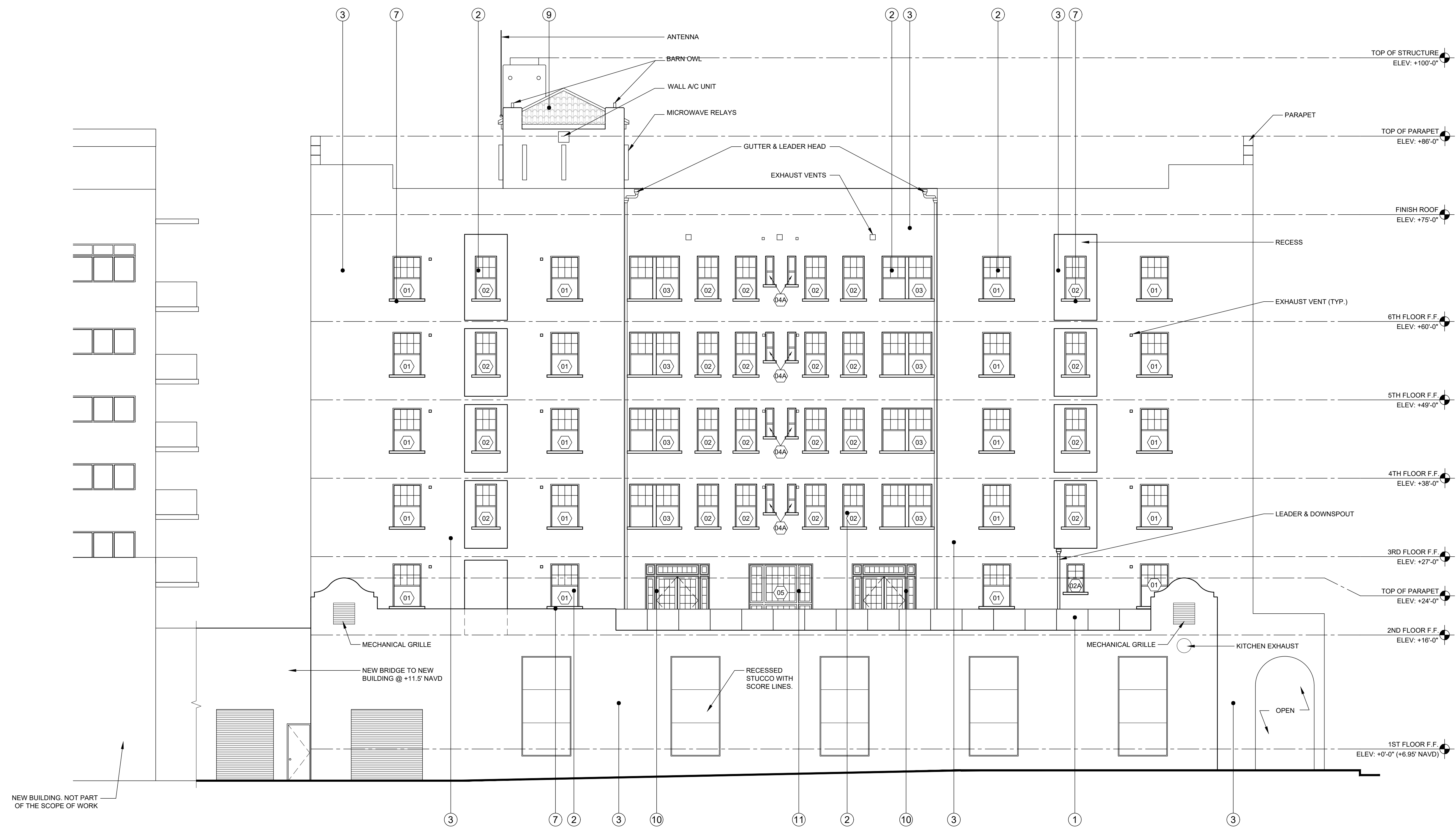
ARCHITECTS  
P.A.

8101 BISCAYNE BLVD, S 309, 310  
M I A M I F L 3 1 1 3 8, 4 6 9  
T 305.559.1250 F 305.551.1740

ROSE J. GOMEZ

DWG. TITLE	EAST ELEVATION
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A202

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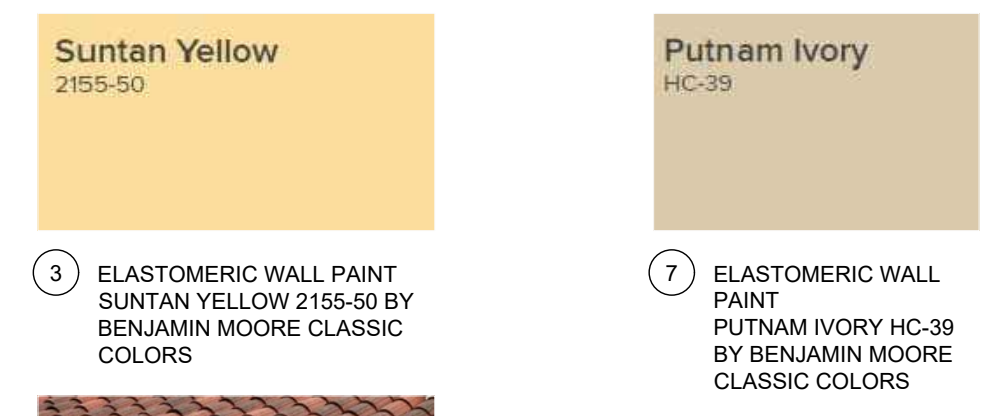


SOUTH ELEVATION

- ELEVATION KEY NOTES**
- 1- POSTLESS GLASS RAILING
  - 2- SINGLE HUNG WINDOWS BY QUAKER HISTORICAL SERIES H300 COLOR BALLET WHITE
  - 3- ELASTOMERIC WALL PAINT SUNTAN YELLOW 2155-50 BY BENJAMIN MOORE CLASSIC COLORS
  - 4- NOT USED.
  - 5- NEW ALUMINUM CHANNEL LETTER SIGN BACKLIT WITH LED TO MIMIC EXISTING HISTORIC SIGN AS CLOSE AS POSSIBLE WITH NEW MATERIAL.
  - 6- EXISTING METAL RAILING TO BE PAINTED WITH ELECTROSTATIC PAINT SEMI-GLOSS BLACK
  - 7- ELASTOMERIC WALL PAINT PUTNAM IVORY HC-39 BY BENJAMIN MOORE CLASSIC COLORS
  - 8- EXISTING PRECAST DECORATIVE CONCRETE RAILINGS ON FRONT LOGGIA TO REMAIN (10 BALUSTERS, UNLESS OTHERWISE NOTED).
  - 9- CLAY BARREL TO BE REPLACED WITH 'ALTUSA S' RED CLAY TILES, NOA # 17-0727.07 OR EQUAL. GC TO INSTALL AS STATED IN THE APPROVED NOA
  - 10- FRENCH DOORS BY QUAKER TO BE REPLACED TO MATCH EXISTING
  - 11- FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING
  - 12- NEW FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING FRENCH WINDOWS
  - 13- (C) DENOTES A WINDOW TAG. REFER TO WINDOW SCHEDULE ON SHEET A605 FOR MORE DETAILS
- NOTE: ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED IN FIELD PRIOR ANY CONSTRUCTION, FABRICATION AND/OR INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT ANY DISCREPANCY.



1 POSTLESS GLASS RAILING  
2 SINGLE HUNG WINDOW STANDARD GRID TOP ONLY BY QUAKER WINDOWS AND DOORS HISTORICAL H300 SERIES COLOR BALLET WHITE



3 ELASTOMERIC WALL PAINT SUNTAN YELLOW 2155-50 BY BENJAMIN MOORE CLASSIC COLORS  
7 ELASTOMERIC WALL PAINT PUTNAM IVORY HC-39 BY BENJAMIN MOORE CLASSIC COLORS



9 CLAY ROOF TILES

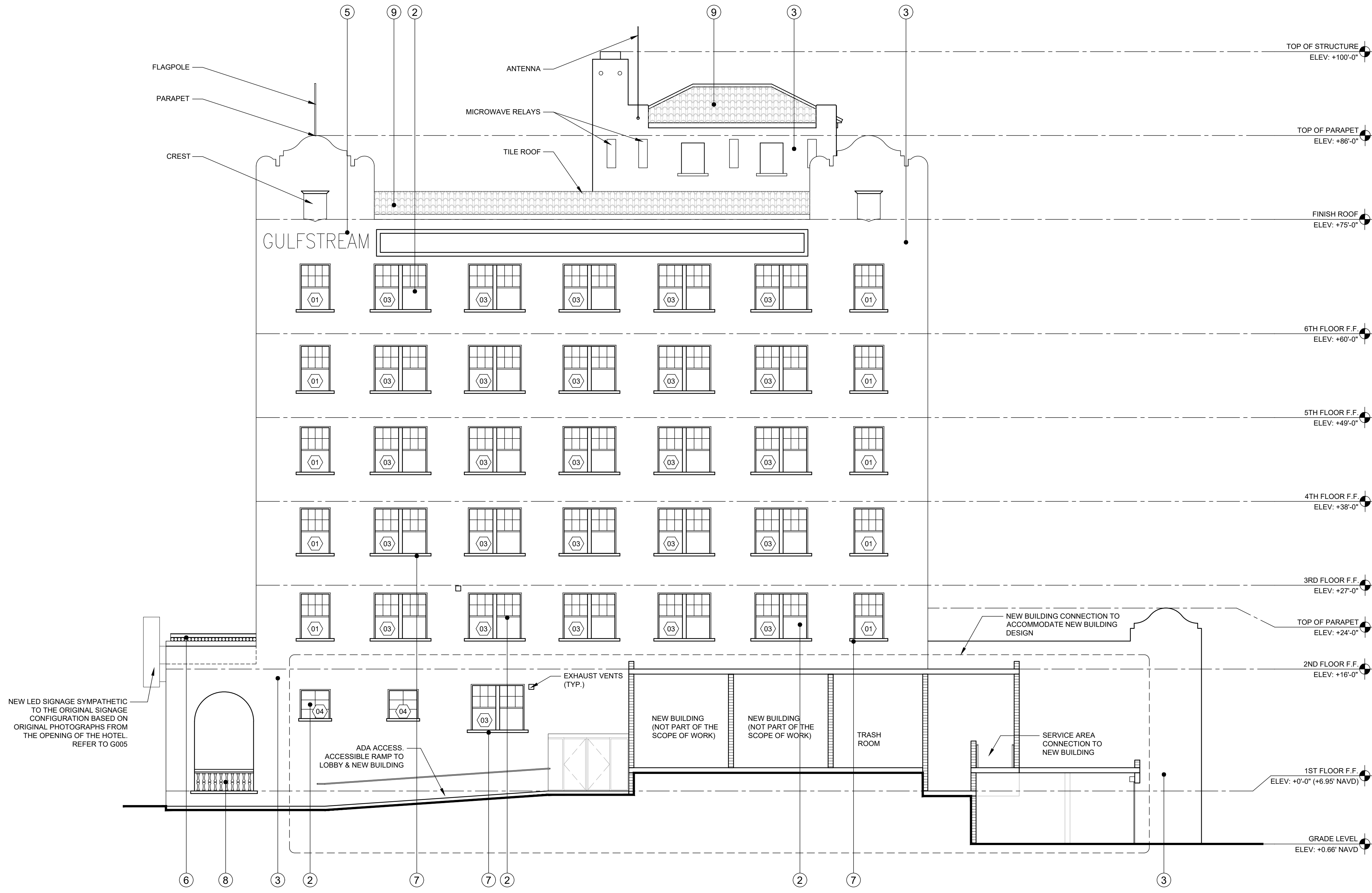
NOTE ON EXISTING WINDOWS AND DOORS: THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPATHETIC TO THE ORIGINAL WINDOW/ DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF FBC 2020 7TH EDITION, CHAPTER 2411. WINDOWS AND DOORS WILL BE COMPOSED OF ALUMINUM TO WITHSTAND THE WEATHER TYPICAL OF THE REGION PER CODE REGULATIONS

**GULFSTREAM HOTEL**  
11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

ARCHITECTS  
A A C 0 0 1 0 6 2

DWG. TITLE	SOUTH ELEVATION
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A203

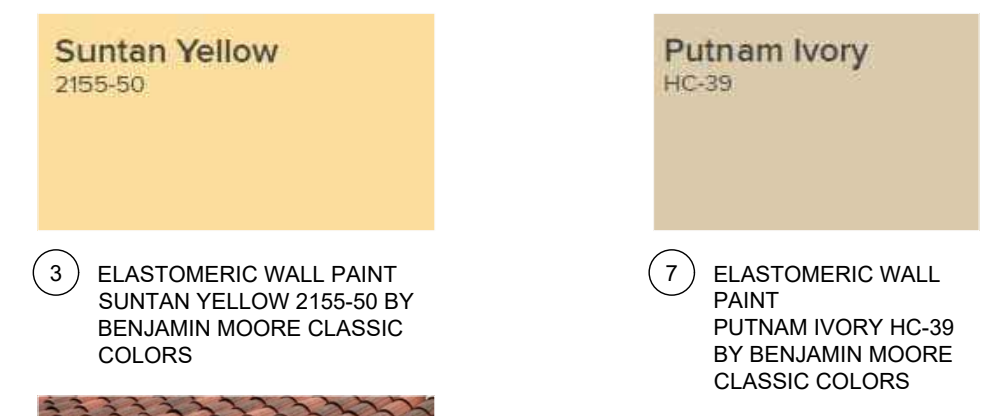


WEST ELEVATION

- ELEVATION KEY NOTES**
- POSTLESS GLASS RAILING
  - SINGLE HUNG WINDOWS BY QUAKER HISTORICAL SERIES H300 COLOR BALLET WHITE
  - ELASTOMERIC WALL PAINT SUNTAN YELLOW 2155-50 BY BENJAMIN MOORE CLASSIC COLORS
  - NOT USED.
  - NEW ALUMINUM CHANNEL LETTER SIGN BACKLIT WITH LED TO MIMIC EXISTING HISTORIC SIGN AS CLOSE AS POSSIBLE WITH NEW MATERIAL.
  - EXISTING METAL RAILING TO BE PAINTED WITH ELECTROSTATIC PAINT SEMI-GLOSS BLACK
  - ELASTOMERIC WALL PAINT PUTNAM IVORY HC-39 BY BENJAMIN MOORE CLASSIC COLORS
  - EXISTING PRECAST DECORATIVE CONCRETE RAILINGS ON FRONT LOGGIA TO REMAIN (10 BALUSTERS, UNLESS OTHERWISE NOTED).
  - CLAY BARREL TO BE REPLACED WITH 'ALTUSA S' RED CLAY TILES, NOA # 17-0727.07 OR EQUAL. GC TO INSTALL AS STATED IN THE APPROVED NOA
  - FRENCH DOORS BY QUAKER TO BE REPLACED TO MATCH EXISTING
  - FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING
  - NEW FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING FRENCH WINDOWS
  - Ⓞ DENOTES A WINDOW TAG. REFER TO WINDOW SCHEDULE ON SHEET A605 FOR MORE DETAILS
- NOTE: ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED IN FIELD PRIOR ANY CONSTRUCTION, FABRICATION AND/OR INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT ANY DISCREPANCY.



1 POSTLESS GLASS RAILING  
2 SINGLE HUNG WINDOW STANDARD GRID TOP ONLY BY QUAKER WINDOWS AND DOORS HISTORICAL H300 SERIES COLOR BALLET WHITE



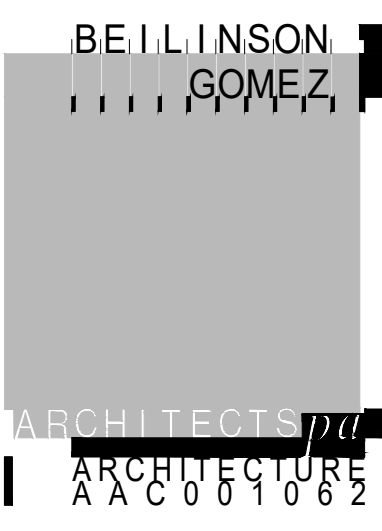
3 ELASTOMERIC WALL PAINT SUNTAN YELLOW 2155-50 BY BENJAMIN MOORE CLASSIC COLORS  
7 ELASTOMERIC WALL PAINT PUTNAM IVORY HC-39 BY BENJAMIN MOORE CLASSIC COLORS



9 CLAY ROOF TILES

NOTE ON EXISTING WINDOWS AND DOORS: THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPHATIC TO THE ORIGINAL WINDOW/ DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF FBC 2020 7TH EDITION, CHAPTER 2411. WINDOWS AND DOORS WILL BE COMPOSED OF ALUMINUM TO WITHSTAND THE WEATHER TYPICAL OF THE REGION PER CODE REGULATIONS

**GULFSTREAM HOTEL**  
11 LAKE AVENUE  
LAKE WORTH, FL 33460



DWG. TITLE	WEST ELEVATION
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A204
DATE	REVISION





NOTE: ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED IN FIELD PRIOR ANY CONSTRUCTION, FABRICATION AND/OR INSTALLATION. CONTRACTOR SHALL NOTIFY ARCHITECT ANY DISCREPANCY.

# GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

ARCHITECTS  
P.A.

8101 815 CAYNE BLVD. S. 309-316  
M I A M I, F L 3 3 1 9 8 - 4 6 6 4  
T 305.559.1250 F 305.551.1746

ROSE + GOMEZ  
ARCHITECTS  
P.A.

DWG. TITLE  
PROPOSED SECTION

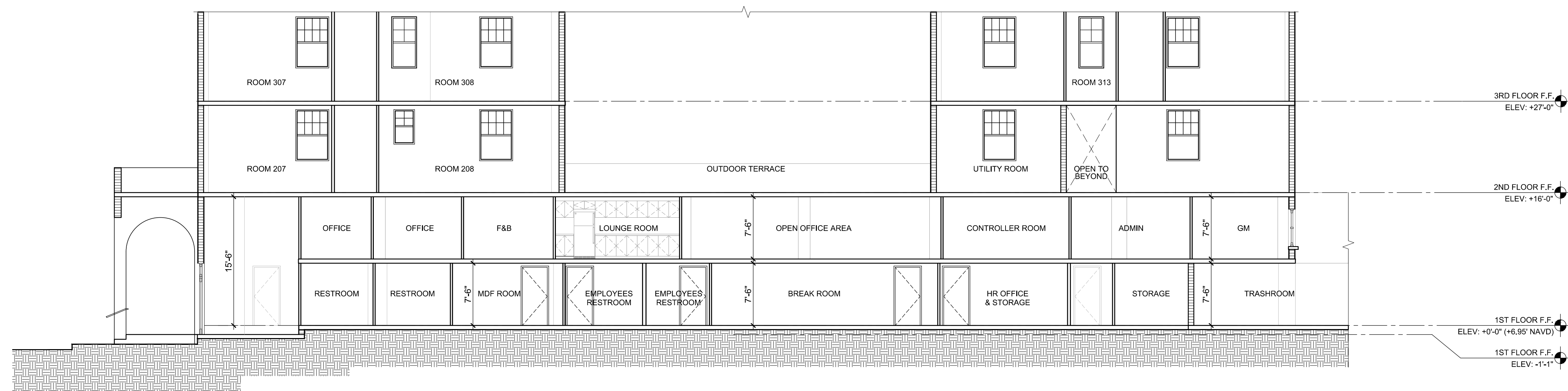
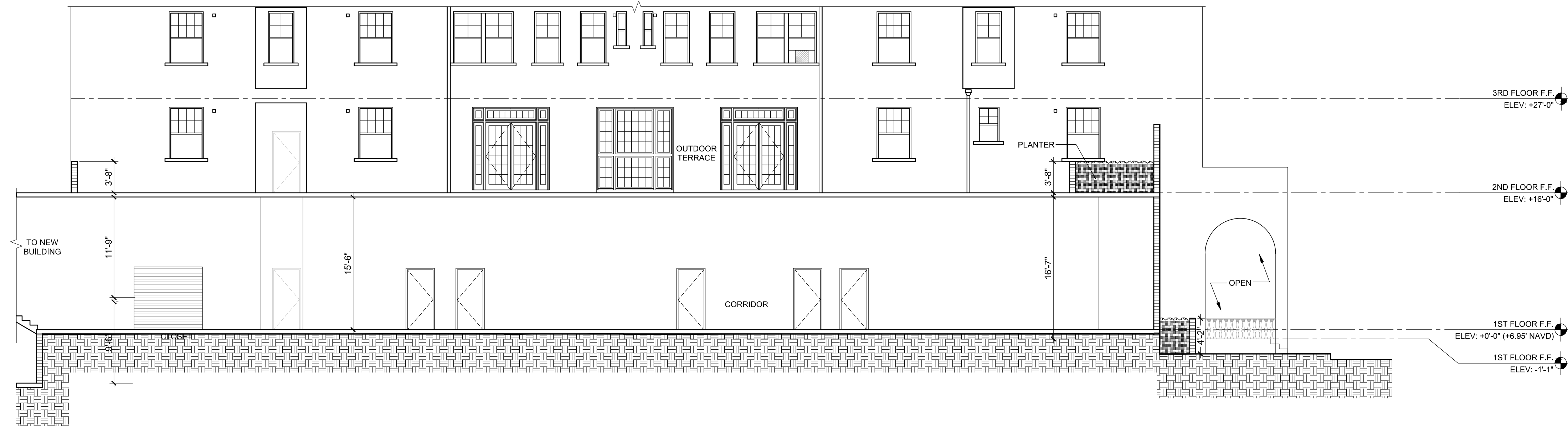
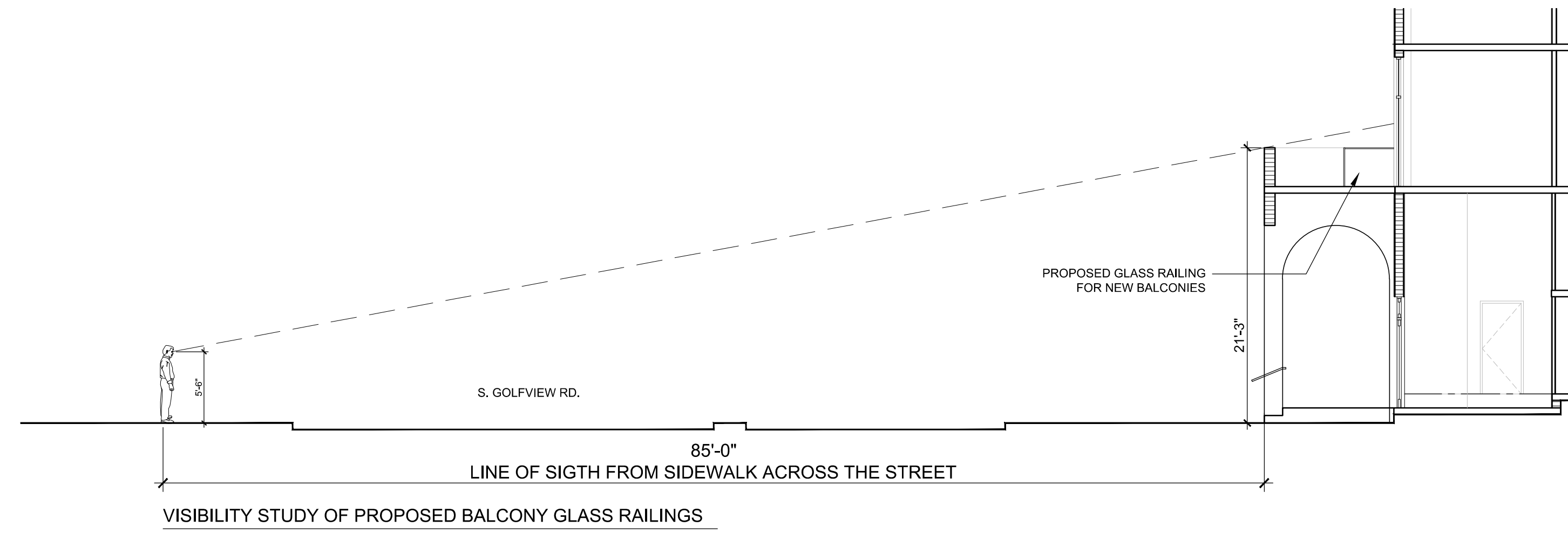
SCALE  
1/8" = 1'-0"

PROJECT NO.  
2020-01

DATE  
11-12-21

SHEET NUMBER  
A301

DATE REVISION



NOTE: ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED IN FIELD PRIOR ANY CONSTRUCTION. FABRICATION AND/OR INSTALLATION, CONTRACTOR SHALL NOTIFY ARCHITECT ANY DISCREPANCY.

# GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 33480

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

AAC001062

8101 BISCAYNE BLVD, S 309, 310

M I A M I F L 3 1 3 8 4 6 8

T 305.559.1250 F 305.551.1740

ROSE + GOMEZ

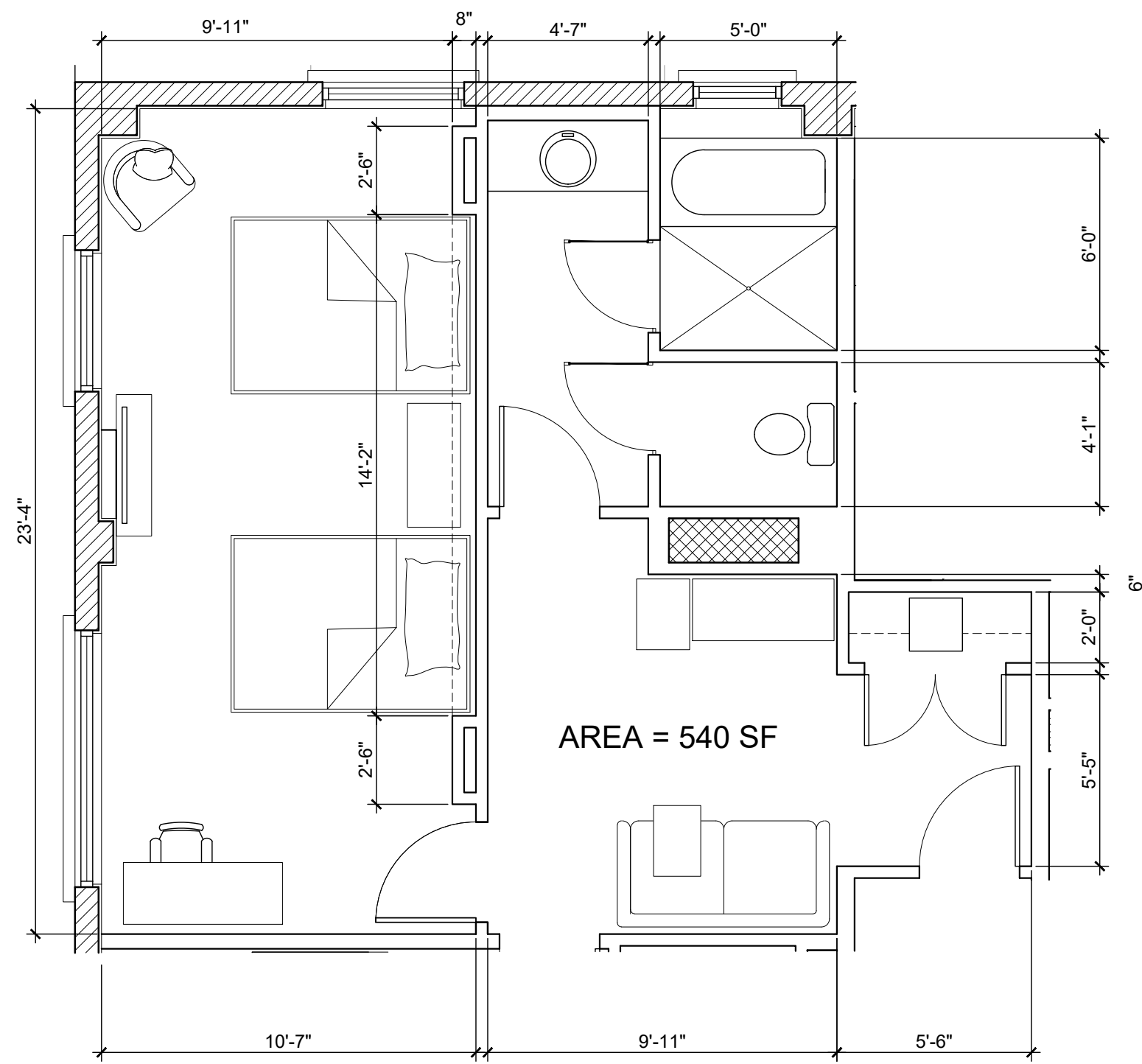
ARCHITECTS

AR015416

DWG. TITLE	PROPOSED SECTION
SCALE	1/8" = 1'-0"
PROJECT NO.	2020-01
DATE	11-10-21
SHEET NUMBER	A302

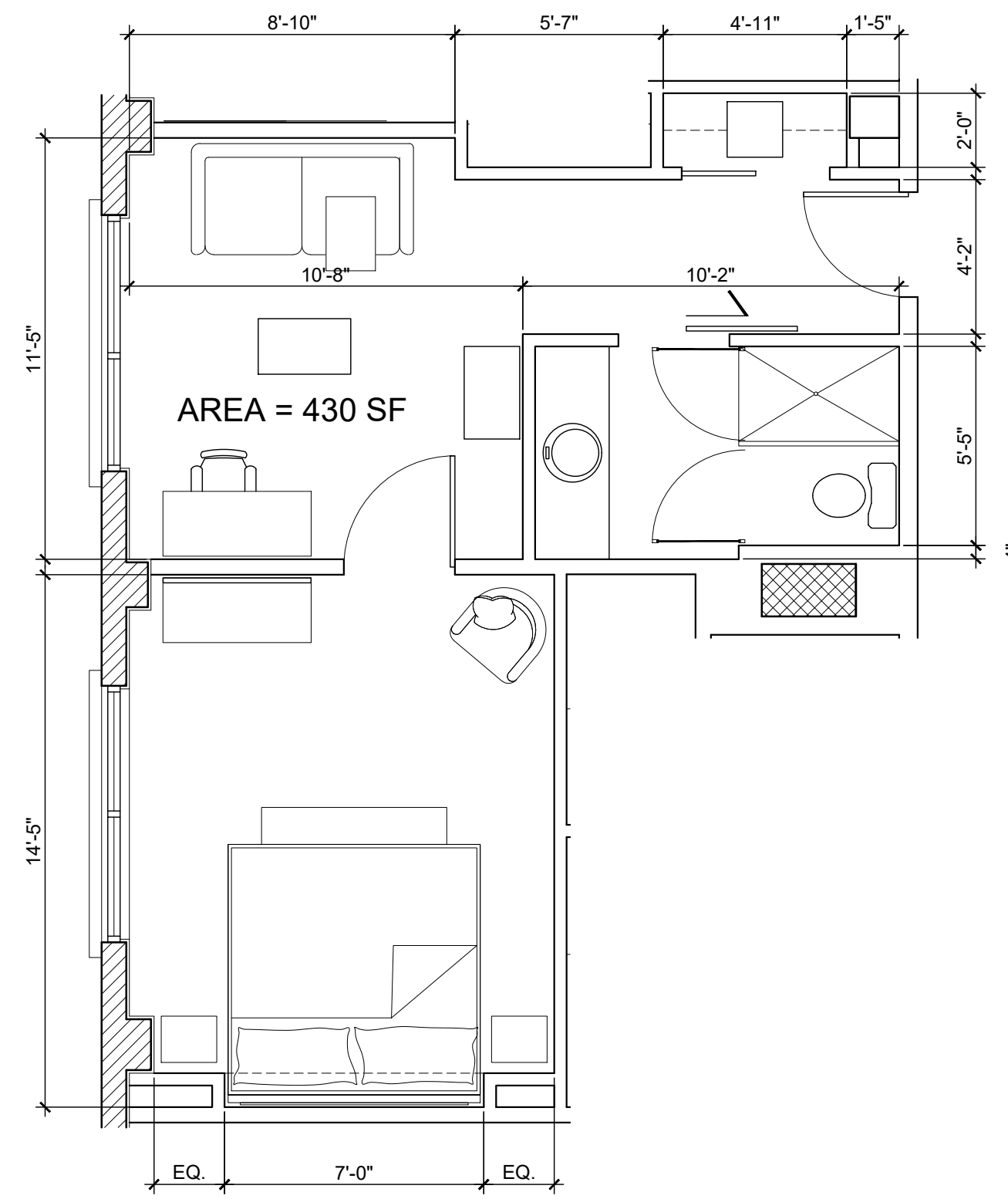
DATE REVISION

A302



QUEEN SUITE ROOM  
UNIT 319, 419, 519, 619

AREA = 540 SF

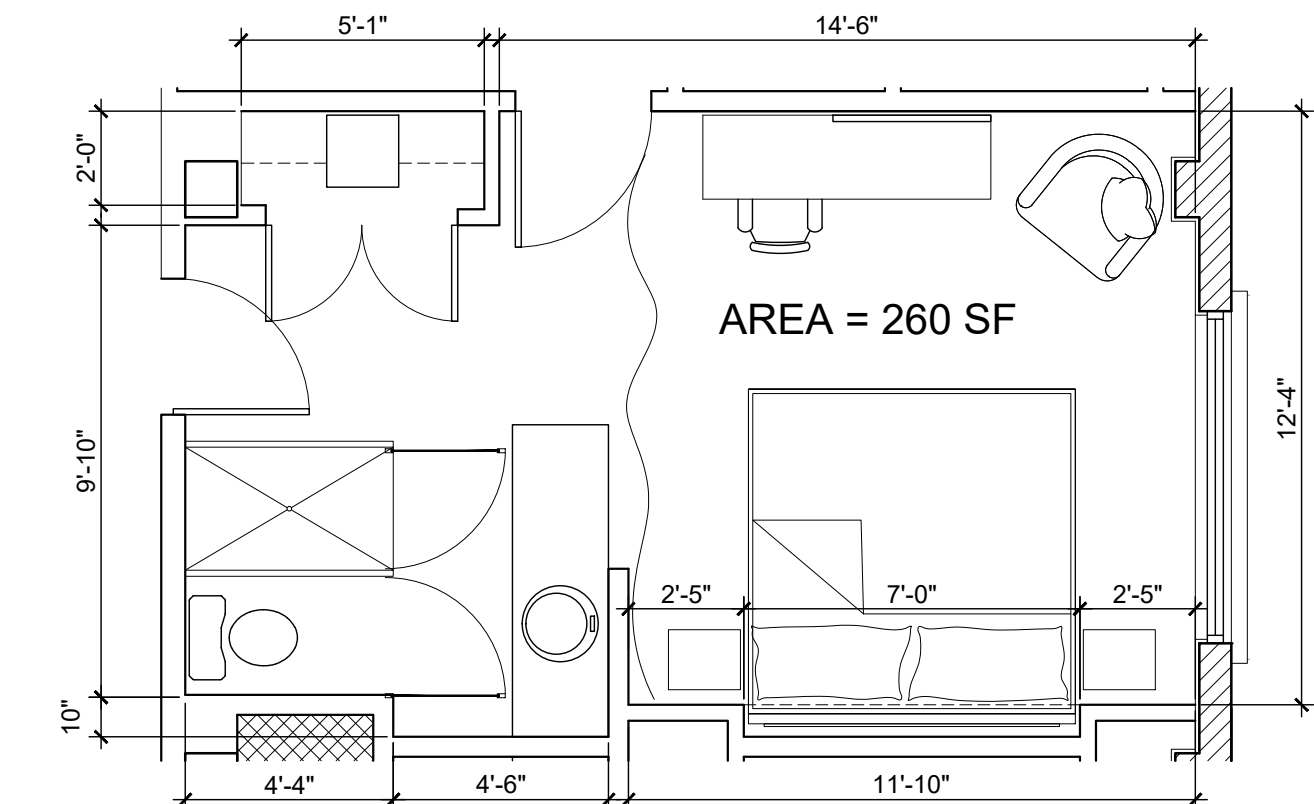


KING SUITE ROOM  
UNIT 214, 314, 414, 514, 614

AREA = 430 SF

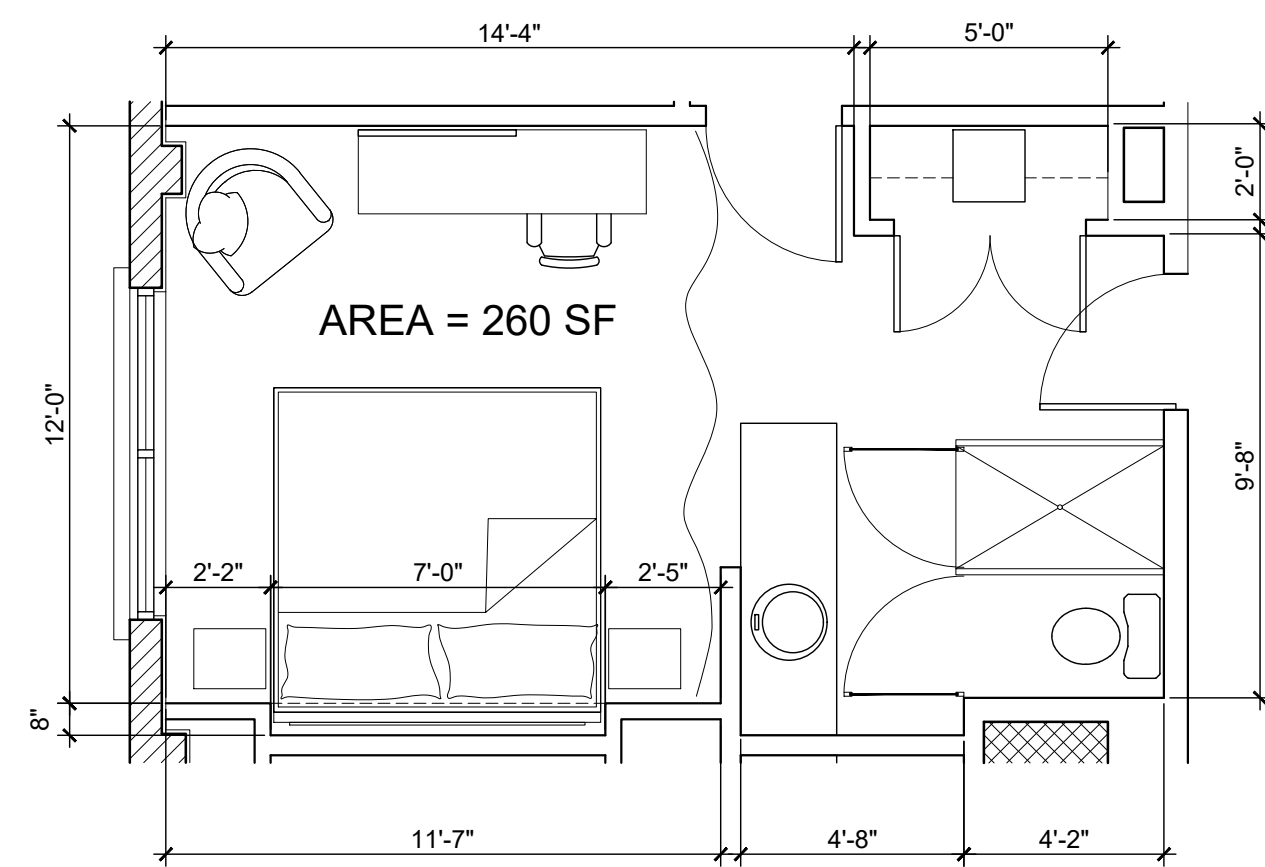
LEGEND

- EXISTING PARTITION/STRUCTURE TO REMAIN.
- NEW PARTITION.
- EXISTING SHAFT TO REMAIN.
- UNIT WITH COMMUNICATION FEATURES.
- UNIT WITH MOBILITY FEATURES.



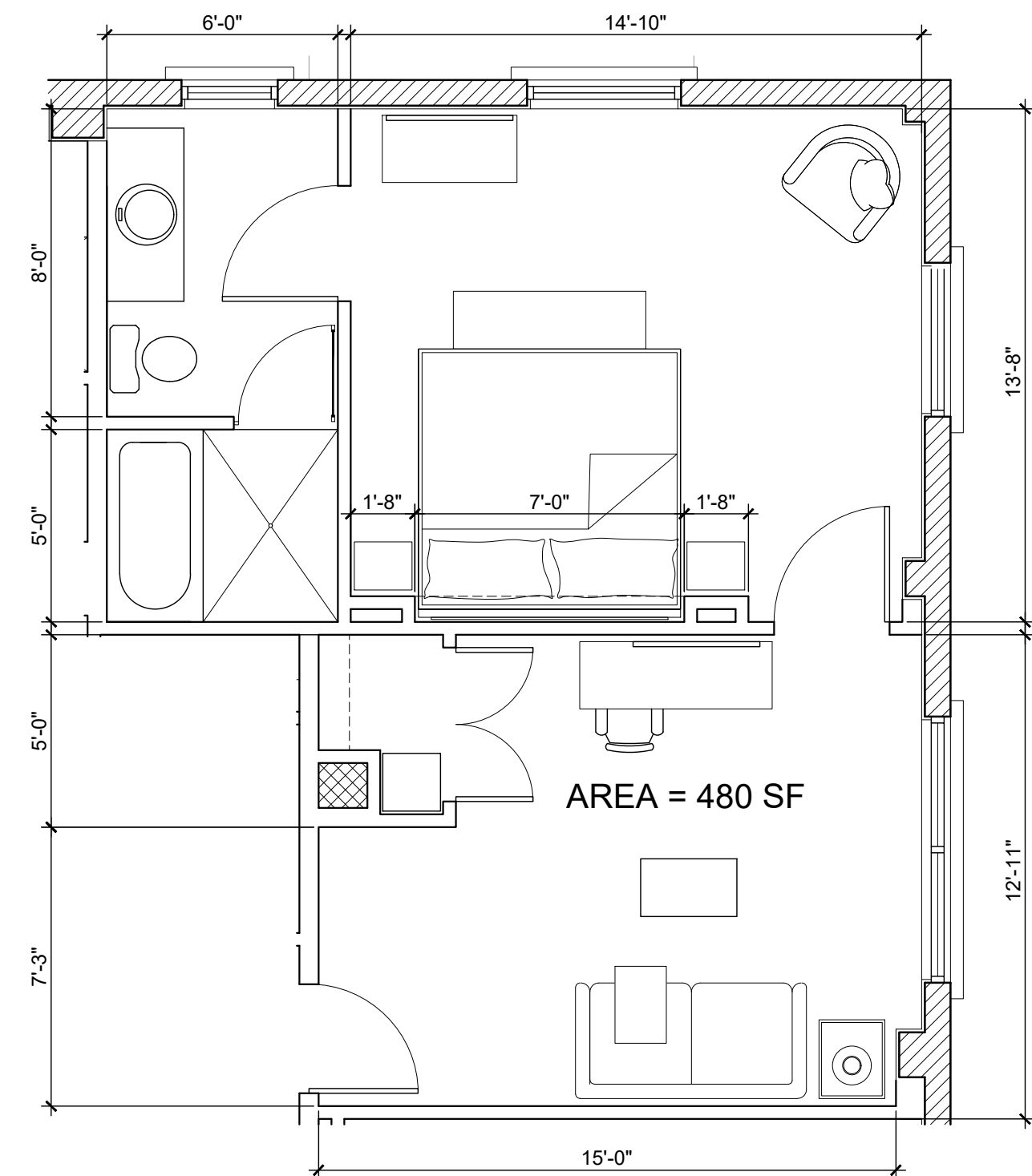
KING ROOM  
UNIT 303, 305, 306, 403, 405, 406 503, 505, 506, 603, 605, 606.

AREA = 260 SF



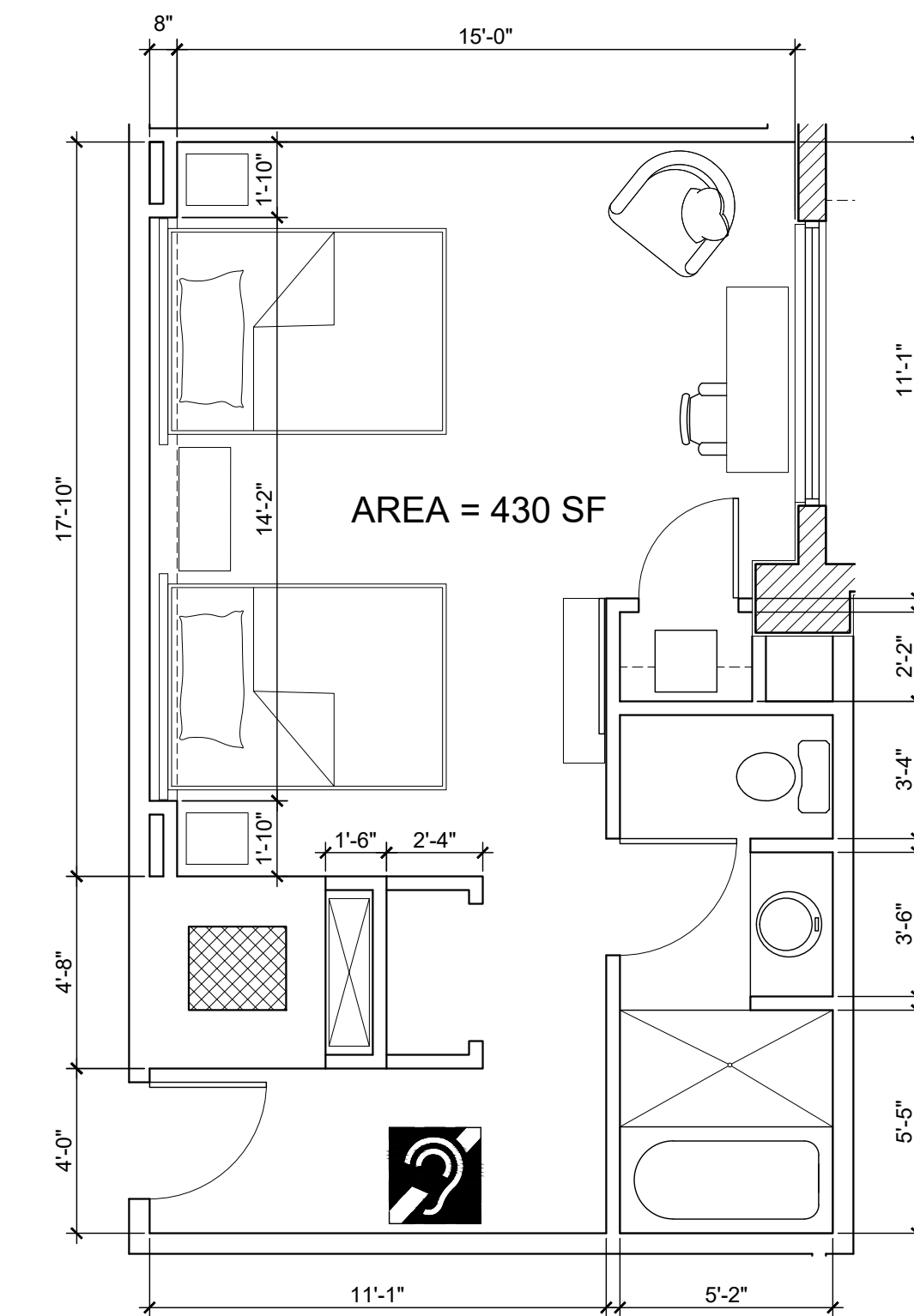
KING ROOM  
UNIT 216, 217, 316, 317, 416, 417, 516, 517, 616, 617.

AREA = 260 SF



KING SUITE ROOM  
UNIT 318, 418, 518, 618.

AREA = 480 SF

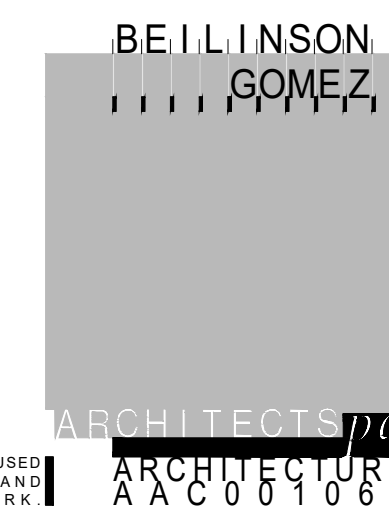


QUEEN ROOM (COMMUNICATION FEATURES)  
UNIT 215, 315, 415, 515, 615.

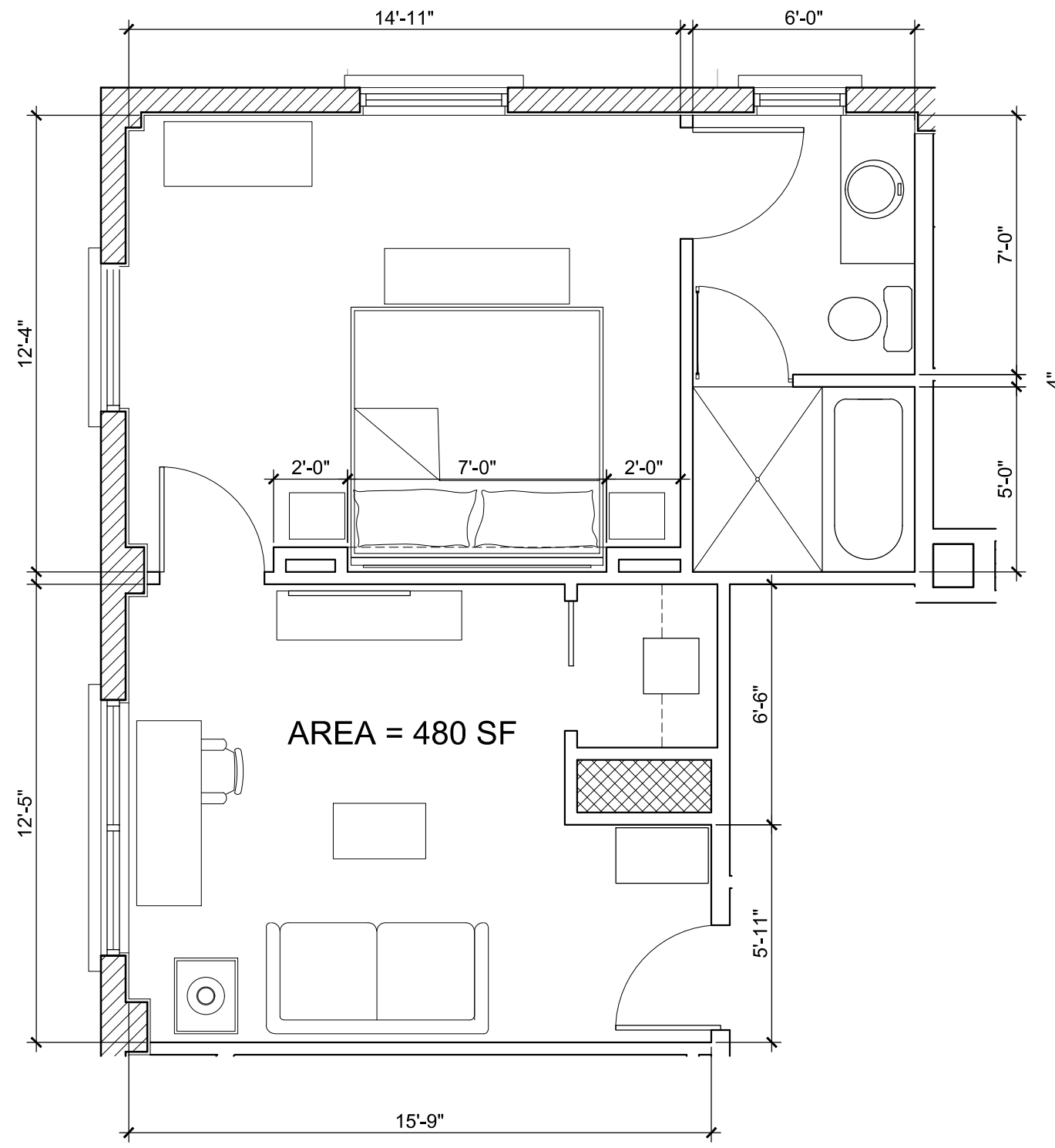
AREA = 430 SF

GULFSTREAM HOTEL

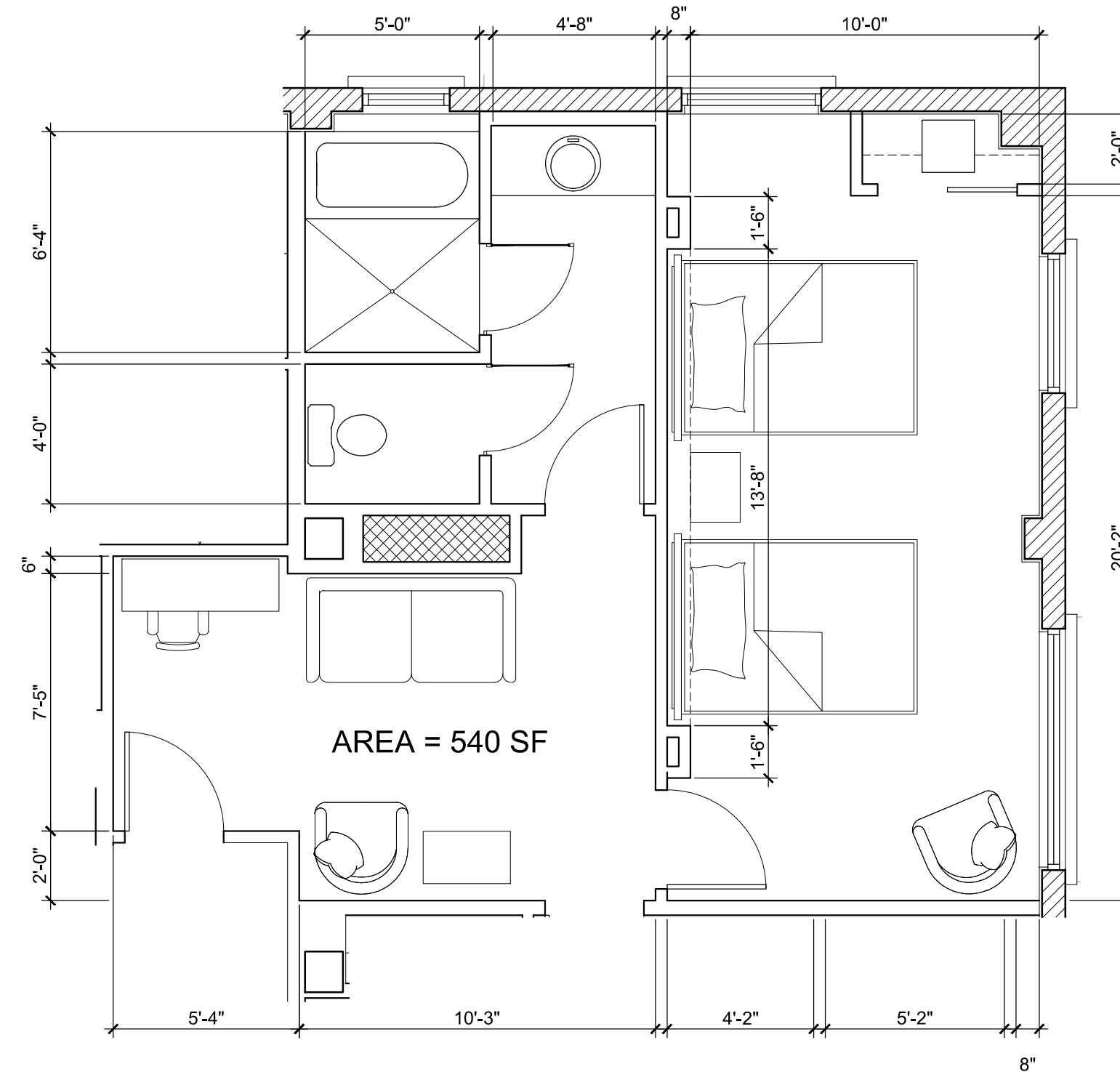
11 LAKE AVENUE  
LAKE WORTH, FL 33460



DWG. TITLE	ENLARGED UNITS
SCALE	1/4" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A403

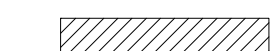
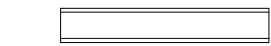
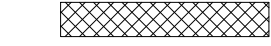




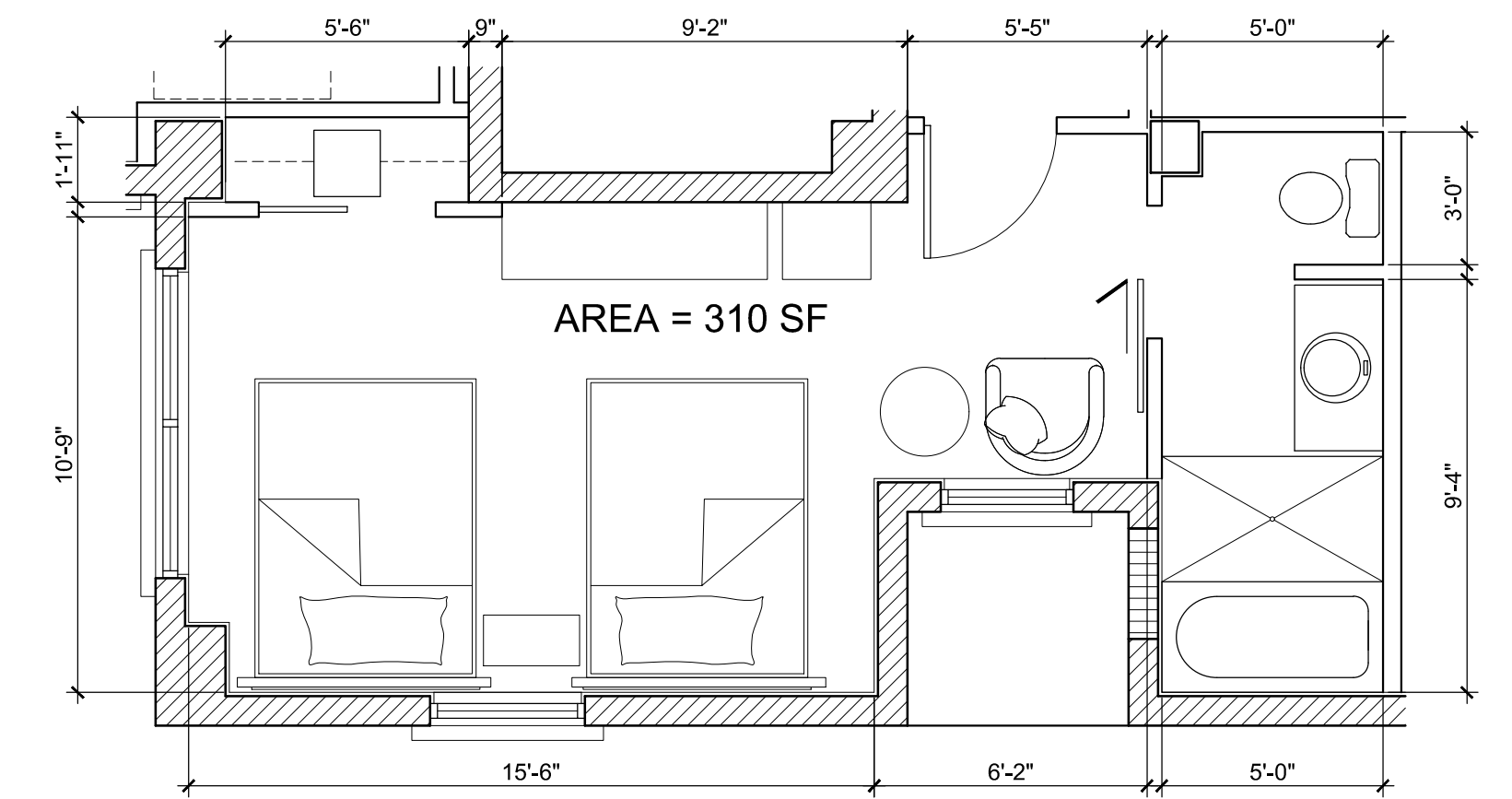
KING SUITE ROOM  
UNIT 302, 402, 502, 602.



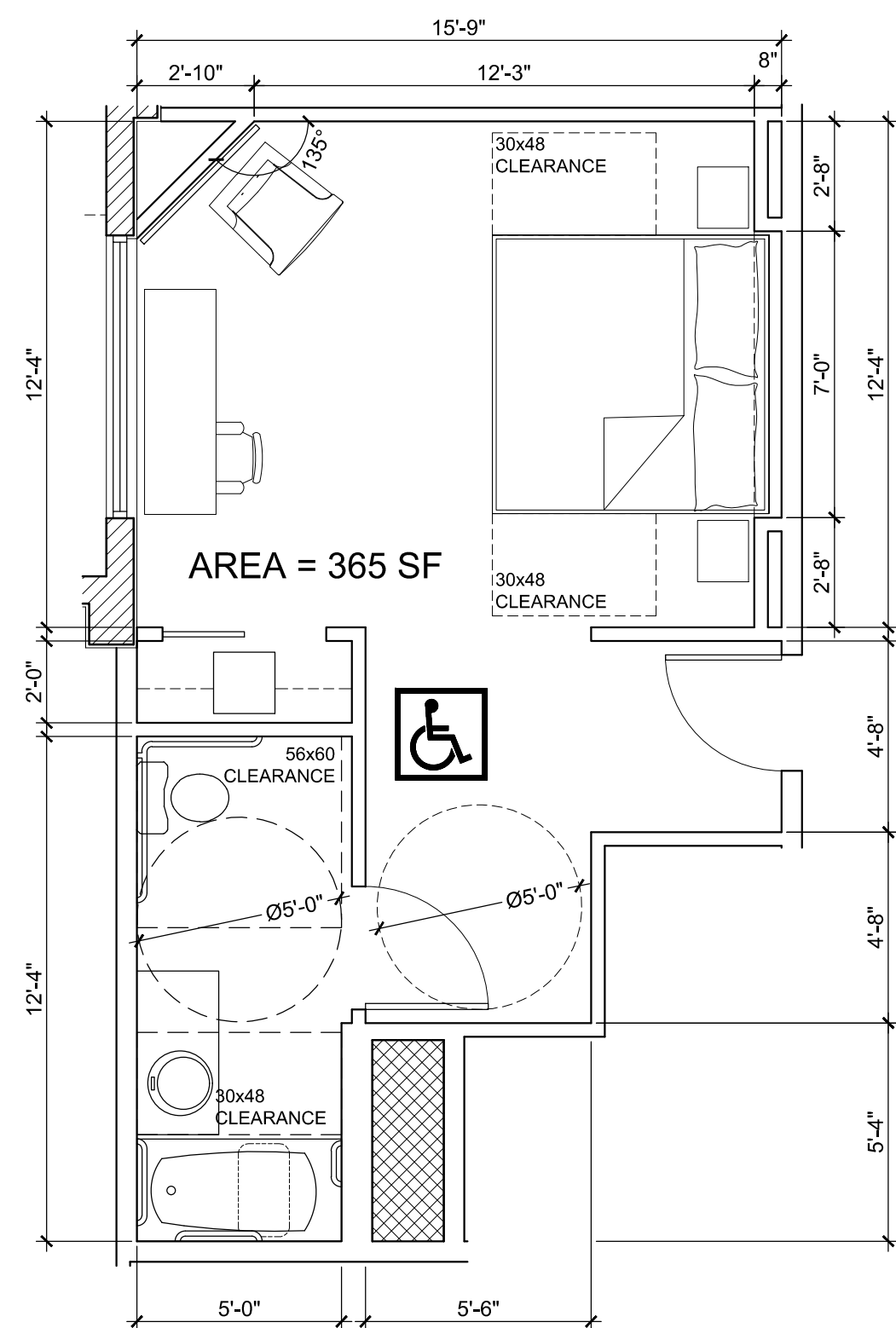
QUEEN SUITE ROOM  
UNIT 301, 401, 501, 601.

LEGEND

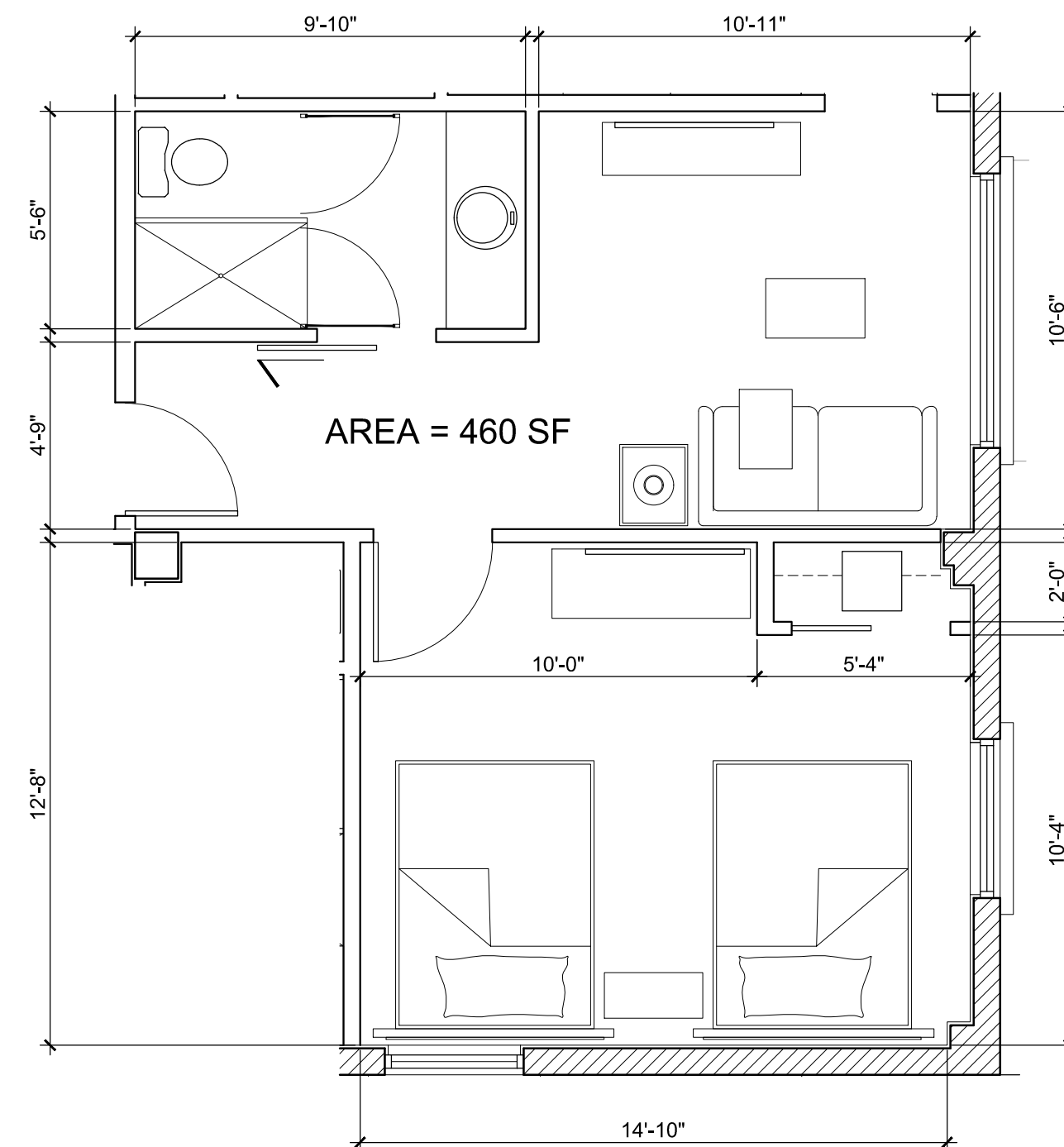
-  EXISTING PARTITION/STRUCTURE TO REMAIN.
-  NEW PARTITION.
-  EXISTING SHAFT TO REMAIN.
-  UNIT WITH COMMUNICATION FEATURES.
-  UNIT WITH MOBILITY FEATURES.



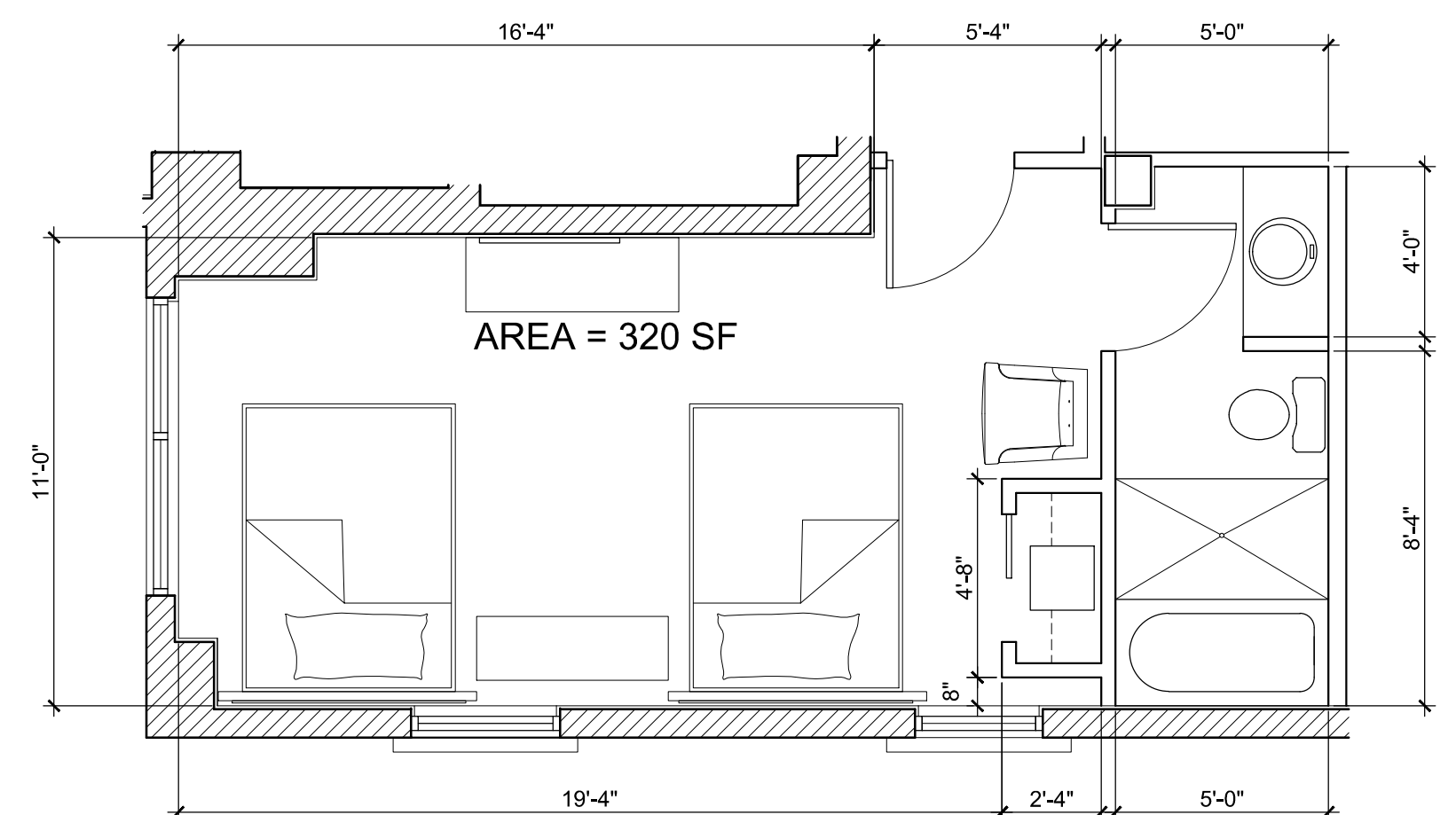
QUEEN SUITE ROOM  
UNIT 308, 408, 508, 608.



KING SUITE ROOM (ADA MOBILITY FEATURES)  
UNIT 204.



QUEEN SUITE ROOM  
UNIT 307, 407, 507, 607.



QUEEN SUITE ROOM  
UNIT 208.

GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 33460

BEILINSON  
GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

A A C 0 0 1 0 6 2

8101 BISCAYNE BLVD. # 309, 310  
M I A M I F L 3 1 3 8, 4 6 8

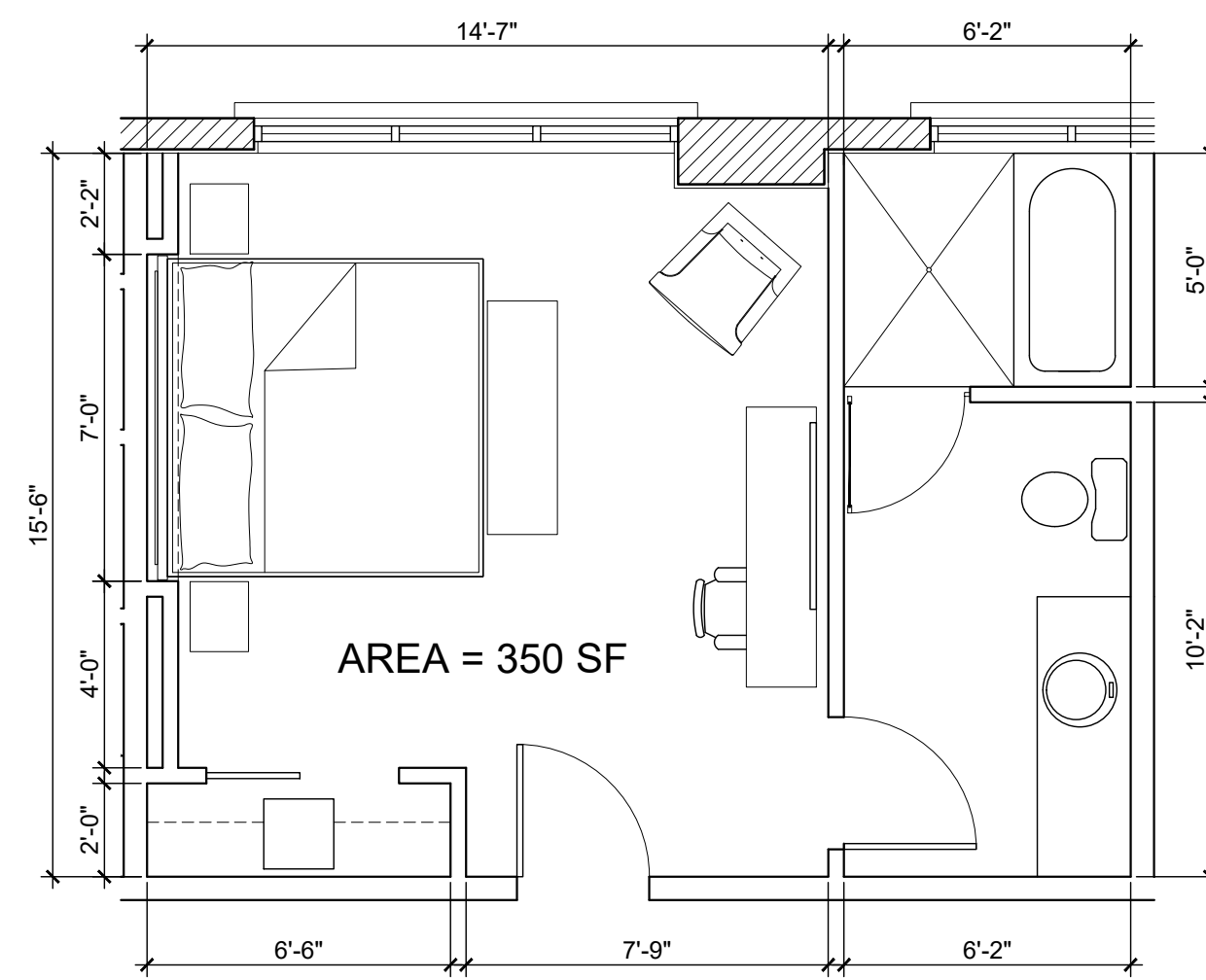
T 305.559.1250 F 305.551.1740

ROSE + GOMEZ

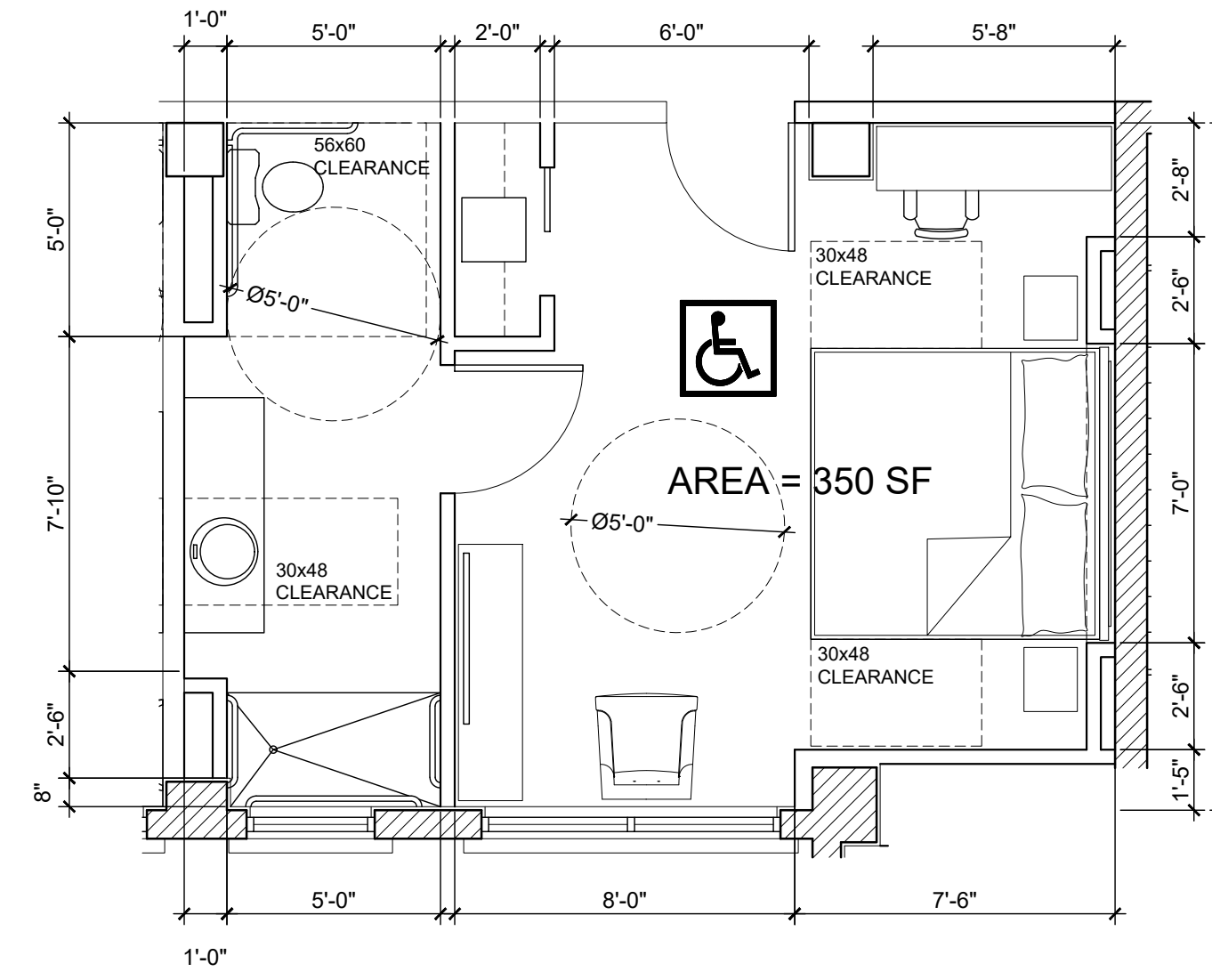
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DWG. TITLE	ENLARGED UNITS
SCALE	1/4" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A404

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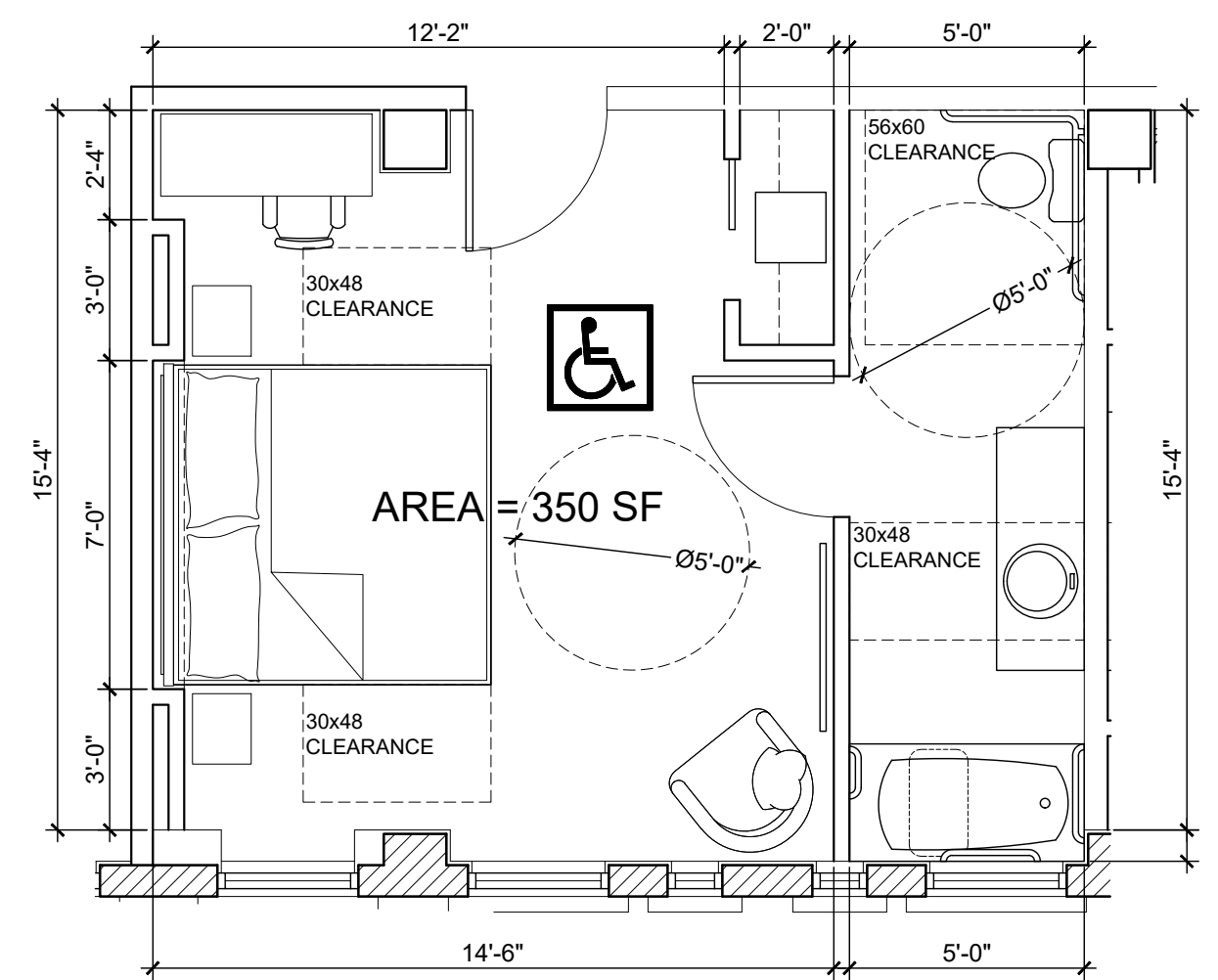
KING SUITE ROOM  
UNITS 310, 312, 410, 412, 510, 512, 610, 612.



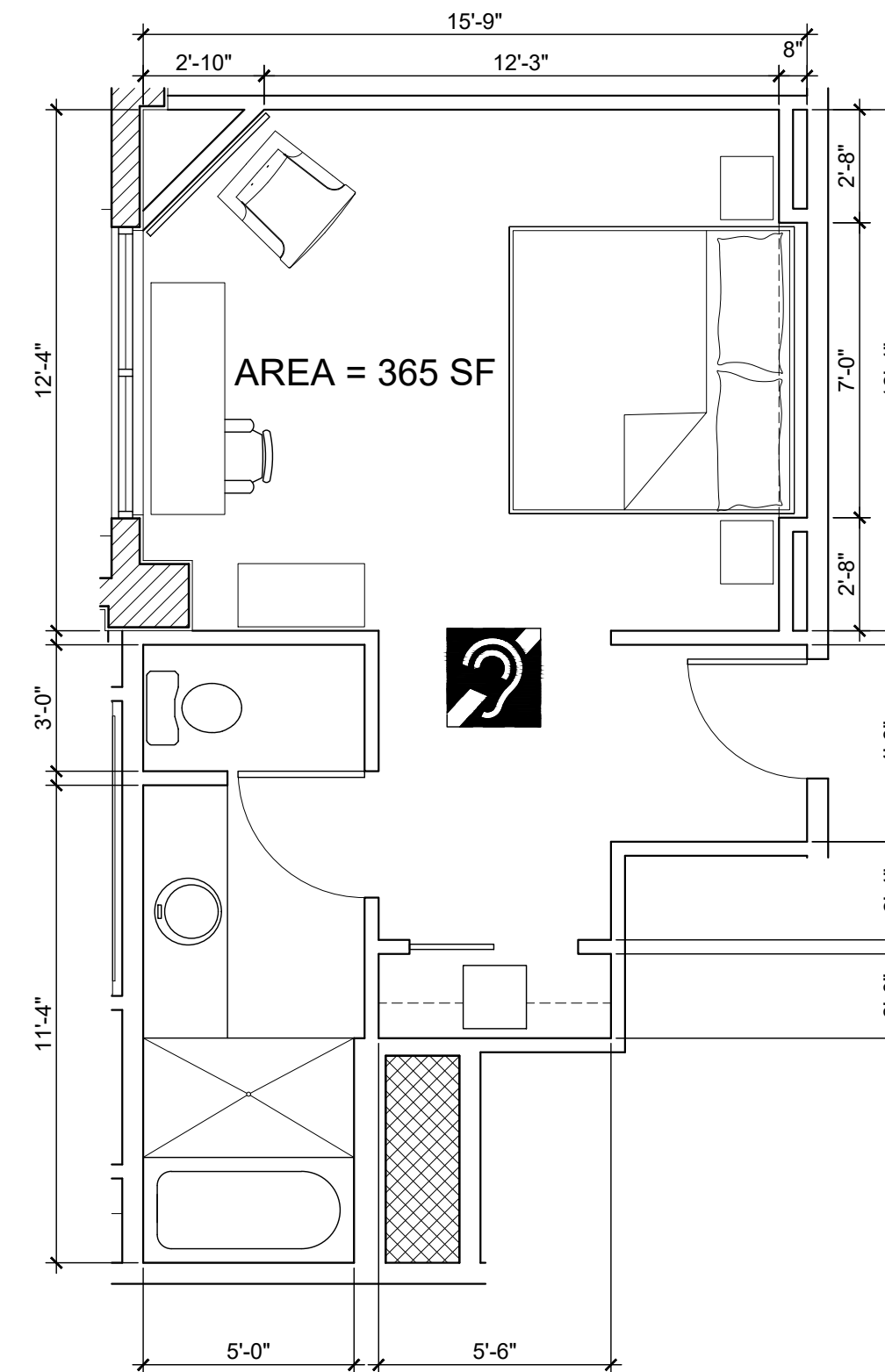
KING SUITE ROOM  
UNITS 309, 409, 509, 609.

LEGEND

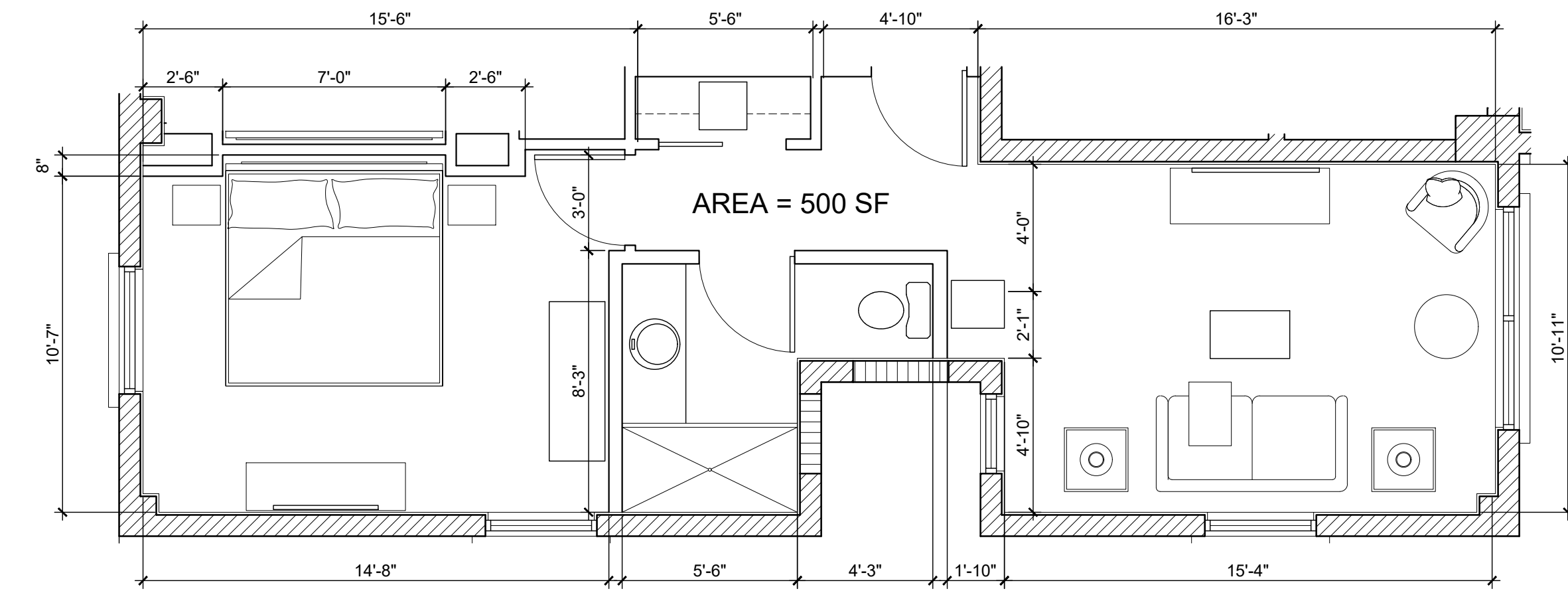
- EXISTING PARTITION/STRUCTURE TO REMAIN.
- NEW PARTITION.
- EXISTING SHAFT TO REMAIN.
- UNIT WITH COMMUNICATION FEATURES.
- UNIT WITH MOBILITY FEATURES.



KING SUITE ROOM  
UNITS 311, 411, 511, 611.



KING SUITE ROOM  
UNITS 304, 404, 504, 604.



KING SUITE ROOM  
UNITS 313, 413, 513, 613.

GULFSTREAM HOTEL

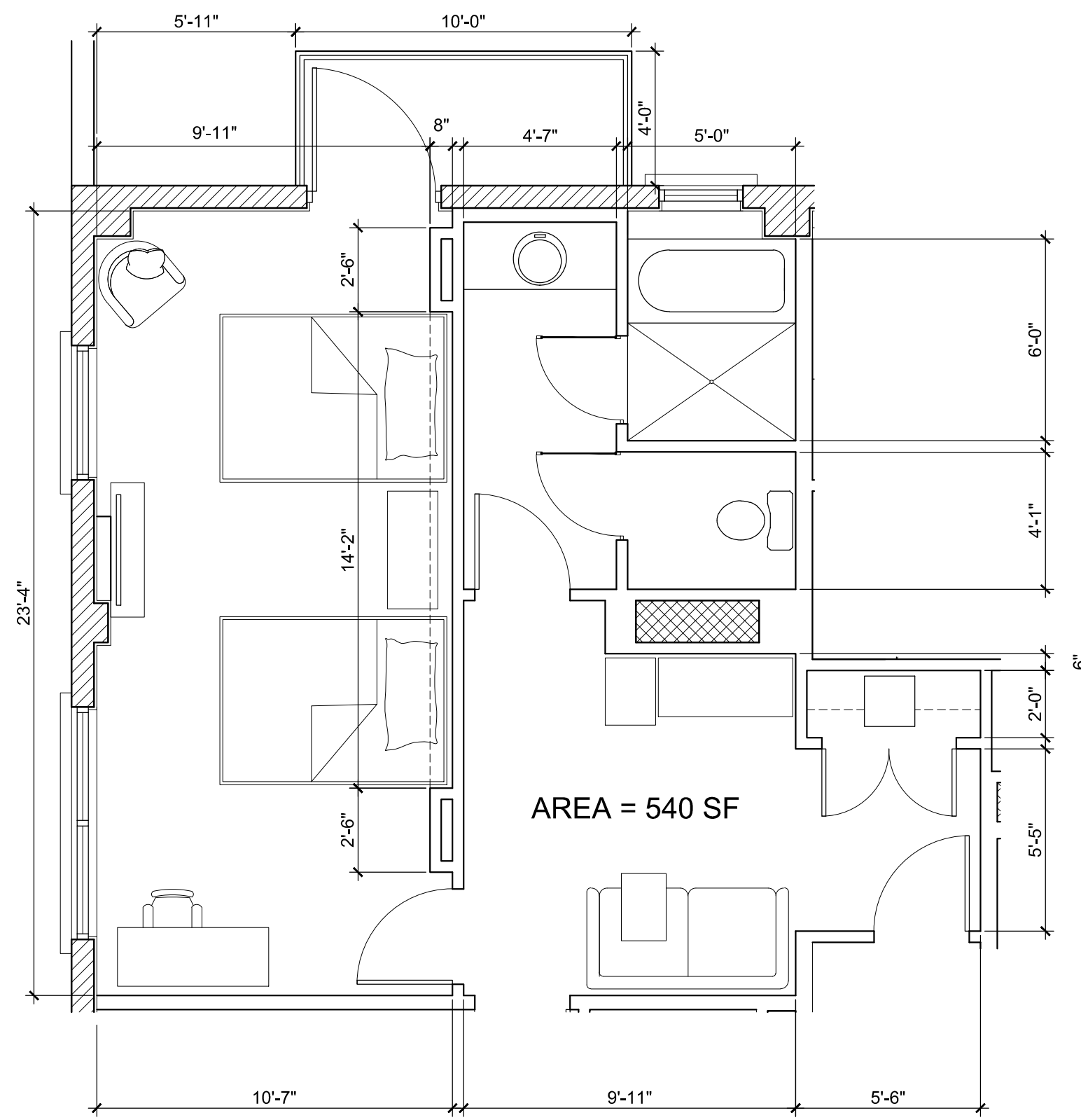
11 LAKE AVENUE  
LAKE WORTH, FL 33460



BEILINSON GOMEZ ARCHITECTS P.A. 8101 BISCAYNE BLVD. S. 309-310 MIAMI FL 33138-4668 T 305.559.1250 F 305.551.1746

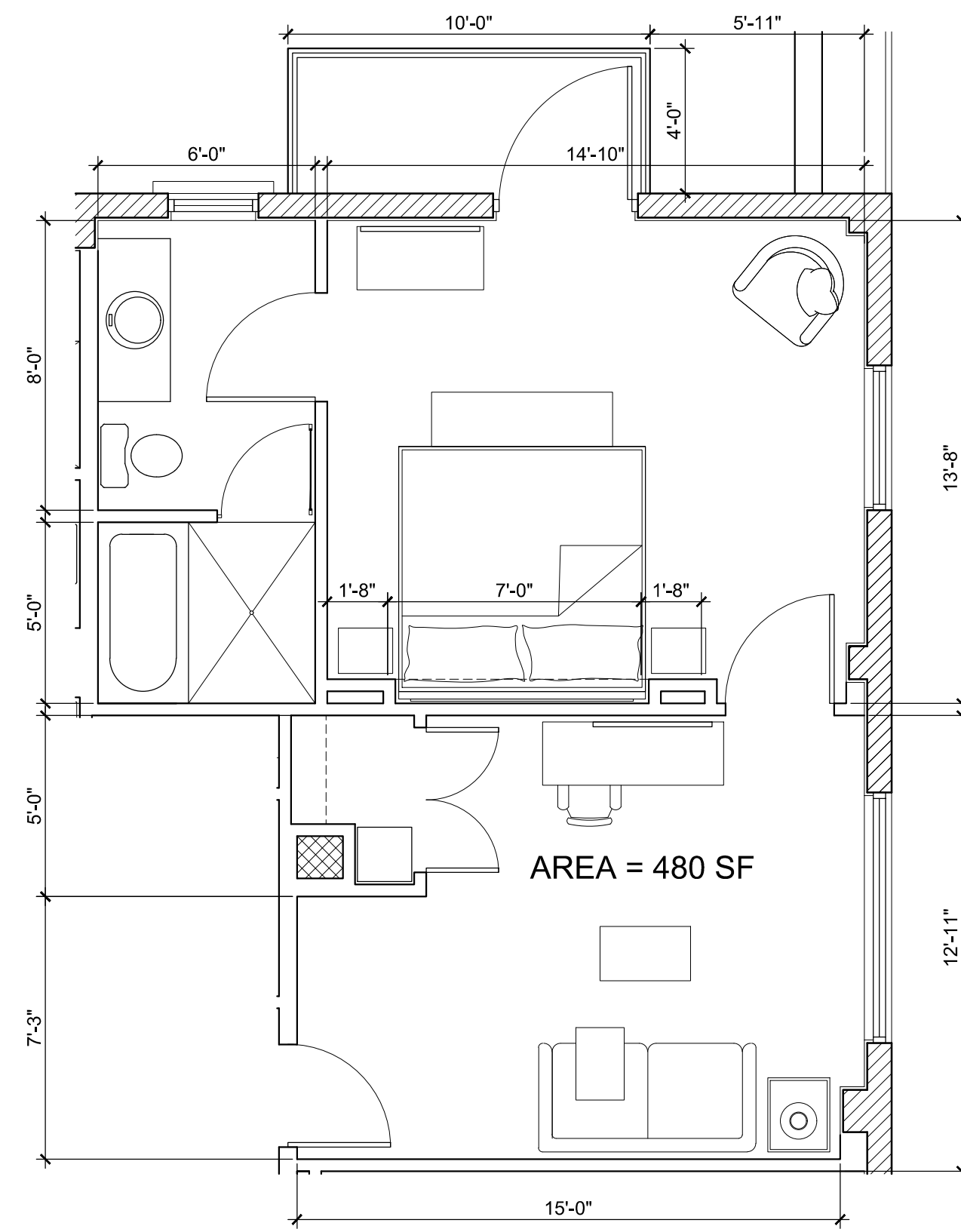
DWG. TITLE	ENLARGED UNITS
SCALE	1/4" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A405
DATE	REVISION

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QUEEN SUITE ROOM W/BALCONY  
UNIT 219.






AREA = 540 SF

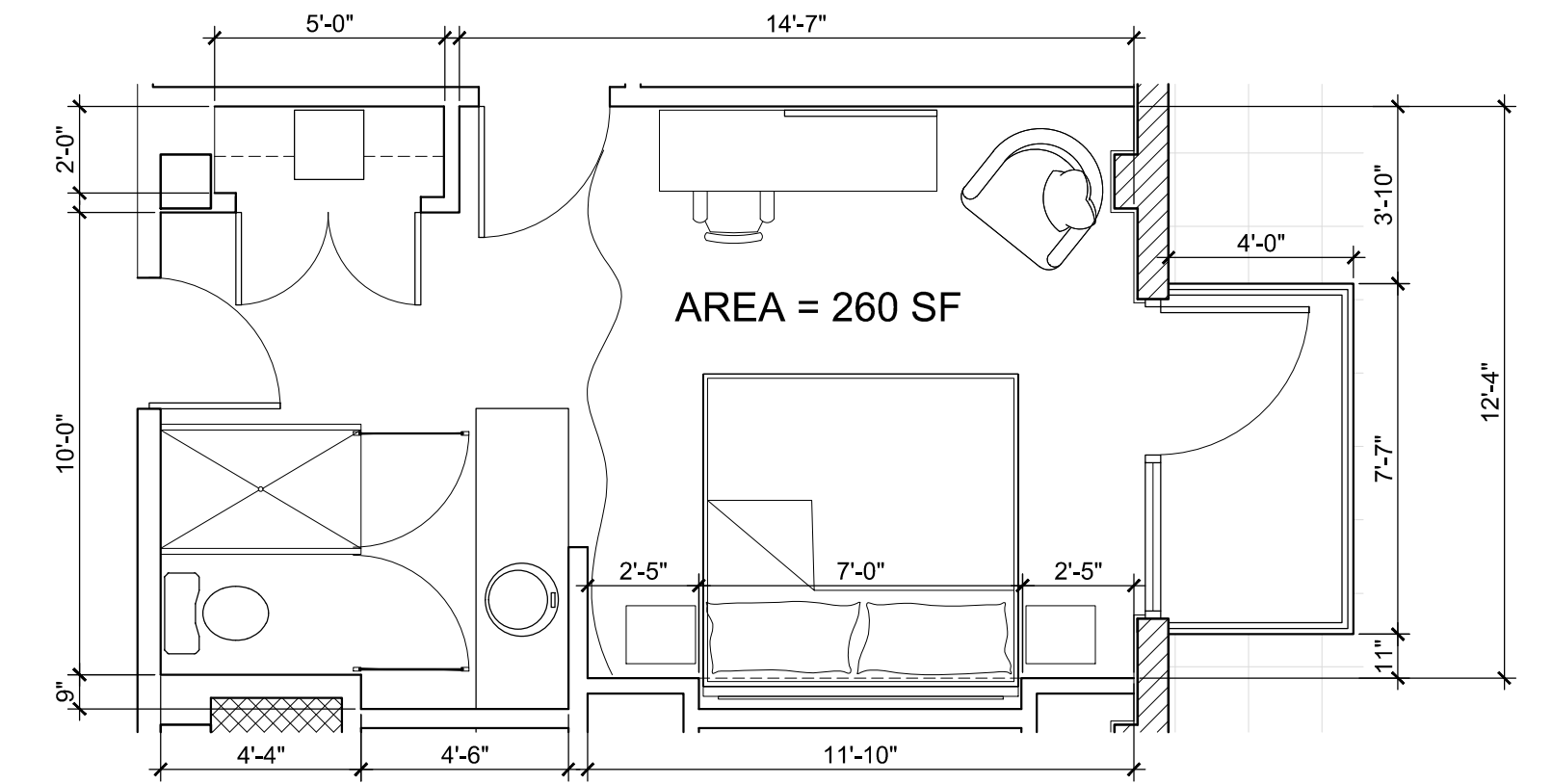


KING SUITE ROOM W/BALCONY  
UNIT 218.

AREA = 480 SF

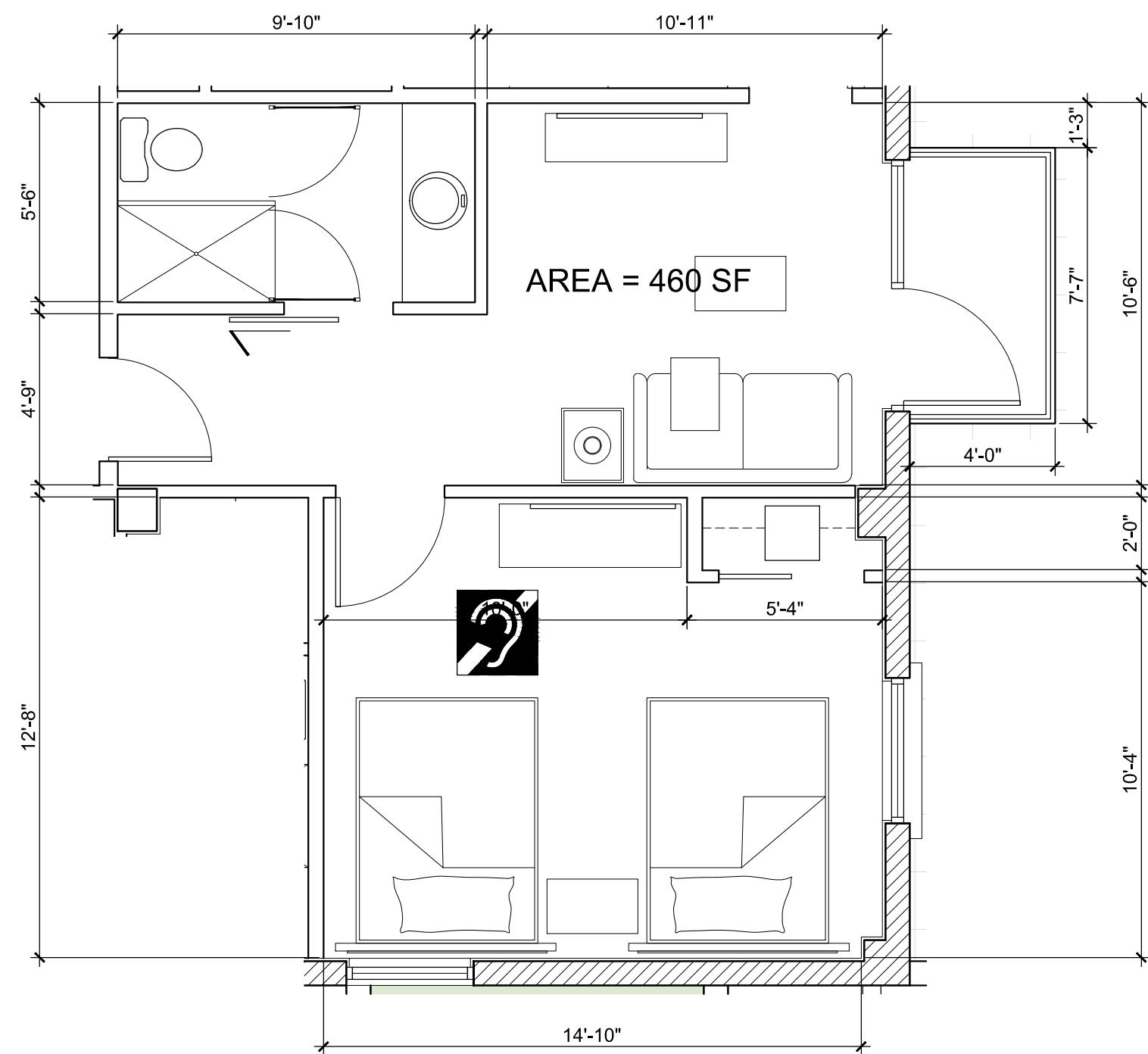
LEGEND

-  EXISTING PARTITION/STRUCTURE TO REMAIN.
-  NEW PARTITION.
-  EXISTING SHAFT TO REMAIN.
-  UNIT WITH COMMUNICATION FEATURES.
-  UNIT WITH MOBILITY FEATURES.



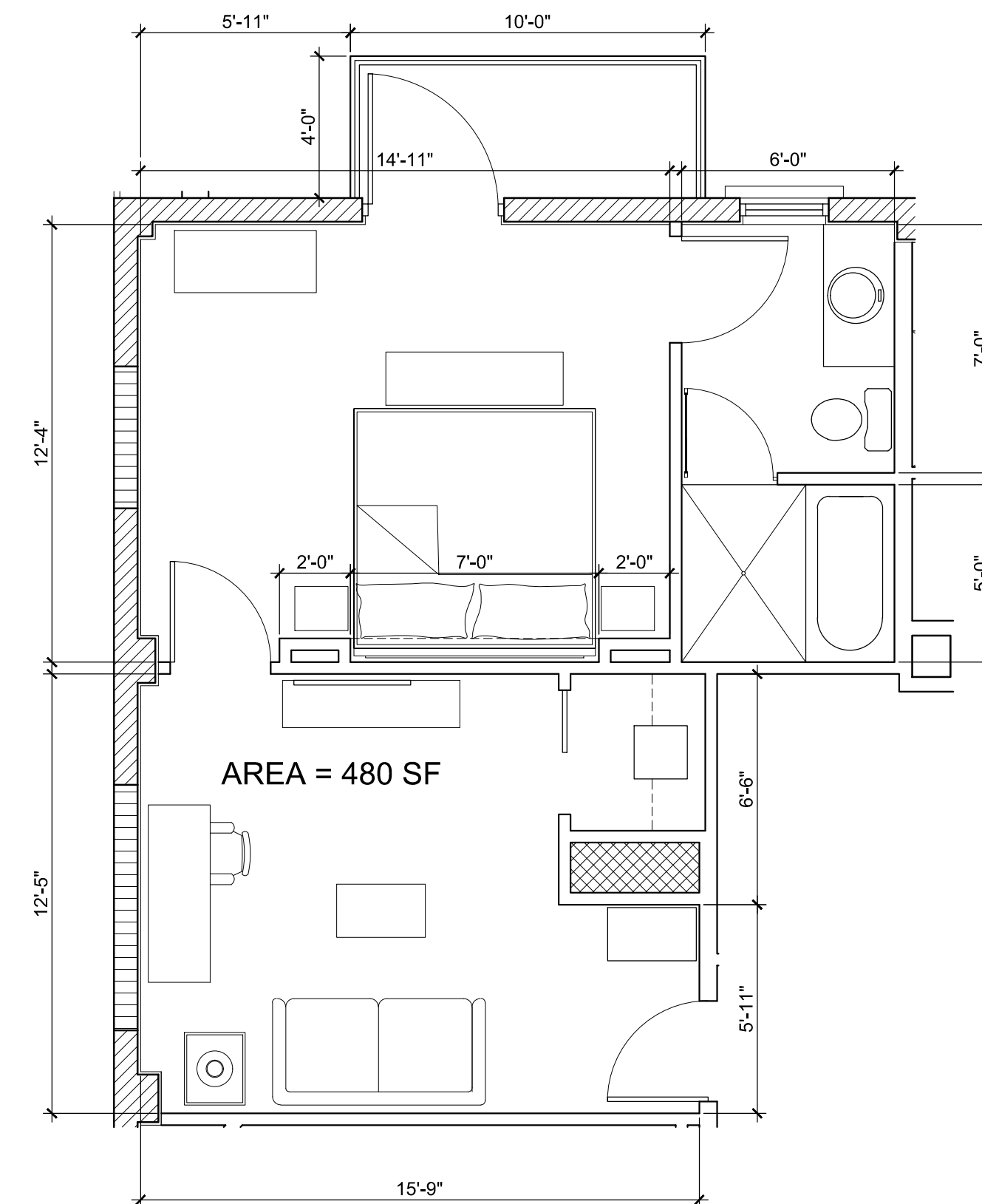
KING ROOM W/BALCONY  
UNIT 203, 205, 206.

AREA = 260 SF



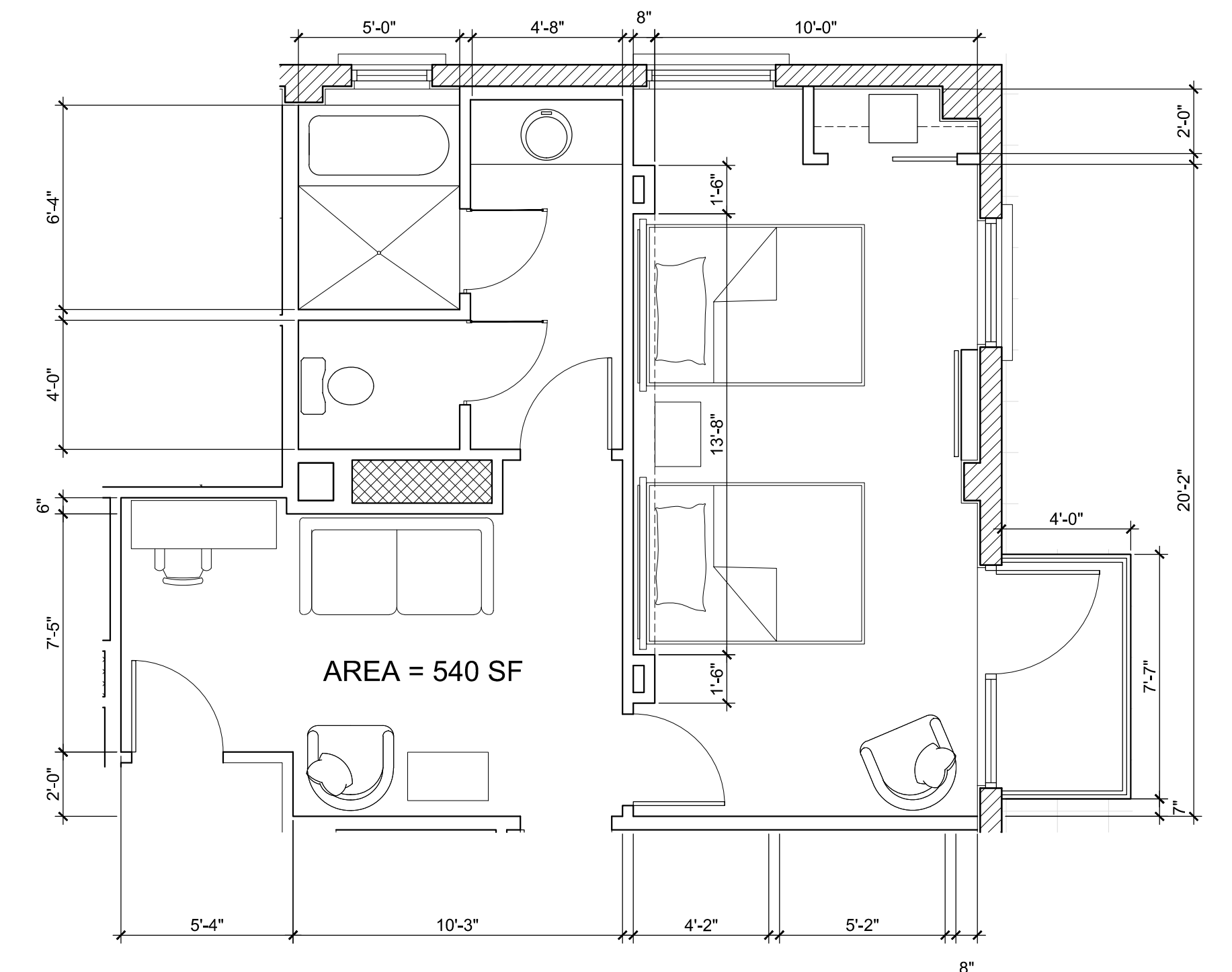
QUEEN SUITE ROOM W/BALCONY  
UNIT 207.

AREA = 460 SF



KING SUITE ROOM W/BALCONY  
UNIT 202.

AREA = 480 SF



QUEEN SUITE ROOM W/BALCONIES  
UNIT 201.

AREA = 540 SF

GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 33460



ARCHITECTS P.A.  
A A C 0 0 1 0 6 2

8101 BISCAYNE BLVD. S 305.310  
M I A M I F L 3 1 3 8 . 4 6 8  
T 305.559.1250 F 305.551.1740

ROSE + GOMEZ  
A R 0 0 1 5 4 1 6

DWG. TITLE	ENLARGED UNITS
SCALE	1/4" = 1'-0"
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A406

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DOOR SCHEDULE

Table with columns: FLOOR, DR. #, LOCATION (ROOM NAME), SIZE (WIDTH, HEIGHT, THICKNESS), HARDWARE (EXISTING TO BE REPLACED, NEW, TYPE, MATERIAL, FINISH, GLASS, LOUVER, ROLL UP, FRAME, LABEL, CLOSER, WEATHER STRIPING, THRESHOLD), REMARKS, DTL.

Table with columns: FLOOR, DR. #, LOCATION (ROOM NAME), SIZE (WIDTH, HEIGHT, THICKNESS), HARDWARE (EXISTING TO BE REPLACED, NEW, TYPE, MATERIAL, FINISH, GLASS, LOUVER, ROLL UP, FRAME, LABEL, CLOSER, WEATHER STRIPING, THRESHOLD), REMARKS, DTL.

E. EXISTING DOORS SHALL BE SANDED SMOOTH TO REMOVE ALL SURFACE BLEMISHES, PRIMED & PAINTED TO A LIKE NEW APPEARANCE.

NOTE: ALL HARDWARE TO BE STAINLESS STEEL COMMERCIAL GRADE.

NOTE ON EXISTING WINDOWS AND DOORS: THE EXISTING WINDOWS AND DOORS WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPATHETIC TO THE ORIGINAL WINDOW/ DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL. WINDOWS AND DOORS WILL BE COMPOSED OF ALUMINUM TO WITHSTAND THE WEATHER TYPICAL OF THE REGION PER CODE REGULATIONS.

△ QUANTITY TO BE VERIFIED BY GENERAL CONTRACTOR.

ALL EXTERIOR DOORS SHALL BE SHOP PRIMED W/ A RUST INHIBITIVE PRIMER & FIELD PAINTED W/ 2 COATS OF RUST INHIBITIVE ALKEND SEMI GLOSS PAINT.

NOTE: FOR ALL DOOR DETAILS REFER TO SHEET A603

ALL DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR TO COMMENCING THE WORK

NOTE: DOORS ON 3rd FLOOR WILL REPEAT ON FLOORS 4th, 5th, & 6th.

NOTE: ALL EXTERIOR HOLLOW METAL DOORS SHALL BE PRIMER ON ALL SURFACES WITH A RUST INHIBITED EPOXY PRIMER PRIOR TO INSTALLATION, AND FINISHED WITH 2 COATS ALLOY ENAMEL.

GULFSTREAM HOTEL

11 LAKE AVENUE LAKE WORTH, FL 33460

BEILINSON GOMEZ ARCHITECTS P.A.

ARCHITECTS P.A. 8101 BISCAYNE BLVD. # 309 316 M I A M I FL 33156-4268 TEL 305.559.1250 F 305.551.1742 JOSE L GOMEZ

DWG. TITLE DOOR SCHEDULE & DETAILS

SCALE N.T.S.

PROJECT NO. 2020-01

DATE 11-12-21

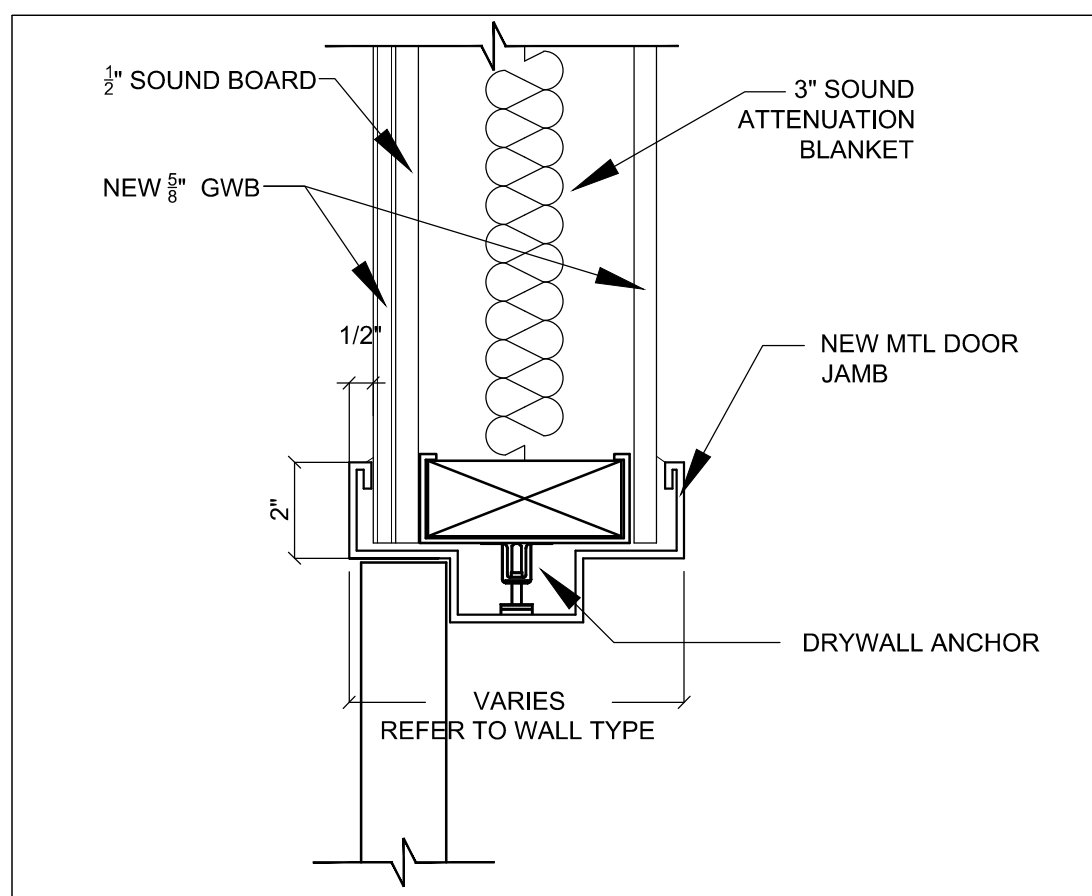
SHEET NUMBER A602

DATE REVISION

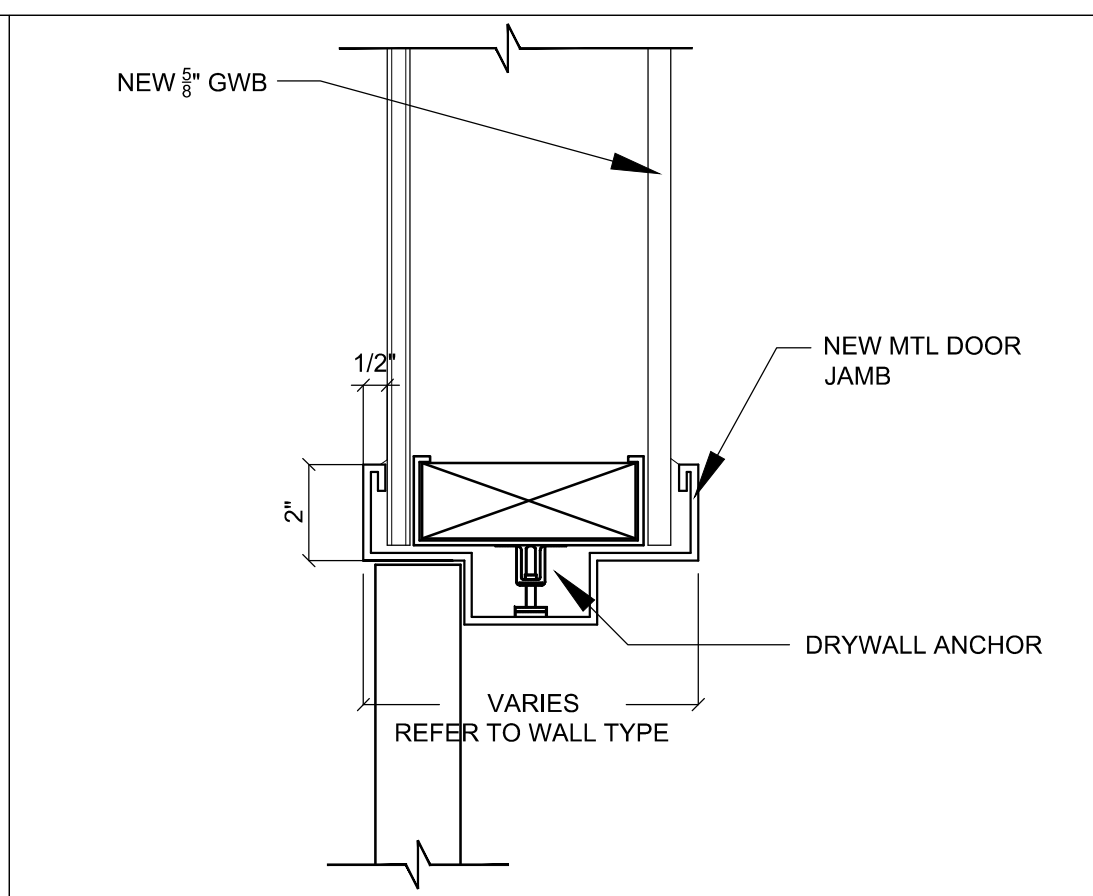
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DOOR SCHEDULE																																				
FLOOR	DR #	DOOR														HARDWARE			REMARKS	DTL.																
		LOCATION		SIZE			EXISTING TO BE REPLACED	NEW	TYPE	MATERIAL	FINISH	GLASS	LOWER	ROLL UP	FRAME	LABEL	CLOSER	WEATHER STRIPING			THRESHOLD															
ROOM NAME	WIDTH	HEIGHT	THICKNESS	NEW	TYPE	MATERIAL													FINISH	GLASS		LOWER	ROLL UP	FRAME	LABEL	CLOSER	WEATHER STRIPING	THRESHOLD								
SECOND FLOOR	201	UTILITY ROOM	3'-0"	7'-0"	1 1/2"		X	4	H.M.	P					A2																					
	202	OUTDOOR TERRACE	3'-0"	7'-0"	1 1/2"		X	4	H.M.	P					D2	45 M.																				
	203	TRASH ROOM	3'-0"	7'-0"	1 1/2"		X	4	H.M.	P					A1																					
	204	LAUNDRY CLOSET	3'-0"	7'-0"	1 1/2"		X	4	H.M.	P					A1																					
	205	ROOM 201 BEDROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	206	ROOM 214	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																				
	207	ROOM 214 CLOSET	(2) 2'-0"	7'-0"	1 1/2"		X	6	H.M.	P					A1																					
	208	ROOM 216	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					D2	45 M.																				
	209	ROOM 216 CLOSET	(2) 2'-0"	7'-0"	1 1/2"		X	6	H.M.	P					A1																					
	210	ROOM 217	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																				
	211	ROOM 217 CLOSET	(2) 2'-0"	7'-0"	1 1/2"		X	6	H.M.	P					D2																					
	212	ROOM 219	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																				
	213	ROOM 219 CLOSET	(2) 2'-0"	7'-0"	1 1/2"		X	6	H.M.	P					D2																					
	214	ROOM 219 BEDROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	215	ROOM 219 BATHROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	216	ROOM 218 BATHROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	217	ROOM 218 BEDROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	218	ROOM 218 CLOSET	(2) 2'-0"	7'-0"	1 1/2"		X	6	H.M.	P					D2																					
	219	ROOM 218	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																				
	220	ROOM 215 CLOSET	(2) 2'-0"	7'-0"	1 1/2"		X	6	H.M.	P					D2																					
	221	ROOM 215 BATHROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	222	ROOM 215	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																				
	223	EXISTING STAIR #1	3'-0"	7'-0"	1 1/2"	X		4	H.M.	P					A2	2 HR	X																			
	224	MEZZANINE LOBBY	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	225	OUTDOOR TERRACE	(2) 2'-6"	6'-10"	2 1/2"		X	4	H.M.	P					D2																					
	226	OUTDOOR TERRACE	(2) 2'-6"	6'-10"	2 1/2"		X	4	H.M.	P					D2																					
	227	OUTDOOR TERRACE	(2) 2'-6"	6'-10"	2 1/2"		X	4	H.M.	P					D2																					
	228	OUTDOOR TERRACE	(2) 2'-6"	6'-10"	2 1/2"		X	4	H.M.	P					D2																					
	229	MEZZANINE LOBBY	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	230	UTILITY ROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	231	ROOM 204	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																				
	232	ROOM 204 BATHROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	233	ROOM 204 CLOSET	(2) 2'-0"	7'-0"	1 1/2"		X	6	H.M.	P					D2																					
	234	ROOM 202	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																				
	235	ROOM 202 CLOSET	(2) 2'-0"	7'-0"	1 1/2"		X	6	H.M.	P					D2																					
	236	ROOM 202 BEDROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	237	ROOM 202 TERRACE	3'-8"	7'-0"	2 1/2"		X	16	WOOD	P	X				WOOD																					
	238	ROOM 202 BATHROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	239	ROOM 201	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																				
	240	ROOM 201 CLOSET	(2) 2'-0"	7'-0"	1 1/2"		X	6	H.M.	P					D2																					
	241	ROOM 201 BATHROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	242	ROOM 201 BEDROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																					
	243	ROOM 201 TERRACE	3'-8"	7'-0"	2 1/2"		X	15	WOOD	P	X				WOOD																					
	244	ROOM 203	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																				
	245	ROOM 203 CLOSET	(2) 2'-0"	7'-0"	1 1/2"		X	6	H.M.	P					D2																					
	246	ROOM 203 TERRACE	3'-8"	7'-0"	2 1/2"		X	15	WOOD	P	X				WOOD																					
	247	ROOM 205	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																				
	248	ROOM 205 CLOSET	(2) 2'-0"	7'-0"	1 1/2"		X	6	H.M.	P					D2																					
249	ROOM 205 TERRACE	3'-8"	7'-0"	2 1/2"		X	15	WOOD	P	X				WOOD																						
250	ROOM 206	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																					
251	ROOM 206 CLOSET	(2) 2'-0"	7'-0"	1 1/2"		X	6	H.M.	P					D2																						
252	ROOM 206 TERRACE	3'-8"	7'-0"	2 1/2"		X	15	WOOD	P	X				WOOD																						
253	ROOM 207	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																					
254	ROOM 207 BATHROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																						
255	ROOM 207 BEDROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																						
256	ROOM 207 TERRACE	3'-8"	7'-0"	2 1/2"		X	15	WOOD	P	X				WOOD																						
257	ROOM 208	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																					
258	ROOM 208 BATHROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																						
259	OUTDOOR TERRACE	(2) 2'-6"	6'-10"	1 1/2"		X	4	H.M.	P					D2																						
260	EXISTING STAIRS #2	3'-0"	7'-0"	1 1/2"	X		8	H.M.	P	X				A2	2 HR	X																				
261	ROOM 219 TERRACE	3'-8"	7'-0"	2 1/2"		X	15	WOOD	P	X				WOOD																						
262	ROOM 218 TERRACE	3'-8"	7'-0"	2 1/2"		X	15	WOOD	P	X				WOOD																						
263	ROOM 201 TERRACE	3'-8"	7'-0"	2 1/2"		X	15	WOOD	P	X				WOOD																						
264	ROOM 217/ROOM 219	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1	45 M.																					
265	ROOM 214 BATHROOM	3'-0"	7'-0"	1 1/2"		X	11	S.W.C.	P					A1																						
266	ROOM 201/ROOM 203	3'-0"	7'-0"	1 1/2																																

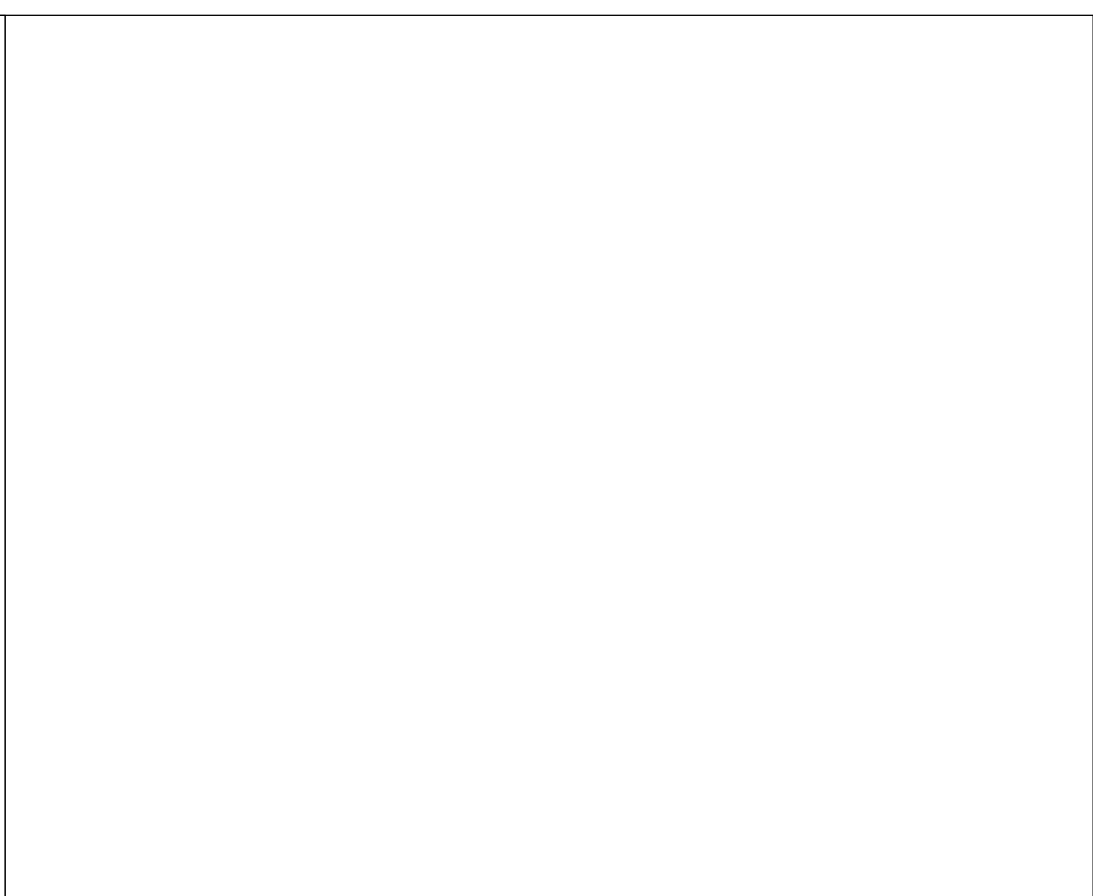




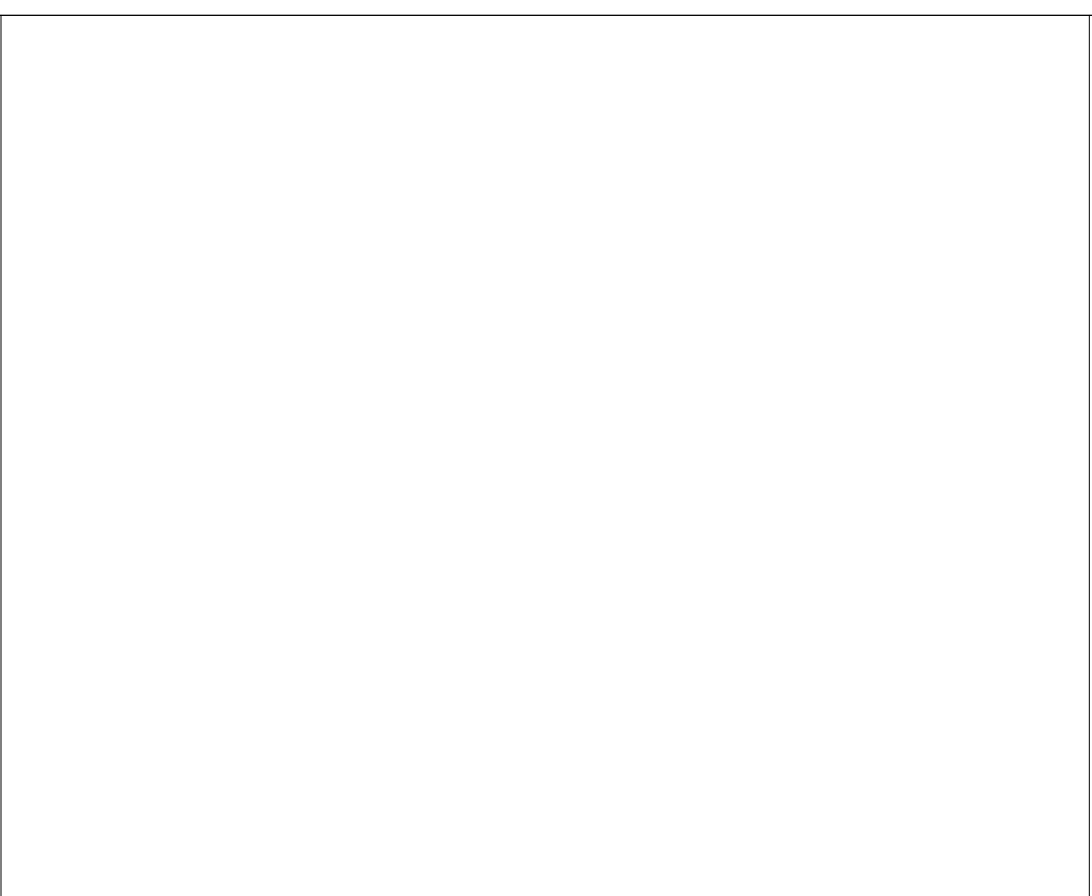
**D1 HEAD/JAMB DETAIL (METAL FRAME)** SCALE:



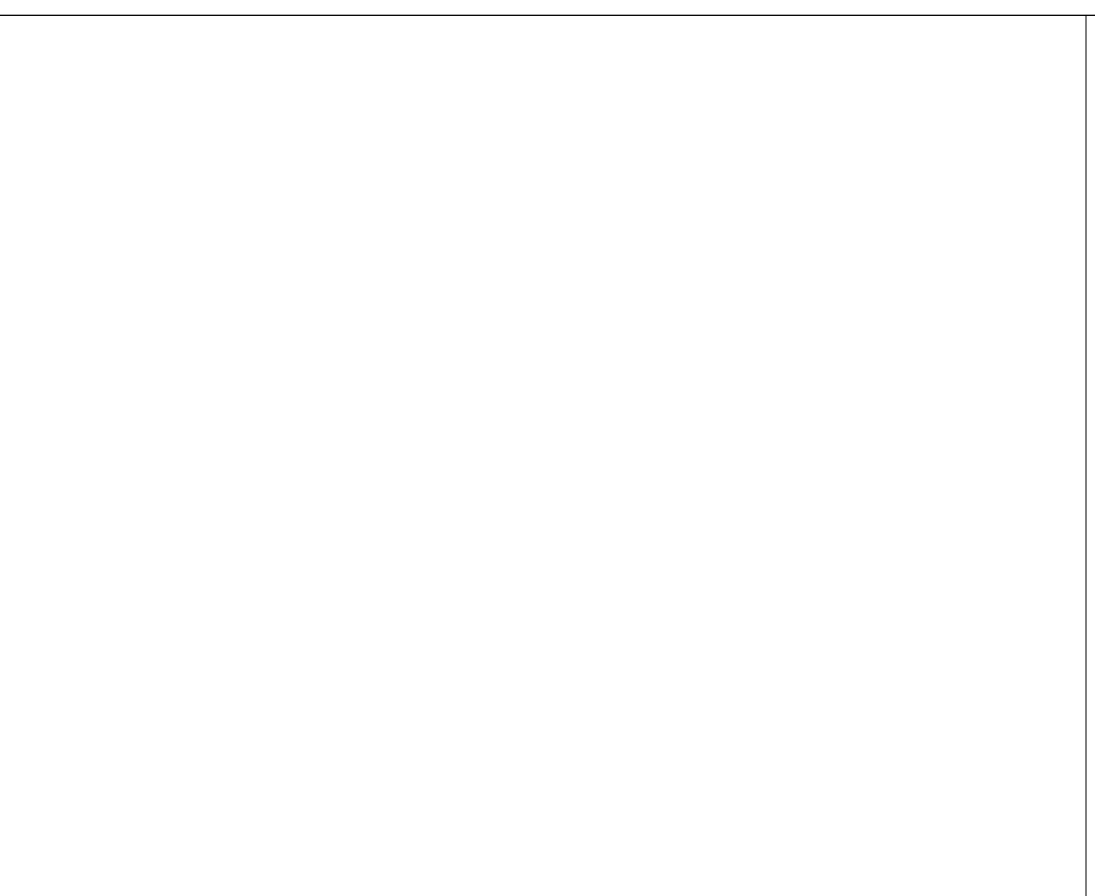
**D2 HEAD/JAMB DETAIL (METAL FRAME)** SCALE:



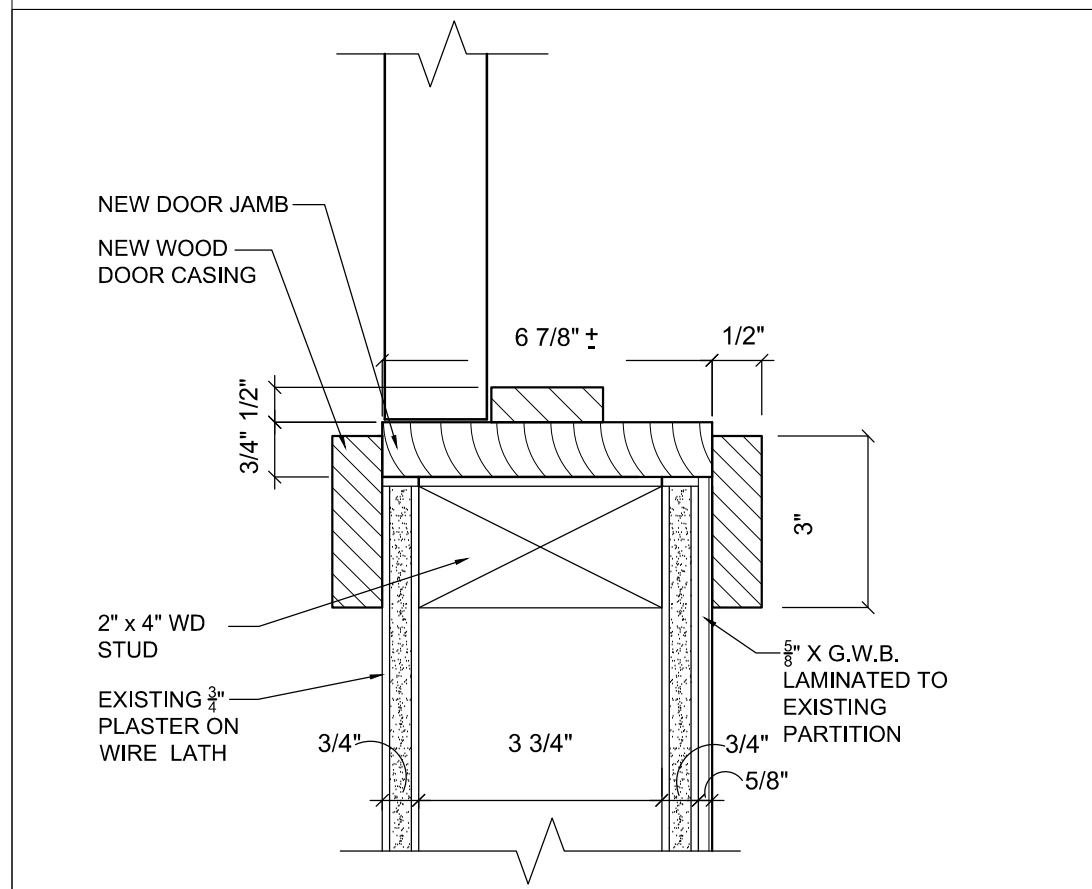
**D3 TEXT** SCALE:



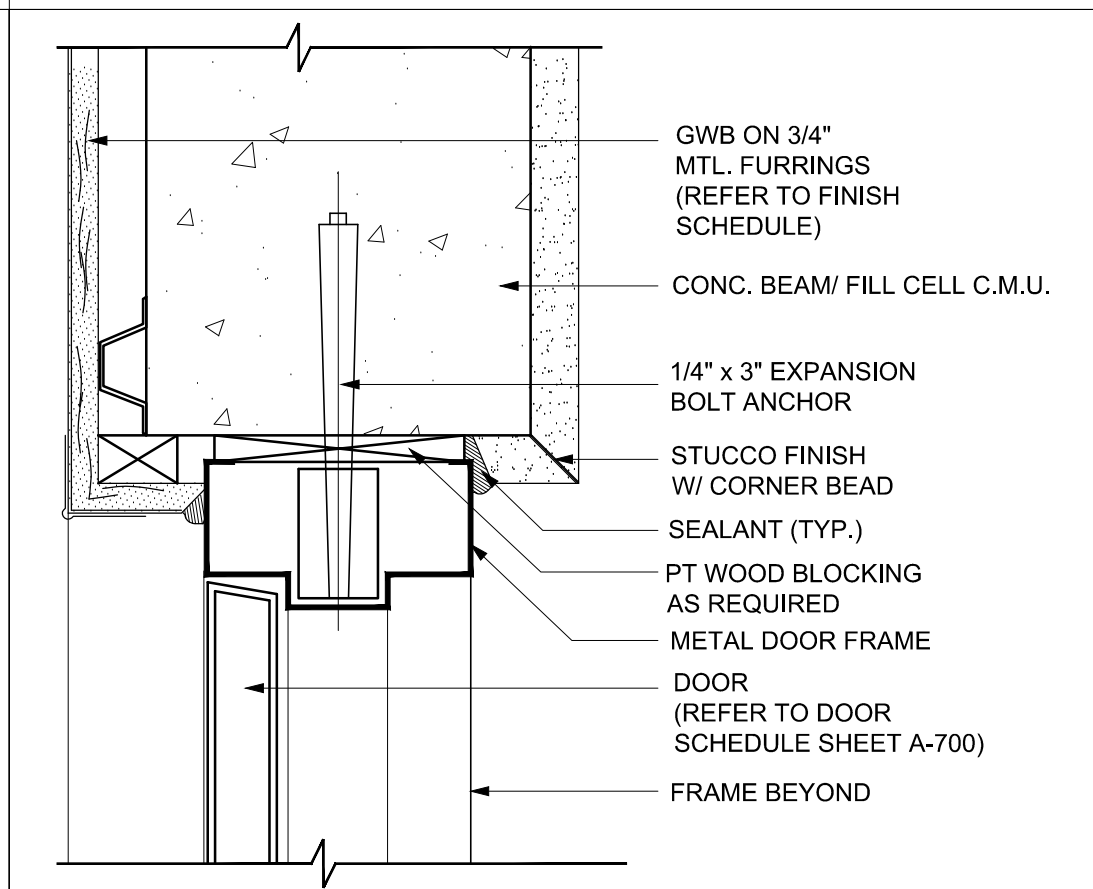
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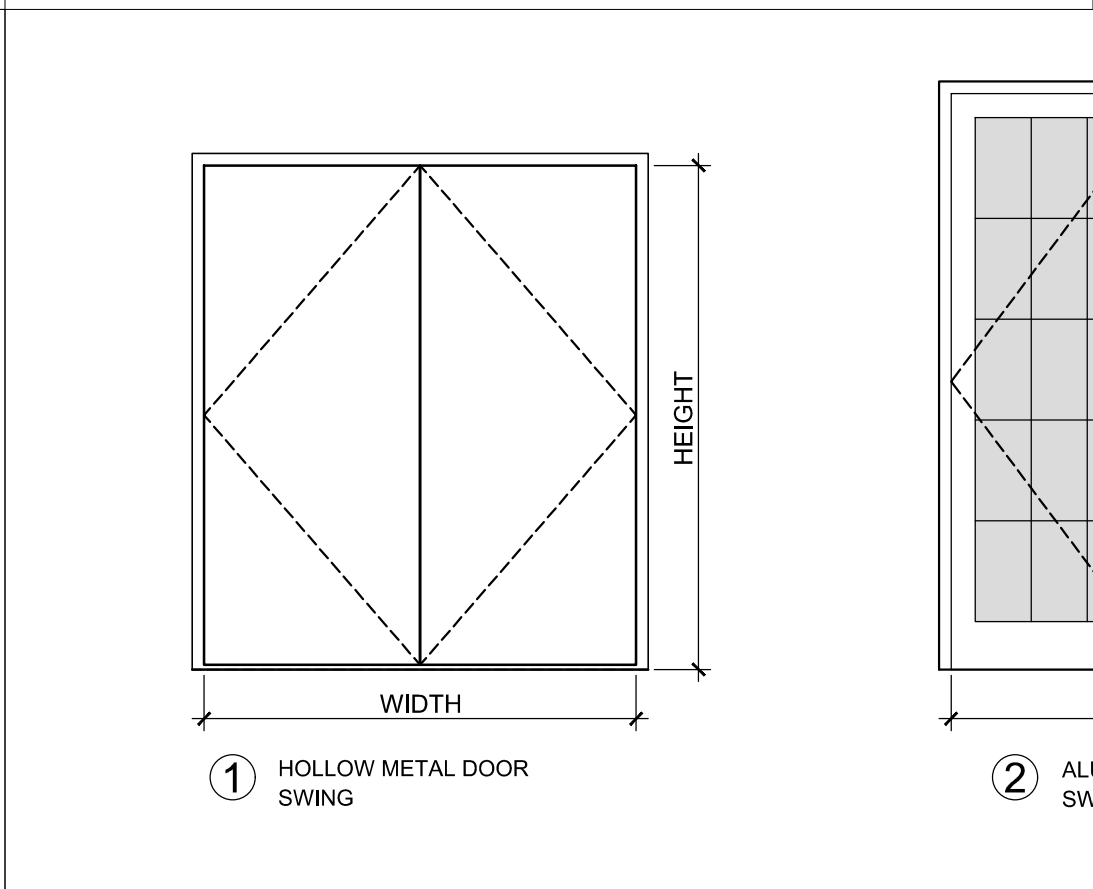
**D5 TEXT** SCALE:



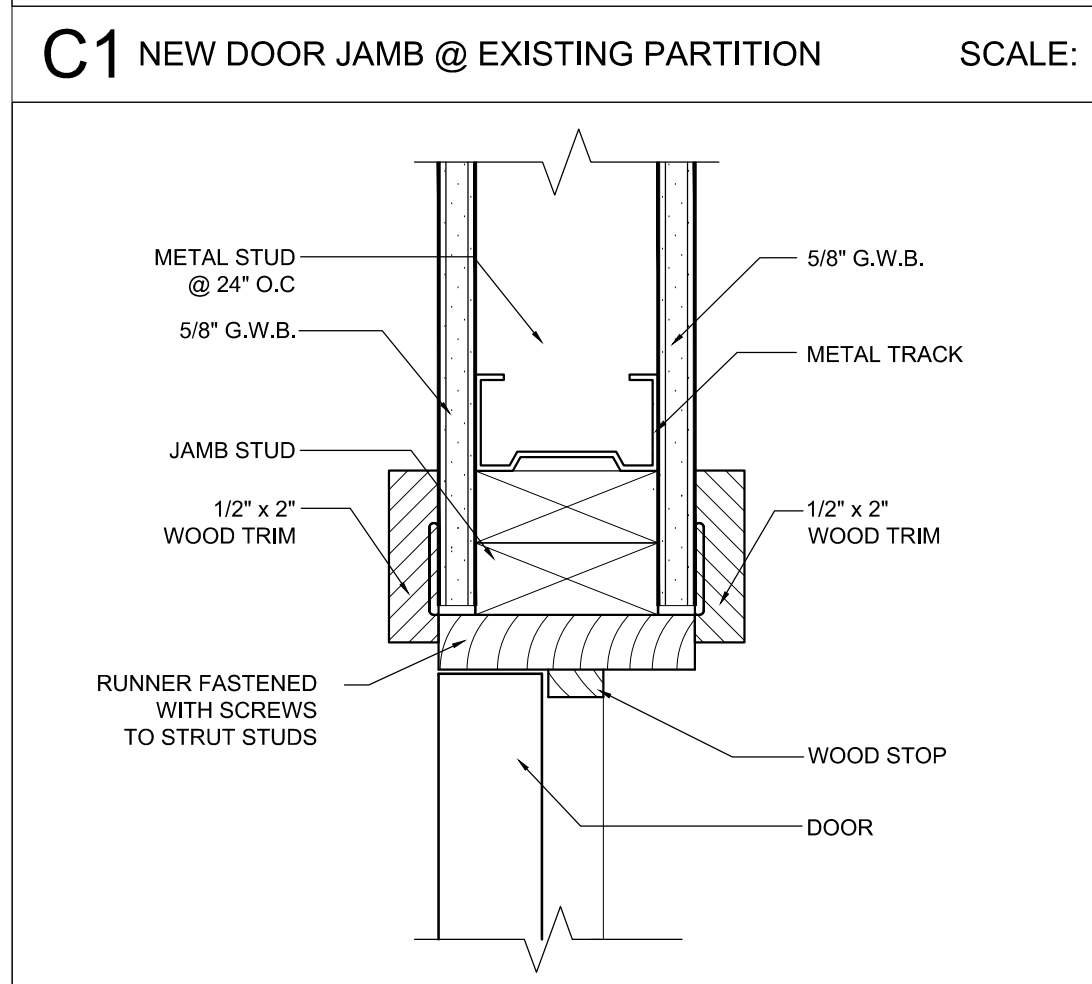
**C1 NEW DOOR JAMB @ EXISTING PARTITION** SCALE:



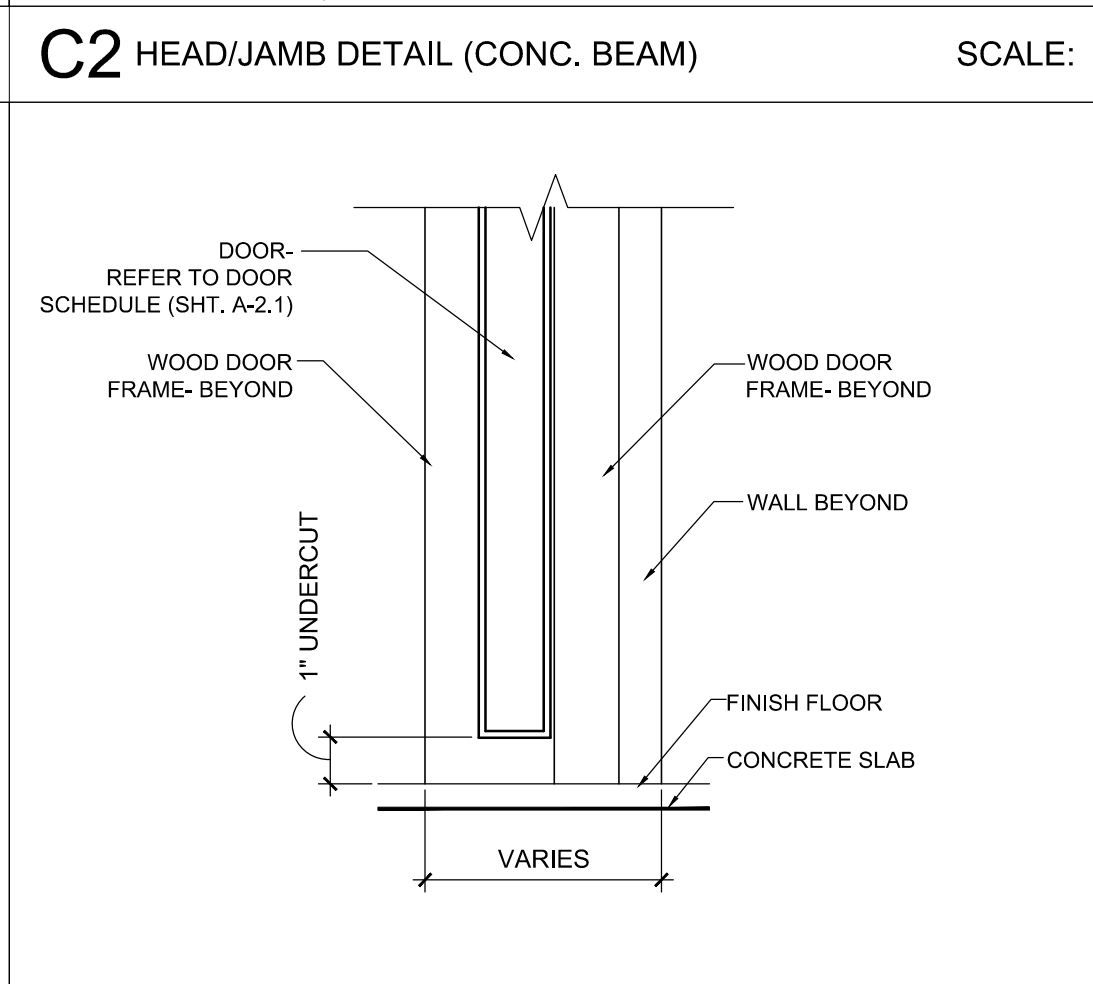
**C2 HEAD/JAMB DETAIL (CONC. BEAM)** SCALE:



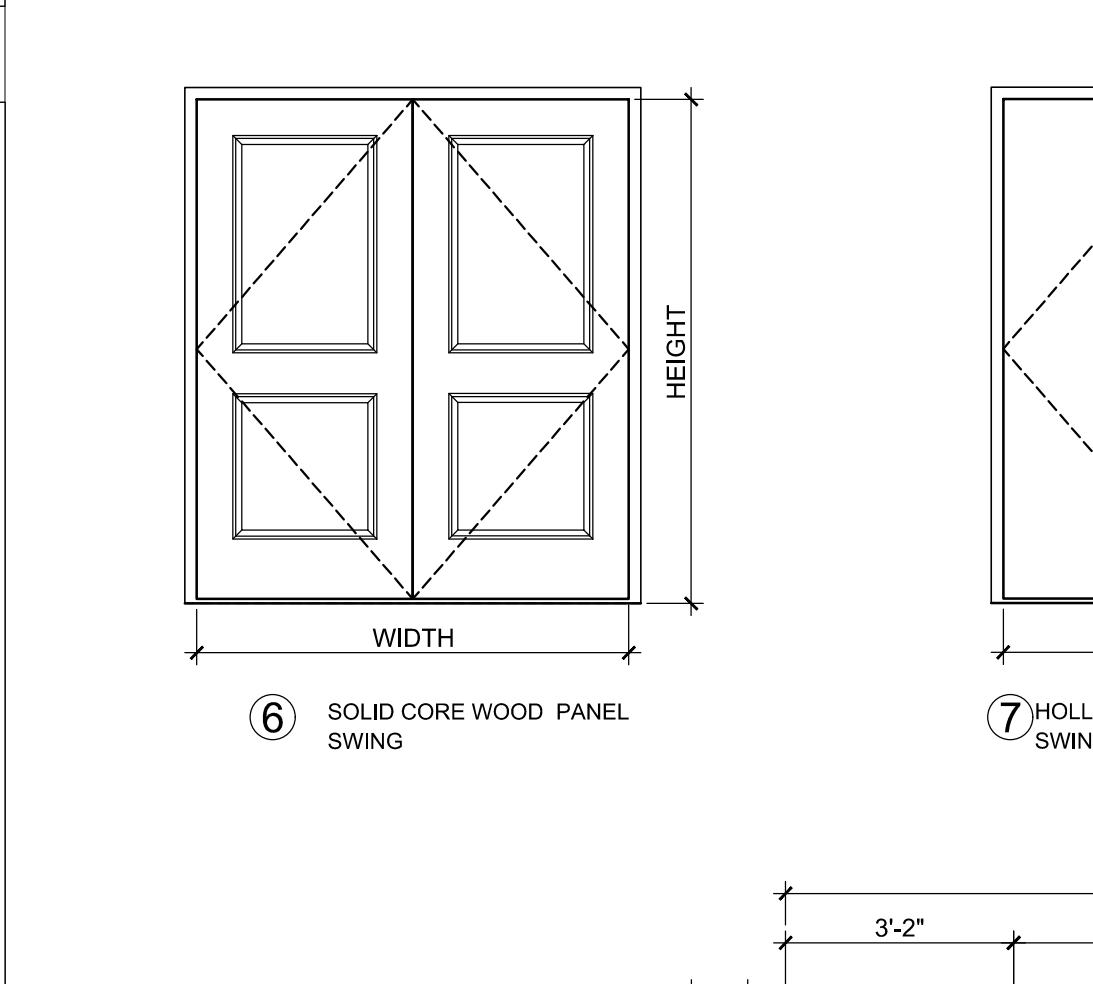
**1 HOLLOW METAL DOOR SWING**  
**2 ALUMINUM FRAME SWING**  
**3 HOLLOW METAL FULL LOUVERED SWING**  
**3A HOLLOW METAL FULL LOUVER**  
**4 HOLLOW METAL SOLID WOOD CORE SWING DOOR**  
**5 METAL ROLL UP**



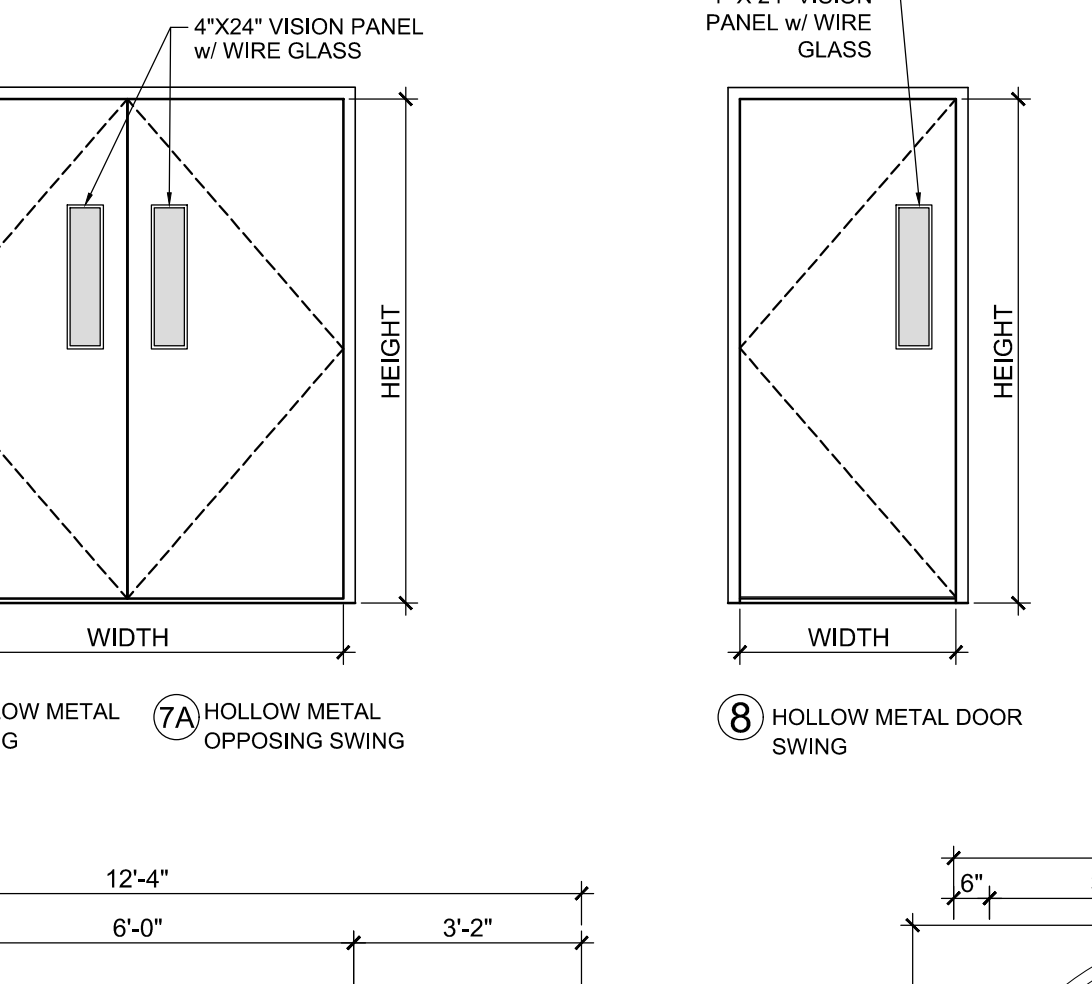
**B1 DOOR HEAD DETAIL** SCALE:



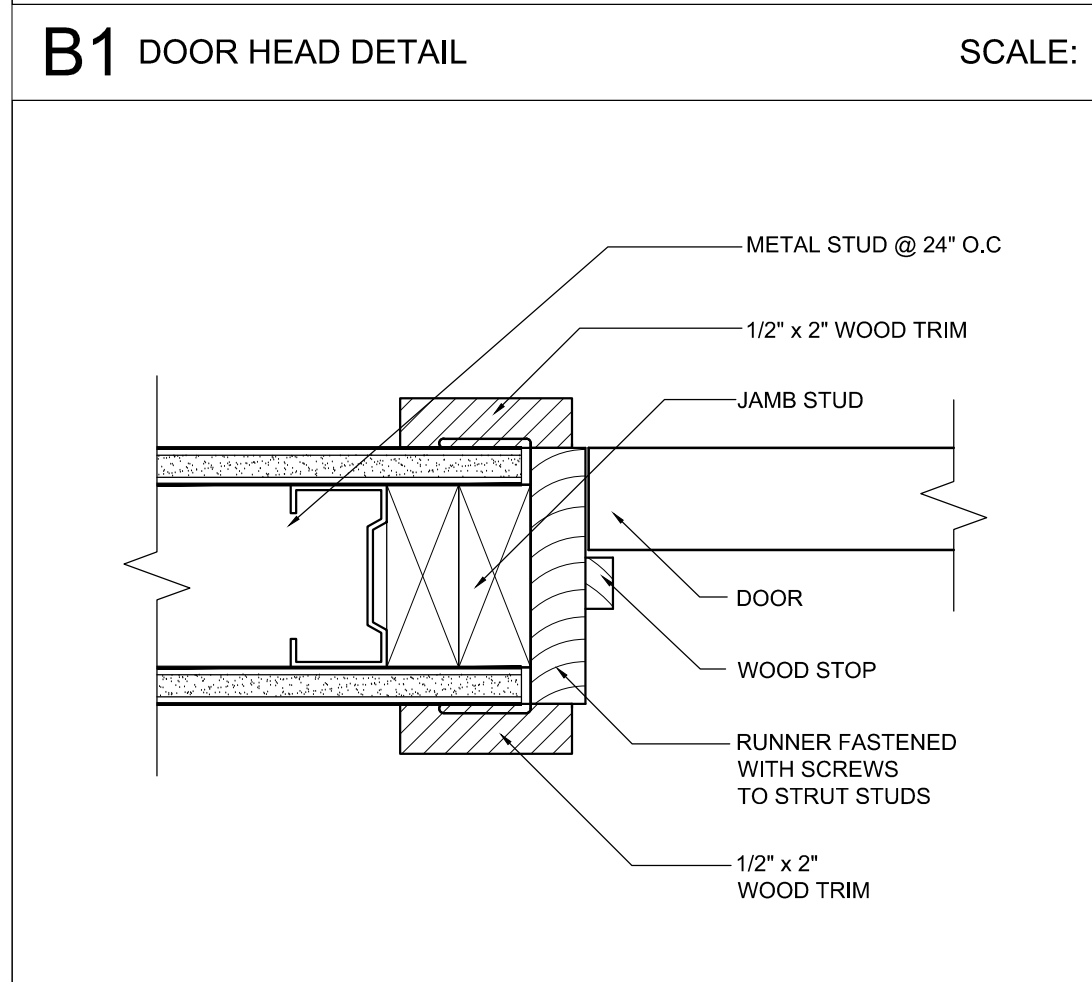
**B2 BASE DOOR JAMB** SCALE:



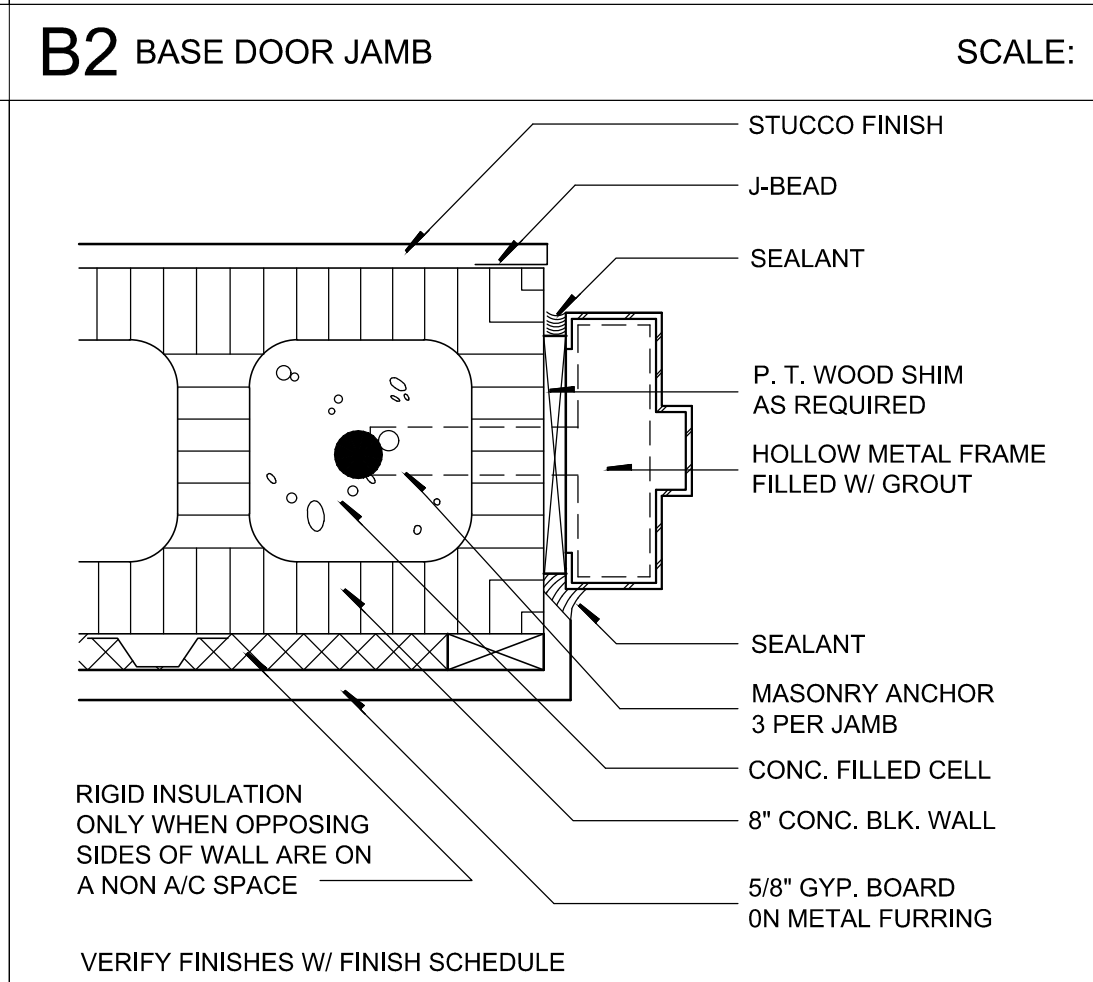
**6 SOLID CORE WOOD PANEL SWING**  
**7 HOLLOW METAL SWING**  
**7A HOLLOW METAL OPPOSING SWING**  
**8 HOLLOW METAL DOOR SWING**



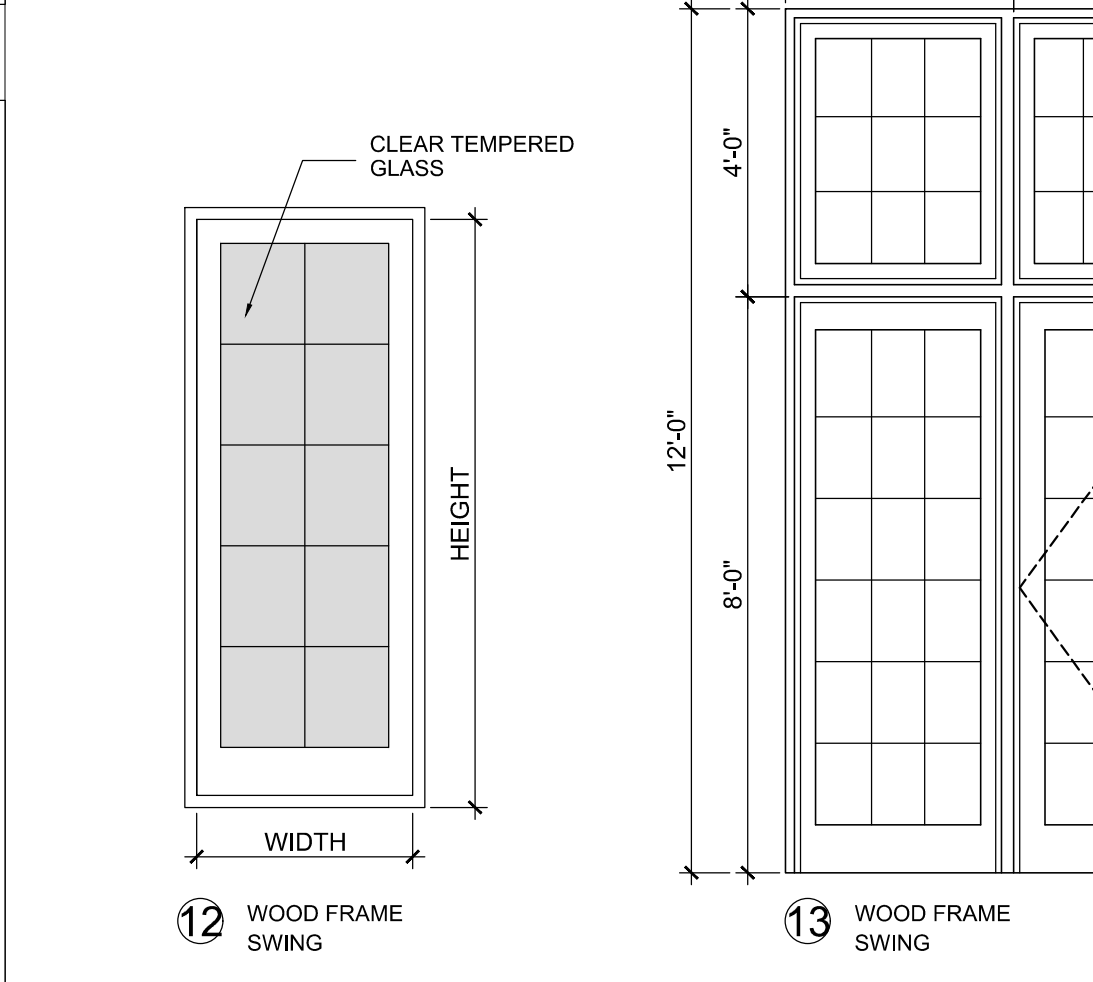
**9 FRENCH DOOR SWING**  
**10 HOLLOW METAL DUAL ACTION SWING DOOR**  
**11 SOLID CORE WOOD SWING**



**A1 NEW DOOR JAMB** SCALE:



**A2 DOOR FRAME DETAIL (METAL FRAME)** SCALE:



**A3 DOOR TYPES ELEVATION** SCALE: 3/8" = 1'-0"

CONSULTANT

**GULFSTREAM HOTEL**  
11 LAKE AVENUE  
LAKE WORTH, FL 33480

**BEILINSON GOMEZ ARCHITECTS P.A.**  
ARCHITECTS P.A.  
ARCHITECTURE  
A A C 0 0 1 0 6 2

**BEILINSON GOMEZ ARCHITECTS P.A.**  
ARCHITECTS P.A.  
ARCHITECTURE  
A A C 0 0 1 0 6 2

DWG. TITLE	DOOR JAMB & DETAILS
SCALE	AS SHOWN
PROJECT NO.	2020-01
DATE	11-12-21
SHEET NUMBER	A604

DATE	REVISION
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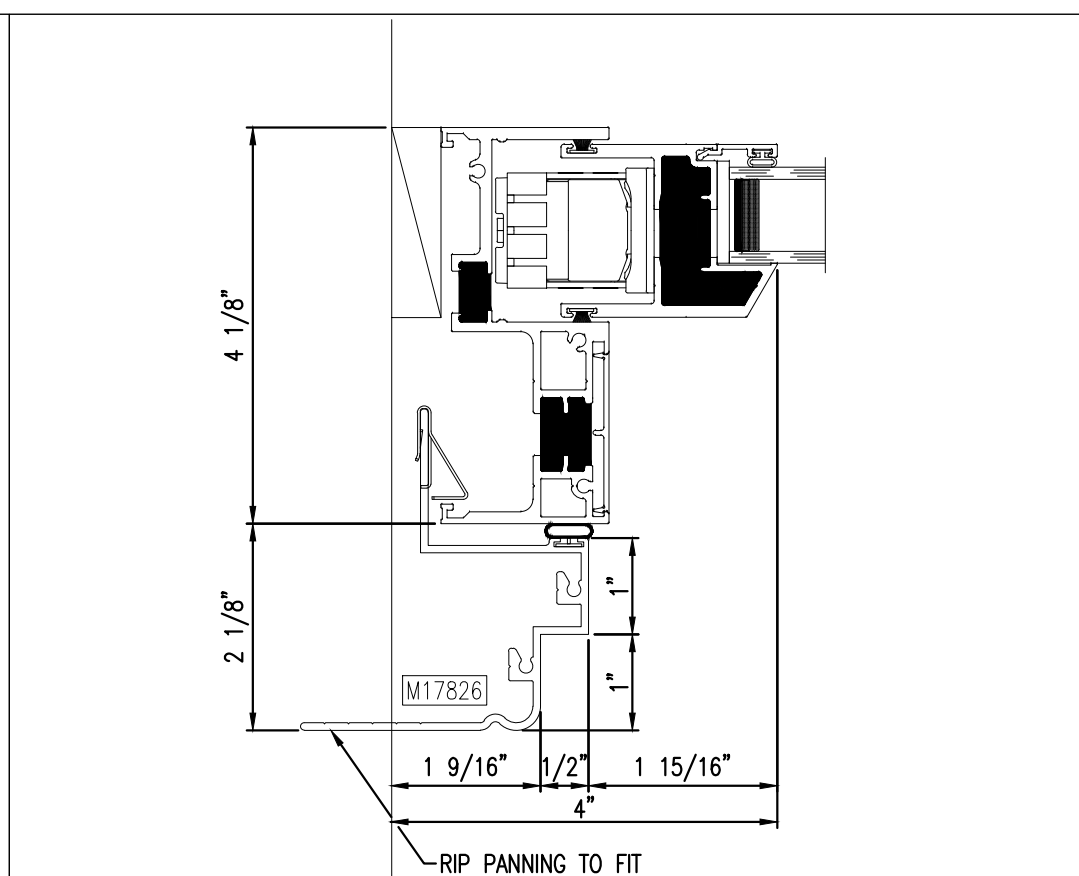
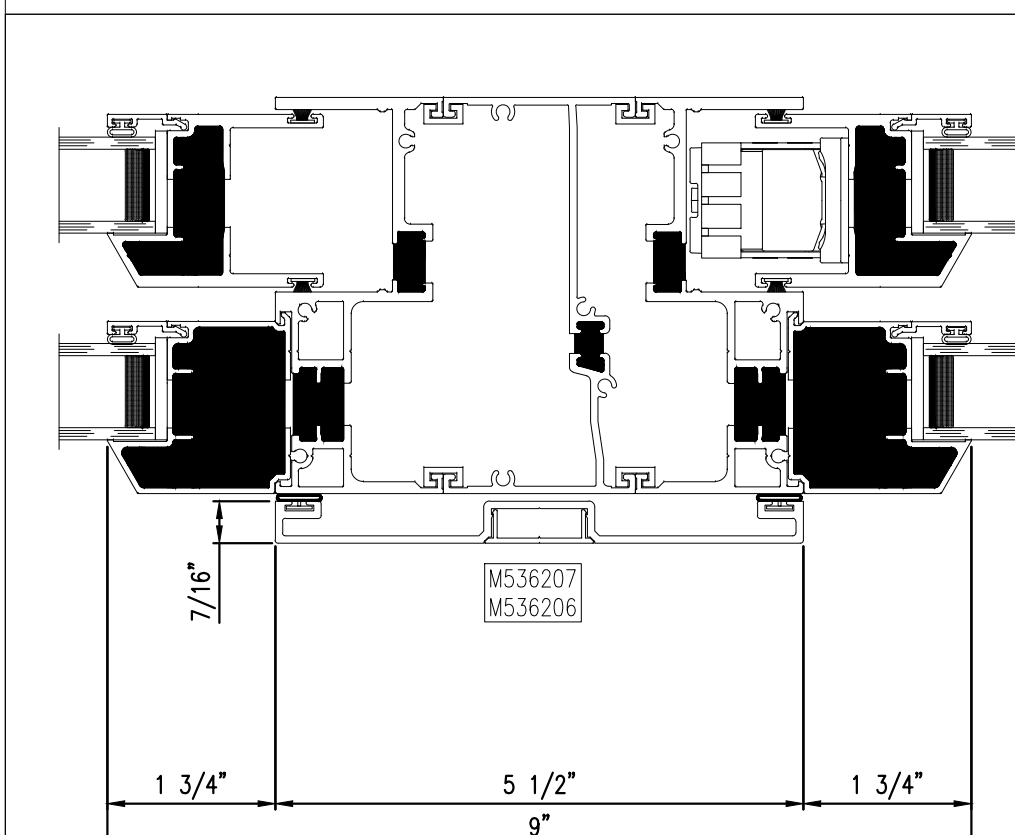
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WINDOW / FRAME SCHEDULE										
TAG NUMBER	SIZE			TYPE	GLASS FINISH EGRESS WINDOW	FRAME			MANUFACTURE	REMARKS
	WIDTH	HEIGHT	THICKNESS			MATERIAL	FINISH	COLOR		
01	4'-0"	6'-0"	A.P.M.	SINGLE HUNG, GRID ON TOP	CLEAR	ALUM.	A.P.M.	BALLET WHITE	QUAKER	SUBMIT SHOP DWGS. AND NOA.
02	3'-0"	6'-0"	A.P.M.	SINGLE HUNG, GRID ON TOP	CLEAR	ALUM.	A.P.M.	BALLET WHITE	QUAKER	SUBMIT SHOP DWGS. AND NOA.
03	7'-0"	6'-0"	A.P.M.	DOUBLE HUNG, GRID ON TOP	CLEAR	ALUM.	A.P.M.	BALLET WHITE	QUAKER	SUBMIT SHOP DWGS. AND NOA.
03A	4'-6"	6'-0"	A.P.M.	DOUBLE HUNG, GRID ON TOP	CLEAR	ALUM.	A.P.M.	BALLET WHITE	QUAKER	SUBMIT SHOP DWGS. AND NOA.
04	4'-0"	4'-0"	A.P.M.	FIXED, GRID ON TOP	CLEAR	ALUM.	A.P.M.	BALLET WHITE	QUAKER	SUBMIT SHOP DWGS. AND NOA.
05	9'-0"	8'-6"	A.P.M.	FIXED	CLEAR	ALUM.	A.P.M.	BALLET WHITE	QUAKER	SUBMIT SHOP DWGS. AND NOA.
06	9'-0"	6'-0"	A.P.M.	TRIPLE HUNG, GRID ON TOP	CLEAR	ALUM.	A.P.M.	BALLET WHITE	QUAKER	SUBMIT SHOP DWGS. AND NOA.
07	7'-0"	9'-0"	A.P.M.	FIXED	CLEAR	ALUM.	A.P.M.	BALLET WHITE	QUAKER	SUBMIT SHOP DWGS. AND NOA.
08	6'-8"	10'-6"	A.P.M.	FIXED	CLEAR	ALUM.	A.P.M.	BALLET WHITE	QUAKER	SUBMIT SHOP DWGS. AND NOA.
09	7'-0"	14'-0"	A.P.M.	FIXED	CLEAR	ALUM.	A.P.M.	BALLET WHITE	QUAKER	SUBMIT SHOP DWGS. AND NOA.

NOTES:  
 - MUNTIN AND MULLIONS COLOR & MATERIALS ARE TO MATCH NEW WINDOWS. COLOR: BALLET WHITE  
 FOR PROFILES, REFER TO DETAILS IN THIS SHEET  
 - GLASS FINISH FOR ALL WINDOWS LOCATED IN UNIT BATHROOMS TO BE FROSTED GLASS.

C1 WINDOW SCHEDULE

SCALE: N.T.S.

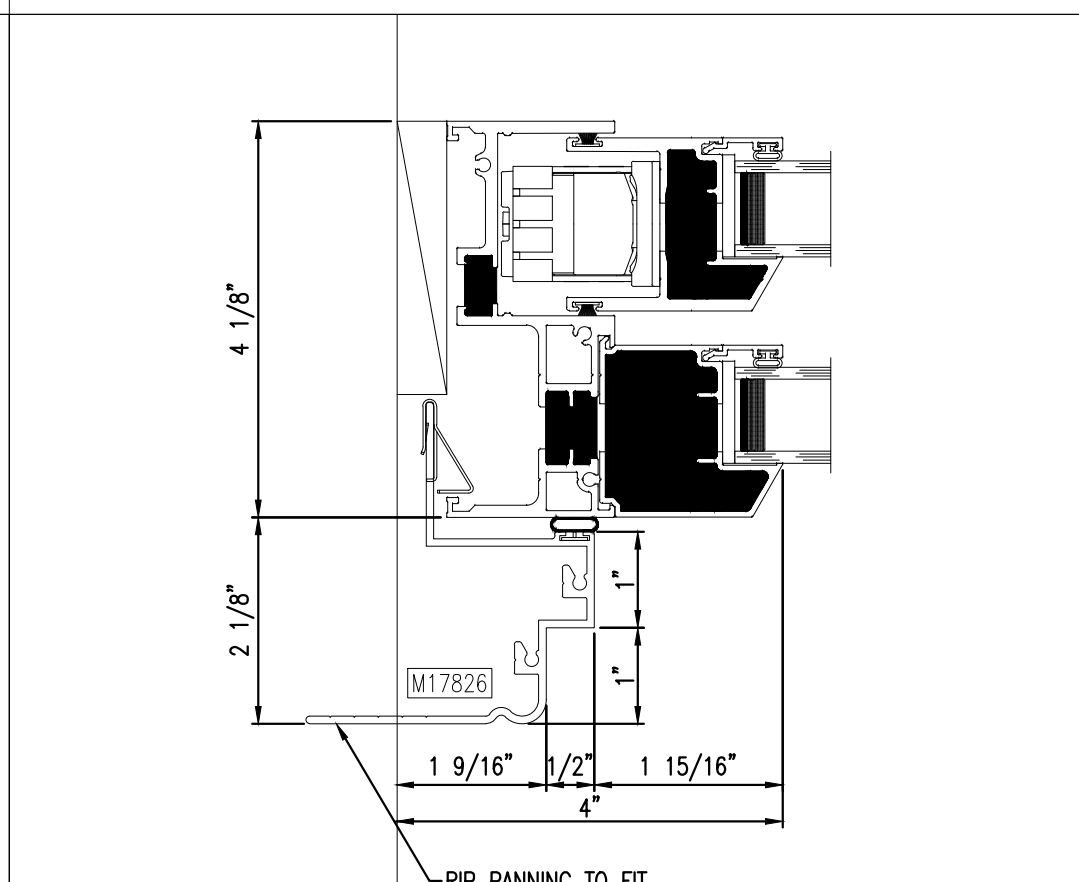
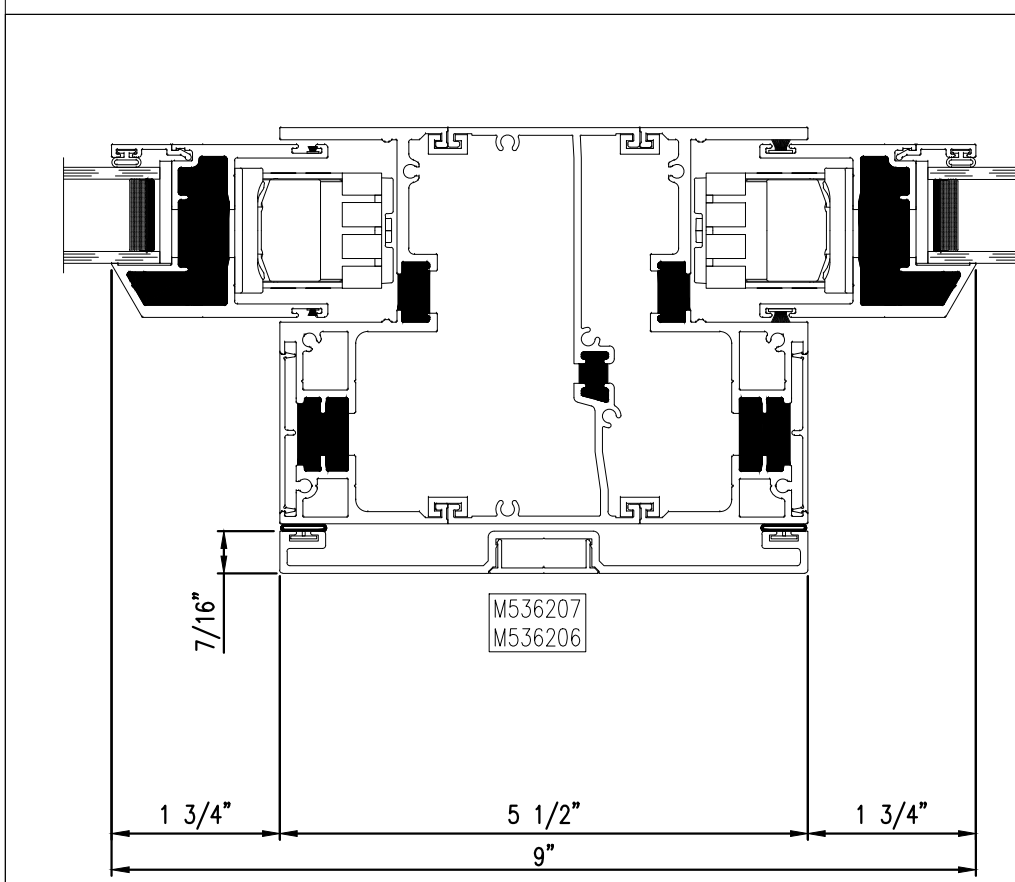


B1 MULLION DETAIL

SCALE: 6" = 1'-0"

B2 FRAME DETAIL

SCALE: 6" = 1'-0"



A1 MULLION DETAIL

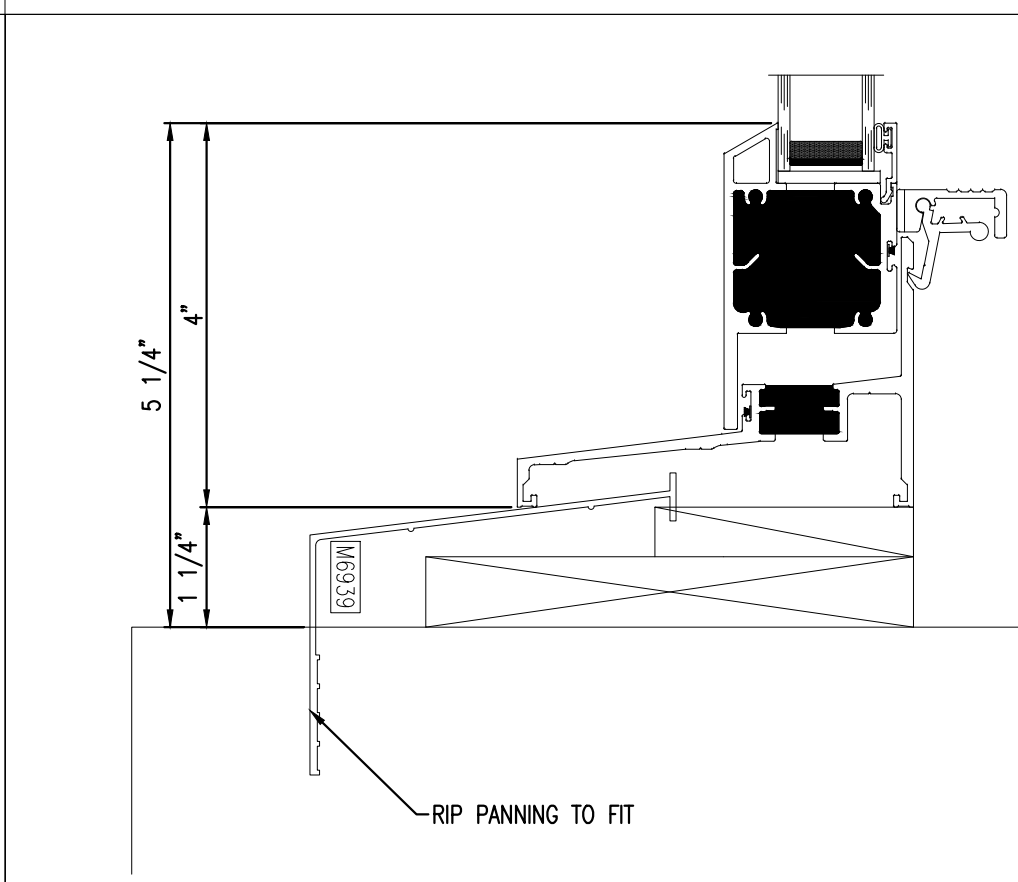
SCALE: 6" = 1'-0"

A2 FRAME DETAIL

SCALE: 6" = 1'-0"

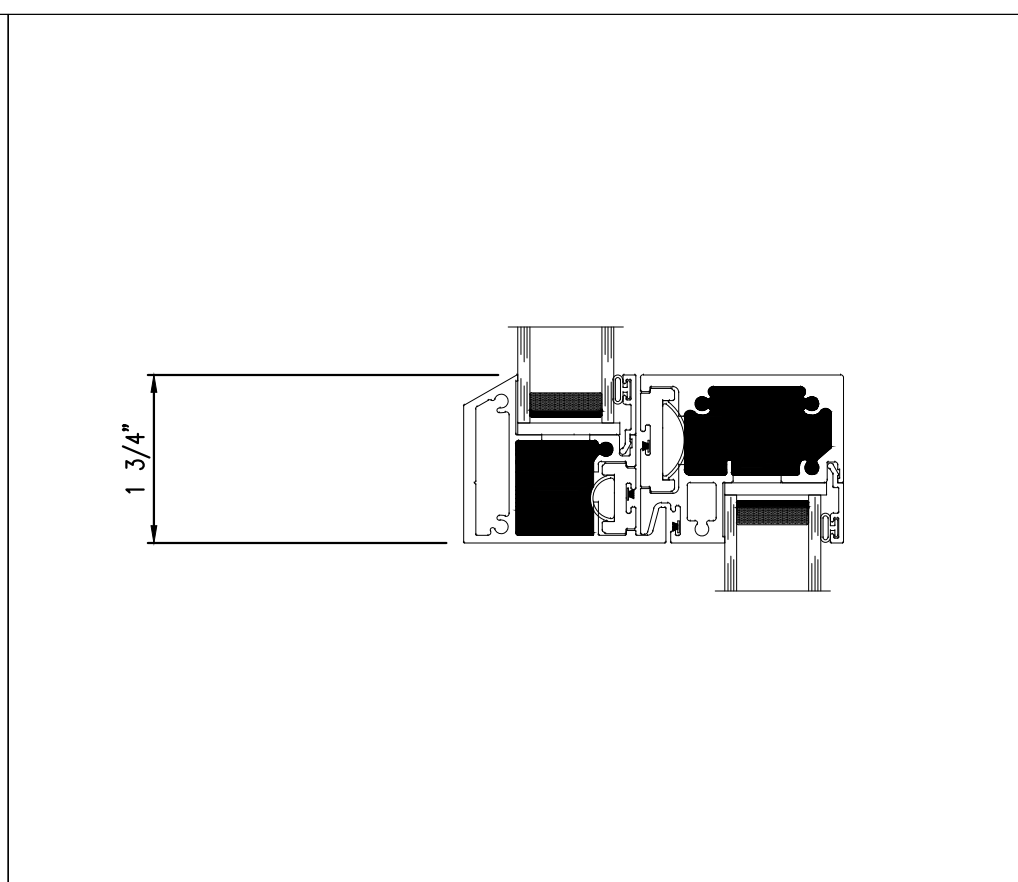
B3 WINDOW TYPES ELEVATION

SCALE: 3/8" = 1'-0"



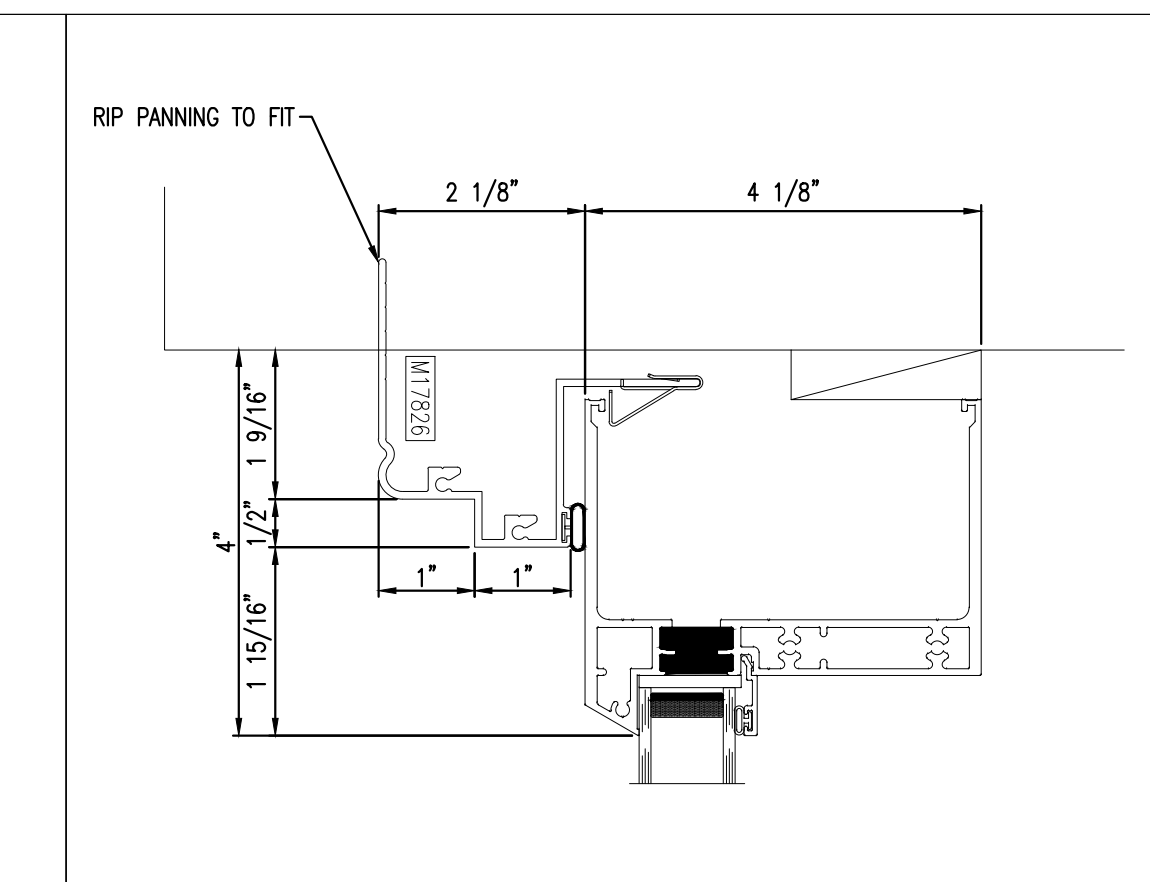
A3 BOTTOM WINDOW DETAIL

SCALE: 6" = 1'-0"



A4 WINDOW DETAIL

SCALE: 6" = 1'-0"



A5 TOP WINDOW DETAIL

SCALE: 6" = 1'-0"

A6 NOTES

SCALE: N.T.S.

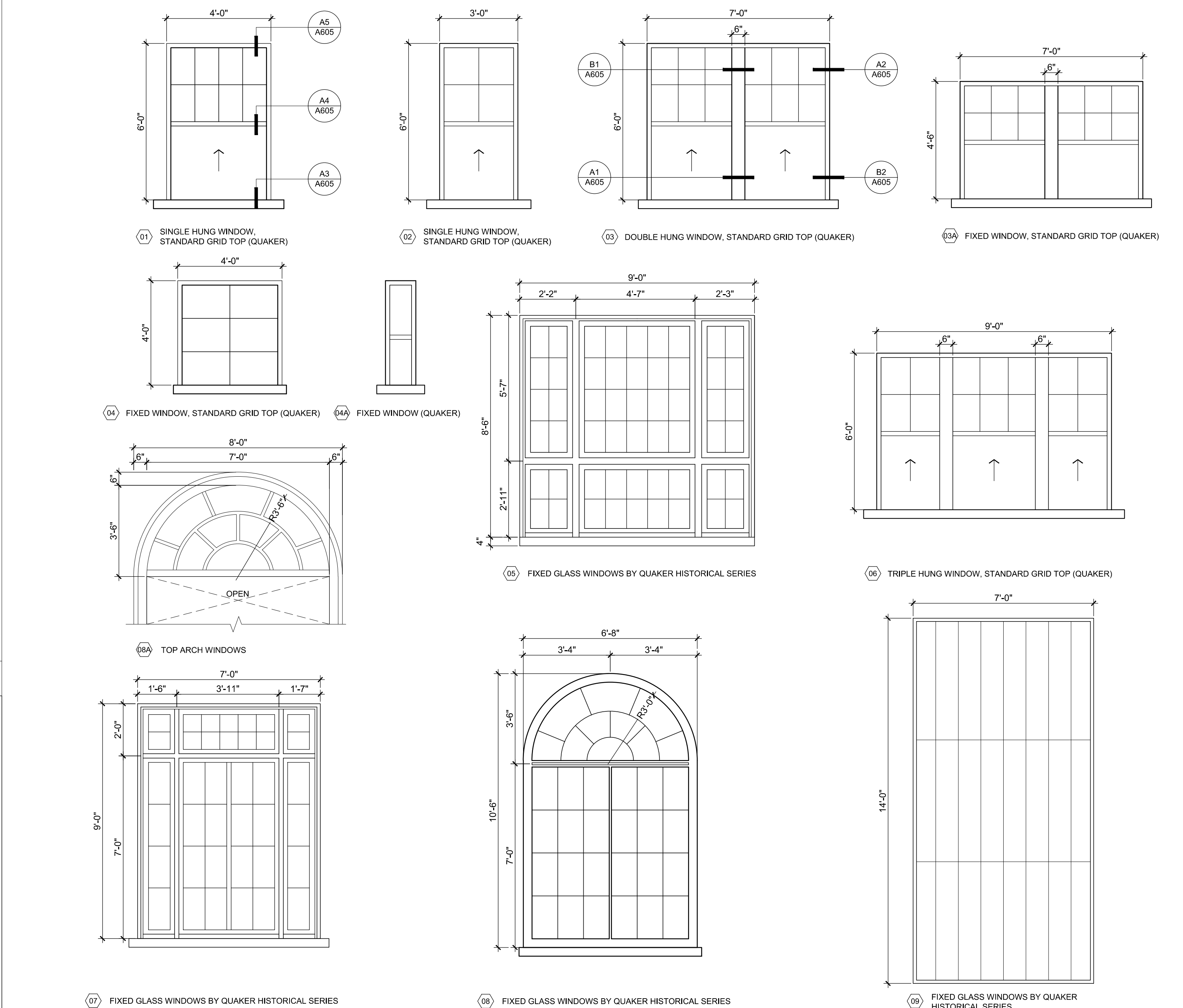
GULFSTREAM HOTEL

11 LAKE AVENUE  
LAKE WORTH, FL 33480



BEILINSON GOMEZ ARCHITECTS P.A. 8101 BISCAYNE BLVD, SUITE 300, 33103  
 M I A M I F L A 3 1 3 8 1 4 6 9  
 A A C O U 1 0 6 2 T 305.559.1250 F 305.551.1740

DWG. TITLE	GLAZING SCHEDULE & DETAILS
SCALE	AS SHOWN
PROJECT NO.	
DATE	2020-01
SHEET NUMBER	11-12-21
DATE	REVISION



SINGLE HUNG WINDOW STANDARD GRID TOP ONLY BY QUAKER WINDOWS AND DOORS HISTORICAL H300 SERIES COLOR BALLET WHITE

C6 REFERENCE IMAGE SCALE: N.T.S.

NOTE:  
 WINDOW INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS SET FORTH IN THE APPROVED N.O.A.

NOTE:  
 ALL DETAILS ON THIS SHEET ARE FOR DESIGN INTENT ONLY. SHOP DWGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION & INSTALLATION.

FOR LOCATION, REFER TO FLOOR PLANS & ELEVATIONS.

ALL DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR TO COMMENCING THE WORK.

EXT. DOORS, STOREFRONTS AND WINDOWS UNDER SEPARATE PERMIT.

NOTE ON EXISTING WINDOWS AND DOORS:  
 THE EXISTING WINDOWS AND DOORS ARE NON-HISTORIC / NON-IMPACT WINDOWS/DOORS. THEY WILL ALL BE COMPLETELY REPLACED WITH NEW WINDOWS AND DOORS SYMPATHETIC TO THE ORIGINAL WINDOW DOOR CONFIGURATIONS BASED ON ORIGINAL PHOTOGRAPHS FROM THE OPENING OF THE HOTEL AND THEY SHALL MEET ALL APPLICABLE SECTIONS OF FBC 2020 7TH EDITION, CHAPTER 2411. WINDOWS AND DOORS WILL BE COMPOSED OF ALUMINUM TO WITHSTAND THE WEATHER TYPICAL OF THE REGION PER CODE REGULATIONS.

HISTORIC WINDOWS KEY NOTES

- 1- SINGLE HUNG WINDOWS BY QUAKER HISTORICAL SERIES H300
- 2- FRENCH DOORS BY QUAKER TO BE REPLACED TO MATCH EXISTING
- 3- FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING
- 4- NEW FIXED GLASS WINDOWS BY QUAKER HISTORICAL SERIES TO MATCH EXISTING FRENCH WINDOWS

GENERAL GLAZING NOTES:

FIXED GLASS IN EXTERIOR WALLS:

1. ALL OPERABLE OR NON OPERABLE GLAZED PANELS, LOCATED WITHIN 12" FROM A DOOR, AND WHOSE BOTTOM IS LESS THAN 48" FROM THE WALKING SURFACE, SHALL BE CAT. II SAFETY GLASS, AS PER FLORIDA BUILDING CODE SECT. 2411.2

GLAZING IN INTERIOR OF STRUCTURE:

2. PROVIDE CATT. II SAFETY GLASS IN ALL GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURES, AS PER FLORIDA BUILDING CODE SECT. 2411.6.3
3. ALL GLASS MIRRORS SHALL COMPLY WITH A.S.T.M. C1036

# SITE PLAN DRAWINGS FOR GULFSTREAM HOTEL

## 1 LAKE AVENUE LAKE WORTH, FLORIDA

### GENERAL NOTES

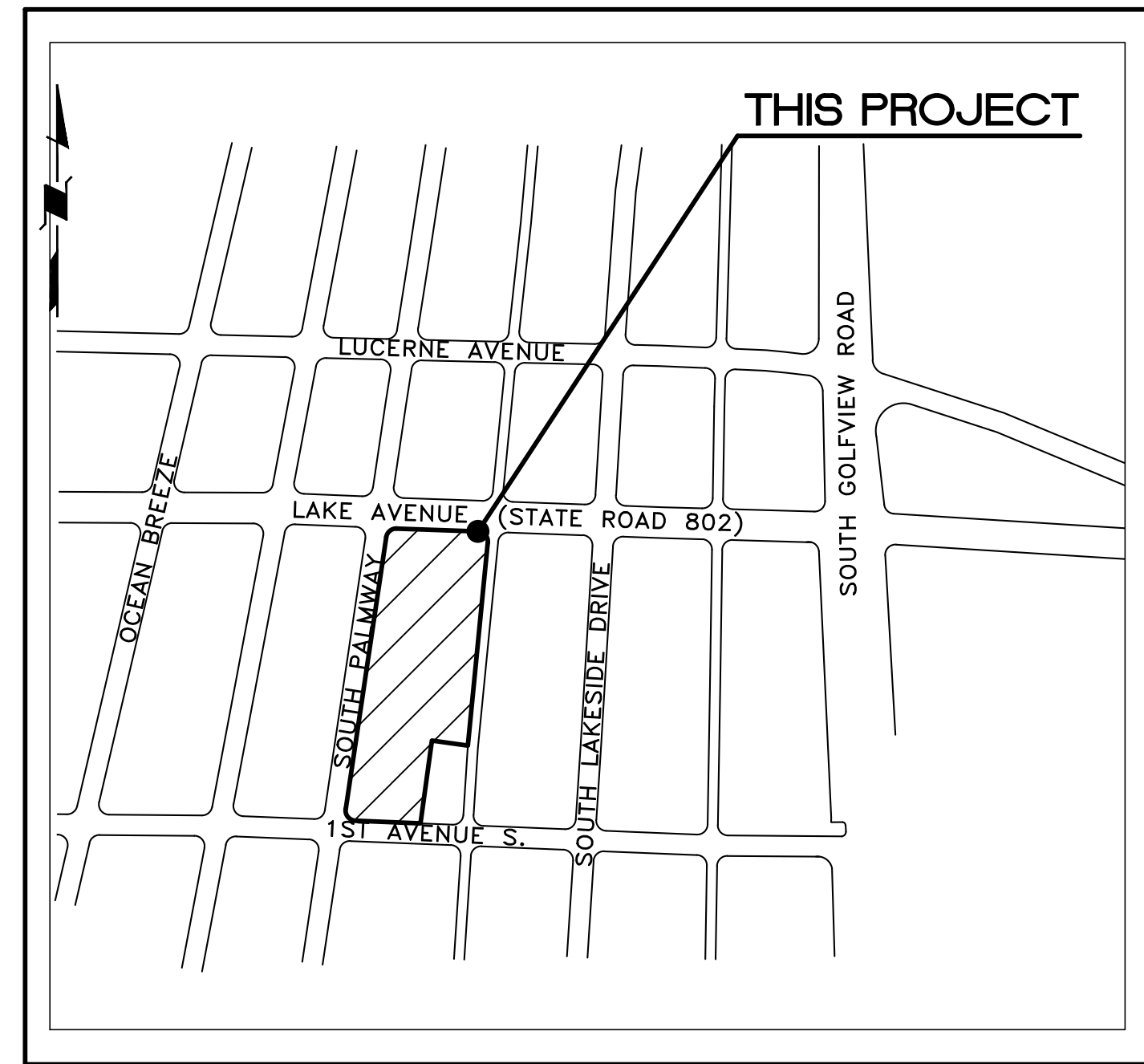
1. THE ISSUANCE OF ANY PERMITS SHALL COMPLY WITH ALL PROVISIONS OF THE LAKE WORTH MUNICIPAL CODE AND ALL OTHER APPLICABLE STANDARDS INCLUDING BUT NOT LIMITED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE CITY OF LAKE WORTH PUBLIC WORKS CONSTRUCTION STANDARDS AND POLICY AND PROCEDURE MANUAL.
2. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "K 402", HAVING AN ELEVATION OF 15.699 NAVD 1988. ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 1988, UNLESS NOTED OTHERWISE.
3. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
6. EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
7. REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.
9. FLOOD INFORMATION IS AS FOLLOWS: COMMUNITY NUMBER 120213, PANEL NUMBER 0781F, DATE OF FIRM INDEX 10-05-2017, ZONE AE, BASE FLOOD ELEVATION 6.0'.
10. BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY PERIMETER SURVEYING & MAPPING, BOCA RATON, FLORIDA, DATED JUNE 12, 2015, LAST UPDATED DECEMBER 19, 2019.

### UTILITY DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY SERVICE LINES PRIOR TO START OF CONSTRUCTION AND DETERMINE THE REQUIREMENTS FOR THEIR PROTECTION.
2. THE CONTRACTOR SHALL ARRANGE FOR THE PROPER DISCONNECTION AND CAPPING OF ALL UTILITIES BY THE APPROPRIATE CERTIFIED TECHNICIAN.
3. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND OWNER PRIOR TO DEMOLISHING ANY EXISTING UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL UTILITIES DESIGNATED TO REMAIN AND TO REPAIR ANY DAMAGED UTILITIES.

### DEMOLITION NOTES

1. EXISTING CONDITIONS SHOWN BASED UPON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO INITIATING WORK. SEE SURVEY PREPARED BY PERIMETER SURVEYING & MAPPING, BOCA RATON, FLORIDA, DATED JUNE 12, 2015, LAST UPDATED DECEMBER 19, 2019.
2. ALL EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES.
3. UNLESS OTHERWISE NOTED, ALL EXISTING IMPROVEMENTS WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, SLABS, PAVEMENTS, DRAINAGE FACILITIES, SITE LIGHTING FACILITIES, AND UTILITY FACILITIES, SHALL BE REMOVED IN THEIR ENTIRETY. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. ALL EXISTING BUILDING STRUCTURES SHALL BE REMOVED INCLUDING FOUNDATIONS, UNDERGROUND PIPING, GREASE TRAPS, ETC.
5. ASPHALTIC PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
6. LIMEROCK SUBBASE SHALL BE SCARIFIED TO ITS FULL DEPTH. REMOVED LIMEROCK SUBBASE MAY BE USED FOR ON-SITE FILL AND SUBGRADE, BUT IN NO CASE SHALL REMOVED LIMEROCK SUBBASE BE USED AS SUBBASE FOR NEW ROADWAYS, DRIVEWAYS, OR PARKING AREAS.
7. ALL EXISTING DRAINAGE IMPROVEMENTS SHALL BE REMOVED, INCLUDING STRUCTURES, PIPES, FRENCH DRAINS, ETC, UNLESS OTHERWISE NOTED.
8. ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, POWER & TELEPHONE SHALL BE TERMINATED AT PROPERTY LINES AND REMOVED WITHIN THE DEMOLITION LIMITS. CONTRACTOR SHALL COORDINATE WITH EACH AFFECTED UTILITY COMPANY.
9. ALL DEMOLITION DEBRIS, EQUIPMENT AND APPURTENANCES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE IN AN APPROVED MANNER, UNLESS OTHERWISE DESIGNATED BY THE OWNER.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL HAUL ROUTES, TO AND FROM THE SITE, FROM ALL REQUIRED AGENCIES/MUNICIPALITIES.



SECTION 21 TOWNSHIP 44 SOUTH RANGE 43 EAST  
PARCEL ID: 38-43-44-21-15-033-0090

### LOCATION MAP N.T.S.

### LEGAL DESCRIPTION

PARCEL 1  
LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO.2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND

LOTS 7 AND 8, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO.2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 6, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO.2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND

PARCEL 2  
THAT CERTAIN 10 FOOT WIDE STRIP OF LAND LYING WEST OF AND ADJACENT TO THE FOLLOWING DESCRIBED PARCEL:

LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO.2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

### STRIPING AND SIGNAGE NOTES

1. ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS APPLIED TO ASPHALTIC PAVEMENT SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
2. ALL ON-SITE STRIPING APPLIED TO CONCRETE PAVEMENT SHALL BE TRAFFIC PAINT IN ACCORDANCE WITH FDOT SECTION 917.
3. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
4. SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH MIAMI-DADE COUNTY/CITY OF MIAMI PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
5. STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
6. PROVIDE REFLECTIVE PAVEMENT MARKERS, AS REQUIRED BY MIAMI-DADE COUNTY/CITY OF MIAMI PUBLIC WORKS DEPARTMENTS.

### STANDARD FDOT NOTES

1. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE APPLICANT'S ENGINEER WHO IS RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (M.O.T.) FOR THIS PROJECT WILL COMPLY WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) DESIGN STANDARD INDEX 612, 613 AND 660.
3. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE. THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE, IS REQUIRED TO PRESENT, AS A PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.
4. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS BEFORE ANY EXCAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLES.
5. THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
6. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE TELEPHONE NUMBER IS 772-465-7070 OR 1-800-300-8236.
7. THE APPLICANT, AT THE EARLIEST CONVENIENT TIME, SHALL NOTIFY, IN WRITING, ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
8. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL. SPECIFY THE ALPHANUMERIC IDENTIFICATION FOR THE CURB CUT RAMPS PER STANDARD INDEX 304. A COPY OF THE APPROPRIATE DETAIL(S) MUST BE SHOWN ON THE PLANS.
9. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTOR'S EXPENSE.
10. ALL M.O.T. LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED BEFORE 9:00 AM AND ALL LANES ARE TO BE OPENED BY 4:00 PM.
11. THE LOCAL MEDIA SHALL BE CONTACTED A WEEK PRIOR TO ANY LANE CLOSURES ON THE STATE ROAD SYSTEM IF IT WILL OCCUR DURING PEAK HOURS OR OVER THE SPAN OF MORE THAN ONE DAY. CONTACT BARBARA KELLEHER, FDOT PUBLIC INFORMATION OFFICE AT 954-777-4090 FOR GUIDANCE ON WHO TO CONTACT. PROVIDE A COPY OF THE PRESS RELEASE TO: FLORIDA DEPARTMENT OF TRANSPORTATION PUBLIC INFORMATION OFFICE, 3400 WEST COMMERCIAL BOULEVARD, FORT LAUDERDALE, FLORIDA 33309.
12. THE PAVEMENT SPECIFICATION SHOULD READ: MATCH EXISTING TYPE AND DEPTH OF ASPHALT TO 3/4" MAXIMUM, INCLUDING FRICTION COURSE.
13. FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORIST OF TRUCKS ENTERING THE HIGHWAY.
14. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS (600 SERIES) AND THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), REVISIONS ONE AND TWO DATED DECEMBER 2007.

### INDEX OF DRAWINGS

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C-2	LAYOUT PLAN AND NOTES
C-3	PAVING-GRADING-DRAINAGE/WATER-SEWER PLAN
C-4	SITE DETAILS
C-5	DRAINAGE DETAILS
SWPPP-1	STORMWATER POLLUTION PREVENTION PLAN
SWPPP-2	STORMWATER POLLUTION PREVENTION PLAN

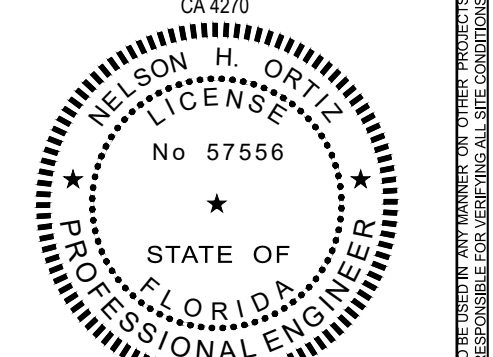
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GräEF

3400 SOUTH DADELAND BLVD. SUITE 601  
MIAMI, FLORIDA 33156 305 / 378 5555



4/4/2022  
THIS ITEM HAS BEEN DIGITALLY SIGNED  
AND SEALED BY NELSON H. ORTIZ, P.E.  
ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED  
AND THE SIGNATURE MUST BE VERIFIED  
ON ANY ELECTRONIC COPIES.  
FOR THE FIRM: NELSON H. ORTIZ  
PROJECT NO.: 2021-7044 PE-57556 (CIVIL)

PRELIMINARY - NOT FOR CONSTRUCTION

GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

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2	03/25/22	CITY COMMENTS
1	03/01/22	CITY COMMENTS
△	DATE	REVISION

DWG. TITLE

LOCATION MAP  
AND NOTES

SCALE

AS SHOWN

PROJECT NO.

2020-01

DATE

01-14-2022

SHEET NUMBER

C-1

PRELIMINARY - NOT FOR CONSTRUCTION

2	03/25/22	CITY COMMENTS
1	03/01/22	CITY COMMENTS
Δ	DATE	REVISION

DWG. TITLE

LAYOUT PLAN

SCALE

AS SHOWN

PROJECT NO.

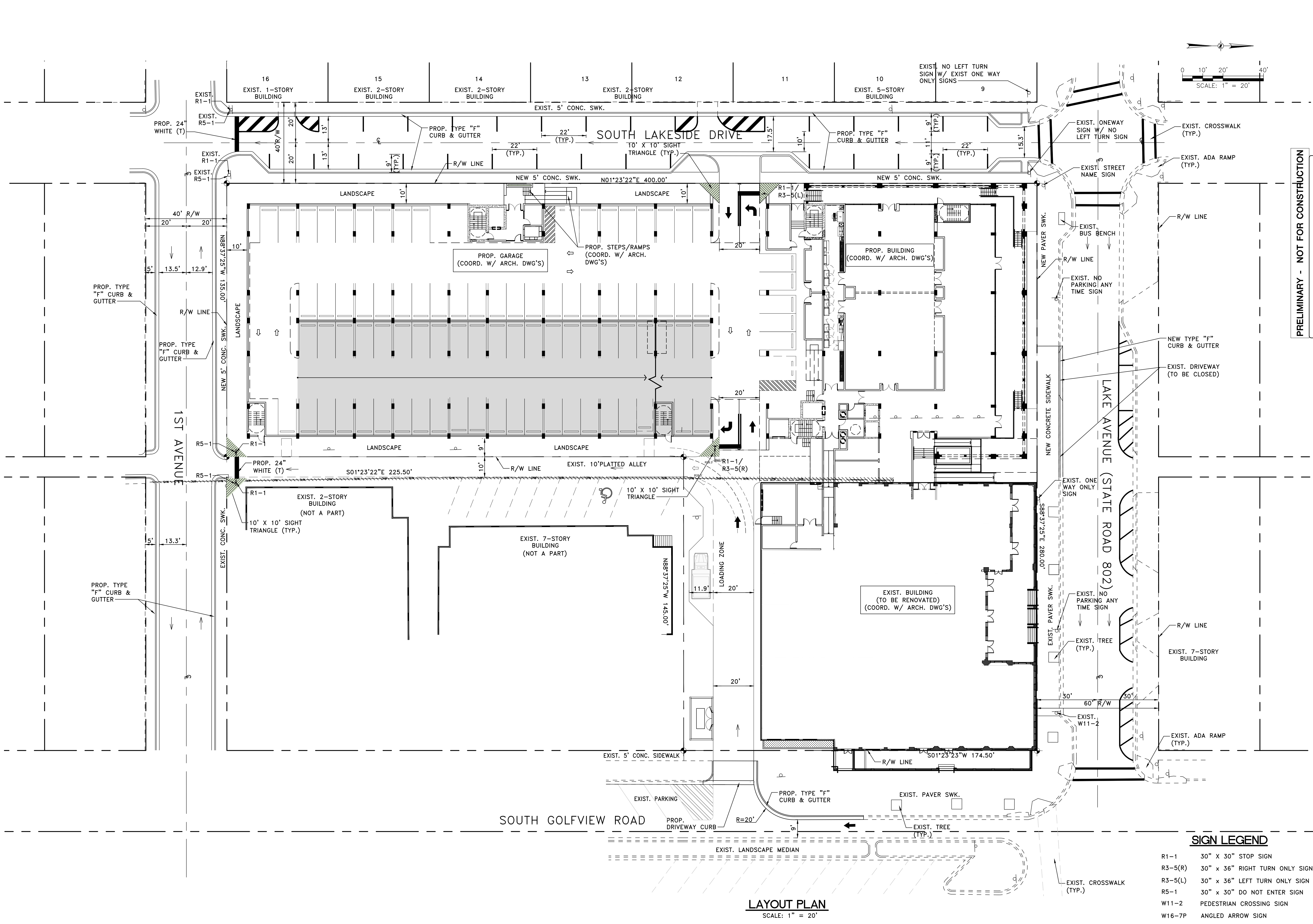
2020-01

DATE

01-14-2022

SHEET NUMBER

C-2



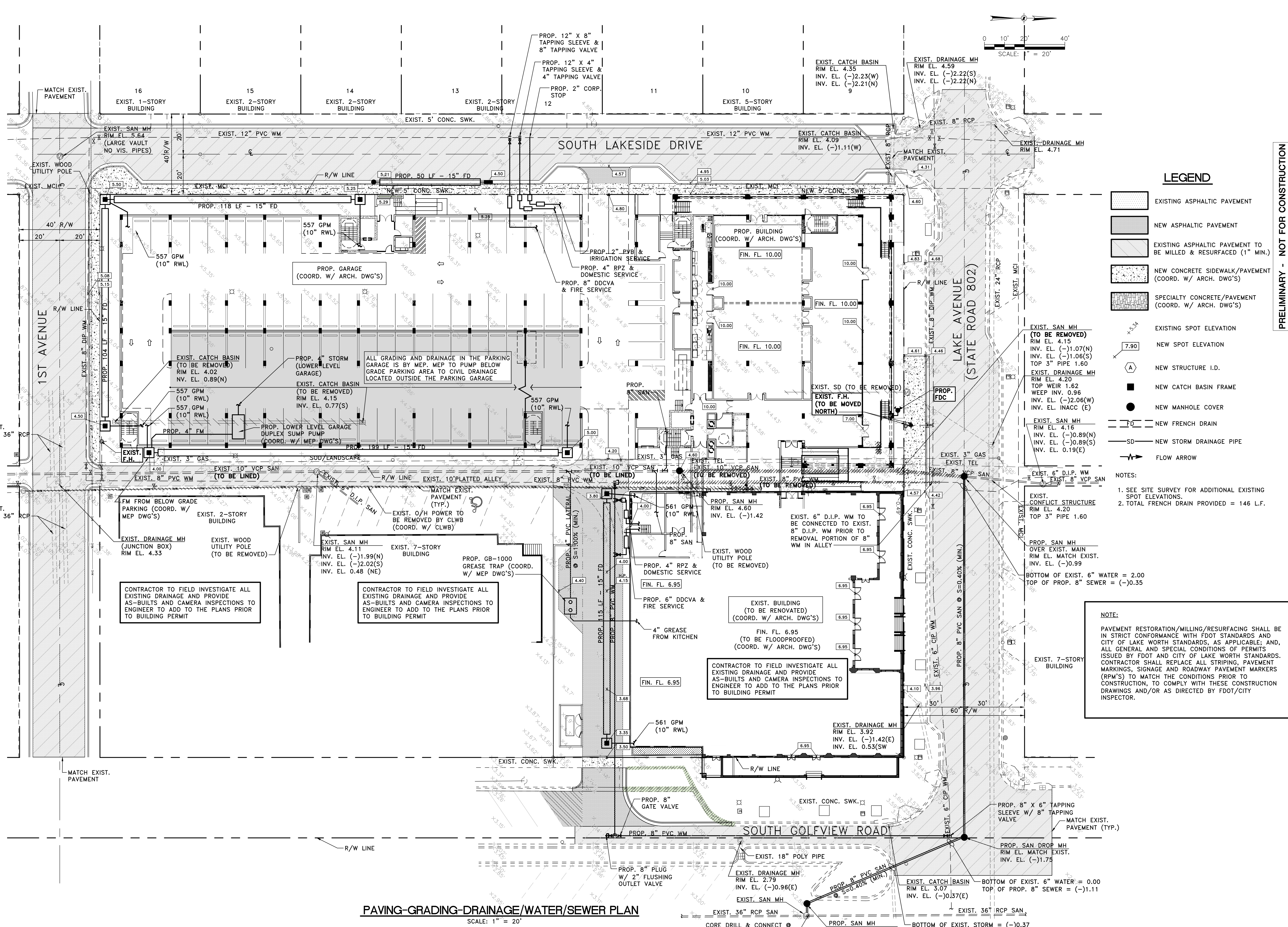
**LAYOUT PLAN**  
SCALE: 1" = 20'

**SIGN LEGEND**

- R1-1 30" X 30" STOP SIGN
- R3-5(R) 30" X 36" RIGHT TURN ONLY SIGN
- R3-5(L) 30" X 36" LEFT TURN ONLY SIGN
- R5-1 30" X 30" DO NOT ENTER SIGN
- W11-2 PEDESTRIAN CROSSING SIGN
- W16-7P ANGLED ARROW SIGN

PRELIMINARY - NOT FOR CONSTRUCTION

**GULFSTREAM HOTEL**  
11 LAKE AVENUE  
LAKE WORTH, FL 334610



**LEGEND**

- EXISTING ASPHALTIC PAVEMENT
- NEW ASPHALTIC PAVEMENT
- EXISTING ASPHALTIC PAVEMENT TO BE MILLED & RESURFACED (1" MIN.)
- NEW CONCRETE SIDEWALK/PAVEMENT (COORD. W/ ARCH. DWG'S)
- SPECIALTY CONCRETE/PAVEMENT (COORD. W/ ARCH. DWG'S)
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW STRUCTURE I.D.
- NEW CATCH BASIN FRAME
- NEW MANHOLE COVER
- NEW FRENCH DRAIN
- NEW STORM DRAINAGE PIPE
- FLOW ARROW

- NOTES:
- SEE SITE SURVEY FOR ADDITIONAL EXISTING SPOT ELEVATIONS.
  - TOTAL FRENCH DRAIN PROVIDED = 146 L.F.

**NOTE:**

PAVEMENT RESTORATION/MILLING/RESURFACING SHALL BE IN STRICT CONFORMANCE WITH FDOT STANDARDS AND CITY OF LAKE WORTH STANDARDS, AS APPLICABLE; AND, ALL GENERAL AND SPECIAL CONDITIONS OF PERMITS ISSUED BY FDOT AND CITY OF LAKE WORTH STANDARDS. CONTRACTOR SHALL REPLACE ALL STRIPING, PAVEMENT MARKINGS, SIGNAGE AND ROADWAY PAVEMENT MARKERS (RPM'S) TO MATCH THE CONDITIONS PRIOR TO CONSTRUCTION, TO COMPLY WITH THESE CONSTRUCTION DRAWINGS AND/OR AS DIRECTED BY FDOT/CITY INSPECTOR.

CONTRACTOR TO FIELD INVESTIGATE ALL EXISTING DRAINAGE AND PROVIDE AS-BUILTS AND CAMERA INSPECTIONS TO ENGINEER TO ADD TO THE PLANS PRIOR TO BUILDING PERMIT

CONTRACTOR TO FIELD INVESTIGATE ALL EXISTING DRAINAGE AND PROVIDE AS-BUILTS AND CAMERA INSPECTIONS TO ENGINEER TO ADD TO THE PLANS PRIOR TO BUILDING PERMIT

CONTRACTOR TO FIELD INVESTIGATE ALL EXISTING DRAINAGE AND PROVIDE AS-BUILTS AND CAMERA INSPECTIONS TO ENGINEER TO ADD TO THE PLANS PRIOR TO BUILDING PERMIT

**PAVING-GRADING-DRAINAGE/WATER/SEWER PLAN**

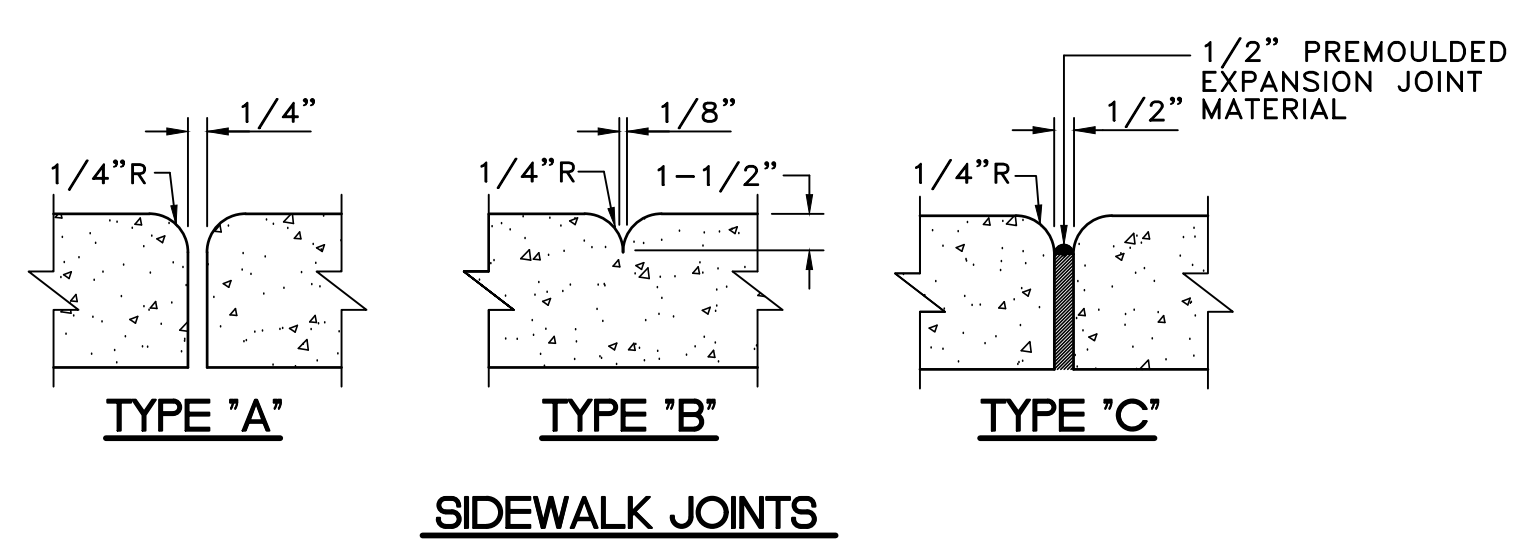
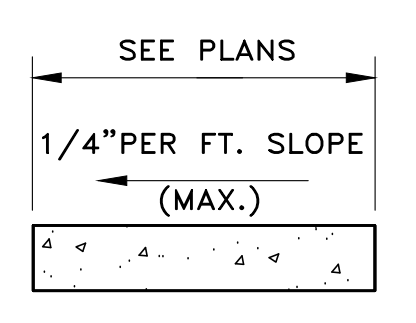
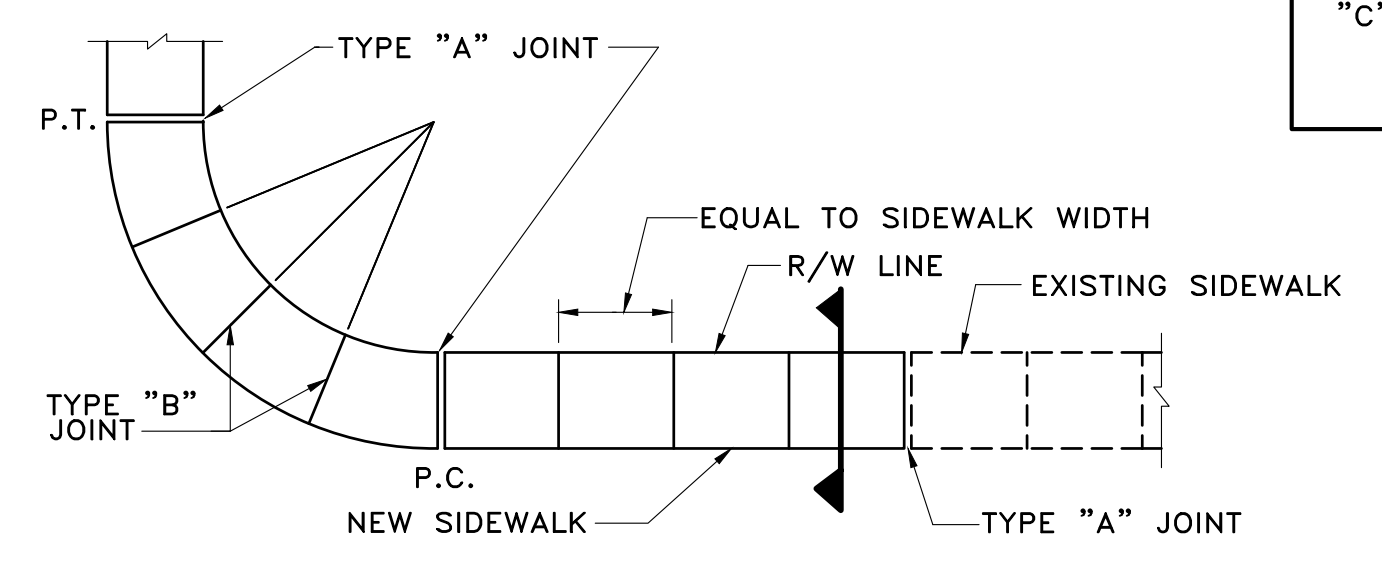
SCALE: 1" = 20'

DATE	REVISION
2 03/25/22	CITY COMMENTS
1 03/01/22	CITY COMMENTS

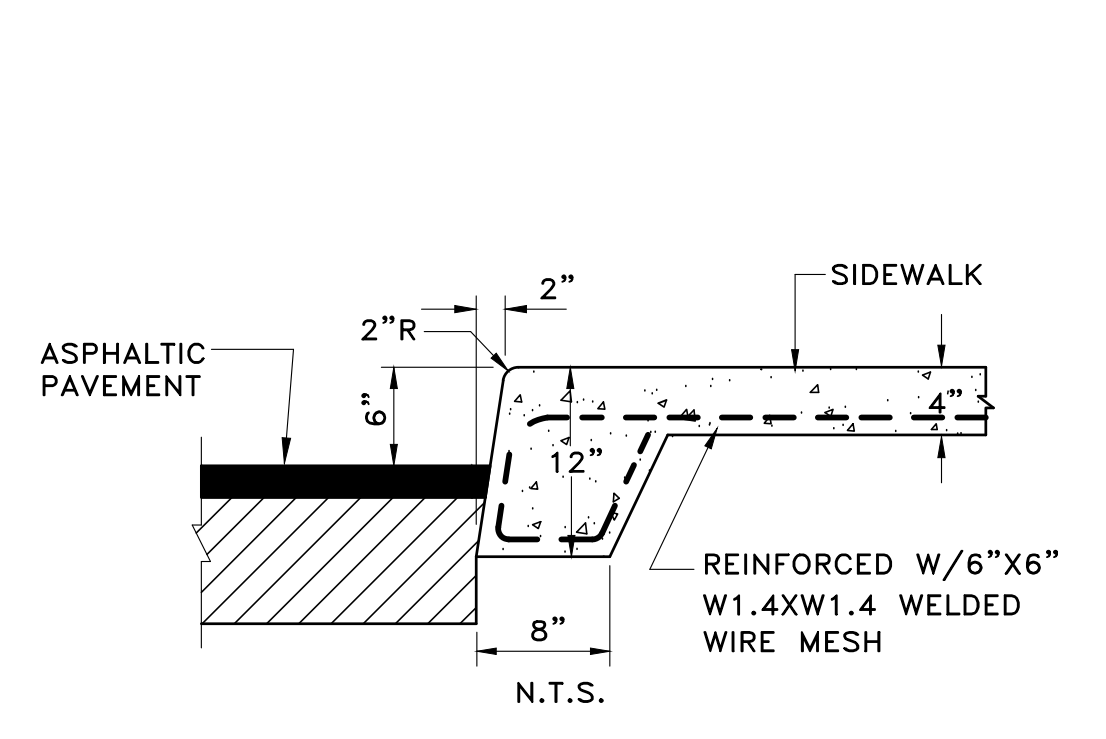
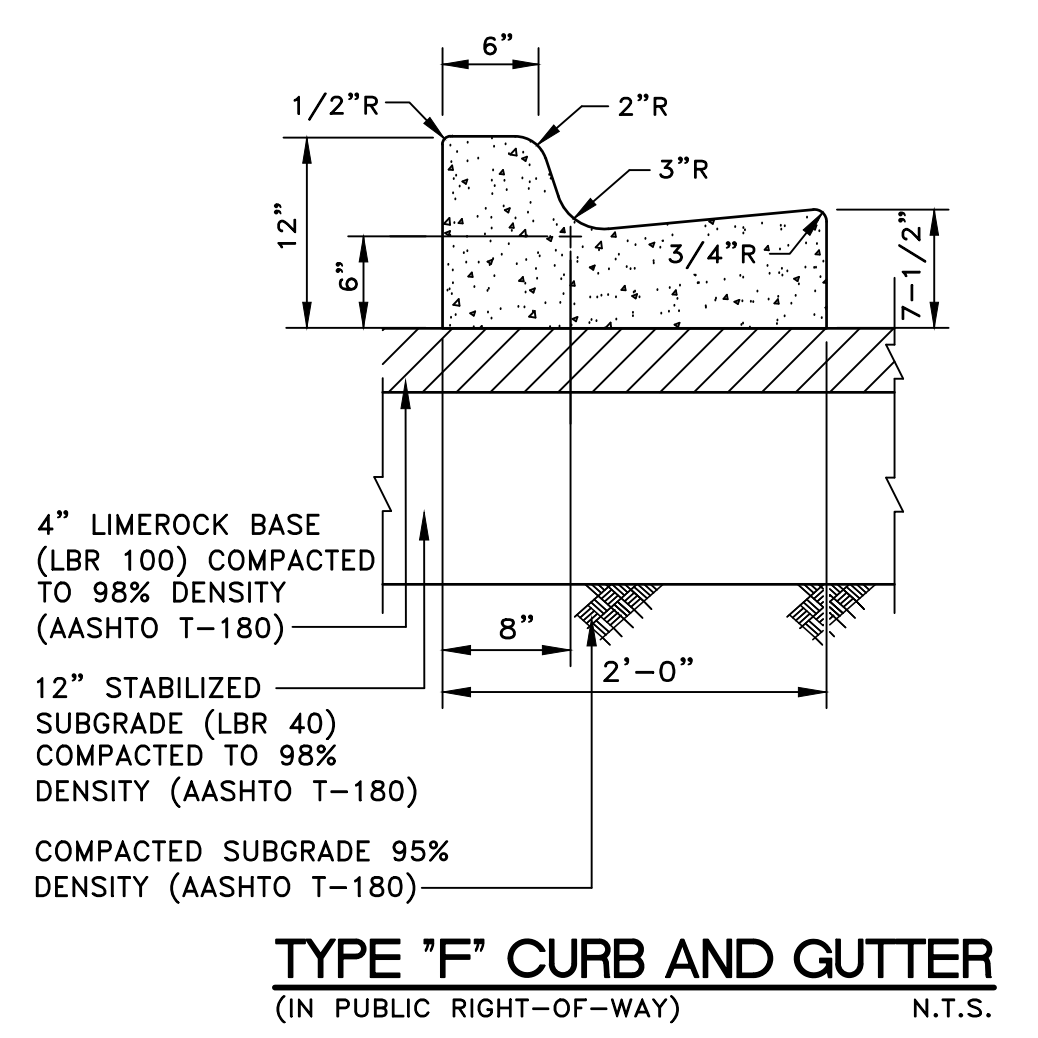
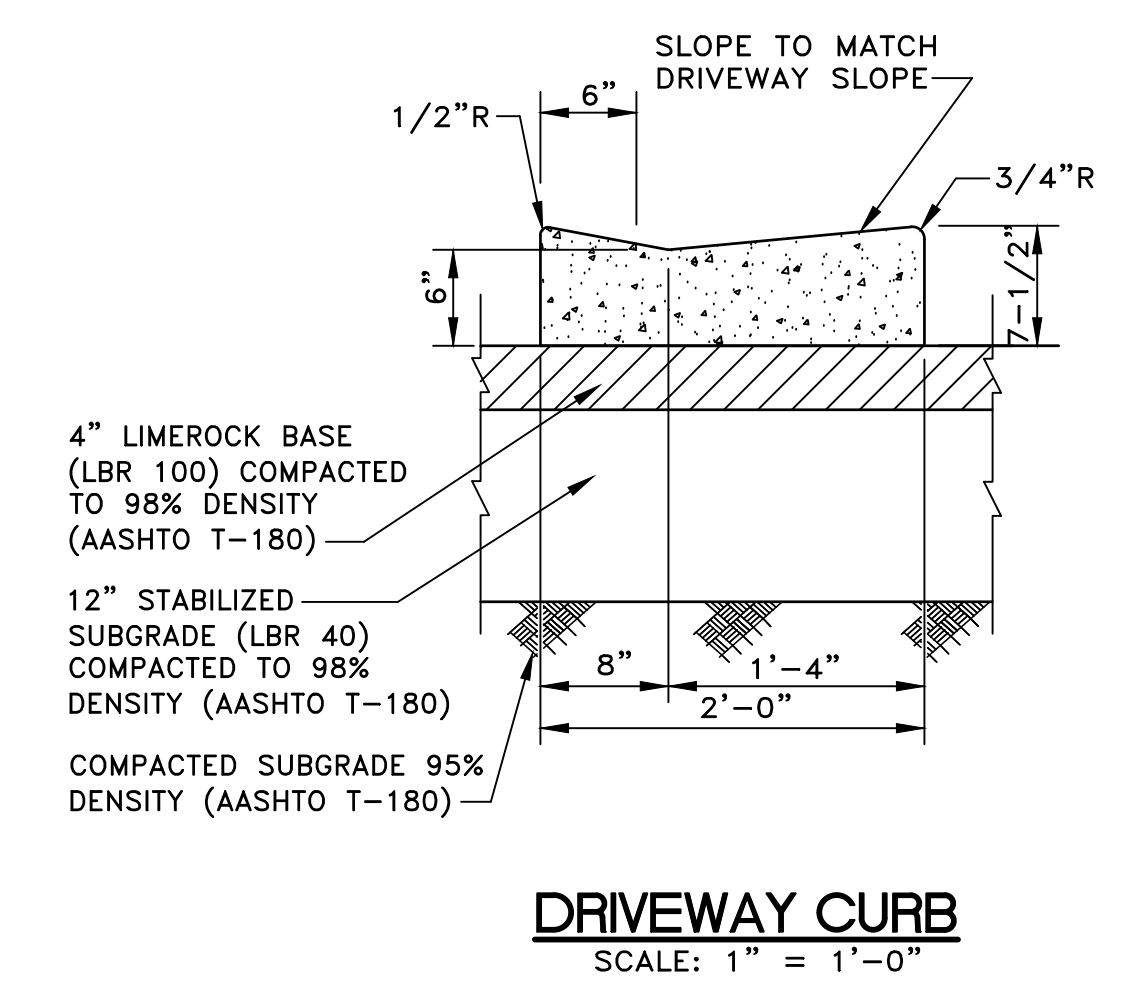
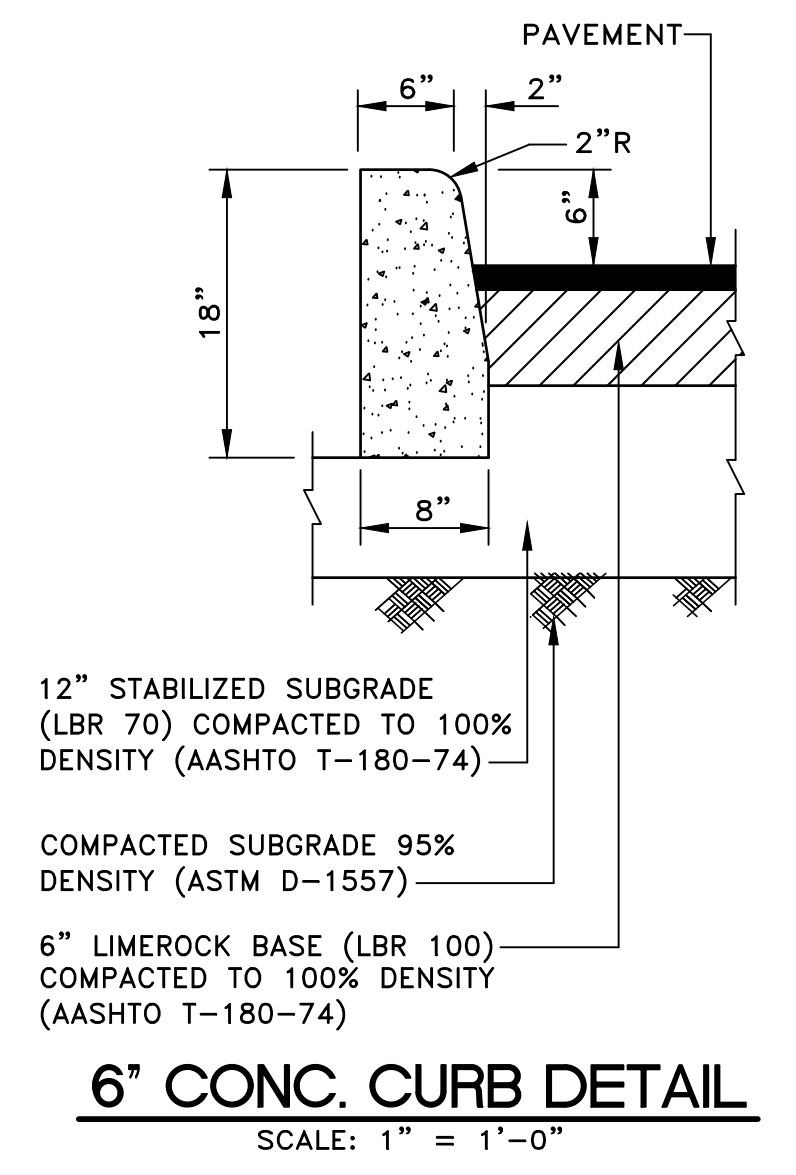
DWG. TITLE	AS SHOWN
PROJECT NO.	2020-01
DATE	01-14-2022
SHEET NUMBER	<b>C-3</b>

TABLE OF SIDEWALK THICKNESS 'T'	
LOCATION	"T"
RESIDENTIAL AND INTERIOR AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

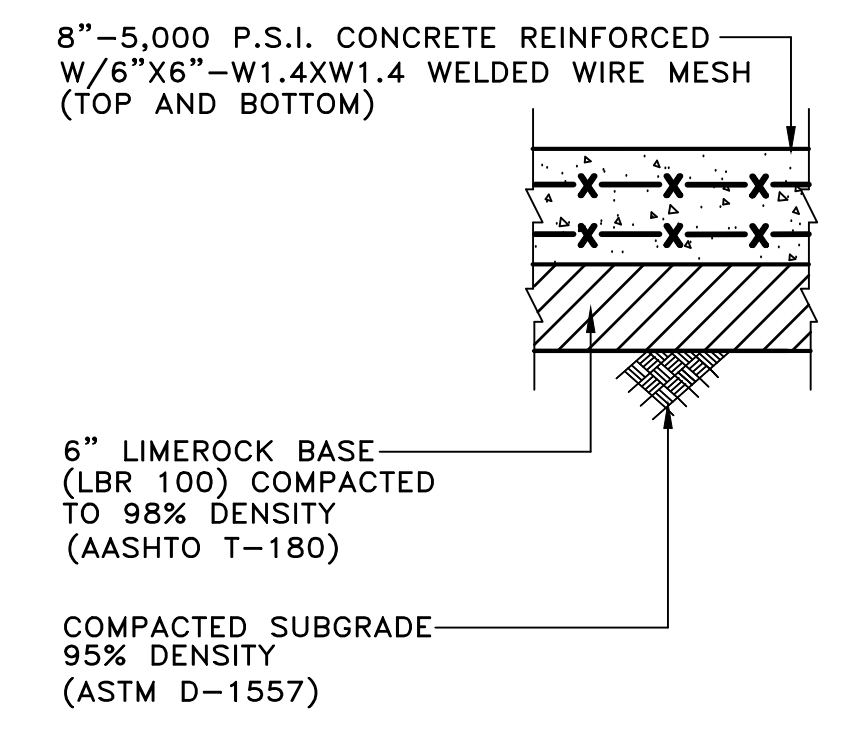
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES ALSO, EVERY 50 FEET OF CONTINUOUS SIDEWALK



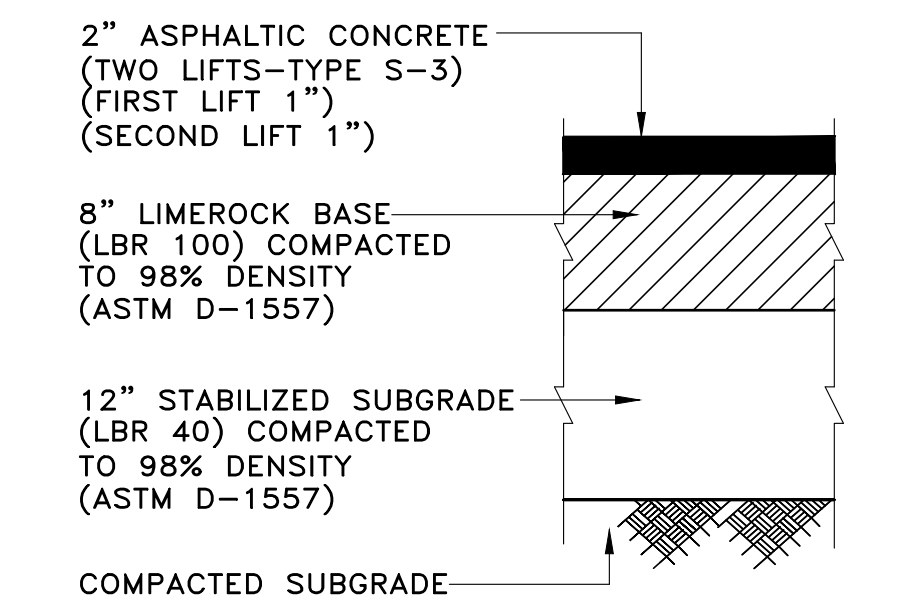
**STANDARD SIDEWALK CONSTRUCTION**  
N.T.S.



**TURNDOWN SIDEWALK DETAIL**  
N.T.S.



**CONCRETE PAVEMENT**  
(ON-SITE) N.T.S.



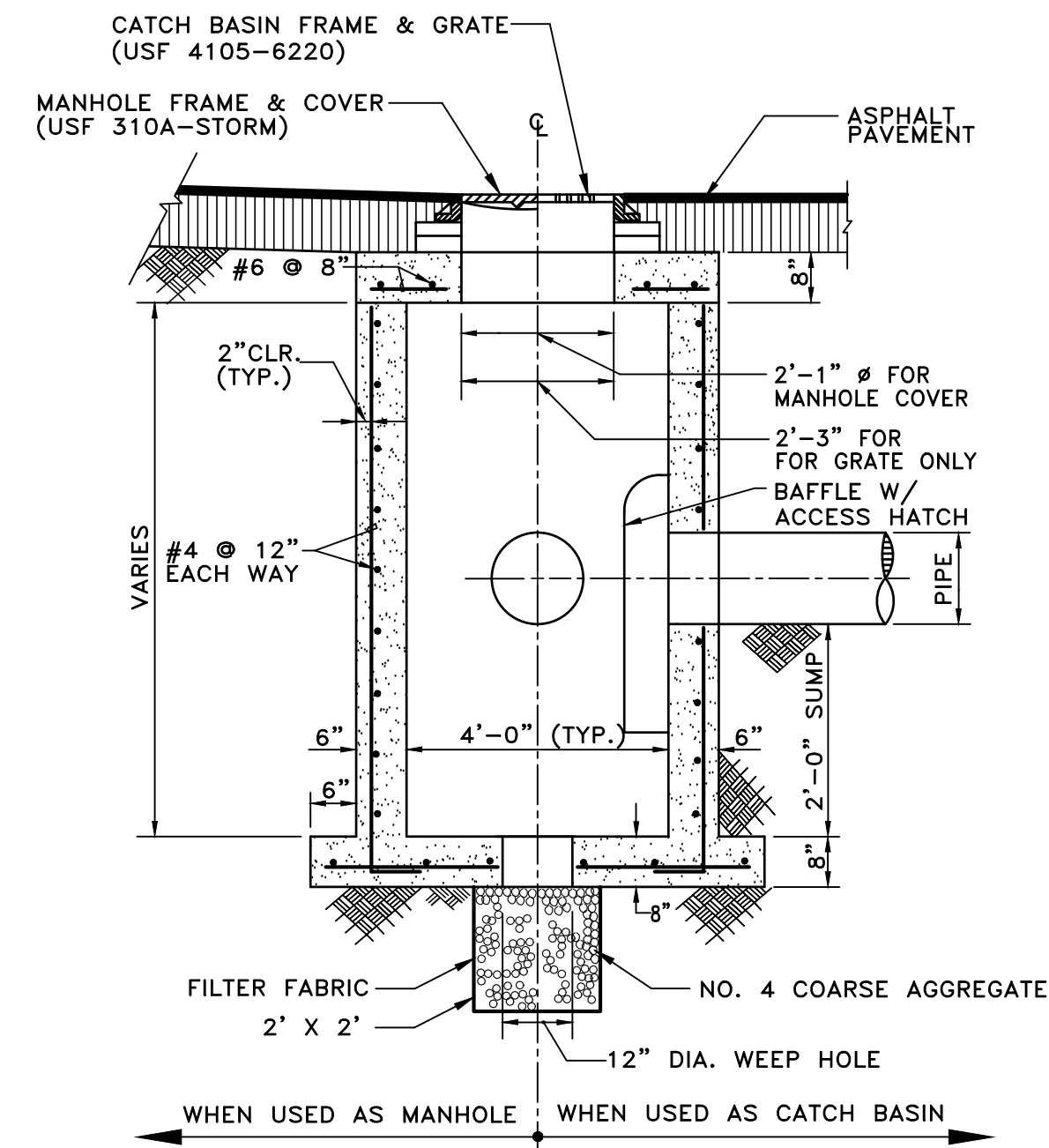
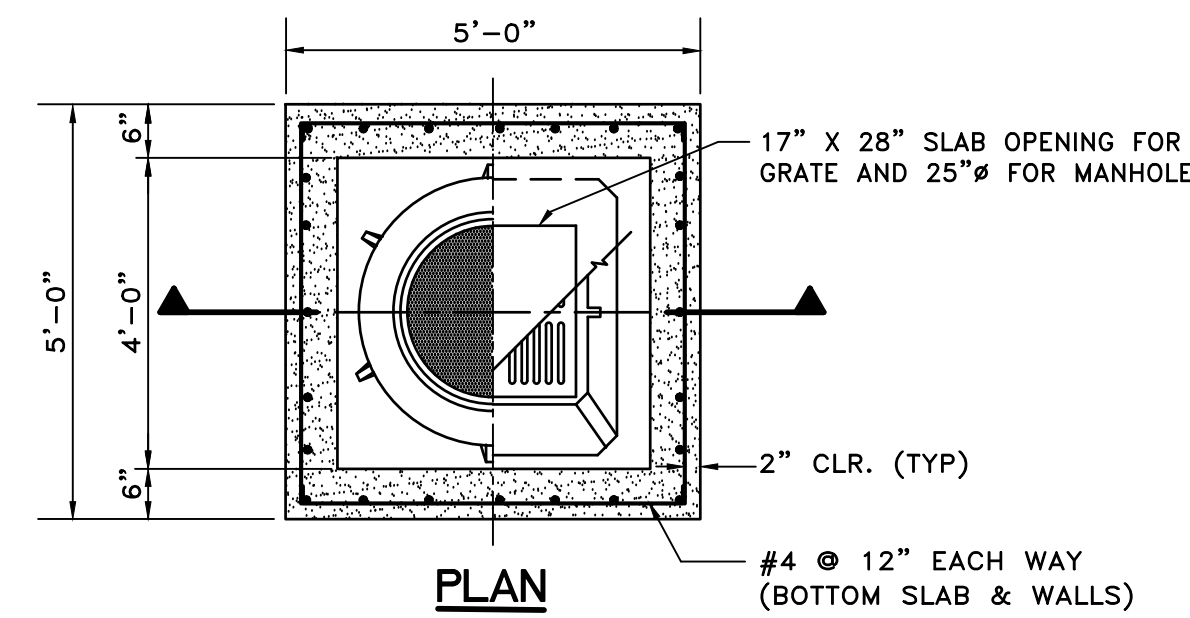
**ASPHALTIC PAVEMENT**  
N.T.S.

NO.	DATE	REVISION
2	03/25/22	CITY COMMENTS
1	03/01/22	CITY COMMENTS

DWG. TITLE	SITE DETAILS
SCALE	AS SHOWN
PROJECT NO.	2020-01
DATE	01-14-2022
SHEET NUMBER	C-4

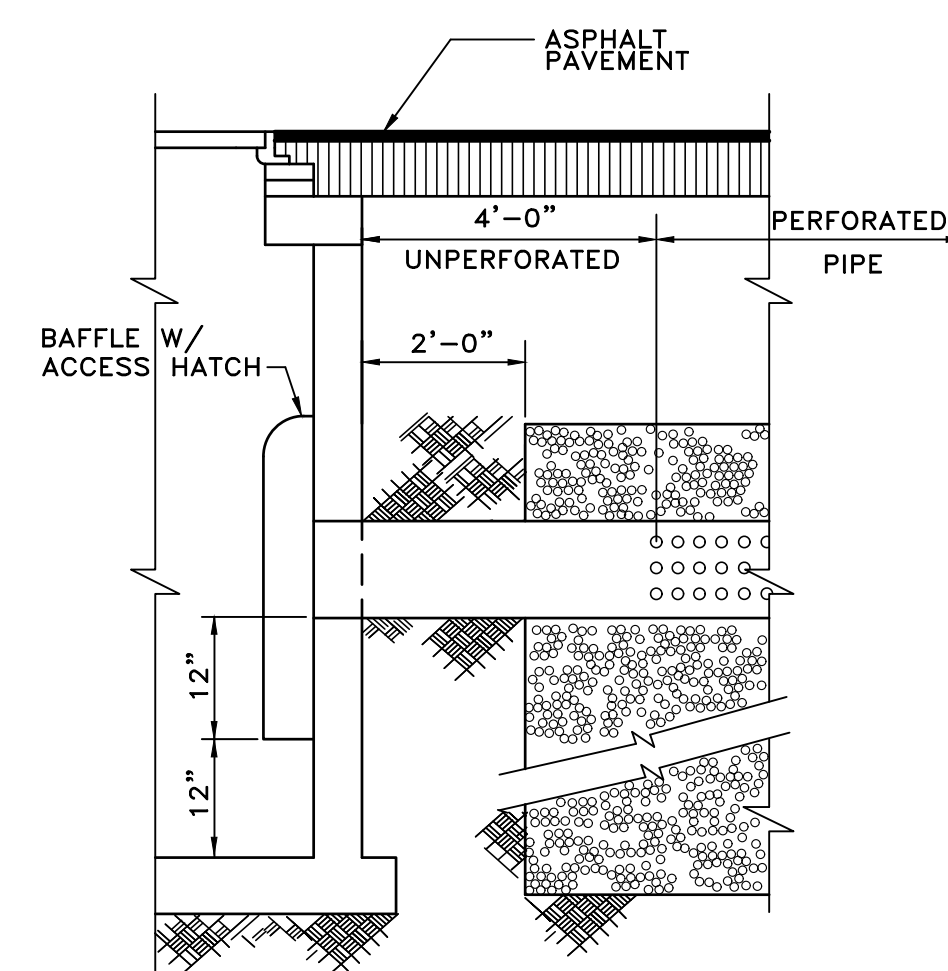
## PAVING-GRADING-DRAINAGE NOTES

1. ELEVATION SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.)
2. GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES, SHOULDERS, SLOPES, INTERSECTIONS, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH THE ALIGNMENT AND GRADES SHOWN IN THESE DRAWINGS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF LAKE WORTH STANDARDS.
4. TRENCH DRAIN TO BE CONCRETE TROUGH AND GRATES SHALL BE USF GRATE NO. 6505-6141 (14" X 24") OR EQUAL. PROVIDE NUMBER OF GRATE SEGMENTS REQUIRED TO ACCOMMODATE LENGTH OF TRENCH INDICATED.
5. DRAINAGE STRUCTURES SHALL BE AS DETAILED IN THESE DRAWINGS. DRAINAGE PIPE TO BE HIGH DENSITY CORRUGATED POLYETHYLENE, UNLESS OTHERWISE NOTED.
6. ON-SITE ASPHALTIC PAVEMENTS SHALL CONSIST OF COMPACTED SUBGRADE, COMPACTED LIMEROCK SUBBASE AND TYPE S-3 ASPHALTIC CONCRETE.
7. CONCRETE CURB AND SIDEWALK SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE.
8. ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
9. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
10. ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A STEEL TROWELLED WITH MEDIUM BROOMED FINISH, UNLESS OTHERWISE DIRECTED.



**CATCH BASIN/MANHOLE DETAIL**

N.T.S.

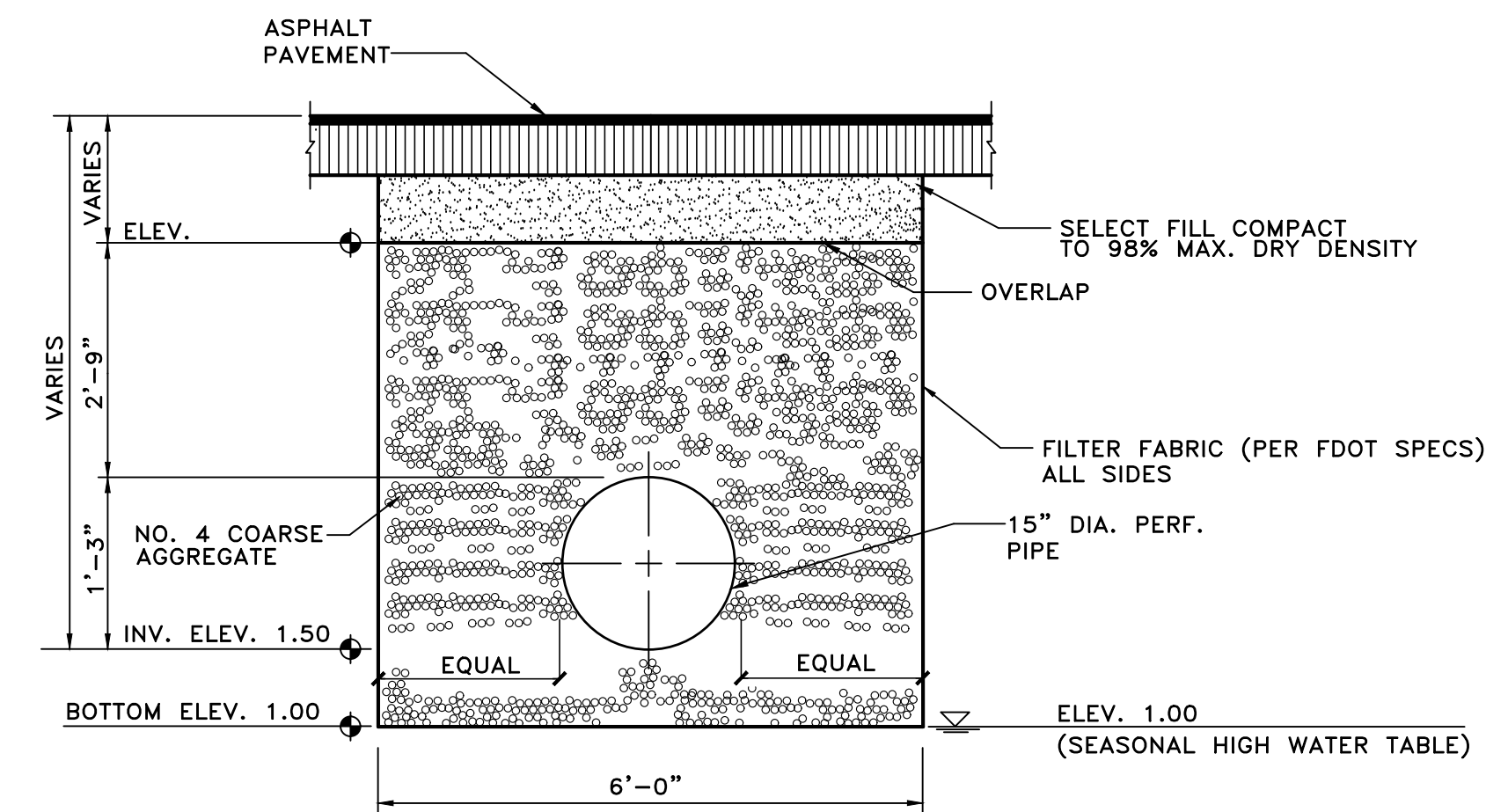


NOTES:

1. PROVIDE BAFFLE W/ ACCESS HATCH WHEREVER PIPE ENTERS FRENCH DRAIN.
2. BAFFLE SHALL BE TYPE S-15 HYDRO-BAFFLE AS MANUFACTURED BY GEOTECHNICAL MARINE CORP. OR APPROVED EQUAL.

**FRENCH DRAIN CONNECTION DETAIL**

N.T.S.



**FRENCH DRAIN SECTION**

N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

8400 SOUTH DADELAND BLVD. SUITE 801  
MIAMI, FLORIDA 33156 305 / 378 5555

CA 4270

Nelson H. Ortiz

LICENSE

No. 57556

STATE OF FLORIDA

PROFESSIONAL ENGINEER

4/4/2022

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ  
PROJECT NO. 2021-7044 PE-07556 (CIVIL)

**GULFSTREAM HOTEL**  
 11 LAKE AVENUE  
 LAKE WORTH, FL. 334610

NO.	DATE	REVISION
2	03/25/22	CITY COMMENTS
1	03/01/22	CITY COMMENTS

DWG. TITLE	AS SHOWN
DRAINAGE DETAILS	
SCALE	
PROJECT NO.	2020-01
DATE	01-14-2022
SHEET NUMBER	<b>C-5</b>

# STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

## A. GENERAL NOTES

- ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN PLANS ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED IN THE FDOT STANDARDS.
- ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH FDEP'S NPDES REQUIREMENTS. THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.
- ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
- CONTRACTOR'S SUBMITTALS:  
THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO FDEP IN ORDER FOR THE NPDES PERMIT TO BE PROCESSED:
  - IF THIS SWPPP IS ADOPTED BY THE CONTRACTOR, THE SWPPP SHEETS AND OTHER PLAN SHEETS SHALL BE INCLUDED BY REFERENCE IN THE NOTICE OF INTENT (NOI) SUBMITTAL. THE CONTRACTOR MAY ELECT TO SUBMIT A REVISED SWPPP THAT IS IN COMPLIANCE WITH THE STORM WATER REGULATIONS AT 40 CFR 122.26(b)(14) AND STATE WATER QUALITY STANDARDS.
  - SIGNED CONTRACTOR CERTIFICATION FORMS (2). THESE FORMS MUST BE SIGNED BY BOTH THE PRIME CONTRACTOR AND SUB-CONTRACTOR (IF APPLICABLE) PERFORMING SOIL-DISTURBING ACTIVITIES.
  - HAZARDOUS MATERIAL SPILL CONTROL PLAN.
  - STAGING AREAS, STOCKPILE LOCATIONS AND STABILIZATION PRACTICES.
  - BRIDGE CONSTRUCTION METHOD AND SEQUENCING (IF APPLICABLE).
  - DEWATERING PLAN (IF APPLICABLE).
- NO SOIL DISTURBING ACTIVITIES CAN BE CONDUCTED UNTIL THE NPDES PACKAGE HAS BEEN MAILED TO THE FDEP.
- ANY DAMAGED OR INEFFECTIVE BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAG INSTALLATION IS AS MENTIONED IN EROSION CONTROL PLANS. THE PROJECT ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY.
- DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP.
- COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
- CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN "SECTION ID4" FDOT STANDARDS SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION.
- STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER AND/OR OTHER APPROPRIATE EROSION CONTROL MEASURES.
- INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.
- ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPALLY SEPARATE STORM SEWER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES SHALL HAVE EROSION CONTROLS PROVIDED FOR THOSE INLETS.
- THE AGGREGATE LAYER OF ALL CONSTRUCTION ENTRANCE GRAVEL BEDS MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET. THE ENTRANCE MUST WIDEN AT ITS CONNECTION TO THE ROADWAY IN ORDER TO ACCOMMODATE THE TURNING RADIUS OF LARGE TRUCKS.

## B. SITE DESCRIPTION

### 1. CONSTRUCTION ACTIVITY:

DRAINAGE AND UTILITY INSTALLATION, BUILDING CONSTRUCTION, LAND DEVELOPMENT.

#### PROJECT LIMITS:

LAKE AVENUE ON THE NORTH; SOUTH LAKE SIDE ON THE WEST; 1st AVENUE SOUTH ON THE SOUTH; AND, SOUTH GOLFVIEW ROAD ON THE EAST.

#### PROJECT DESCRIPTION:

LAND DEVELOPMENT AT THE GULFSTREAM HOTEL PROJECT WILL INCLUDE CONSTRUCTION OF A NEW BUILDING, RENOVATION OF AN EXISTING BUILDING WITH A GARAGE PARKING. THE PROPOSED DRAINAGE SYSTEM WILL BE DRAINAGE WELLS AND EXFILTRATION TRENCHES.

### 2. MAJOR SOIL DISTURBING ACTIVITIES:

CLEARING AND GRUBBING, EXCAVATION FOR STORMWATER FACILITIES, AND OTHER UTILITIES, PLACEMENT OF FILL FOUNDATIONS.

### 3. TOTAL PROJECT AREA: 1.49 ACRES TOTAL AREA TO BE DISTURBED: 1.49 ACRES

### 4. LOCATIONS OF DRAINAGE AREAS AND OUTFALLS:

SEE ATTACHED PLAN.

### 5. THE DRAINAGE SYSTEM FOR THIS PROJECT IS A CLOSED SYSTEM. RECEIVING WATERS IN THE EVENT OF A MAJOR STORM EVENT WILL BE THE INTRACOASTAL WATERWAY AT LATITUDE AND LONGITUDE 26°36'53.32" N/80°02'49.15" W.

### 6. AREA OF DISCHARGE FOR THIS PROJECT IS 1.49 ACRES = 64,904 SF

### 7. SOILS ARE CLASSIFIED AS ST. LUCIE-PAOLA-URBAN LAND COMPLEX AND URBAN LAND. QUALITY OF DISCHARGE IS LIMEROCK FILL AND SAND.

### 8. LATITUDE AND LONGITUDE OF DIRECT DISCHARGE POINT IS NOT APPLICABLE SINCE THIS IS A CLOSED SYSTEM WITH NO DIRECT DISCHARGE TO ADJACENT SURFACE WATERS. HOWEVER, LATITUDE AND LONGITUDE OF THIS PROJECT AS INDICATED IN THE NOI IS 26°36'55.38" N/80°02'57.47" W AND LATITUDE AND LONGITUDE OF THE INTRACOASTAL WATERWAY IS 26°36'53.32" N/80°02'49.15" W.

## C. CONTROLS

NARRATIVE – SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS.

CONSTRUCTION OF THE GULFSTREAM HOTEL PROJECT AND ASSOCIATED DRAINAGE SYSTEM WILL INCLUDE EXFILTRATION TRENCHES AND DRAINAGE WELLS, TO BE BOUNDED BY LAKE AVENUE ON THE NORTH; SOUTH LAKESIDE DRIVE ON THE WEST; 1st AVENUE SOUTH ON THE SOUTH; AND, SOUTH GOLFVIEW ROAD ON THE EAST.

PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, ALL EROSION CONTROLS MUST BE IMPLEMENTED.

### TEMPORARY STABILIZATION:

DISTURBED PORTIONS OF THE SITE (E.G. EMBANKMENT AT TEMPORARY RAMPS) WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SOD OR TEMPORARY SEEDING AND MULCHING NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

### PERMANENT STABILIZATION:

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

### 1. EROSION AND SEDIMENT CONTROLS:

- (1) STABILIZATION PRACTICES:
- TEMPORARY SODDING
  - TEMPORARY GRASSING
  - PERMANENT SODDING, SEEDING OR SEED & MULCH
  - TEMPORARY MULCHING
  - ARTIFICIAL COVERING
  - BUFFER ZONES
  - PRESERVATION OF NATURAL RESOURCES

#### OTHER:

### (2) STRUCTURAL PRACTICES:

- SAND BAGGING
- SILT FENCES
- ROCK BAGS
- BERMS
- DIVERSION, INTERCEPTOR, OR PERIMETER DITCHES
- PIPE SLOPE DRAINS
- FLUMES
- ROCK BEDDING AT CONSTRUCTION EXIT
- TIMBER BEDDING AT CONSTRUCTION EXIT
- DITCH LINER
- SEDIMENT TRAPS (DURING DE-WATERING)
- SEDIMENT BASINS
- STORM INLET SEDIMENT TRAP
- STONE OUTLET STRUCTURES
- CURBS AND CUTTERS
- STORM SEWERS
- VELOCITY CONTROL DEVICES
- TURBIDITY BARRIER
- RIP RAP

### 2. DESCRIPTION OF STORM WATER MANAGEMENT:

THE STORMWATER MANAGEMENT SYSTEM CONSISTS OF CATCH BASINS, GUTTER DRAINS, AND STORM SEWERS THAT CONVEY STORMWATER INTO THE EXFILTRATION TRENCHES AND DRAINAGE WELLS THAT TREAT THE WATER QUALITY AND WATER QUANTITY REQUIREMENTS.

### 3. OTHER CONTROLS

(1) WASTE DISPOSAL:  
IN APPROVED OFFSITE AREAS PROVIDED BY THE CONTRACTOR.

(2) OFFSITE VEHICLE TRACKING:  
 HAUL ROADS DAMPENED FOR DUST CONTROL  
 LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN  
 EXCESS DIRT ON ROAD REMOVED DAILY  
 STABILIZED CONSTRUCTION ENTRANCE

#### OTHER:

### (3) SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION OF A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

### (4) FERTILIZERS AND PESTICIDES:

FERTILIZER TO BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. IF STORED ON-SITE, STORAGE WILL BE IN COVERED SHED. THE CONTENT OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEPARATE PLASTIC BIN TO AVOID SPILLS.

(5) NON-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING) THE CONTRACTOR IS RESPONSIBLE FOR REPORTING SPILLS TO PALM BEACH COUNTY HEALTH DEPARTMENT. THE CONSTRUCTION OF THE FOUNDATIONS FOR THIS PROJECT MAY REQUIRE DEWATERING. THE DEWATERING SYSTEM WILL BE FILTERED USING A WELL POINT SYSTEM IN ACCORDANCE WITH PERMIT REQUIREMENTS.

#### REMARKS:

IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED OR HAZARDOUS SPILLS OCCUR DURING CONSTRUCTION THE PALM BEACH COUNTY HEALTH DEPARTMENT SHALL BE CONTACTED AT THEIR HOTLINE: (561) 837-5900.

### 4. APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, CITY OF LAKE WORTH, AND FLORIDA DEPARTMENT OF TRANSPORTATION.

## D. MAINTENANCE

ITEM:  
SILT FENCE

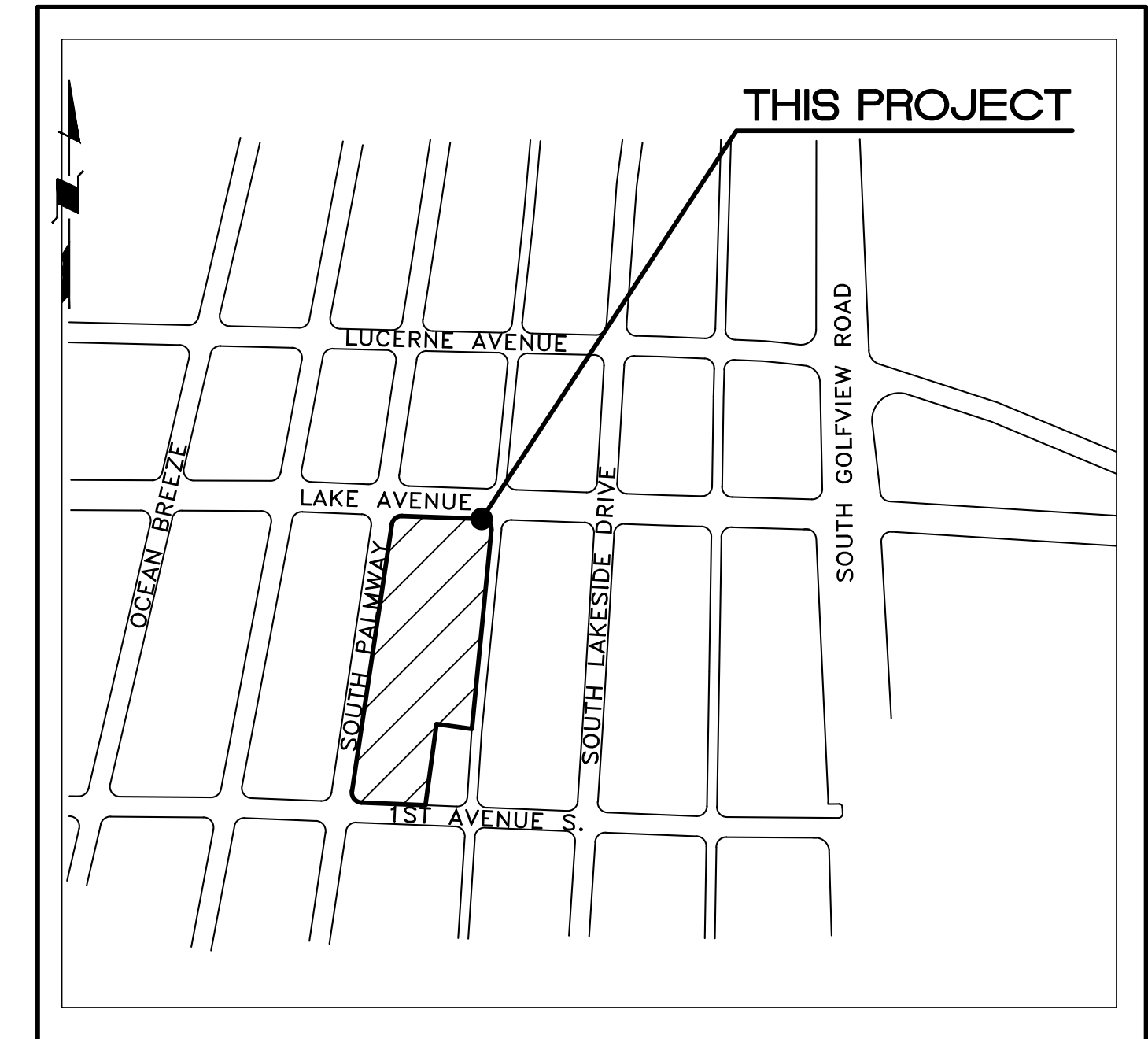
MAINTENANCE:  
ALL CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES DURING CONSTRUCTION. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S DAILY INSPECTION REPORT.

CONSTRUCTION ENTRANCE GRAVEL BED

WHEN THE CONSTRUCTION ENTRANCE GRAVEL BEDS BECOME LOADED WITH SEDIMENTS, REWORK BEDS TO DISPLACE SEDIMENT LOAD AND RE-ESTABLISH EFFECTIVENESS OF THE GRAVEL BEDS.

## E. INSPECTION

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FEATURES AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5" OR GREATER. IN ADDITION, A DAILY REVIEW OF THE LOCATION OF SILT FENCES SHALL BE MADE IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CHANGED THE NATURAL CONTOUR AND DRAINAGE RUNOFF. IN ORDER TO INSURE THAT SILT FENCES AND OTHER EROSION CONTROL DEVICES ARE PROPERLY LOCATED FOR EFFECTIVENESS, A FORM ACCEPTABLE TO THE FDEP WILL BE USED TO REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. EACH INSPECTION REPORT SHALL BE SIGNED AND SUBMITTED WEEKLY TO THE PROJECT ENGINEER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S INSPECTION REPORT.



**LOCATION MAP**  
N.T.S.

## LEGAL DESCRIPTION

PARCEL 1  
LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO.2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND

LOTS 7 AND 8, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO.2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 6, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO.2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

AND

PARCEL 2  
THAT CERTAIN 10 FOOT WIDE STRIP OF LAND LYING WEST OF AND ADJACENT TO THE FOLLOWING DESCRIBED PARCEL:

LOTS 9, 10, 11 AND THE NORTHERLY 24.50 FEET OF LOT 12, BLOCK 33, "THE PALM BEACH FARMS CO. PLAT NO.2, LUCERNE TOWNSITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND LYING IN THE LUCERNE TOWNSITE, PALM BEACH COUNTY, FLORIDA.

**BEILINSON GOMEZ ARCHITECTS**  
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44 4270  
No 57556  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
4/4/2022  
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FOR THE FIRM: NELSON H. ORTIZ  
PROJECT NO.: 2021-7044 PE-07556 (CIVIL)

PRELIMINARY - NOT FOR CONSTRUCTION

**GULFSTREAM HOTEL**  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

2	03/25/22	CITY COMMENTS
1	03/01/22	CITY COMMENTS
△	DATE	REVISION

DWG. TITLE  
**STORMWATER POLLUTION PREVENTION NOTES**  
SCALE  
AS SHOWN  
PROJECT NO.  
2020-01  
DATE  
01-14-2022  
SHEET NUMBER  
**SWPPP-1**

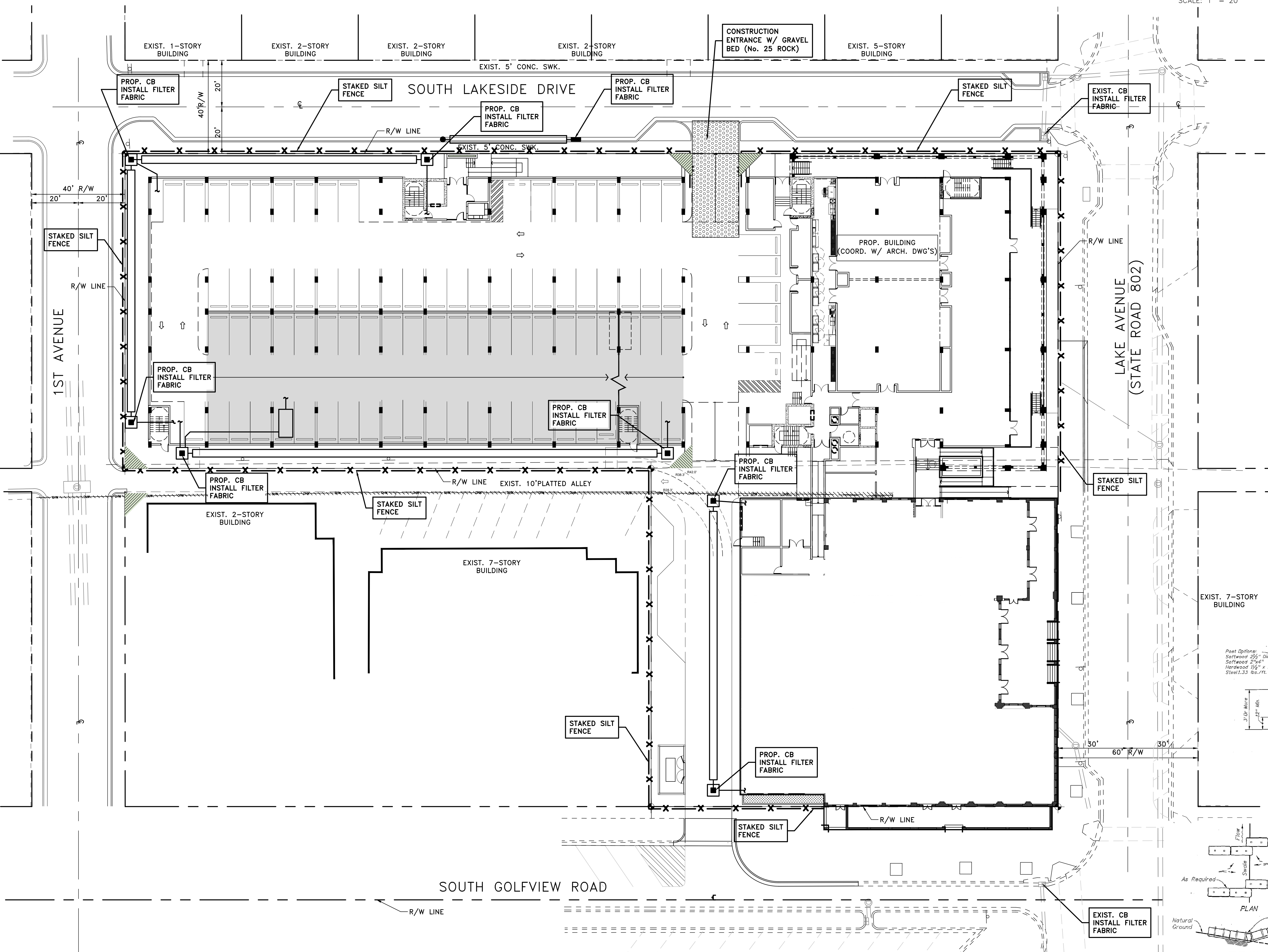
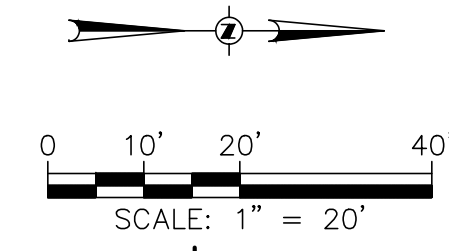
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PRELIMINARY - NOT FOR CONSTRUCTION

GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

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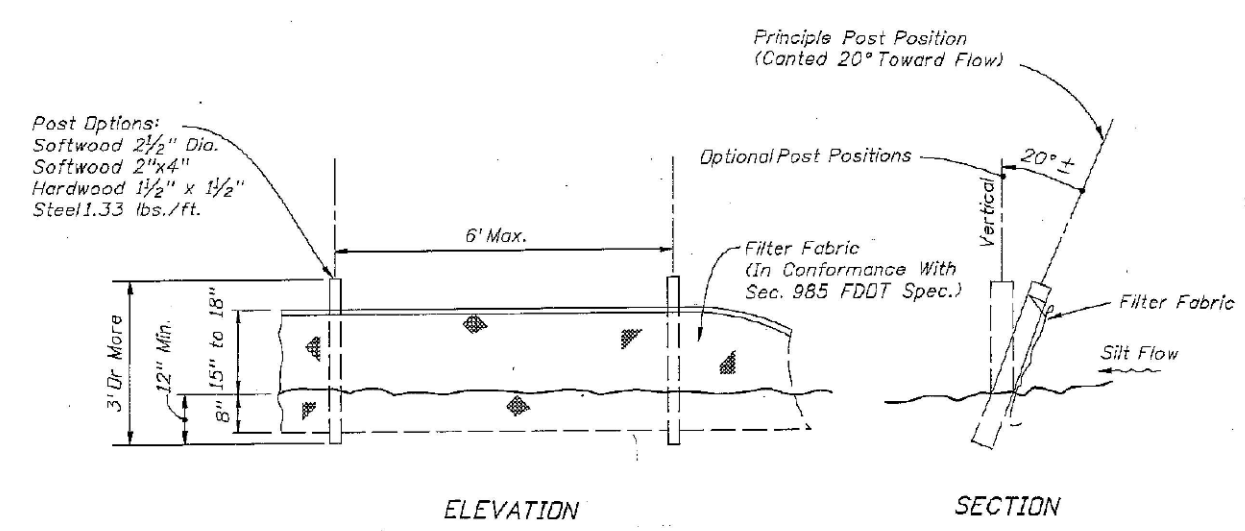


**LEGEND**

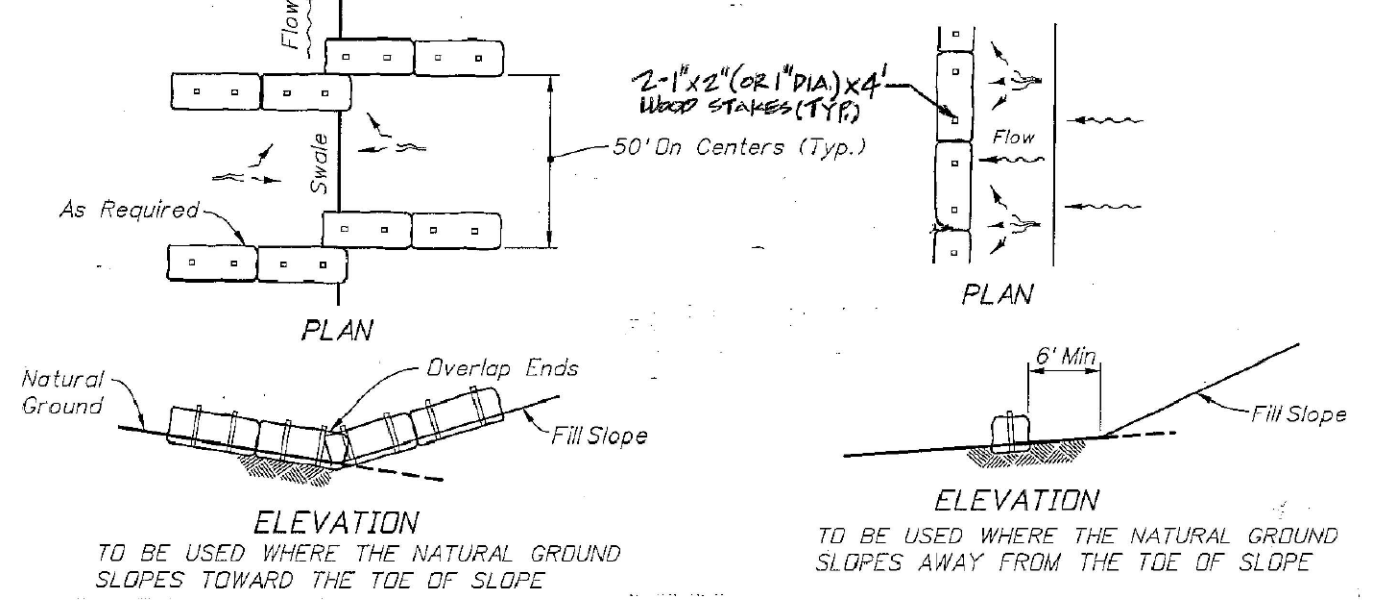
- GRAVEL BED (No. 25 ROCK)
- STAKED SILT FENCE

**NOTES:**

1. INSTALLATION OF STAKED SILT FENCE SHALL BE IN ACCORDANCE WITH FDOT INDEX No. 102.
2. INSTALLATION OF HAY BALES SHALL BE IN ACCORDANCE WITH FDOT INDEX No. 102.
3. PLACEMENT OF ROCK BAGS (IF USED) SHALL BE IN ACCORDANCE WITH FDOT INDEX No. 102.



**TYPE III SILT FENCE DETAIL**  
(FDOT INDEX 102) N.T.S.

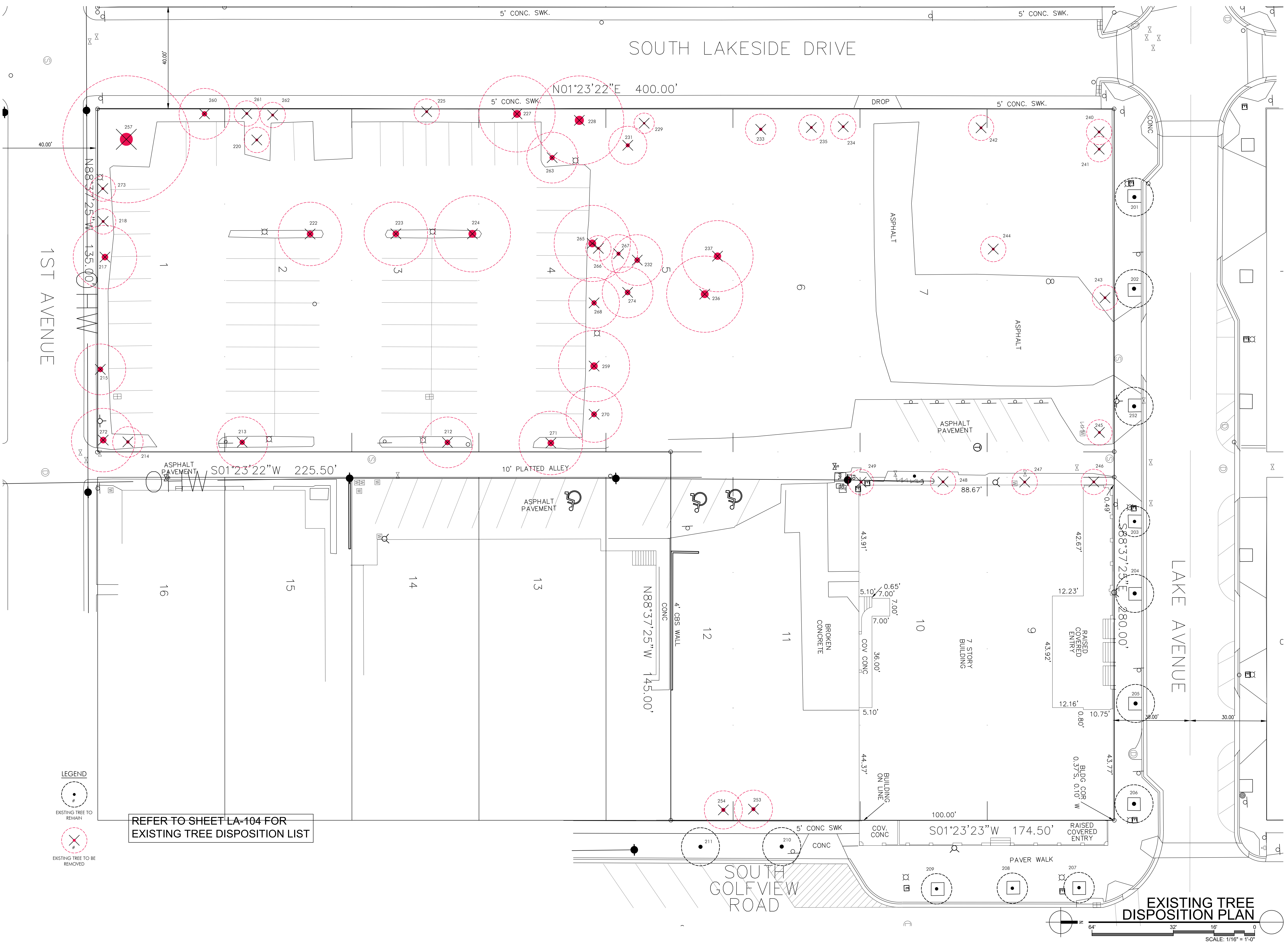


**HAY BALES FOR FILL SLOPES**  
(FDOT INDEX 102) N.T.S.

**STORMWATER POLLUTION PREVENTION PLAN**  
SCALE: 1" = 20'

DATE	REVISION
2 03/25/22	CITY COMMENTS
1 03/01/22	CITY COMMENTS

DWG. TITLE	STORMWATER POLLUTION PREVENTION PLAN
SCALE	AS SHOWN
PROJECT NO.	2020-01
DATE	01-14-2022
SHEET NUMBER	SWPPP-2



REFER TO SHEET LA-104 FOR  
EXISTING TREE DISPOSITION LIST

- LEGEND**
- EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED

**BELLINSON  
GOMEZ**

**ARCHITECTS***pa*

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**DESIGN**

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P 305.392.1016 F 305.392.1019  
CORP. ID # 0000266

**GULFSTREAM HOTEL**  
018  
11 LAKE AVENUE  
LAKE WORTH, FL 33461

DATE	REVISION

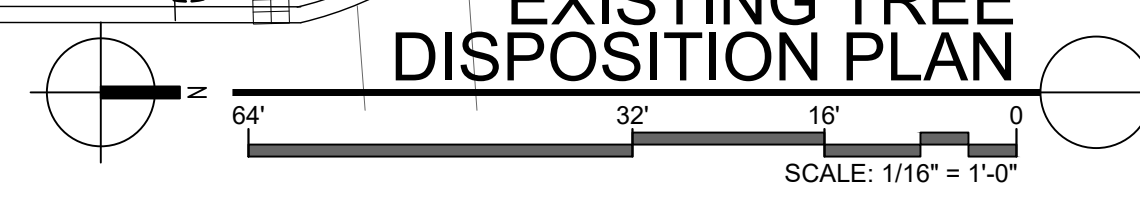
DWG. TITLE  
**EXISTING TREE DISPOSITION PLAN**

SCALE  
1/16"=1'-0"

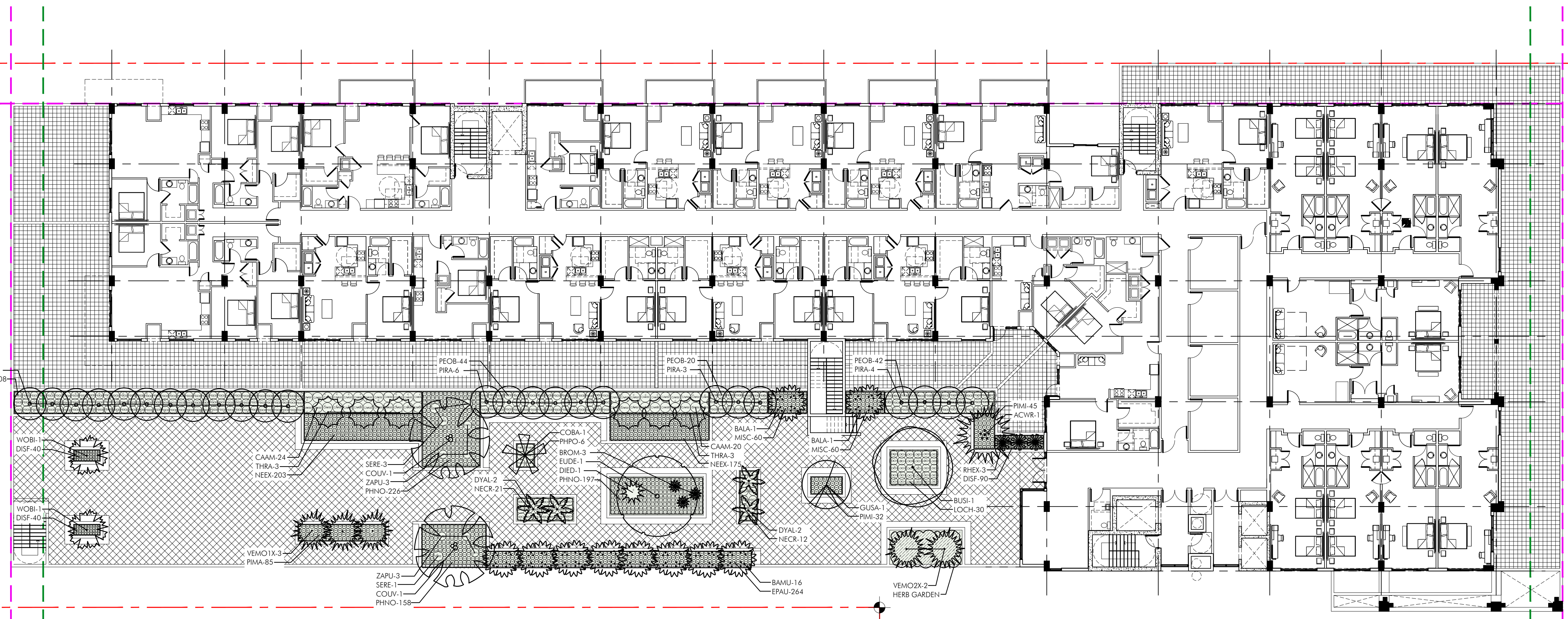
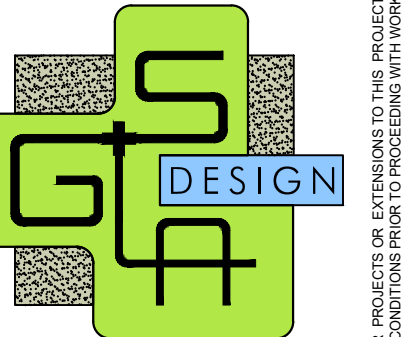
PROJECT NO.  
2020-01

DATE  
03-28-2022

SHEET NUMBER  
**L-100**



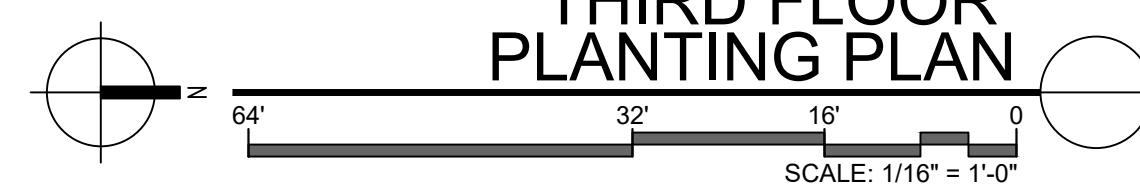
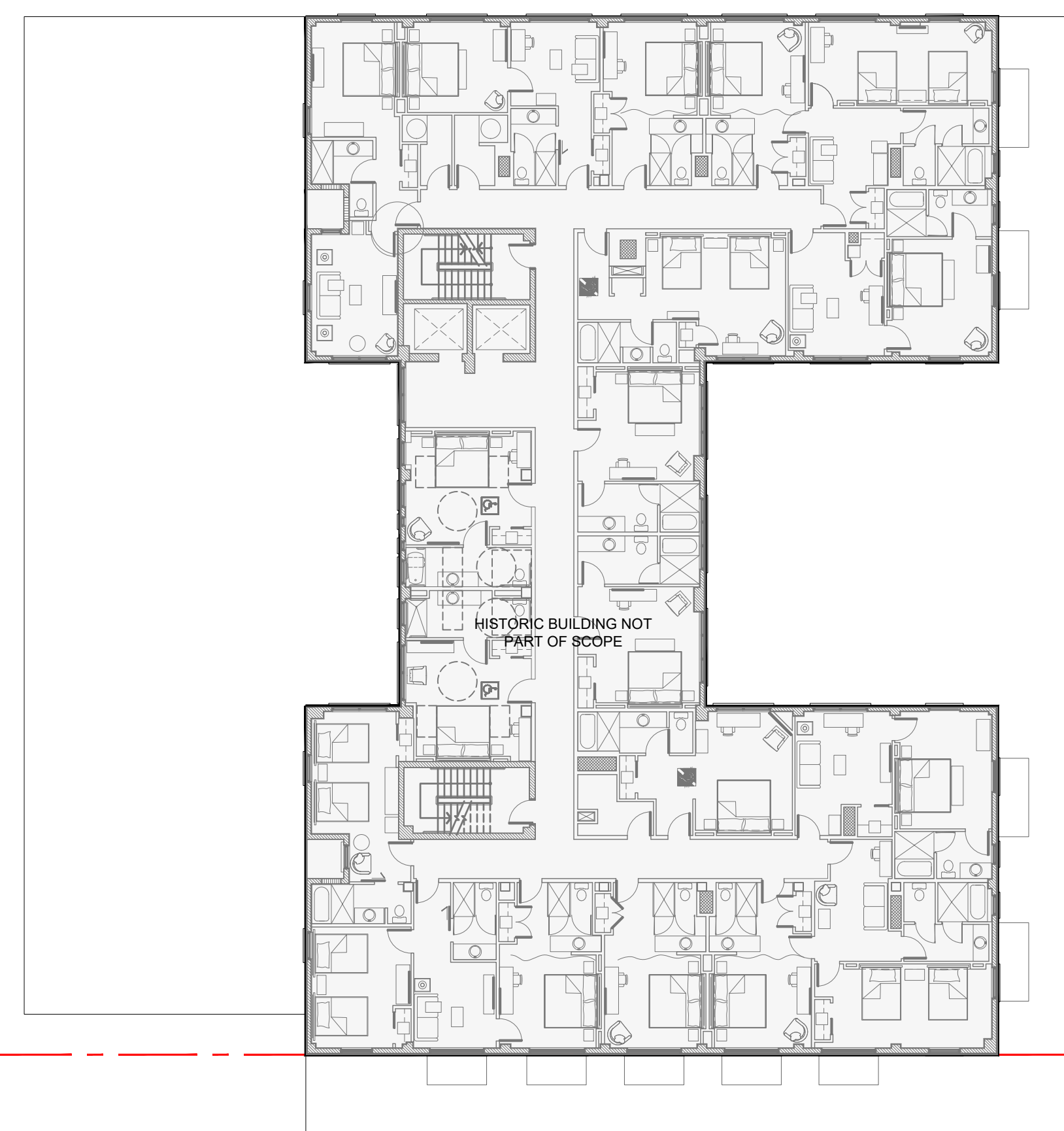




THIRD FLOOR PLANT LIST

KEY	PLANT NAME	QTY.	UT.	SIZE
<b>TREES</b>				
BUSI*	Bursera simaruba ..Gumbo Limbo	1	ea.	16' tall x 6' spread, 4" DBH
COUV*	Coccoloba uvifera ..Seagrape	2	ea.	16' tall x 6' spread, 4" DBH
EUDE	Eucalyptus deglupta ..Rainbow Eucalyptus	1	ea.	18' tall x 7' spread, 4" DBH
GUSA*	Guaiacum sanctum ..Lignum Vitae	1	ea.	12' tall x 5' spread, multi-trunked (3-4 max)
PIRA*	Pimenta racemosa "Lemon" ..Lemon Bay Rum	25	ea.	8' tall x 5' spread, full to ground
<b>PALMS</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
ACWR*	Acosoerthaphe wrightii ..Parrotis Palm	1	ea.	12' tall overall
COBA	Copernicia baileyana ..Bailey's Copernicia Palm	1	ea.	5' tall overall
DYAL*	Dichosperma album ..Hurricane Palm	4	ea.	12' tall overall
RHEX	Rhapis Excelsa ..Lady Palm	3	ea.	14'-15' tall overall, multi
THRA*	Thrinax radiata ..Florida Thatch Palm	6	ea.	7' tall overall, matched
VEMO	Veitchia montgomeryana ..Montgomery Palm	5	ea.	16'-18' tall overall, (2) double trunked, (3) single trunked, all heads same height
WOBI	Wodyetia bifurcata ..Foxtail Palm	2	ea.	18' tall overall, matched
<b>BAMBOO</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
BALA	Bambusa lako ..Tropical Black Bamboo	2	ea.	18' tall overall, 6-7 culms per clump
BAMU	Bambusa multiplex ..Chinese Dwarf Bamboo	16	ea.	8-10' tall overall, multi
<b>SHRUBS</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
BROM	Portea petropolitana ..Bromeliad Portea Jungle	3	ea.	18" x 18"
CAAM*	Callicarpa americana ..American Beautyberry	44	ea.	36" x 36"
DIED	Dioon edule ..Mexican Sago	1	ea.	5' tall x 3' spread, full to ground
LOCH	Loropetalum chinense rubrum "Ruby" ..Ruby Loropetalum	30	ea.	24" x 24"
NECR	Neomarica caerulea "Regina" ..Blue Walking Iris	33	ea.	24" x 24"
PHPO	Philodendron x "Prince of Orange" ..Philodendron Prince of Orange	6	ea.	24" x 24"
SERE*	Serenoo repens ..Silver Saw Palmetto	4	ea.	24" x 18", Full heads.
ZAPU*	Zamia pumila ..Coontie	6	ea.	24" x 18"
<b>GROUNDCOVERS</b>				
KEY	PLANT NAME	QTY.	UT.	SIZE
DISF	Dichondra argentea "Silver Falls" ..Dichondra	170	ea.	6" pots
EPAU	Epipremnum aureum ..Golden Pothos	264	ea.	4" pots
MISC	Microsorium scolopendria ..Monarch Fern	120	ea.	12" x 12"
NEEX*	Nephrolepis exaltata ..Boston Fern	378	ea.	12" x 12"
PEOB*	Peperomia elatusifolia ..Baby Rubberplant	214	ea.	24" x 24"
PHNO*	Phyla nodiflora ..Frog Fruit	581	ea.	12" x 12"
PIMI	Pilea microphylla ..Artillery Plant	163	ea.	12" x 12"
<b>MISCELLANEOUS</b>				
	Planting Soil	as req.	c.y.	
	70% Silica Sand			
	20% Everglades Muck			
	10% Shredded Pinebark			
	Shredded Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds

\* Denotes native plant species.



THIRD FLOOR  
PLANTING PLAN

GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

DATE REVISION

DWG. TITLE

THIRD FLOOR  
PLANTING PLAN

SCALE

1/16"=1'-0"

PROJECT NO.

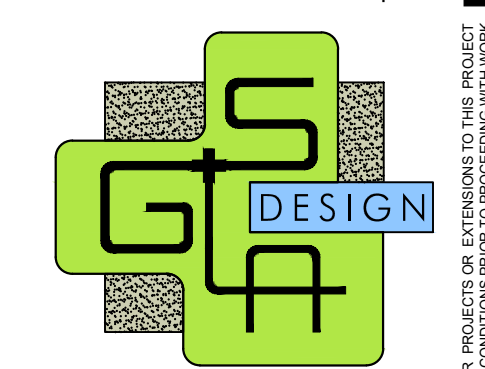
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DATE

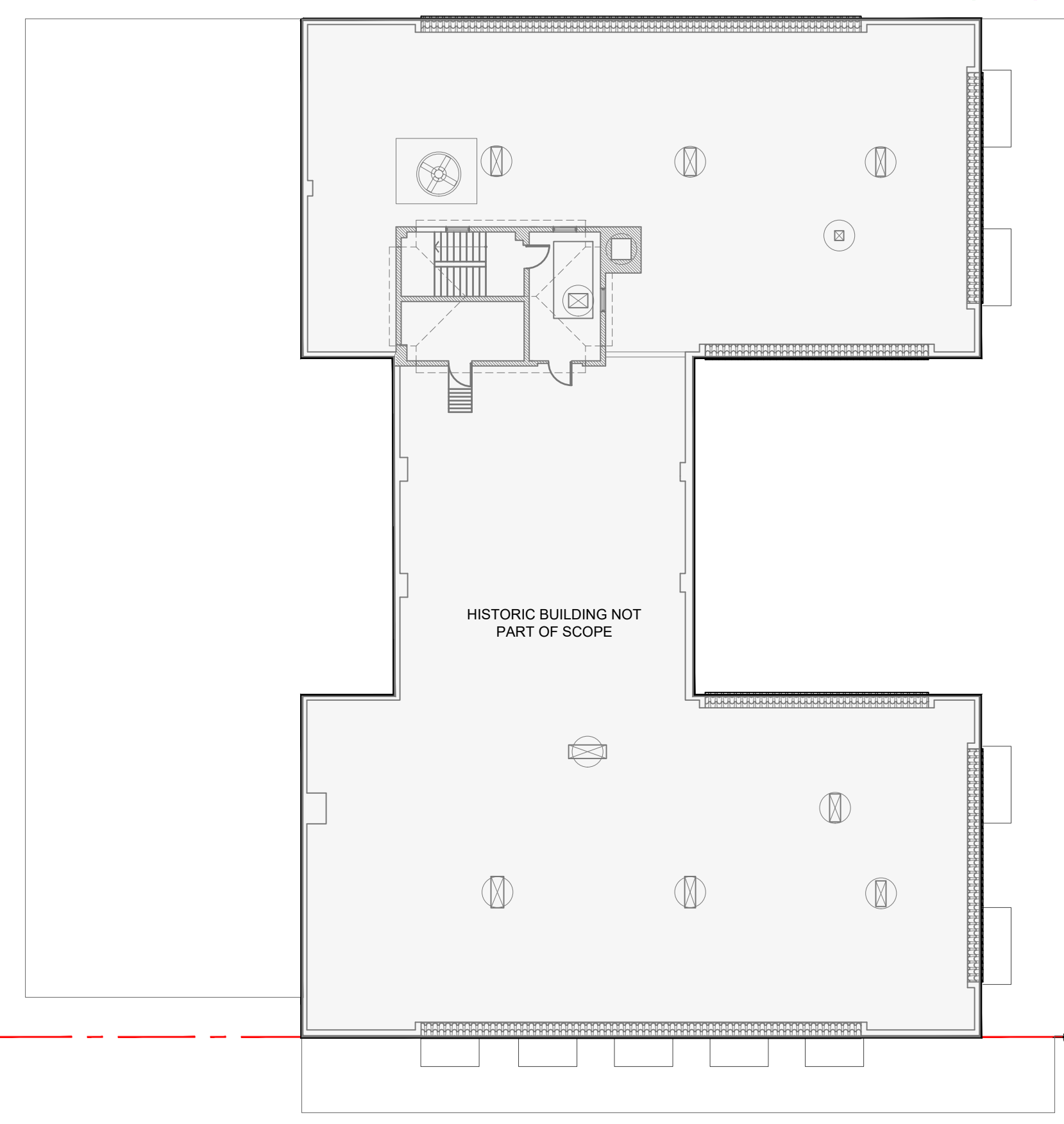
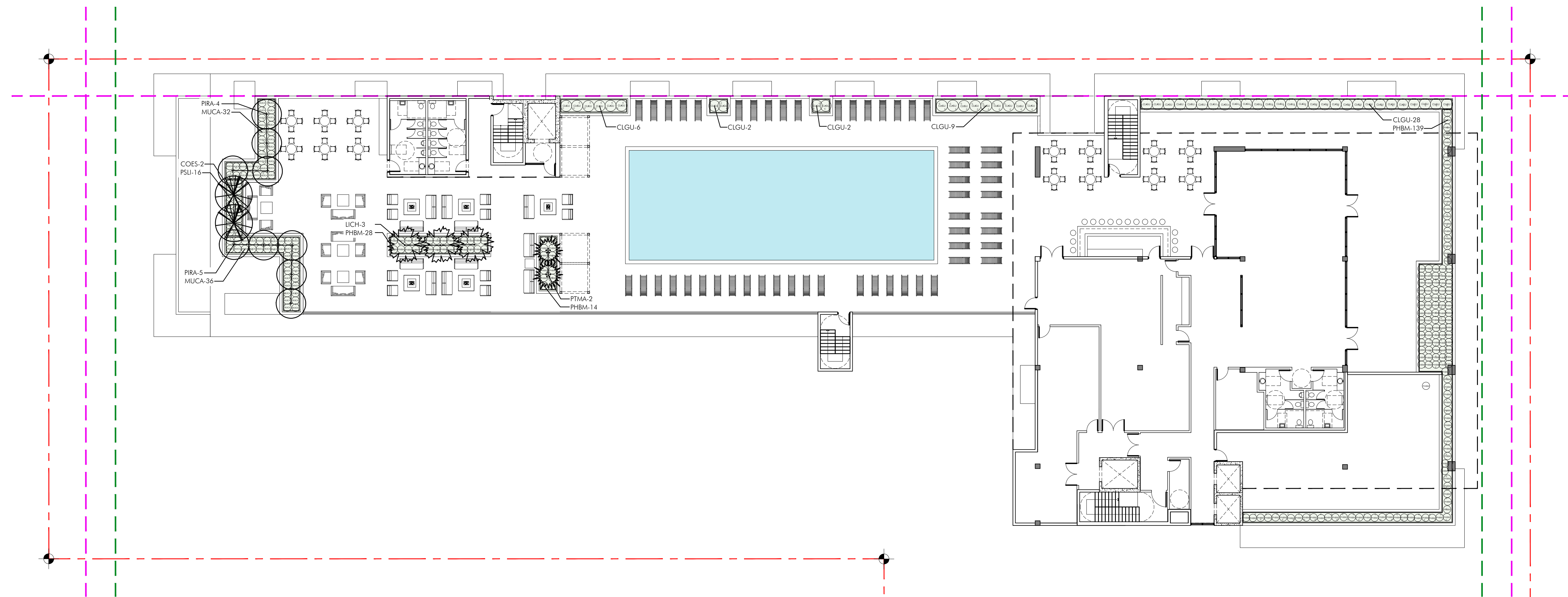
03-28-2022

SHEET NUMBER

LA-102



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ROOFDECK PLANT LIST				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
COES*	Conocarpus erectus 'Sericeus' ..Silver Buttonwood	2	ea.	8' tall x 5' spread, 3-4 trunks (totaling 2" DBH), lifted to tree
PIRA*	Pimenta racemosa 'Lemon' ..Lemon Bay Rum Tree	9	ea.	12' tall x 5' spread, 2" DBH
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
LICH	Livistona chinensis ..Chinese Fan Palm	3	ea.	18' tall overall
PTMA	Ptychosperma macarthurii ..Macarthur Palm	2	ea.	14' tall overall, multi
SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
CLGU*	Clusia guttata ..Dwarf Pitch Apple	47	ea.	36" x 24"
MUCA*	Muhlenbergia capillaris ..Muhly Grass	68	ea.	18" x 18"
PHBM	Philodendron var. 'Burle Marx' ..Burle Marx Philodendron	181	ea.	18" x 18"
PSLI*	Psychotria ligustrifolia ..Dwarf Coffee	16	ea.	24" x 24"
MISCELLANEOUS				
	Planting Soil 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	as req.	c.y.	
	Shredded Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds

\* Denotes native plant species.

GULFSTREAM HOTEL  
11 LAKE AVENUE  
LAKE WORTH, FL 334610

DATE	REVISION

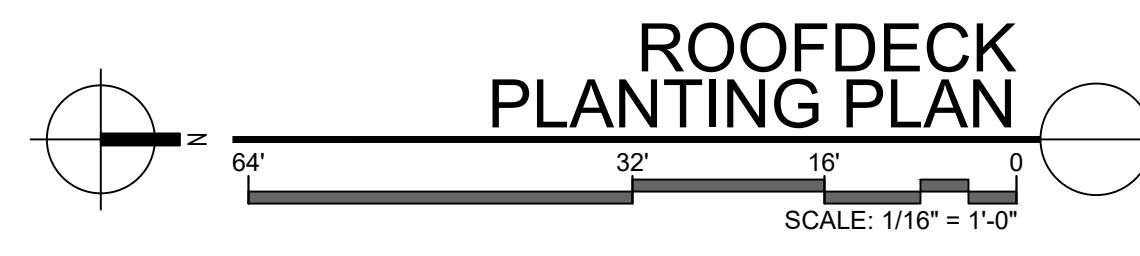
DWG. TITLE  
**ROOFDECK PLANTING PLAN**

SCALE  
1/16"=1'-0"

PROJECT NO.  
2020-01

DATE  
03-28-2022

SHEET NUMBER  
**LA-103**



**LANDSCAPE SPECIFICATIONS  
PART 1 - GENERAL**

- 1.1 SCOPE  
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.
- 1.2 CONTRACTOR QUALIFICATIONS  
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in County where work is performed.
- 1.3 INVESTIGATION OF UTILITIES  
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).
- 1.4 SUBSTITUTIONS  
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.
- 1.5 PLANT SIZES  
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. If plant sizes of local codes and ordinances require larger plant material than specified on plans, then they shall supercede the sizes on the plan. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.
- 1.6 PLANT QUALITY  
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

- B. The Owner and Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.
- C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.
- 1.7 PLANT QUANTITY  
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

- 1.8 SUCCESS BIDDERS  
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.
- 1.9 SUBMITTALS  
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

- B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. ft.) for approval by the Landscape Architect prior to delivery to the site.

- 1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC  
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

- B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

- C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

- 1.11 MAINTENANCE PRIOR TO ACCEPTANCE  
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

- 1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, lightening and repointing of galls, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

- 2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

- 3. Re-setting or straightening trees and palms: The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

- 1.12 ACCEPTANCE OF INSTALLATION  
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

- 1.13 GUARANTEE  
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

- 1.14 REPLACEMENT  
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

- 1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.
- 2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

**PART 2 - MATERIALS**

- 2.1 PLANTING SOIL  
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.
- B. Soil for Sodded Areas: shall be coarse lawn sand.

- 2.2 FERTILIZER  
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-6-8, 50% organically derived nitrogen, or equal.

- 2.3 WATER  
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

- 2.4 MULCH  
A. Mulch shall be as specified on the Plant List.

- 2.5 ROOT BARRIER MATERIAL  
A. Root barrier material shall be 24" deep polypropylene panels by DeepRoot or approved equal.  
B. Install per details in the plans.

**PART 3 - INSTALLATION PROCEDURES**

- 3.1 LAYOUT  
A. Verify location of all underground utilities and obstructions prior to excavation.
- 3.2 HERBICIDE TREATMENT  
A. In all areas infested with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% all of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

- 3.3 PLANT FIT EXCAVATION AND BACKFILLING  
A. Trees: See the Planting and Bracing Details and notes.

- B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.
- C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.
- D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

- 3.4 WATERING  
A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

- AMOUNT OF WATER PER APPLICATION  
For trees up to 5 inch caliper - 5 gallons  
From 5 to 8 inch caliper - 25 gallons  
9 inch and up caliper - 50 gallons

- FREQUENCY OF WATER  
Daily for the first week  
3 times per week for weeks 2 - 5  
2 times per week for weeks 6 - 8  
1 time per week for weeks 9 - 12

- B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

- C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

- 3.5 FERTILIZING  
A. Spread mulch three (3) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

- 1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

- 2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

- 3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

- 4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

- 3.6 MULCHING  
A. Spread mulch three (3) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

- 3.7 GUYING AND BRACING  
A. See the details below herewith or made part of the plans.

- 3.8 SODDING  
A. Provide a blanket of lawn sod as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

- B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

- C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

- D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod sips.

- E. Apply fertilizer to the sod as specified in Section 3.5.

- F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

**PLANT BED PREPARATION NOTES**

- 1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with systemic herbicide prior to beginning soil preparation.
- 2. In all shrub and groundcover beds, excavate and backfill soil as described in "Plant Lists". If no specific preparation is noted, prepare soil as described below for either condition, over the entire area to be planted:  
**Condition A:**  
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil per plant list unless otherwise stated. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

- Condition B:**  
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil per plant list into the existing soil to a depth of 18 inches and otherwise stated. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

- For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

- For Trees and shrubs larger than 7 gallon, Add Dieldhrd\* transplant inoculant supplied by Horticultural Alliance, Inc. (800-628-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it contact with the root ball. Add at a rate specified by manufacturer (typically 4oz. per 1 inches of trunk caliper or 7 gallon can).

**SPACING OF PLANTS (SEE PLANT SPACING DETAIL)**

- 1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

**PROTECTION OF PLANTS**

- 1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

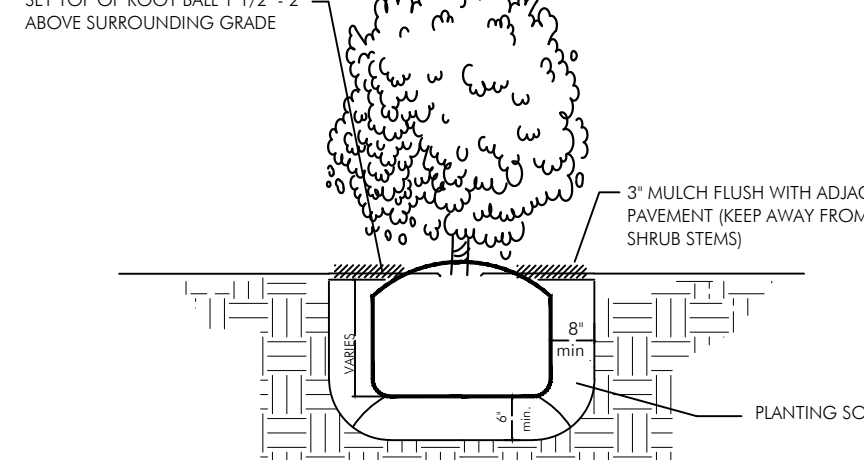
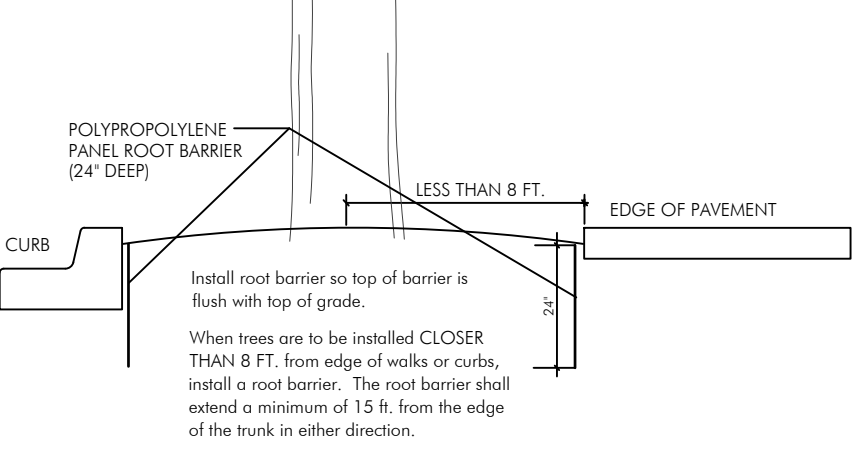
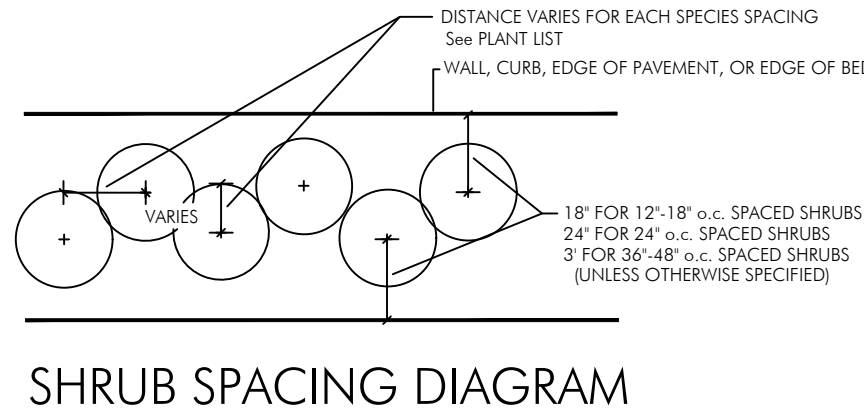
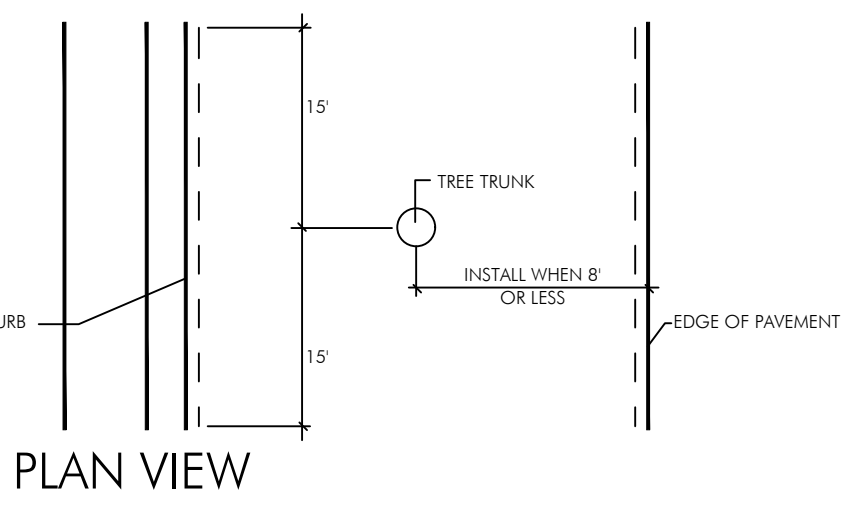
**LANDSCAPE LEGEND**

ZONING:	DT	LOT SIZE:	79,304 s.f.
CODE SECTION	DESCRIPTION	REQUIRED	PROVIDED
23.6-1.(c),(2),b,1	A strip of land must be at least 5' in depth	5' strip	5'-10' strip
23.6-1.(c),(2),b,1, a, d	1 small tree/15 l.f.; or, 1 medium tree/20 l.f.; or, 1 large tree/25 l.f.; or, a combination thereof (655 l.f.)	43 small trees; or, 33 medium trees; or, 27 large trees, or a combination thereof	15 large trees, 13 small trees & 13 palms
23.6-1.(c),(2),b,5	2 shrubs/5 l.f. of non-living barrier	328 shrubs	819
23.6-1.(c),(2),b,7	Perimeter hedging screening storage areas (4' tall) (21 l.f.)	7 shrubs (3' o.c.)	7 shrubs
23.6-1.(c),(2),c,1	Landscape screen between off-street parking or other VUA and abutting properties (106 l.f.) - 1 tree/20 l.f.	6 trees	6 trees
23.6-1.(c),(2),d,1, a, d	1 small tree/225 s.f.; or, 1 medium tree/400 s.f.; or, 1 large tree/625 s.f.; or, a combination thereof (240 s.f.)	2 small trees; or, 1 medium tree, or a combination thereof	20 bamboo
23.6-1.(d),(3),g,2,f	Statement of irrigation intent	The irrigation system shall be in full compliance with section 23.6-1(j) - irrigation regulations	30 - native trees; 1178 - native shrubs & groundcover
23.6-1.(d),(5)	Native species required - 75% of all required trees and other vegetation must be South Florida native	21 - native trees; 246 - native shrubs & groundcover	
23.6-1.(d),(7)	Palms shall be no more than 20% of the required trees	10 - maximum palms	10 palms

**EXISTING TREE DISPOSITION LIST**

KEY	BOTANICAL NAME	COMMON NAME	HT. (ft.)	SPD. (ft.)	DBH. (in.)	DISPOSITION	QUALITY %	MITIGATION DBH. (in.)	TREE	MITIGATION PALM	NOTES		
201	Roystonea regia	Royal Palm	26	15	15.5	keep	75						
202	Roystonea regia	Royal Palm	26	15	14.7	keep	75						
203	Roystonea regia	Royal Palm	24	15	13.1	keep	75						
204	Roystonea regia	Royal Palm	22	12	12.2	keep	50						
204	Roystonea regia	Royal Palm	26	15	13.5	keep	75						
205	Roystonea regia	Royal Palm	30	15	13.5	keep	75						
206	Roystonea regia	Royal Palm	30	15	16.5	keep	75						
207	Roystonea regia	Royal Palm	24	12	15.6	keep	30						
208	Roystonea regia	Royal Palm	28	12	16.2	keep	30						
209	Roystonea regia	Royal Palm	24	12	14.8	keep	30						
210	Roystonea regia	Royal Palm	50	15	15.4	keep	75						
211	Roystonea regia	Royal Palm	50	15	14.5	keep	75						
223	Roystonea regia	Royal Palm	32	15	12.8	remove	75			1			
254	Roystonea regia	Royal Palm	32	15	14.3	remove	75			1			
246	Thinxas radiata	Green Thatch Palm	12	10	double	remove	90			1			
247	Phycosperma elegans	Solitarae Palm	18	10	double	remove	70			1			
248	Phycosperma elegans	Solitarae Palm	18	10	double	remove	70			1			
249	Phycosperma elegans	Solitarae Palm	18	10	double	remove	70			1			
245	Roystonea regia	Royal Palm	40	15	21.8	remove	75			1			
240	Sagrus romanazoffianum	Queen Palm	18	10	7	remove	45			1	< 50% condition		
241	Sagrus romanazoffianum	Queen Palm	20	10	6.1	remove	45			1	< 50% condition		
242	Sagrus romanazoffianum	Queen Palm	22	10	8.6	remove	45			1	< 50% condition		
243	Sabal palmetto	Sabal Palm	24	10	10	remove	75			1			
233	Roystonea regia	Royal Palm	55	12	19.1	remove	45			1	< 50% condition		
234	Sagrus romanazoffianum	Queen Palm	18	10	8.8	remove	45			1	< 50% condition		
235	Sagrus romanazoffianum	Queen Palm	18	10	7.7	remove	45			1	< 50% condition		
227	Quercus virginiana	Live Oak	20	30	14.3	remove	65	14.3					
211	Quercus virginiana	Live Oak	20	35	23.4	remove	60	23.4					
229	Sagrus romanazoffianum	Queen Palm	14	8	7	remove	30			1	< 50% condition		
231	Sagrus romanazoffianum	Queen Palm	20	15	8.9	remove	65			1			
263	Bursera simaruba	Gumbo Limbo	18	20	9.8	remove	65	9.8					
236	Quercus virginiana	Live Oak	30	30	15	remove	75	15.8					
247	Quercus virginiana	Live Oak	28	28	15.8	remove	75	15.8					
232	Quercus virginiana	Live Oak	28	22	9.4	remove	70	9.4					
267	Dypsis lutescens	Azeca Palm	20	15	multi	remove	40			1	< 50% condition		
265	Quercus virginiana	Live Oak	26	30	13.9	remove	65	13.9					
266	Sabal palmetto	Sabal Palm	16	10	10	remove	40			1	< 50% condition		
228	Quercus virginiana	Live Oak	28	20	8.1	remove	60	8.1					
268	Quercus virginiana	Live Oak	24	20	9.6	remove	60	9.6					
259	Quercus virginiana	Live Oak	28	28	14.6	remove	60	14.6					
270	Quercus virginiana	Live Oak	25	22	11.3	remove	60	11.3					
271	Quercus virginiana	Live Oak	22	25	11.6	remove	40			1	< 50% condition		
212	Quercus virginiana	Live Oak	20	25	10.4	remove	40			1	< 50% condition		
224	Quercus virginiana	Live Oak	24	20	11.9	remove	60	11.9					
213	Quercus virginiana	Live Oak	20	20	9.2	remove	30			1	< 50% condition		
214	Quercus virginiana	Live Oak	18	12	8	remove	20			1	< 50% condition		
272	Quercus virginiana	Live Oak	22	25	10.9	remove	40			1	< 50% condition		
215	Quercus virginiana	Live Oak	20	20	10.7	remove	40			1	< 50% condition		
222	Quercus virginiana	Live Oak	18	25	10.8	remove	60	10.8					
223	Quercus virginiana	Live Oak	20	25	12.4	remove	60	12.4					
217	Quercus virginiana	Live Oak	22	25	10.7	remove	60	10.7					
218	Quercus virginiana	Live Oak	18	10	5.8	remove	65	5.8					
273	Sabal palmetto	Sabal Palm	16	10	10	remove	60			1			
262	Sabal palmetto	Sabal Palm	10	10	10	remove	60			1			
220	Sabal palmetto	Sabal Palm	16	10	10	remove	60			1			
225	Sabal palmetto	Sabal Palm	16	10	10	remove	60			1			
TOTAL DBH INCHES TREES TO BE REMOVED (over 50% condition)								208					
TOTAL DBH INCHES MITIGATION TREES PROVIDED								72					
TOTAL TREES TO BE REMOVED (under 50% condition)									7				
TOTAL TREES PROVIDED									7				
TOTAL PALMS TO BE REMOVED										23			
TOTAL PALMS PROVIDED										23			

Note: 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 is 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.



**ROOT BARRIER INSTALLATION DETAIL**

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #1 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
View of NE Corner of Building (3/12/2020)



Photo #2 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
View of SE Corner of Building (3/12/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #3 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
View of entrance N Elevation (3/12/2020)



Photo #4 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
View of NW corner (3/12/2020)



The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #5 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
View of W Elevation (3/12/2020)

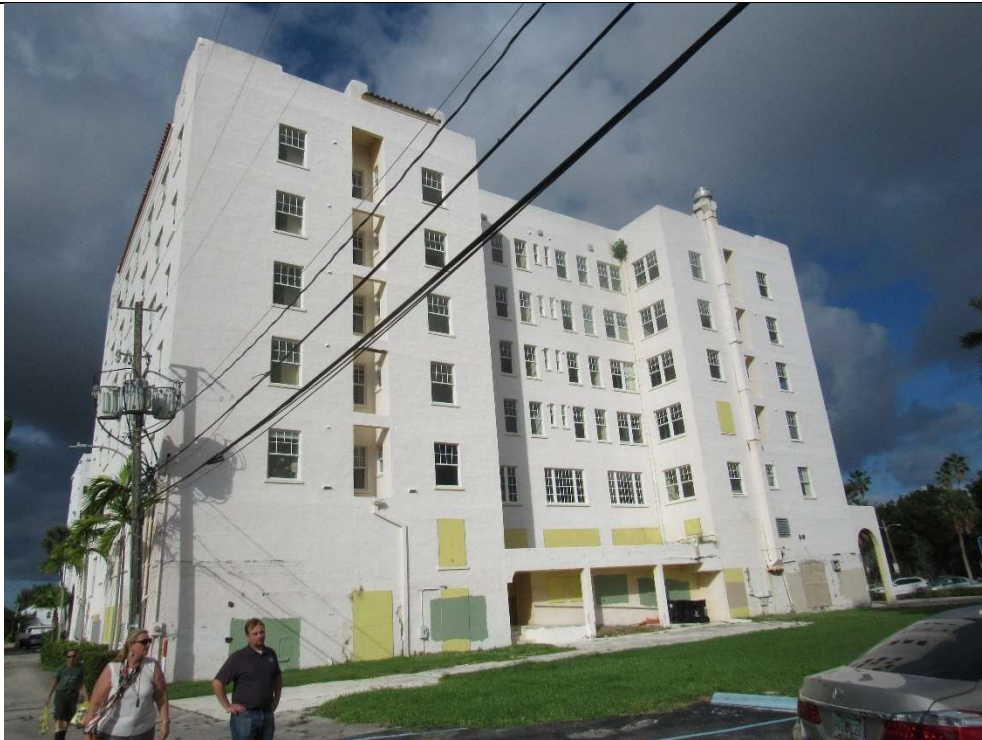


Photo #6 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
View of SW corner (11/7/2019)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #7 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Close-up of S Elevation (11/7/2019)



Photo #8 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Additional view of S Elevation (11/7/2019)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #9 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
View of entrance on E elevation (3/12/2020)



Photo #10 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
View of arched stucco on S/E corner (3/12/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #11 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Interior of colonnade E elevation (3/12/2020)



Photo #12 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Interior of colonnade N elevation (3/12/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #13 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Close-up of exterior window N elevation (3/12/2020)



Photo #14 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Close up of exterior window sill N elevation (3/12/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #15 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Windows and terracotta roofing N elevation (3/20/2020)



Photo #16 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Lobby area facing SE (11/7/2019)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #17 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Lobby area facing NE (11/7/2019)



Photo #18 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Lobby area looking up to mezzanine (11/7/2019)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #19 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Close-up of column in lobby (7/10/2020)



Photo #20 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
West side of lobby facing S (5/12/2017)



The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #21 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Existing elevators in lobby (11/7/2019)



Photo #22 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Lobby entrance to front room (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #23 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Close-up of flooring front room entryway (5/12/2017)



Photo #24 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Front room facing NE (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #25 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Front room facing SW (7/10/2020)



Photo #26 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
East wing facing N (11/7/2019)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #27 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
East wing facing W (11/7/2019)



Photo #28 Gulfstream hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
East wing facing N (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #29 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
E wing facing SW (11/7/2019)



Photo #30 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
East wing facing N elevation doors (boarded from exterior) (11/7/2019)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #31 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
East wing facing S (11/7/2019)



Photo #32 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Close-up of original exit doors in east wing (boarded from exterior) (11/7/2019)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #33 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Close-up of tile flooring in lobby (7/10/2020)

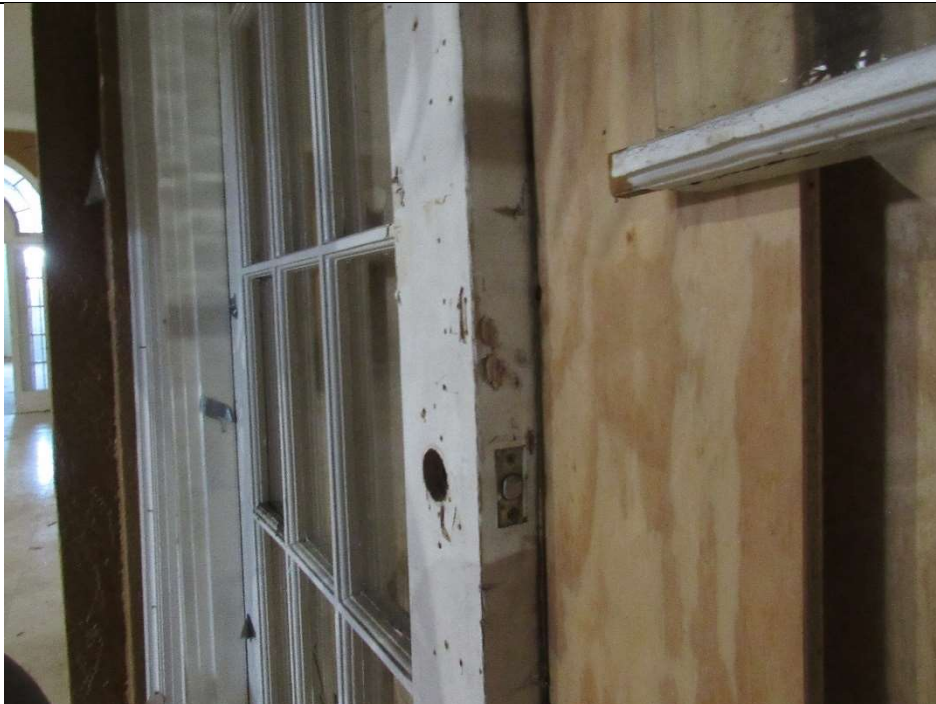


Photo #34 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Close-up of door profile (original entrance door boarded from exterior) (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #35 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Lobby stairs to mezzanine level (7/10/2020)

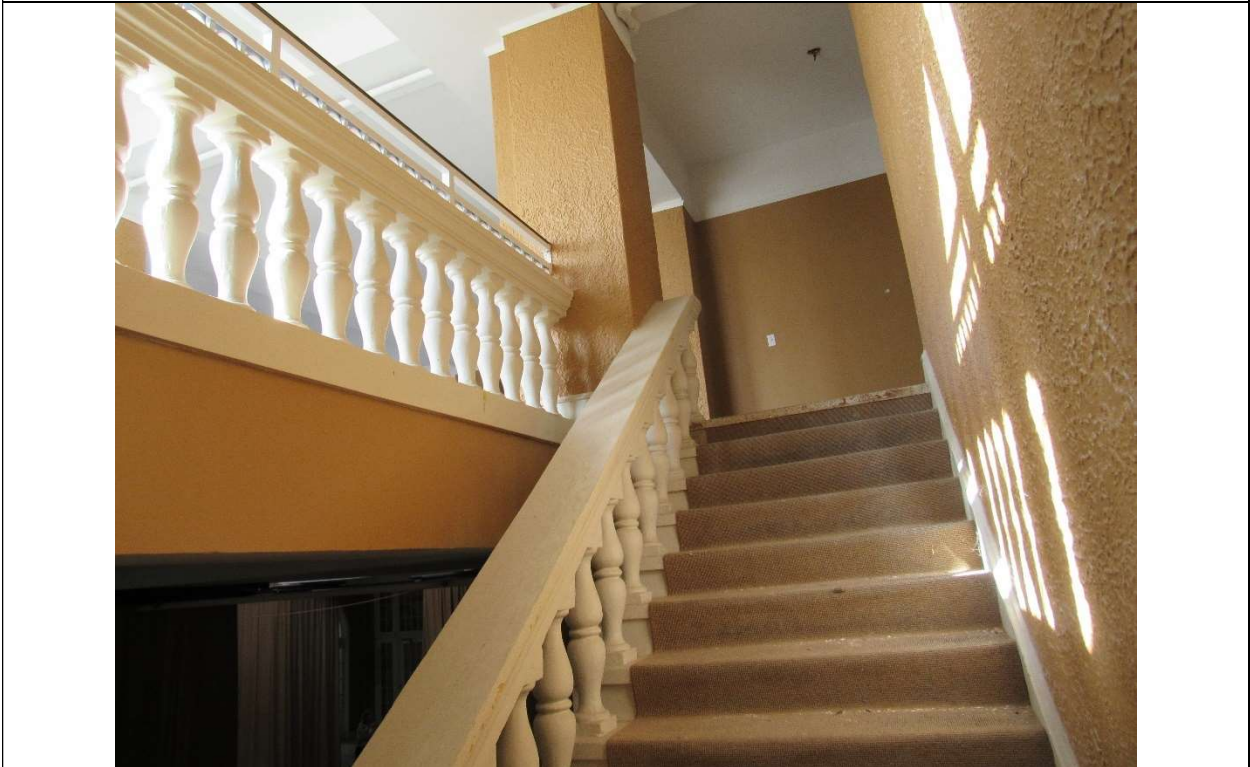


Photo #35A Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Stairs to mezzanine level (cont'd) (7/10/2020)



The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #36 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Existing elevator (7/10/2020)



Photo #37 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Mechanical elevator lobby (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #38 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Mechanical hallway (7/10/2020)



Photo #39 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Mechanical (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #40 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Mechanical 2 (7/10/2020)



Photo #41 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Mezzanine Area (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #42 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Close-up of mezzanine balcony (7/10/2020)



Photo #43 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Mezzanine elevator lobby (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #44 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Northwest view of basement interior NW (7/10/2020)



Photo #45 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Mezzanine level exterior door (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #46 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Mezzanine level exterior space N elevation (7/10/2020)



Photo #47 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Exterior space N elevation (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #48 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Exterior N elevation facing East (5/12/2017)



Photo #49 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
2<sup>nd</sup> floor corridor (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #50 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
2<sup>nd</sup> floor room (7/10/2020)



Photo #51 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Stairwell to third floor (7/10/2020)



The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #52 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Third floor corridor (7/10/2020)



Photo #53 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Third floor room (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #54 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Northwest view of first floor interior (7/10/2020)



Photo #55 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Close-up of crown molding – third floor (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #56 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Third floor room (7/10/2020)



Photo #57 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Fourth floor corridor (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #58 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Fourth floor room (7/10/2020)



Photo #59 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Fourth floor room (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #60 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Close-up of window (7/10/2020)



Photo #61 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Fifth Floor elevator lobby (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #62 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Fifth floor elevator lobby (7/10/2020)



Photo #63 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Fifth floor corridor (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #64 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Fifth floor room (7/10/2020)



Photo #65 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Fifth floor corridor (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #66 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Fifth floor room (7/10/2020)



Photo #67 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Fifth floor window detail (7/10/2020)



The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #68 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Fifth floor window detail (7/10/2020)



Photo #69 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Sixth floor elevator lobby (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #70 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Sixth floor corridor (7/10/2020)



Photo #71 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Sixth floor room (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #72 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Sixth floor electric panel (7/10/2020)



Photo #73 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
North view of first floor interior windows (7/10/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #74 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Stairwell to rooftop (7/10/2020)



Photo #75 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Rooftop (3/12/2020)

The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #76 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Rooftop (7/10/2020)

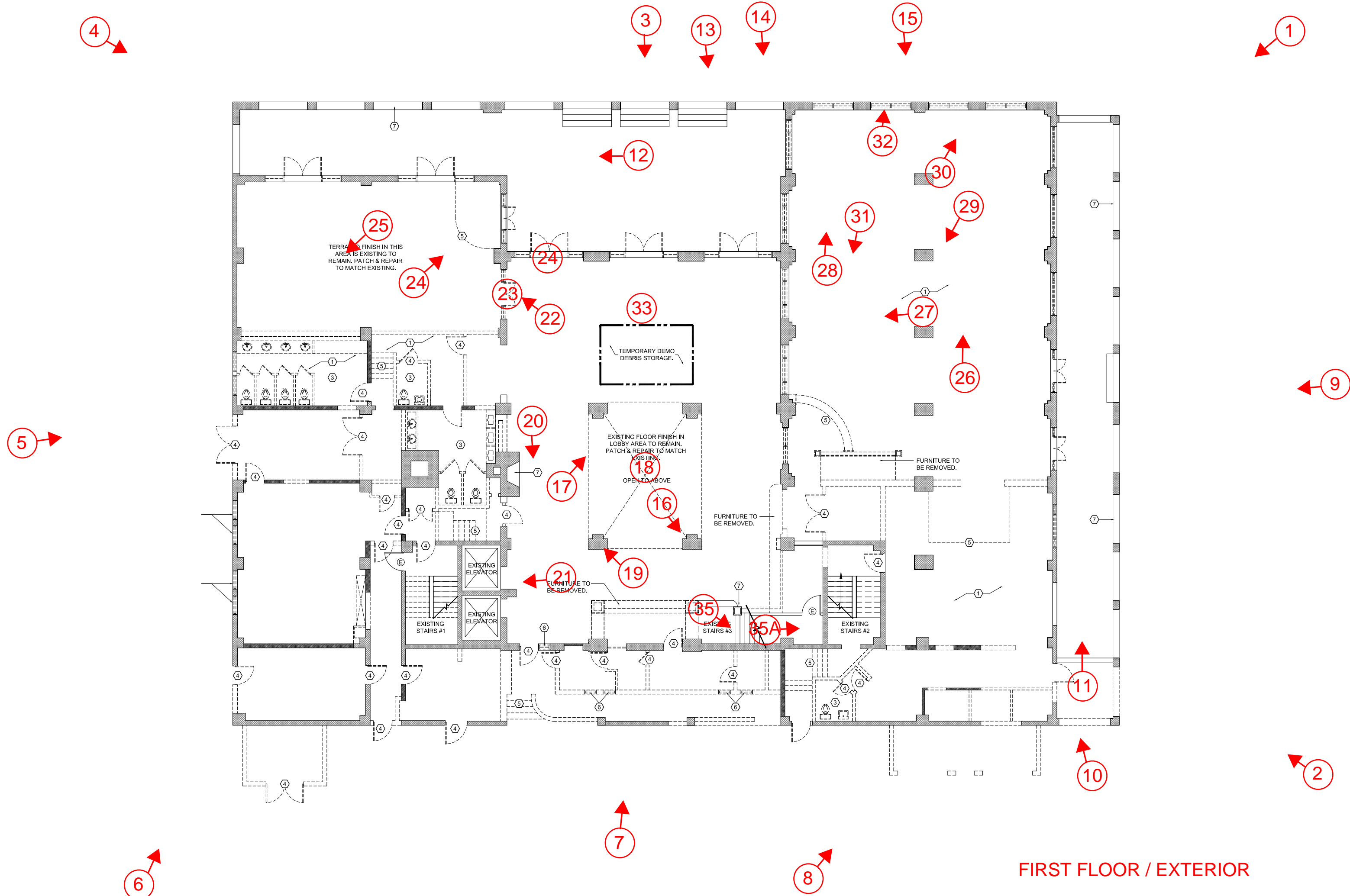


Photo #77 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Rooftop (7/10/2020)

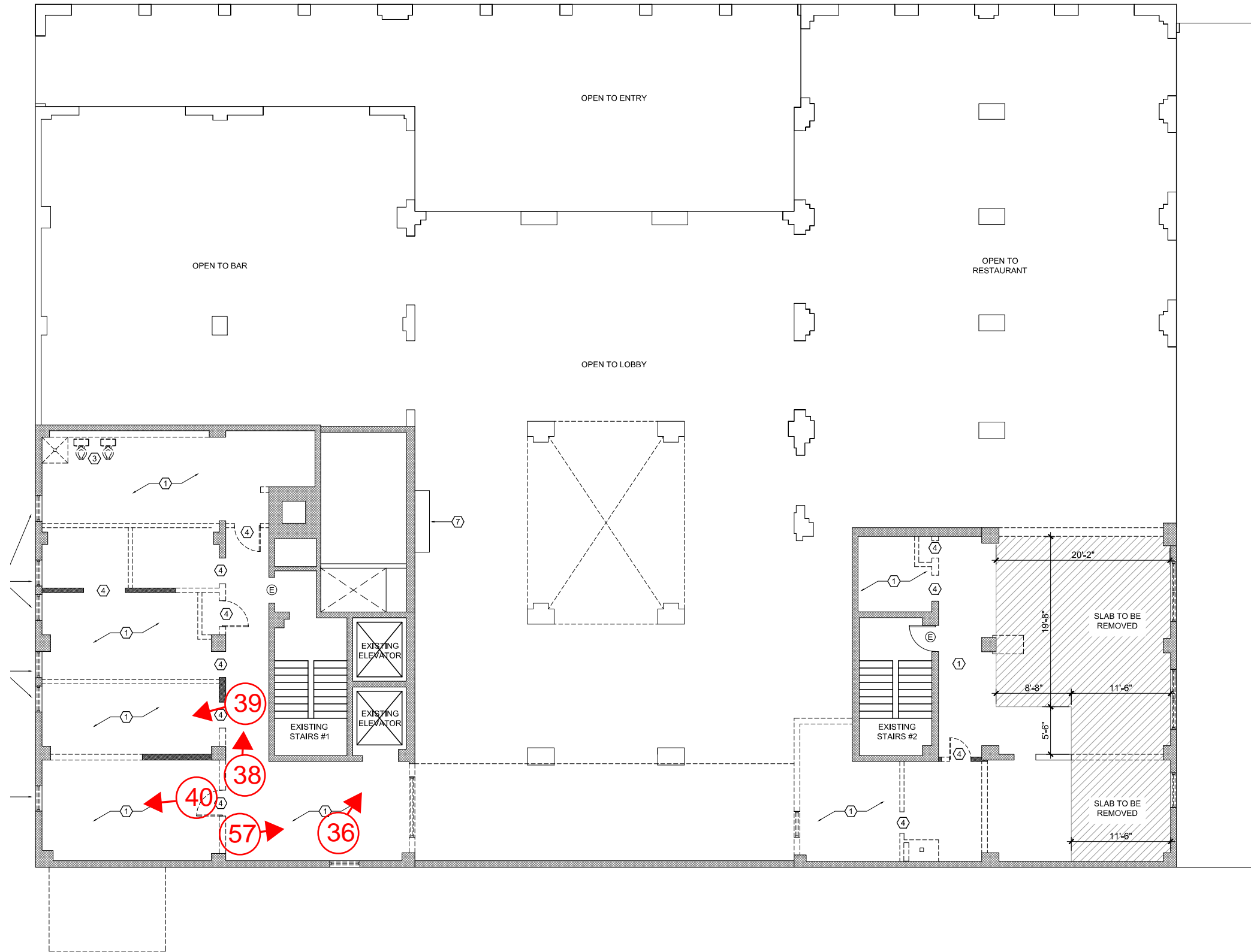
The Gulfstream Hotel Building-1 Lake Ave, Lake Worth, FL-Part 2 Photos



Photo #78 Gulfstream Hotel Building  
1 Lake Ave, Lake Worth, FL 33460  
Close-up of terracotta (7/10/2020)

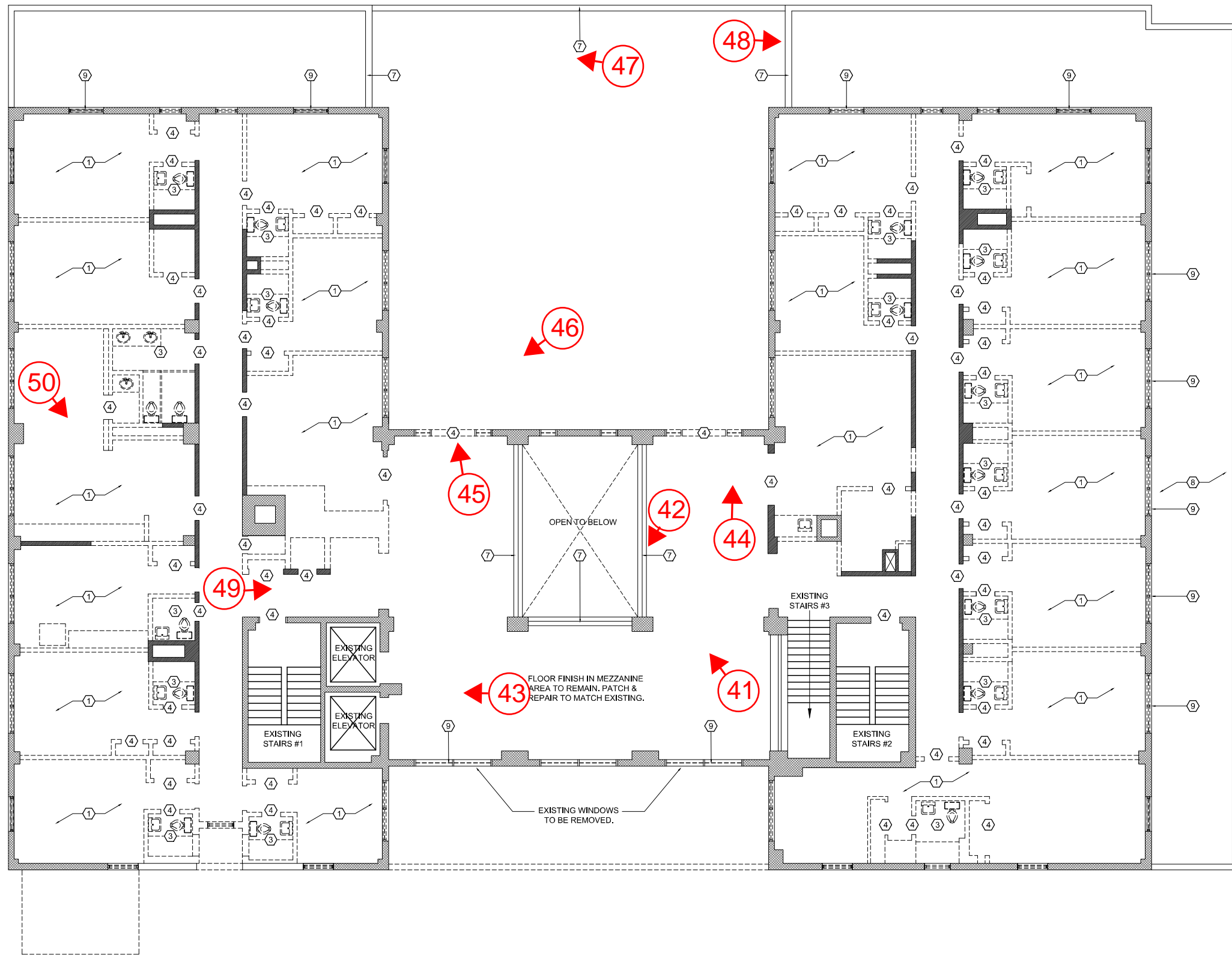


FIRST FLOOR / EXTERIOR

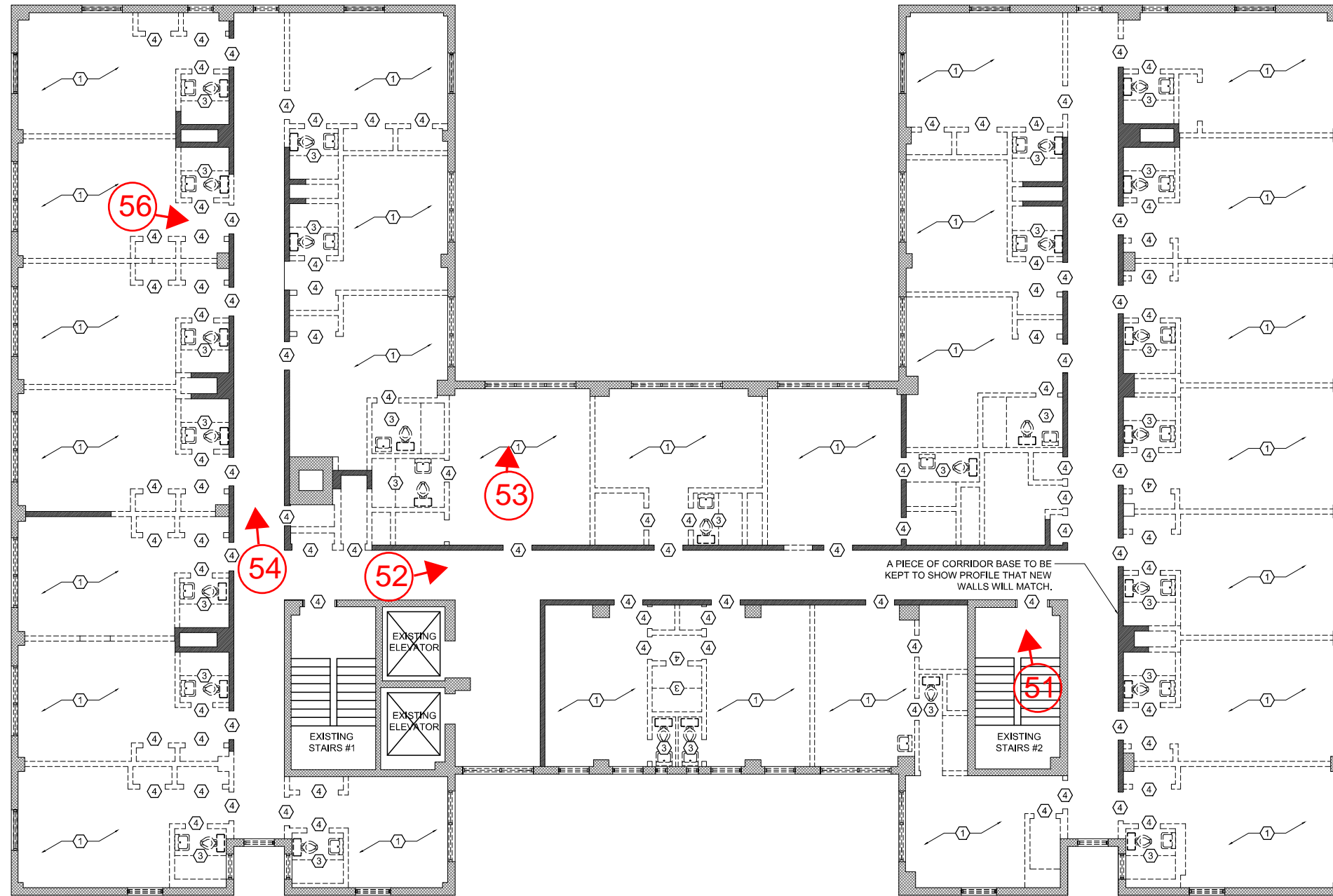


MEZZANINE FLOOR

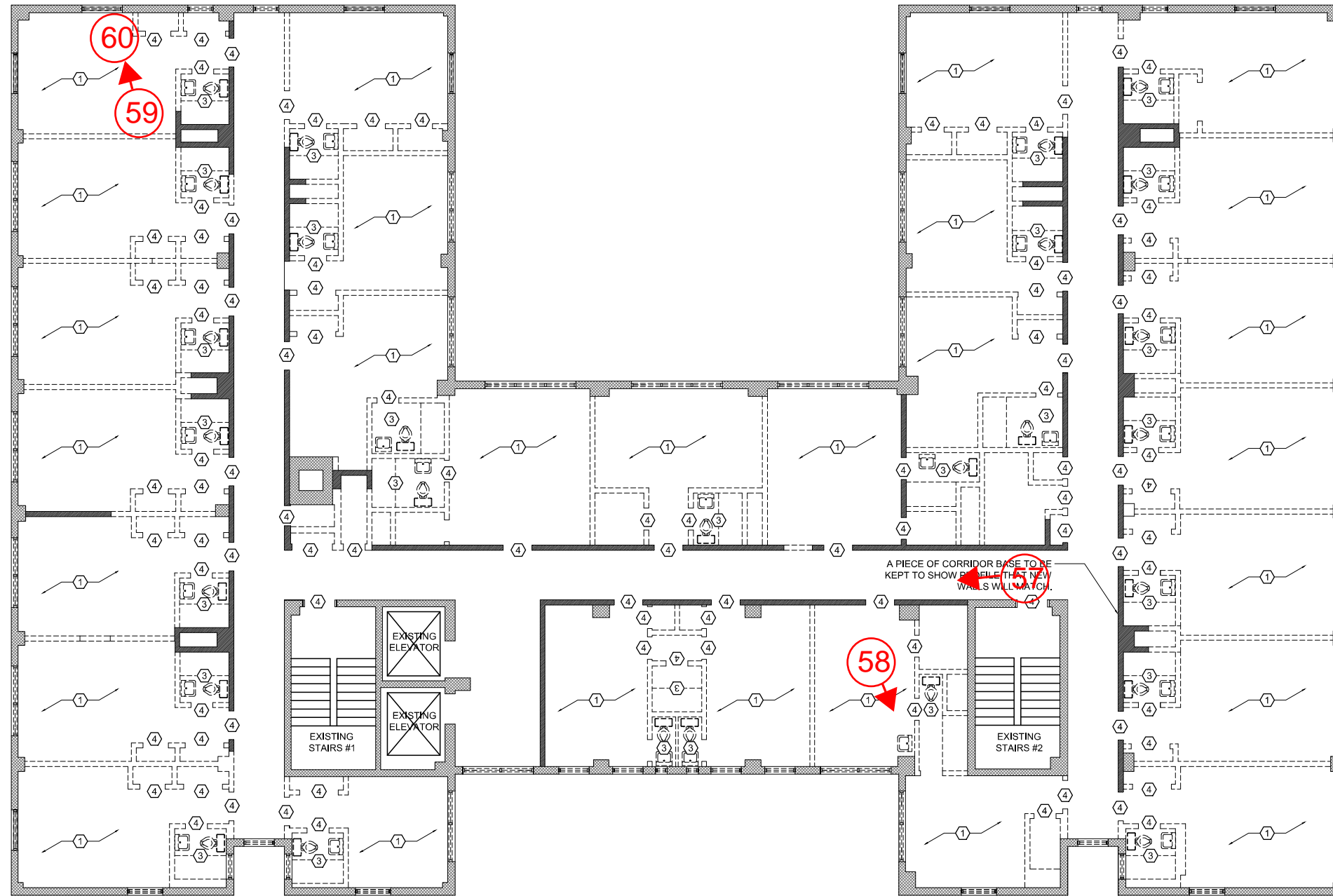




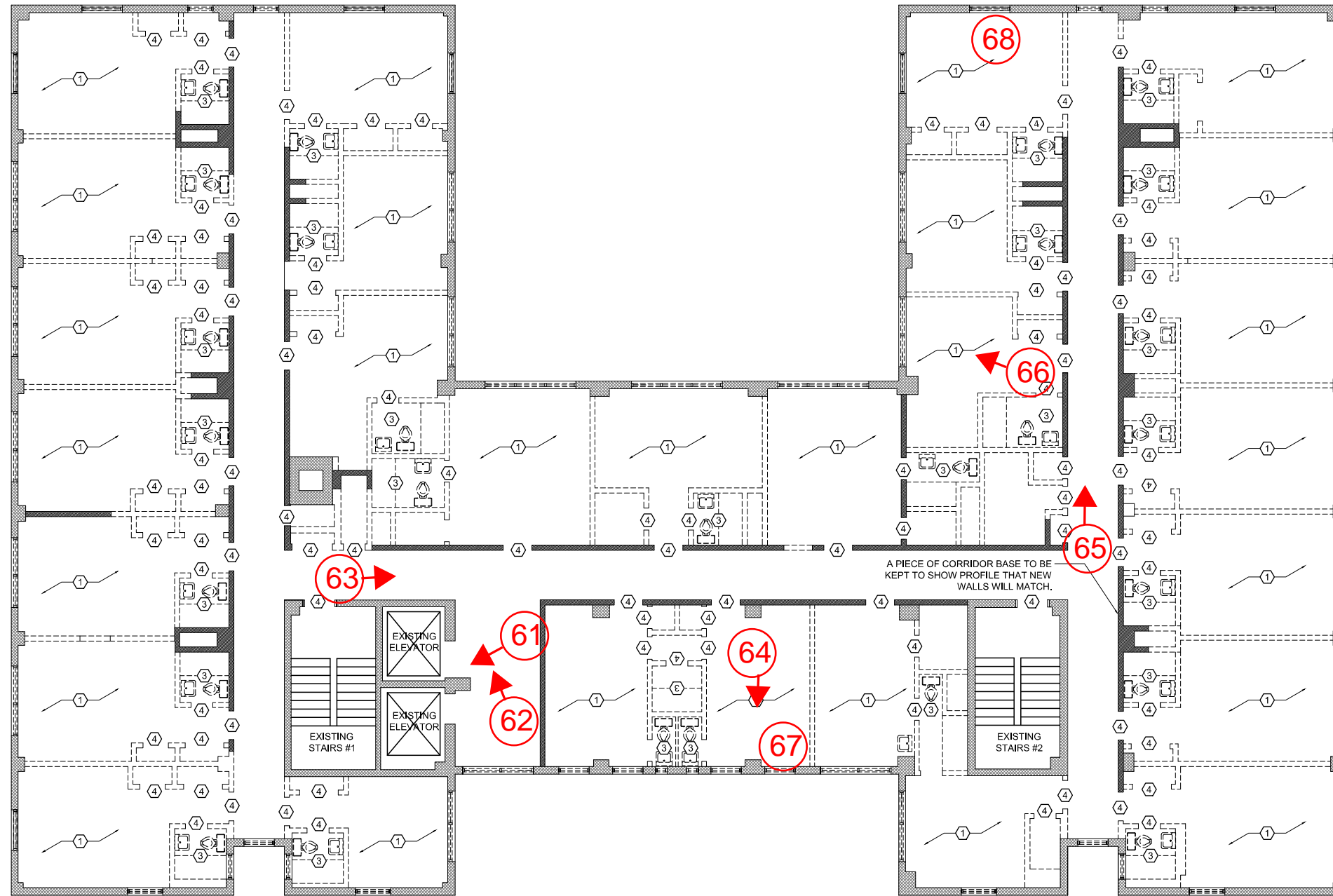
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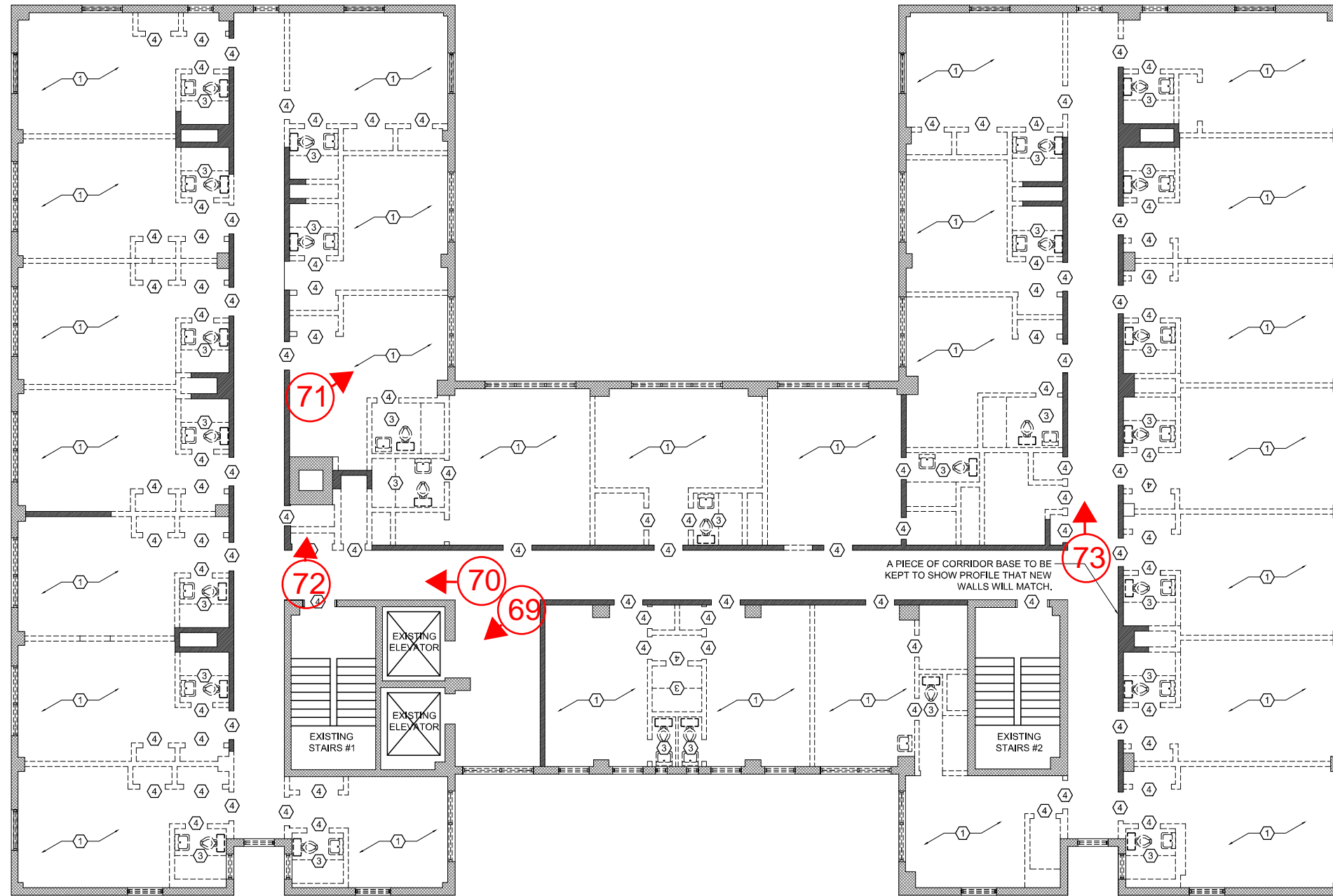
THIRD FLOOR

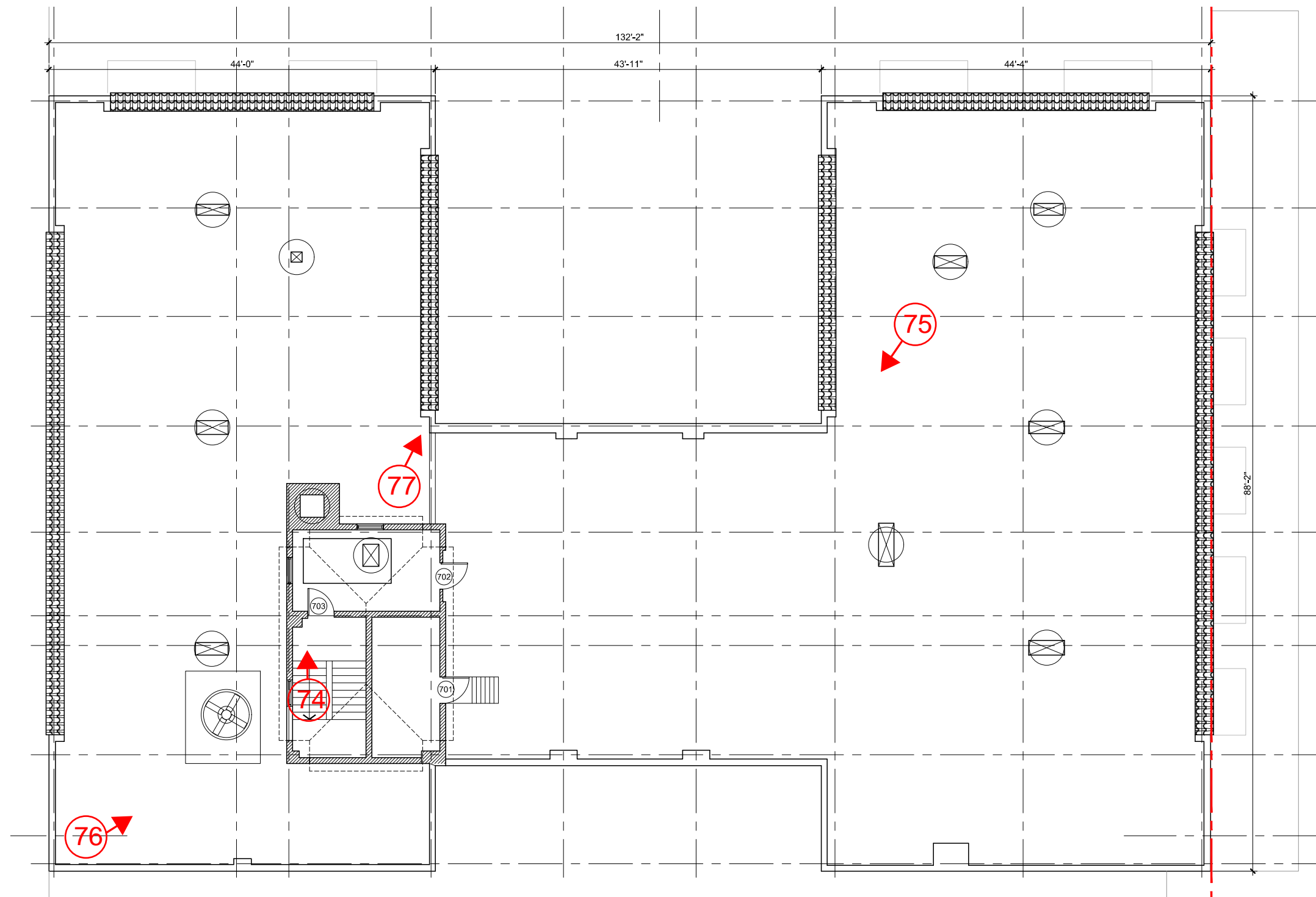


FOURTH FLOOR



FIFTH FLOOR





ROOF PLAN



CFN 20140179307  
 OR BK 26793 PG 1340  
 RECORDED 05/15/2014 14:13:38  
 Palm Beach County, Florida  
 ANT 7,225,000.00  
 Doc Stamp 50,575.00  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 1340 - 1342; (3pgs)

Prepared by and return to:

David M. Layman, Esquire  
 Greenberg Traurig, P.A.  
 777 South Flagler Drive  
 Suite 300 East  
 West Palm Beach, FL 33401

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made as of the 14<sup>th</sup> day of May, 2014, by **CSC LAKE WORTH LIMITED PARTNERSHIP**, a Delaware limited partnership, having an address of 1801 S. Australian Avenue, West Palm Beach, FL 33409, hereinafter called Grantor, to: **HH GULFSTREAM LAND HOLDINGS, LLC**, a Delaware limited liability company, having an address of 310 SE 1<sup>st</sup> Street, Delray Beach, FL 33483, hereinafter called Grantee:

(Wherever used herein the terms “Grantor” and “Grantee” include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situated in Palm Beach County, Florida, viz:

THE LAND IS DESCRIBED ON EXHIBIT A

hereinafter collectively called the Land,

SUBJECT TO the following (collectively, the “Permitted Exceptions”): real property taxes for the year 2013 and all subsequent years; comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; and conditions, restrictions, reservations, limitations and easements of record, without intent to reimpose same.

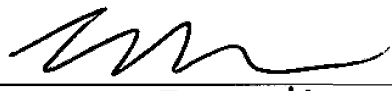
TO HAVE AND TO HOLD, the same in fee simple forever,

AND, subject to the Permitted Exceptions: (i) Grantor hereby covenants with the Grantee that Grantor has good right and lawful authority to sell and convey the Property; and (ii) Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

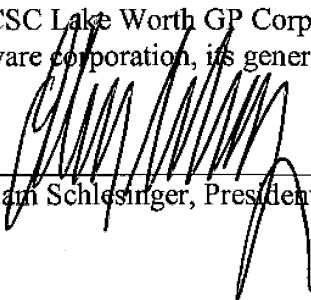
Witnesses:

  
Print Name: Adam Schlesinger

  
Print Name: Torrey Noyes

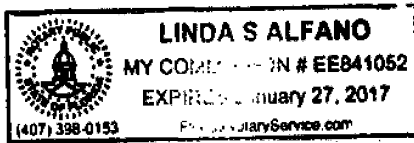
**CSC LAKE WORTH LIMITED PARTNERSHIP**, a Delaware limited partnership

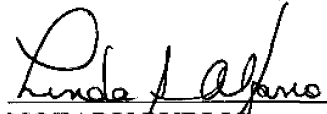
By: CSC Lake Worth GP Corporation, a Delaware corporation, its general partner

By:   
Adam Schlesinger, President

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of May, 2014, by Adam Schlesinger, as President of CSC Lake Worth GP Corporation, a Delaware corporation, as general partner of CSC LAKE WORTH LIMITED PARTNERSHIP, a Delaware limited partnership, on behalf of the limited partnership.



  
NOTARY PUBLIC  
Print Name: LINDA S. ALFANO  
Serial No. EE841052  
My Commission Expires: 1-27-2017

Personally known to me **OR**  Produced Identification  
Type of Identification Produced: \_\_\_\_\_



**EXHIBIT A**

**LAND - LEGAL DESCRIPTION**

Parcel 1

Lots 9, 10, 11 and the Northerly 24.50 feet of Lot 12, Block 33, THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, of the Public Records of Palm Beach County, Florida, said land lying in the Lucerne Townsite, Palm Beach County, Florida.

AND

Lots 7 and 8, Block 33, THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, inclusive, of the Public Records of Palm Beach County, Florida, said land lying in the Lucerne Townsite, Palm Beach County, Florida.

AND

Lots 1 through 6, Block 33, THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, inclusive, of the Public Records of Palm Beach County, Florida, said lands lying in the Lucerne Townsite, Palm Beach County, Florida.

AND

Parcel 2

That certain 10 foot wide strip of land lying west of and adjacent to the following described parcel:

Lots 9, 10, 11 and the Northerly 24.50 feet of Lot 12, Block 33, THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, (now known as Lake Worth), according to the Plat thereof as recorded in Plat Book 2, Pages 29 through 40 of the Public Records of Palm Beach County, Florida, said land lying in the Lucerne Townsite, Palm Beach County, Florida.

*WPB 383196822v2*

## OPINION OF TITLE

To: City of Lake Worth Beach, Florida

With the understanding that this Opinion of Title is furnished to the City of Lake Worth Beach, Florida, to accompany a submission for entitlements and/or governmental approvals, it is hereby certified that we have examined and based this Opinion solely upon the following described title evidence (the "Title Evidence"): that certain Ownership and Encumbrance Report, issued by Chicago Title Insurance Company under File Number 10254662, having an effective date of January 21, 2022 at 11:00 p.m. (collectively, the "Title Evidence Effective Date"). The Title Evidence purports to cover the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property").

*WE HEREBY CERTIFY* that we have reviewed the Title Evidence.

Therefore, we are of the opinion, based solely on our review of the Title Evidence, that on the Title Evidence Effective Date, the fee simple title to the above-described real property was vested in:

HH GULFSTREAM LAND HOLDINGS, LLC, a Delaware limited  
liability company

The Property is subject to the following encumbrances, liens and other exceptions:

A. **RECORDED MORTGAGES:**

MORTGAGE AND SECURITY AGREEMENT, recorded May 15, 2014 in OR Book 26793, Page 1346; as affected by COLLATERAL ASSIGNMENT OF RENTS AND LEASES recorded May 15, 2014 in OR Book 26793, Page 1359; COLLATERAL ASSIGNMENT OF RIGHTS AND AGREEMENTS AFFECTING REAL ESTATE recorded May 15, 2014 in OR Book 26793, Page 1366; UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM recorded May 15, 2014 in OR Book 26793, Page 1373; MORTGAGE MODIFICATION AND EXTENSION AGREEMENT recorded September 5, 2017 in OR Book 29333, Page 1781; ASSIGNMENT OF NOTE, MORTGAGE, AND OTHER LOAN DOCUMENTS recorded April 6, 2018, in OR Book 29765, Page 154; and ASSIGNMENT UNIFORM COMMERCIAL CODE FINANCING STATEMENT AMENDMENT FORM recorded April 6, 2018, in OR Book 29765, Page 158.

B. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

None.

C. **GENERAL EXCEPTIONS:**

1. Any rights, interests or claims of parties in possession of the land not shown by the public records.
2. Any rights, interest or claims affecting the land which a correct survey would disclose and which are not shown by the public records.
3. Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided, not shown by the public records.
4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land and any adverse claim to all or part of the land that is or was previously under water.
5. Taxes or special assessments not shown as lien in the public records or in the records of the local tax collecting authority.
6. Any minerals or mineral rights leased, granted or retained by current or prior owners.

D. **SPECIAL EXCEPTIONS:**

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. AGREED ORDER GRANTING CONSIDERATION FOR SALE recorded July 10, 2015 in Official Records Book 27660, Page 238.
3. NOTICE OF COMMENCEMENT recorded July 29, 2021 in OR Book 32731, Page 621.
4. NOTICE OF COMMENCEMENT recorded October 28, 2021 in OR Book 33004, Page 379.
5. GRANT OF EASEMENT recorded March 10, 1988 in OR Book 5598, Page 1069.
6. GRANT OF EASEMENT recorded May 9, 1990 in OR Book 6447, Page 1583.
7. MEMORANDUM OF PCS SITE AGREEMENT recorded May 2, 1997 in OR Book 9775, Page 786.
8. ORDINANCE NO. 2000-18 recorded September 21, 2000 in Official Records Book 12020, Page 604.
9. UNITY OF TITLE DECLARATION recorded November 29, 2007 in Official Records Book 22286, Page 416.

10. PARTY MEMBERSHIP AGREEMENT TO THE FLORIDA GREEN FINANCE AUTHORITY recorded December 9, 2016 in Official Records Book 28757, Page 803.
11. FENCE/GATE REMOVAL AGREEMENT recorded September 30, 2021, in Official Records Book 32916, Page 1498.

Note: All of the recording information contained herein refers to the Public Records of Palm Beach County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

***WE HEREBY CERTIFY*** that we have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is our opinion, based solely on our review of the Title Evidence, that the following party must join in any agreement in order to make the agreement a valid and binding covenant on the Property.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
HH GULFSTREAM LAND HOLDINGS, LLC, a Delaware limited liability company	Fee Owner	N/A
SOUTH FLORIDA FINANCING II, LLC, a Florida limited liability company	Mortgage Lien Holder	N/A

We, the undersigned, further certify that we are attorneys-at-law duly admitted to practice in the State of Florida and are members in good standing of the Florida Bar.

Respectfully submitted this 2nd day of March, 2022.

KAPP MORRISON LLP

By: 

Michelle DeRosa, Esq.  
Florida Bar No. 0084867  
Kapp Morrison LLP  
7900 Glades Road, Suite 550  
Boca Raton, Florida 33434

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2nd day of March, 2022 by Michelle DeRosa, who is XX personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.



(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)



**Gail Case**  
Comm.: HH 142859  
Expires: June 15, 2025  
Notary Public - State of Florida

EXHIBIT "A"

PARCEL 1:

Lots 9, 10, 11 and the Northerly 24.50 feet of Lot 12, Block 33, of THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, of the Public Records of Palm Beach County, Florida; said land lying in the Lucerne Townsite, Palm Beach County, Florida.

AND

Lots 7 and 8, Block 33, of THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, of the Public Records of Palm Beach County, Florida; said land lying in the Lucerne Townsite, Palm Beach County, Florida.

AND

Lots 1, 2, 3, 4, 5 and 6, Block 33, of THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, of the Public Records of Palm Beach County, Florida; said land lying in the Lucerne Townsite, Palm Beach County, Florida.

PARCEL 2:

That certain 10 foot wide strip of land lying West of and adjacent to the following described parcel:

Lots 9, 10, 11 and the Northerly 24.50 feet of Lot 12, Block 33, of THE PALM BEACH FARMS CO. PLAT NO. 2, Lucerne Townsite, according to the Plat thereof, as recorded in Plat Book 2, Pages 29 through 40, of the Public Records of Palm Beach County, Florida; said land lying in the Lucerne Townsite, Palm Beach County, Florida.

Folio No.: 38-43-44-21-15-033-0010, 38-43-44-21-15-033-0030, 38-43-44-21-15-033-0040,  
38-43-44-21-15-033-0050, 38-43-44-21-15-033-0060, 38-43-44-21-15-033-0070,  
and 38-43-44-21-15-033-0090



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON  
DIRECTOR

JOSEPH M. SANCHES, MBA  
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK RD. N., STE 200  
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193  
[WWW.PALMBEACHSCHOOLS.ORG/PLANNING](http://WWW.PALMBEACHSCHOOLS.ORG/PLANNING)

## SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

<b>Application</b>	<b>Submittal Date</b>	03/18/2022		
	<b>SCAD No.</b>	22030901Z/Re-Zoning and 22031701D/D. O.		
	<b>FLU /Rezoning/D.O. No.</b>	22-00900001 – City of Lake Worth Beach		
	<b>PCN No. / Address</b>	38-43-44-21-15-033-0090/ 1 Lake Ave and more		
	<b>Development Name</b>	Gulfstream Hotel		
	<b>Owner / Agent Name</b>	HH Gulfstream Land Holdings, LLC / Checkmate Design, LLC		
	<b>SAC No.</b>	215		
	<b>Proposed Re-Zoning Proposed D. O.</b>	<b>Maximum 85 Residential Units 83 High-Rise Residential Units</b>		
<b>Impact Review</b>		<b>South Grade Elementary School</b>	<b>Lake Worth Middle School</b>	<b>Lake Worth High School</b>
	New Students Generated	2	1	1
	Capacity Available	-64	90	155
	Utilization Percentage	109%	94%	95%
<b>School District Staff's Recommendation</b>	<p><b>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public school system. Therefore, if the proposed development is approved by the City Council, School District staff recommends the following condition to mitigate such impacts.</b></p> <p>In order to address the school capacity deficiency generated by this proposed development at the District <b>elementary school level</b>, the property owner shall contribute <b>\$10,016.00</b> to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). The contribution amount may be adjusted to reflect the actual unit number and type during the Development Order process.</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p>			
<b>Validation Period</b>	<p>1) This determination is valid from <b>03/23/2022 to 03/22/2023</b> or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to <b>03/22/2023</b> or this determination will expire automatically on <b>03/22/2023</b>.</p>			
<b>Notice</b>	<p>School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

*Joyce Cai*

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

March 23, 2022

Date

[joyce.cai@palmbeachschools.org](mailto:joyce.cai@palmbeachschools.org)

Email Address

CC: Erin Sita, Assistant Director, City of Lake Worth Beach  
Joyell Shaw, PIR Manager, School District of Palm Beach County



March 9, 2022

Anna Lai, P.E., PTOE  
Simmons & White, Inc.  
2581 Metrocentre Blvd, Suite 3  
West Palm Beach, FL 33407

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

- Robert S. Weinroth, Mayor
- Gregg K. Weiss, Vice Mayor
- Maria G. Marino
- Dave Kerner
- Maria Sachs
- Melissa McKinlay
- Mack Bernard

**County Administrator**

Verdenia C. Baker

**RE: Gulfstream Hotel Redevelopment  
Project #: 220209  
Traffic Performance Standards (TPS) Review**

Dear Ms. Lai:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated February 21, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

- Municipality:** Lake Worth Beach
- Location:** SWC of Lake Avenue and Golfview Road
- PCN:** 38-43-44-21-15-033-0090 (additional PCNs in file)
- Access:** One left-in/left-out access driveway connection onto Lakeside Dr, one ingress-only driveway connection onto Golfview Rd and one egress-only access driveway connection onto 1<sup>st</sup> Ave S via an existing alley  
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)
- Existing Uses:** Hotel building (vacant >5 years)
- Proposed Uses:** Repurpose the vacant building as:  
Hotel = 140 Rooms; and add:  
Mid-rise Multi-Family Residential = 84 DU
- New Daily Trips:** 1,510
- New Peak Hour Trips:** 89 (43/46) AM; 113 (62/51) PM
- Build-out:** December 31, 2024

Based on our review, the proposed development is within the Coastal Residential Exception Area and, therefore, the residential portion of the proposed development is exempt from the TPS of Palm Beach County. The Traffic Division has determined the proposed development meets the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

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Anna Lai, P.E., PTOE  
March 9, 2022  
Page 2

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [HAkif@pbcgov.org](mailto:HAkif@pbcgov.org).

Sincerely,

Hanane Akif, P.E.  
Professional Engineer  
Traffic Division

QB:HA:qg

ec:

Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach  
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division

# TRAFFIC IMPACT STATEMENT

## GULFSTREAM HOTEL PALM BEACH COUNTY, FLORIDA

### Prepared for:

Restoration St. Louis, Inc.  
4240 Manchester Avenue  
St. Louis, Missouri 63110

Job No. 20-096

Date: August 26, 2020  
Revised: February 21, 2022

---

Anna Lai, P.E., PTOE  
FL Reg. No. 78138

**Anna Lai, P.E., State of Florida, Professional  
Engineer, License No. 56934**

**This item has been electronically signed  
and sealed by Anna Lai, P.E., on 02/21/2022**

**Printed copies of this document are not considered signed  
and sealed and the signature must be verified on  
any electronic copies.**

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## APPENDICES

TEST 1 PART 2: LINK ANALYSIS .....	APPENDIX A
PBC TPS DATABASE 2024 VOLUME SHEETS .....	APPENDIX B
TEST 1 PART 1: INTERSECTION ANALYSIS .....	APPENDIX C
TEST 2 ANALYSIS: LINK ANALYSIS .....	APPENDIX D

## 1.0 SITE DATA

The subject parcel is located on the southeast corner of Lake Avenue and South Lakeside Drive in Palm Beach County, Florida and contains approximately 1.64 acres. The Property Control Numbers (PCNs) for the subject parcel are as follows:

38-43-44-21-15-033-0090	38-43-44-21-15-033-0040
38-43-44-21-15-033-0070	38-43-44-21-15-033-0030
38-43-44-21-15-033-0060	38-43-44-21-15-033-0010
38-43-44-21-15-033-0050	

Proposed site development on the parcel was previously approved for a 170 room hotel, 42 multi-family dwelling units, and ancillary space consisting of event space, restaurants, and a spa. Proposed site development now consists of a 140 room hotel, 84 multi-family dwelling units, and ancillary space consisting of event space, restaurants, and a spa with a project build-out of 2024. Lakeside Drive is proposed to be converted from a single lane southbound one-way roadway to a two lane southbound one-way roadway. Site access is proposed via a full access driveway connection to Lakeside Drive, an ingress only driveway connection to Golfview Road, and an egress only driveway connection to 1<sup>st</sup> Avenue South via an alleyway. For additional information concerning site location and layout, please refer to the Site Plan prepared by Beilinson Gomez Architects.

## 2.0 PURPOSE OF STUDY

This study will analyze the proposed development's impact on the surrounding major thoroughfares within the project's radius of development influence in accordance with the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards. The Traffic Performance Standards state that a Site Specific Development Order for a proposed project shall meet the standards and guidelines outlined in two separate "Tests" with regard to traffic performance. However, the proposed 42 residential dwelling units would qualify for the Coastal Residential Exception as outlined in the TPS.

Test 1, or the Build-out Test, relates to the build-out period of the project and requires that a project not add traffic within the radius of development influence which would have total traffic exceeding the adopted LOS at the end of the build-out period. This Test 1 analysis consists of two parts and no project shall be approved for a Site Specific Development Order unless it can be shown to satisfy the requirements of Parts One and Two of Test 1.

Part One – Intersections, requires the analysis of major intersections, within or beyond a project's radius of development influence, where a project's traffic is significant on a link within the radius of development influence. The intersections analyzed shall operate within the applicable threshold associated with the level of analysis addressed.

## 2.0 PURPOSE OF STUDY (CONTINUED)

Part Two – Links, compares the total traffic in the peak hour, peak direction on each link within a project's radius of development influence with the applicable LOS "D" link service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis period. This test requires analysis of links and major intersections as necessary within or beyond the radius of development influence, where a project's traffic is significant on a link within the radius of development influence.

This analysis shall address the total traffic anticipated to be in place at the end of the fifth year of the Florida Department of Transportation Five Year Transportation Improvement Program in effect at the time of traffic analysis submittal.

The existing roadway network as well as both the State and Palm Beach County Five Year Road Program improvements, with construction scheduled to commence prior to the end of the Five Year Analysis Period shall be the Test 2 roadway network assumed in the analysis. The total traffic in the peak hour, peak direction on each link within a project's radius of development influence shall be compared with the applicable LOS "E" service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

This study will verify that the proposed development's traffic impact will meet the above Traffic Performance Standards.

## 3.0 TRAFFIC GENERATION

The Palm Beach County Unified Land Development Code Article 12 requires that for any application for a site specific development order on property on which there are vested uses shall be subject to the Palm Beach County Traffic Performance Standards to the extent the traffic generation projected for the site specific development order exceeds the traffic generation of the vested uses.

The generation rates and capture rates of the vested uses shall be updated to current pro forma traffic generation and passer-by rates and shall be used to calculate vested uses/current approval traffic.

The traffic to be generated by the proposed site modifications has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 10<sup>th</sup> Edition* and rates published by the Palm Beach County Engineering Traffic Division as shown in Tables 1, 2, and 3. Table 1 shows the daily traffic generation associated with the proposed development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation,

### 3.0 TRAFFIC GENERATION (CONTINUED)

respectively, in peak hour trips (pht). The traffic to be generated by the proposed 170 room hotel and 42 multi-family dwelling units may be summarized as follows:

#### Proposed Plan of Development

Daily Traffic Generation	= 1,510 tpd
AM Peak Hour Traffic Generation (In/Out)	= 89 pht (43 In/46 Out)
PM Peak Hour Traffic Generation (In/Out)	= 113 pht (62 In/51 Out)

The proposed 84 residential dwelling units would qualify for the Coastal Residential Exception as outlined in the TPS.

### 4.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 12.B.2.D-7 3A of the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards, for a net trip generation of 76 hotel peak hour trips, the radius of development influence shall be one (1) mile.

For Test 1, a project must address those links within the radius of development influence on which its net trips are greater than one percent of the LOS “D” of the link affected on a peak hour, peak direction basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS “D” of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-1 1A: LOS “D” Link Service Volumes.

For Test 2, a project must address those links within the radius of development influence on which its net trips are greater than three percent of the LOS “E” of the link affected on a peak hour, peak direction basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS “E” of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-4 2A: LOS “E” Link Service Volumes.

### 5.0 TRIP DISTRIBUTION

The project trips were distributed and assigned on the links within the radius of development influence based on the existing and anticipated traffic patterns. Figure 1 presents the trip distribution percentages.

### 6.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2

Tables 4 and 5 (in Appendix A) show the project’s AM and PM peak hour trip assignment, respectively, as well as the applicable Level of Service Standard for each of the links within the project’s radius of development influence. Links with a project assignment greater than 1% of the applicable Level of Service “D” have been outlined as links with significant project assignment.

Tables 6 and 7 (in Appendix A) shows the projected total AM and PM peak hour

## 6.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2 (CONTINUED)

traffic volumes and threshold volumes for the links with significant project assignment within the project's radius of development influence. For the links, the 2024 total traffic has been calculated using the higher value between the link historical growth rate and the combination of a 1.0% background growth rate and the approved committed development trips. The 2024 build-out link volume reports for the link from the Palm Beach County Engineering Traffic Division TPS Database are included in Appendix B.

A review of Tables 4-7 indicates this project meets the applicable Peak Hour Traffic Volume Link Performance Standards listed under "Test One - Part Two" of the Palm Beach County Traffic Performance Standards on all links within the project's radius of development influence.

## 7.0 INTERSECTION ANALYSIS TEST 1 – PART 1

As a requirement of Part 1 of Test 1 of the Palm Beach County Traffic Performance Standards, all major intersections in each direction nearest to the point at which the project's traffic enters each project accessed link, and where the project traffic entering or exiting the intersection from/to the project accessed link is significant, must be analyzed. Therefore, the following intersections must be analyzed for the 2024 projected AM and PM peak hours:

Lake Avenue at Federal Highway  
Lake Avenue at Ocean Boulevard

For each intersection, the 2024 total traffic has been calculated using the higher value between the background growth rate and the combination of a 1.0% background growth rate and the approved committed development trips. The 2024 build-out volume reports from the Palm Beach County Engineering Traffic Division TPS Database are included in Appendix B.

Each intersection has been analyzed using the adjusted turning movement volumes in accordance with the methodology set forth in the Transportation Research Board Special Report 209, Planning Analysis. The intersection analyses are included in Appendix C. The analysis results show that the sum of the critical movements during the peak season, peak hours at project build-out is less than the adopted Level of Service volume of 1,400 vehicles per hours (vph) for the subject intersections.

<u>INTERSECTION</u>	<u>CRITICAL SUM</u>	
	<u>AM</u>	<u>PM</u>
Lake Avenue at Federal Highway	707	610
Lake Avenue at Ocean Boulevard	509	462

## 8.0 TEST 2 – FIVE YEAR ANALYSIS

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis Period. Tables 8 and 9 (in Appendix D) show the project's net trip generation is less than 3% of the applicable LOS "E" threshold for all links within the project's radius of development influence. This project therefore meets the requirements of Test 2.

## 9.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 2 and 3 and may be summarized as follows:

<b>Directional Distribution (Trips IN/OUT)</b>	
AM =	47 / 49
PM =	66 / 55

Figure 2 presents the AM and PM peak turning movement volume assignments at the project driveway based on the directional distributions. As previously mentioned, Lakeside Drive is proposed to be converted from a single lane southbound one-way roadway to a two lane southbound one-way roadway. Site access is proposed via a full access driveway connection to Lakeside Drive, an ingress only driveway connection to Golfview Road, and an egress only driveway connection to 1<sup>st</sup> Avenue South via an alleyway.

Based on the Palm Beach County Engineering Guidelines used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, and on the existing and proposed lanes, additional turn lanes are not warranted or recommended.

## 10.0 CONCLUSION

The proposed development has been estimated to generate 1,510 trips per day, 89 AM peak hour trips, and 113 PM peak hour trips at project build-out in 2024. The proposed 84 residential dwelling units would qualify for the Coastal Residential Exception as outlined in the TPS. A review of the links within the project's radius of development influence reveals that capacity is available to support the project and the project meets the requirements of the Palm Beach County Traffic Performance Standards.





September 16, 2020

Anna Lai, P.E., PTOE  
Simmons & White, Inc.  
2581 Metrocentre Blvd, Suite 3  
West Palm Beach, FL 33411

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
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**Palm Beach County  
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- Hal R. Valeche
- Gregg K. Weiss
- Mary Lou Berger
- Melissa McKinlay
- Mack Bernard

**County Administrator**

Verdenia C. Baker

**RE: Gulfstream Hotel  
Project #: 200905  
Traffic Performance Standards Review**

Dear Ms. Lai:

The Palm Beach County Traffic Division has reviewed the **Gulfstream Hotel** Traffic Impact Statement, dated August 26, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

- Municipality:** Lake Worth Beach
- Location:** SWC of Lake Avenue and Golfview Road
- PCN:** 38-43-44-21-15-033-0090 (additional PCNs in file)
- Access:** One full access driveway connection onto Lakeside Dr, one ingress-only driveway connection onto Golfview Rd and one egress-only access driveway connection onto 1<sup>st</sup> Ave S via an existing alley  
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)
- Existing Uses:** Hotel building (vacant >5 years)
- Proposed Uses:** Repurpose the vacant building as:  
Hotel = 170 Rooms; and add:  
Mid-rise Multi-Family Residential = 42 DU
- New Daily Trips:** 1,507
- New Peak Hour Trips:** 87 (46/41) AM; 110 (58/52) PM
- Build-out:** December 31, 2024

The proposed development is located within the Coastal Residential Exception Area and therefore, the residential portion of the proposed development is exempt from the Traffic Performance Standards of Palm Beach County. The Traffic Division has determined the proposed development **meets** the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

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Anna Lai, P.E., PTOE  
September 16, 2020  
Page 2

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

Quazi Bari, P.E., PTOE  
Manager – Growth Management  
Traffic Division

QB:HA:rb

ec: Addressee  
Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community  
Sustainability Department, City of Lake Worth Beach  
Hanane Akif, E.I., Project Coordinator II, Traffic Division  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2020\200905 - GULFSTREAM HOTEL.DOCXN



February 23, 2022

Palm Beach County Engineering Department  
Traffic Division  
2300 North Jog Road  
Floor 3E  
West Palm Beach, Florida 33411

Attention: Mr. Quazi Bari, P.E.

Reference: Gulfstream Hotel Redevelopment  
Palm Beach County Project # 200905  
City of Lake Worth Beach, Florida

Dear Mr. Bari:

Please find enclosed for your review and approval, the following items pertaining to the above referenced project located on the southeast corner of Lake Avenue and South Lakeside Drive in the City of Lake Worth Beach:

1. One (1) 11" x 17" copy of the proposed Site Plan layout
2. One (1) copy of the Traffic Impact Statement dated February 21, 2022
3. One (1) check in the amount of \$1,208.00 for the TPS review fee
4. One (1) copy of the previously issued TPS approval letter dated September 16, 2020

The site was previously developed with a hotel site and has been vacant for more than five years, so there is no traffic concurrency vesting associated with the project. The approval in 2020 consisted of a 170-room hotel and 42 multi-family residential units. Proposed side development now consists of a 140-room hotel and 84 multi-family units as well as ancillary areas consisting of event space, restaurants, and a spa facility with a project build-out of 2024.

Mr. Quazi Bari, P.E.  
February 23, 2022

Please review the enclosed and contact our office if you should have any questions or if you require any additional information. We respectfully request a letter from your Department to the City of Lake Worth Beach following your review and approval. Thank you for your help with this matter.

Sincerely,

SIMMONS & WHITE, INC.



Kyle Duncan

Enclosures

**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**PROPOSED DEVELOPMENT**

**TABLE 1 - Daily Traffic Generation**

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips	Pass-by		Net Trips
				In	Out		%	Total			%	Trips	
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	84	Dwelling Units	5.44			457		0	457	0%	0	457
Hotel	310	140	Rooms	8.36			1,170		0	1,170	10%	117	1,053
<b>Grand Totals:</b>							<b>1,627</b>	<b>0.0%</b>	<b>0</b>	<b>1,627</b>	<b>7%</b>	<b>117</b>	<b>1,510</b>

**TABLE 2 - AM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips				
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	84	Dwelling Units	0.36	0.26	0.74	8	22	30	0.0%	0	0	0	8	22	30	0%	0	8	22	30
Hotel	310	140	Rooms	0.47	0.59	0.41	39	27	66	0.0%	0	0	0	39	27	66	10%	7	35	24	59
<b>Grand Totals:</b>							<b>47</b>	<b>49</b>	<b>96</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>47</b>	<b>49</b>	<b>96</b>	<b>7%</b>	<b>7</b>	<b>43</b>	<b>46</b>	<b>89</b>

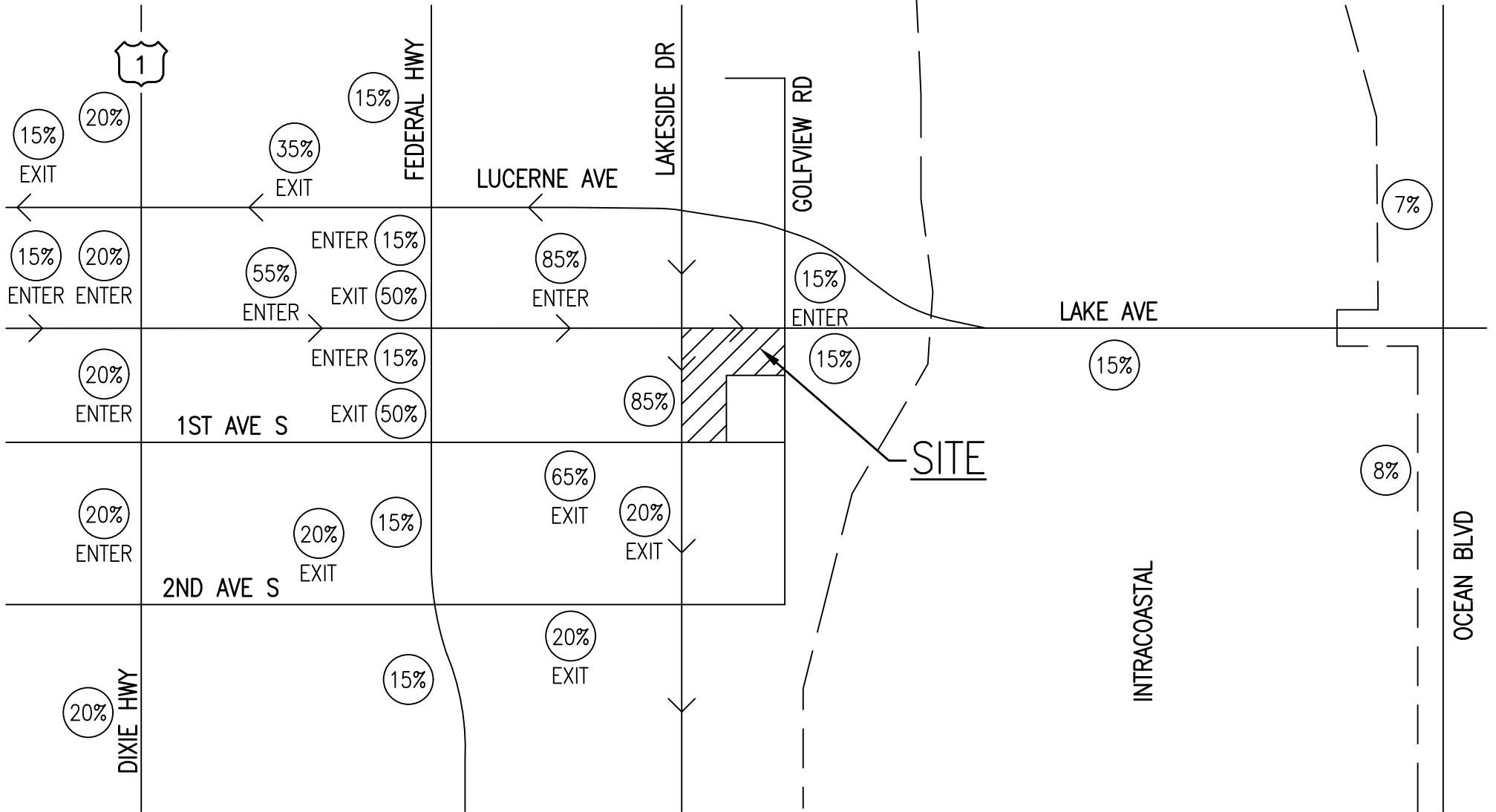
**TABLE 3 - PM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips				
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total	
Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	84	Dwelling Units	0.44	0.61	0.39	23	14	37	0.0%	0	0	0	23	14	37	0%	0	23	14	37
Hotel	310	140	Rooms	0.6	0.51	0.49	43	41	84	0.0%	0	0	0	43	41	84	10%	8	39	37	76
<b>Grand Totals:</b>							<b>66</b>	<b>55</b>	<b>121</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>55</b>	<b>121</b>	<b>7%</b>	<b>8</b>	<b>62</b>	<b>51</b>	<b>113</b>





ENGINEERING | PLANNING | CONSULTING | SINCE 1982  
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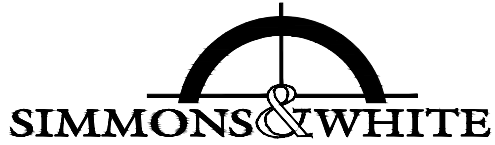


**LEGEND**

-  PROJECT DISTRIBUTION
-  ONE-WAY STREET

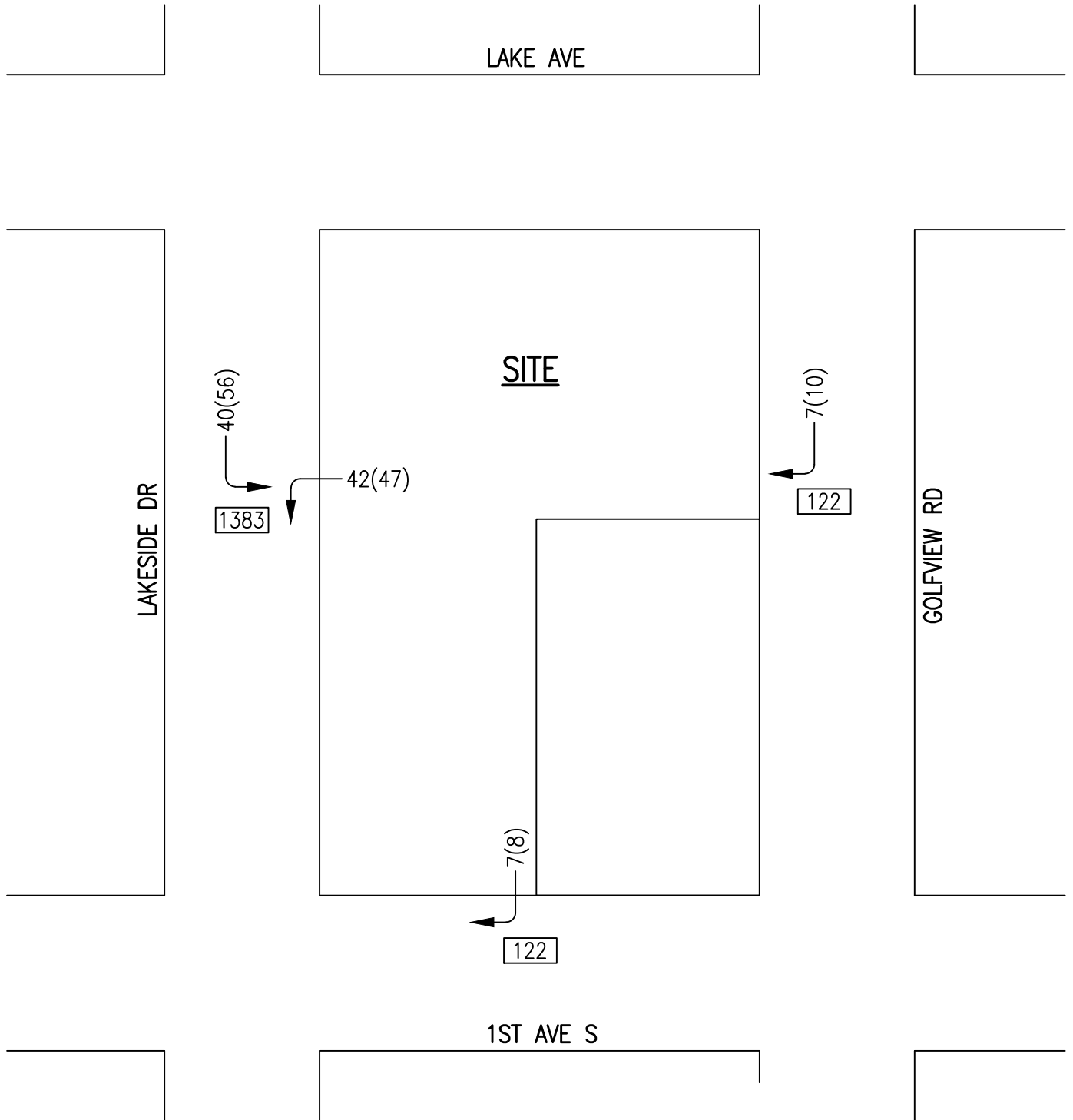
**FIGURE 1**  
**PROJECT DISTRIBUTION**

**GULFSTREAM HOTEL**  
 20-096 AL 08-25-20



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**FIGURE 2**  
**PROJECT TURNING MOVEMENTS**

**LEGEND**

- 40 A.M. PEAK HOUR TURNING MOVEMENT
- (56) P.M. PEAK HOUR TURNING MOVEMENT
- 1383 A.A.D.T.

**GULFSTREAM HOTEL**  
 20-096 AL 08-25-20  
 REVISED: 02-21-22

# **APPENDIX A**

## **TEST 1 PART 2: LINK ANALYSIS**



**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**TABLE 4**  
**TEST 1 - PROJECT SIGNIFICANCE CALCULATION**  
**AM PEAK HOUR**

2024 BUILD OUT  
1 MILE RADIUS OF DEVELOPMENT INFLUENCE  
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 43  
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 46  
HOTEL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 35  
HOTEL AM PEAK HOUR PROJECT TRIPS (EXITING) = 24

STATION	ROADWAY**	FROM	TO	AM PEAK HOUR		ENTER/EXIT	EXISTING LANES	CLASS	LOS D STANDARD	COMMERCIAL HOTEL PROJECT			
				PROJECT DISTRIBUTION	TOTAL PROJECT TRIPS*					DIRECTIONAL HOTEL PROJECT TRIPS	TOTAL PROJECT IMPACT	HOTEL PROJECT IMPACT	PROJECT SIGNIFICANT
4813	LUCERNE AVENUE	A STREET	DIXIE HIGHWAY	15%	7	4	EXIT	2LO	II	2120	0.33%	0.19%	NO
4811	LUCERNE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	35%	16	8	EXIT	2LO	II	2120	0.75%	0.38%	NO
N/A	LUCERNE AVENUE	FEDERAL HIGHWAY	LAKESIDE DRIVE	0%	0	0	ENTER/EXIT	2LO	II	2120	0.00%	0.00%	NO
N/A	LUCERNE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	0	ENTER/EXIT	2LO	II	2120	0.00%	0.00%	NO
4817	LAKE AVENUE	A STREET	DIXIE HIGHWAY	15%	6	5	ENTER	2LO	II	2120	0.28%	0.24%	NO
4815	LAKE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	55%	24	19	ENTER	2LO	II	2120	1.13%	0.90%	NO
<b>N/A</b>	<b>LAKE AVENUE</b>	<b>FEDERAL HIGHWAY</b>	<b>LAKESIDE DRIVE</b>	<b>85%</b>	<b>37</b>	<b>30</b>	<b>ENTER</b>	<b>2LO</b>	<b>II</b>	<b>2120</b>	<b>1.75%</b>	<b>1.42%</b>	<b>YES</b>
N/A	LAKE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	0	ENTER/EXIT	2LO	II	2120	0.00%	0.00%	NO
4801	LAKE AVENUE	GOLFVIEW ROAD	OCEAN BOULEVARD	15%	6	5	ENTER/EXIT	4D	II	1770	0.34%	0.28%	NO
4800	DIXIE HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	20%	9	7	ENTER/EXIT	4	II	1680	0.54%	0.42%	NO
N/A	DIXIE HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	20%	9	7	ENTER	4	II	1680	0.54%	0.42%	NO
4820	DIXIE HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	20%	9	7	ENTER	4	II	1680	0.54%	0.42%	NO
4820	DIXIE HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	20%	9	7	ENTER	4	II	1680	0.54%	0.42%	NO
4820	DIXIE HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	20%	9	7	ENTER/EXIT	4	II	1680	0.54%	0.42%	NO
4802	FEDERAL HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	15%	6	5	ENTER/EXIT	2	II	810	0.74%	0.62%	NO
N/A	FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	15%	6	5	ENTER	2	II	810	0.74%	0.62%	NO
<b>N/A</b>	<b>FEDERAL HIGHWAY</b>	<b>LUCERNE AVENUE</b>	<b>LAKE AVENUE</b>	<b>50%</b>	<b>23</b>	<b>12</b>	<b>EXIT</b>	<b>2</b>	<b>II</b>	<b>810</b>	<b>2.84%</b>	<b>1.48%</b>	<b>YES</b>
4824	FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	15%	6	5	ENTER	2	II	810	0.74%	0.62%	NO
<b>4824</b>	<b>FEDERAL HIGHWAY</b>	<b>LAKE AVENUE</b>	<b>1ST AVENUE SOUTH</b>	<b>50%</b>	<b>23</b>	<b>12</b>	<b>EXIT</b>	<b>2</b>	<b>II</b>	<b>810</b>	<b>2.84%</b>	<b>1.48%</b>	<b>YES</b>
4824	FEDERAL HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	15%	6	5	ENTER/EXIT	2	II	810	0.74%	0.62%	NO
4824	FEDERAL HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	15%	6	5	ENTER/EXIT	2	II	810	0.74%	0.62%	NO

NOTES:

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\*\* 1ST AVENUE SOUTH, 2ND AVENUE SOUTH, LAKESIDE DRIVE, AND GOLFVIEW ROAD WERE NOT EVALUATED AS PART OF THIS STUDY AS THESE ARE NON-THOROUGHFARE ROADS WITH LOW VOLUMES AND NO OPERATIONAL ISSUES ARE ANTICIPATED.

**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**TABLE 5  
TEST 1 - PROJECT SIGNIFICANCE CALCULATION  
PM PEAK HOUR**

2024 BUILD OUT  
1 MILE RADIUS OF DEVELOPMENT INFLUENCE  
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 62  
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 51  
HOTEL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 39  
HOTEL PM PEAK HOUR PROJECT TRIPS (EXITING) = 37

STATION	ROADWAY**	FROM	TO	PM PEAK HOUR		ENTER/EXIT	EXISTING LANES	CLASS	LOS D STANDARD	COMMERCIAL HOTEL PROJECT		
				PROJECT DISTRIBUTION	TOTAL PROJECT TRIPS*					HOTEL PROJECT TRIPS	TOTAL PROJECT IMPACT	HOTEL PROJECT IMPACT
4813	LUCERNE AVENUE	A STREET	DIXIE HIGHWAY	15%	8	EXIT	2LO	II	2120	0.38%	0.28%	NO
4811	LUCERNE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	35%	18	EXIT	2LO	II	2120	0.85%	0.61%	NO
N/A	LUCERNE AVENUE	FEDERAL HIGHWAY	LAKESIDE DRIVE	0%	0	ENTER/EXIT	2LO	II	2120	0.00%	0.00%	NO
N/A	LUCERNE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	ENTER/EXIT	2LO	II	2120	0.00%	0.00%	NO
4817	LAKE AVENUE	A STREET	DIXIE HIGHWAY	15%	9	ENTER	2LO	II	2120	0.42%	0.28%	NO
4815	LAKE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	55%	34	ENTER	2LO	II	2120	1.60%	0.99%	NO
<b>N/A</b>	<b>LAKE AVENUE</b>	<b>FEDERAL HIGHWAY</b>	<b>LAKESIDE DRIVE</b>	<b>88%</b>	<b>53</b>	<b>ENTER</b>	<b>2LO</b>	<b>II</b>	<b>2120</b>	<b>2.50%</b>	<b>1.56%</b>	<b>YES</b>
N/A	LAKE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	ENTER/EXIT	2LO	II	2120	0.00%	0.00%	NO
4801	LAKE AVENUE	GOLFVIEW ROAD	OCEAN BOULEVARD	15%	9	ENTER/EXIT	4D	II	1770	0.51%	0.34%	NO
4800	DIXIE HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	20%	12	ENTER/EXIT	4	II	1680	0.71%	0.48%	NO
N/A	DIXIE HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	20%	12	ENTER	4	II	1680	0.71%	0.48%	NO
4820	DIXIE HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	20%	12	ENTER	4	II	1680	0.71%	0.48%	NO
4820	DIXIE HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	20%	12	ENTER	4	II	1680	0.71%	0.48%	NO
4820	DIXIE HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	20%	12	ENTER/EXIT	4	II	1680	0.71%	0.48%	NO
4802	FEDERAL HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	15%	9	ENTER/EXIT	2	II	810	1.11%	0.74%	NO
N/A	FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	15%	9	ENTER	2	II	810	1.11%	0.74%	NO
<b>N/A</b>	<b>FEDERAL HIGHWAY</b>	<b>LUCERNE AVENUE</b>	<b>LAKE AVENUE</b>	<b>50%</b>	<b>26</b>	<b>EXIT</b>	<b>2</b>	<b>II</b>	<b>810</b>	<b>3.21%</b>	<b>2.35%</b>	<b>YES</b>
4824	FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	15%	9	ENTER	2	II	810	1.11%	0.74%	NO
<b>4824</b>	<b>FEDERAL HIGHWAY</b>	<b>LAKE AVENUE</b>	<b>1ST AVENUE SOUTH</b>	<b>50%</b>	<b>26</b>	<b>EXIT</b>	<b>2</b>	<b>II</b>	<b>810</b>	<b>3.21%</b>	<b>2.35%</b>	<b>YES</b>
4824	FEDERAL HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	15%	9	ENTER/EXIT	2	II	810	1.11%	0.74%	NO
4824	FEDERAL HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	15%	9	ENTER/EXIT	2	II	810	1.11%	0.74%	NO

**NOTES:**

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**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**TABLE 6**  
**AM PEAK HOUR - TEST 1**

2024 BUILD OUT  
1 MILE RADIUS OF DEVELOPMENT INFLUENCE  
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 43  
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 46  
HOTEL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 35  
HOTEL AM PEAK HOUR PROJECT TRIPS (EXITING) = 24

ROADWAY	FROM	TO	DIRECTION	AM PEAK HOUR COUNT YEAR	2020 AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR HOTEL PROJECT TRIPS	LINK GROWTH RATE	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2024 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	MEETS LOS STD.
LAKE AVENUE*	FEDERAL HIGHWAY	LAKESIDE DRIVE	EB	2021	602	85%	30	1%	18	49	18	67	699	2LO	II	2120	YES
FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	SB	2020	181	50%	12	1%	7	26	7	33	226	2	II	810	YES
FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	SB	2020	181	50%	12	1%	7	38	7	45	238	2	II	810	YES

**NOTES:**

\* FOR LAKE AVENUE BETWEEN FEDERAL HIGHWAY AND LAKESIDE DRIVE: LINK GROWTH RATE ASSUMED TO BE 1%, AS THE RATE WAS NOT AVAILABLE. 2021 PEAK HOUR TRAFFIC CALCULATED BASED ON LAKE AVENUE AT FEDERAL INTERSECTION VOLUMES.

**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**TABLE 7  
PM PEAK HOUR - TEST 1**

2024 BUILD OUT  
1 MILE RADIUS OF DEVELOPMENT INFLUENCE  
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 62  
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 51  
HOTEL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 39  
HOTEL PM PEAK HOUR PROJECT TRIPS (EXITING) = 37

ROADWAY	FROM	TO	DIRECTION	AM PEAK HOUR COUNT YEAR	2020 PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR HOTEL PROJECT TRIPS	LINK GROWTH RATE	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2024 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	MEETS LOS STD.
LAKE AVENUE*	FEDERAL HIGHWAY	LAKESIDE DRIVE	EB	2021	419	85%	33	1%	13	91	13	104	556	2LO	II	2120	YES
FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	SB	2020	365	50%	19	1%	15	27	15	42	426	2	II	810	YES
FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	SB	2020	365	50%	19	1%	15	90	15	105	489	2	II	810	YES

**NOTES:**

\* FOR LAKE AVENUE BETWEEN FEDERAL HIGHWAY AND LAKESIDE DRIVE: LINK GROWTH RATE ASSUMED TO BE 1%, AS THE RATE WAS NOT AVAILABLE. 2021 PEAK HOUR TRAFFIC CALCULATED BASED ON LAKE AVENUE AT FEDERAL INTERSECTION VOLUMES.

# **APPENDIX B**

**PBC TPS DATABASE**  
**2024 BUILD-OUT**  
**LINK & INTERSECTION VOLUME SHEETS**  
**(WITH APPROVED COMMITTED TRIPS)**

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2020 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

SITE: 0221 - SR 5 / OLIVE AVE - S OF LAKE & LUCERNE AVE (COUNTY LINK: 4824)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	8400	C	N 4400		S 4000	9.00	57.60	4.60
2019	8800	C	N 4700		S 4100	9.00	58.80	2.90
2018	9200	C	N 4600		S 4600	9.00	55.50	2.90
2017	9000	C	N 4600		S 4400	9.00	55.40	2.90
2016	9000	C	N 4500		S 4500	9.00	55.30	6.90
2015	7900	C	N 3900		S 4000	9.00	55.60	6.90
2014	8000	C	N 4100		S 3900	9.00	55.40	6.90
2013	8900	C	N 4500		S 4400	9.00	58.50	0.10
2012	8800	C	N 4500		S 4300	9.00	59.30	0.10
2011	7200	C	N 3500		S 3700	9.00	58.80	3.30
2010	7800	C	N 3900		S 3900	10.86	60.20	3.30
2009	8500	C	N 4300		S 4200	11.11	60.16	3.30
2008	9900	C	N 4900		S 5000	10.95	57.63	7.90
2007	10100	C	N 5000		S 5100	10.80	57.68	7.90
2006	10900	C	N 5700		S 5200	10.77	57.38	2.50
2005	11200	C	N 5600		S 5600	10.80	56.50	4.30

Based on 2017 and 2020 volumes, use 1% growth rate for a conservative analysis.

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

County: 93  
 Station: 0221  
 Description: SR 5 / OLIVE AVE - S OF LAKE & LUCERNE AVE (COUNTY  
 Start Date: 10/01/2020  
 Start Time: 0000

Time	Direction: N					Direction: S					Combined	
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total	
0000	9	8	9	7	33	13	9	7	1	30	63	
0100	6	3	3	3	15	2	3	8	3	16	31	
0200	5	2	2	0	9	0	3	5	3	11	20	
0300	2	1	1	4	8	2	3	1	2	8	16	
0400	4	6	1	4	15	3	4	1	3	11	26	
0500	6	11	14	13	44	3	7	9	12	31	75	
0600	20	25	34	45	124	9	27	31	23	90	214	
0700	45	55	65	82	247	39	39	50	51	179	426	
0800	73	67	78	83	301	59	41	42	39	181	482	
0900	69	57	68	65	259	39	47	45	45	176	435	
1000	59	65	66	63	253	44	42	46	42	174	427	
1100	59	58	49	63	229	69	54	51	67	241	470	
1200	54	72	77	80	283	54	57	68	66	245	528	
1300	59	88	59	56	262	67	41	56	66	230	492	
1400	68	47	87	85	287	61	64	78	70	273	560	
1500	58	76	77	76	287	67	57	83	69	276	563	
1600	80	78	77	80	315	70	90	81	108	349	664	
1700	72	69	71	87	299	89	98	99	79	365	664	
1800	60	62	67	64	253	67	75	63	49	254	507	
1900	51	68	62	52	233	50	51	71	47	219	452	
2000	41	34	41	35	151	43	45	40	38	166	317	
2100	38	38	27	20	123	37	25	30	18	110	233	
2200	22	26	22	12	82	17	28	19	17	81	163	
2300	3	8	14	11	36	16	18	14	7	55	91	

24-Hour Totals: 4148 3771 7919

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	800	301	730	201	745	493
P.M.	1600	315	1645	394	1645	686
Daily	1600	315	1645	394	1645	686

Truck Percentage 4.34 4.96 4.63

Classification Summary Database

Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
N	20	3189	759	19	141	3	0	14	3	0	0	0	0	0	0	180	4148
S	22	2691	870	18	150	4	0	15	0	0	0	0	0	0	1	187	3771

Generated by SPS 5.0.53P



Input Data

ROAD NAME: Lake Ave STATION: 0  
 CURRENT YEAR: 2020 FROM: N Federal Hwy  
 ANALYSIS YEAR: 2024 TO: Midpoint  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Report Created  
 02/21/2022

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
Lucerne / "L" Street Mixed Use	2	1	0	12	6	6	NR	0%
Lake Ave/Palm Way Mixed Use	0	0	0	0	0	0	Res	100%
Gulfstream Hotel	81	37	44	92	52	40	NR	0%
Lake Worth Middle School	8	4	3	2	1	1	NR	77.20%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
Watertower Commons	13	5	9	33	17	15	NR	25%
North O Street BandB Hotel	1	0	0	1	0	0	Res	0%
The Bohemian	18	3	15	34	20	14	Res	0%
Total Committed Developments	123	50	71	174	96	76		
Total Committed Residential	19	3	15	35	20	14		
Total Committed Non-Residential	104	47	56	139	76	62		
Double Count Reduction	5	1	4	9	5	4		
Total Discounted Committed Developments	118	49	67	165	91	72		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	118	49	67	165	91	72		
Growth Volume Used	118	49	67	165	91	72		
Total Volume	118	49	67	165	91	72		

Lanes	3LO					
LOS D Capacity	3530	3220	3220	3530	3220	3220
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3530	3400	3400	3530	3400	3400
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A B C D E F G H I

Input Data

ROAD NAME: Lake Ave STATION: 0  
 CURRENT YEAR: 2020 FROM: Midpoint  
 ANALYSIS YEAR: 2024 TO: Lucerne Ave  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Report Created  
 02/21/2022

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
Lucerne / "L" Street Mixed Use	2	1	0	12	6	6	NR	0%
Lake Ave/Palm Way Mixed Use	0	0	0	0	0	0	Res	100%
Gulfstream Hotel	81	37	44	92	52	40	NR	0%
Lake Worth Middle School	8	4	3	2	1	1	NR	77.20%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
Watertower Commons	13	5	9	33	17	15	NR	25%
North O Street BandB Hotel	1	0	0	1	0	0	Res	0%
The Bohemian	18	3	15	34	20	14	Res	0%
Total Committed Developments	123	50	71	174	96	76		
Total Committed Residential	19	3	15	35	20	14		
Total Committed Non-Residential	104	47	56	139	76	62		
Double Count Reduction	5	1	4	9	5	4		
Total Discounted Committed Developments	118	49	67	165	91	72		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	118	49	67	165	91	72		
Growth Volume Used	118	49	67	165	91	72		
Total Volume	118	49	67	165	91	72		

Lanes	3LO					
LOS D Capacity	3530	3220	3220	3530	3220	3220
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3530	3400	3400	3530	3400	3400
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Federal Hwy STATION: 0  
 CURRENT YEAR: 2020 FROM: Midpoint  
 ANALYSIS YEAR: 2024 TO: Lucerne Ave  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Report Created  
 02/21/2022

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments Type % Complete

Maritime Academy	0	0	0	0	0	0	NR	100%
ADOPT A FAMILY	0	0	0	0	0	0	NR	100%
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
Lucerne / "L" Street Mixed Use	2	0	1	12	6	6	NR	0%
Gulfstream Hotel	14	8	6	16	7	9	NR	0%
Lake Worth Middle School	29	16	13	8	4	4	NR	77.20%
Walmart-Palm Springs	1	0	0	4	2	2	NR	75%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
North O Street BandB Hotel	1	0	0	1	0	0	Res	0%
The Bohemian	10	2	8	19	11	8	Res	0%
Total Committed Developments	57	26	28	60	30	29		
Total Committed Residential	11	2	8	20	11	8		
Total Committed Non-Residential	46	24	20	40	19	21		
Double Count Reduction	3	1	2	5	3	2		
Total Discounted Committed Developments	54	25	26	55	27	27		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	54	25	26	55	27	27		
Growth Volume Used	54	25	26	55	27	27		
Total Volume	54	25	26	55	27	27		

Lanes

	2L					
LOS D Capacity	1480	810	810	1480	810	810
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	860	860	1570	860	860
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A B C D E F G H I

Input Data

ROAD NAME: Federal Hwy STATION: 0  
 CURRENT YEAR: 2020 FROM: Lake Ave  
 ANALYSIS YEAR: 2024 TO: Midpoint  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Report Created  
 02/21/2022

Link Analysis

Time Period	AM			PM		
	Direction	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments Type % Complete

Maritime Academy	0	0	0	0	0	0	NR	100%
ADOPT A FAMILY	0	0	0	0	0	0	NR	100%
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
Lucerne / "L" Street Mixed Use	2	0	1	12	6	6	NR	0%
Gulfstream Hotel	14	8	6	16	7	9	NR	0%
Lake Worth Middle School	29	16	13	8	4	4	NR	77.20%
Walmart-Palm Springs	1	0	0	4	2	2	NR	75%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
North O Street BandB Hotel	1	0	0	1	0	0	Res	0%
The Bohemian	10	2	8	19	11	8	Res	0%
Total Committed Developments	57	26	28	60	30	29		
Total Committed Residential	11	2	8	20	11	8		
Total Committed Non-Residential	46	24	20	40	19	21		
Double Count Reduction	3	1	2	5	3	2		
Total Discounted Committed Developments	54	25	26	55	27	27		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	54	25	26	55	27	27		
Growth Volume Used	54	25	26	55	27	27		
Total Volume	54	25	26	55	27	27		

Lanes

	2L					
LOS D Capacity	1480	810	810	1480	810	810
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	860	860	1570	860	860
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>
	Input Data							
	ROAD NAME: S Federal Hwy			STATION: 4824			Report Created	
	CURRENT YEAR: 2020			FROM: Midpoint			02/21/2022	
	ANALYSIS YEAR: 2024			TO: Lake Ave				
	GROWTH RATE: 0%			COUNT DATE: NA				
				PSF: 0				

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
Maritime Academy	0	0	0	0	0	0	NR	100%
ADOPT A FAMILY	0	0	0	0	0	0	NR	100%
Romano Eriksen & Cronin Law Offices	0	0	0	0	0	0	Res	100%
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
Lucerne / "L" Street Mixed Use	2	0	1	12	6	6	NR	0%
Gulfstream Hotel	19	9	10	22	12	9	NR	0%
Lake Worth Middle School	11	6	5	3	2	2	NR	77.20%
Walmart-Palm Springs	1	0	0	4	2	2	NR	75%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
Watertower Commons	53	34	19	131	62	69	NR	25%
North O Street BandB Hotel	1	0	0	1	0	0	Res	0%
The Bohemian	5	1	4	9	5	3	Res	0%
<b>Total Committed Developments</b>	<b>92</b>	<b>50</b>	<b>39</b>	<b>182</b>	<b>89</b>	<b>91</b>		
<b>Total Committed Residential</b>	<b>6</b>	<b>1</b>	<b>4</b>	<b>10</b>	<b>5</b>	<b>3</b>		
<b>Total Committed Non-Residential</b>	<b>86</b>	<b>49</b>	<b>35</b>	<b>172</b>	<b>84</b>	<b>88</b>		
Double Count Reduction	2	0	1	3	1	1		
<b>Total Discounted Committed Developments</b>	<b>90</b>	<b>50</b>	<b>38</b>	<b>179</b>	<b>88</b>	<b>90</b>		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	90	50	38	179	88	90		
Growth Volume Used	90	50	38	179	88	90		
Total Volume	90	50	38	179	88	90		

Lanes	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: S Federal Hwy STATION: 4824  
 CURRENT YEAR: 2020 FROM: 6th Ave S  
 ANALYSIS YEAR: 2024 TO: Midpoint  
 GROWTH RATE: 0% COUNT DATE: NA  
 PSF: 0

Report Created  
 02/21/2022

Link Analysis

Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Direction						
Existing Volume	0	0	0	0	0	0
Peak Volume	0	0	0	0	0	0
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	0	0	0	0	0	0

Committed Developments							Type	% Complete
Maritime Academy	0	0	0	0	0	0	NR	100%
ADOPT A FAMILY	0	0	0	0	0	0	NR	100%
Romano Eriksen & Cronin Law Offices	0	0	0	0	0	0	Res	100%
The Promenade at Lake Worth	0	0	0	0	0	0	NR	100%
Lucerne / "L" Street Mixed Use	2	0	1	12	6	6	NR	0%
Lake Worth Middle School	11	6	5	3	2	2	NR	77.20%
Walmart-Palm Springs	1	0	0	4	2	2	NR	75%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
Watertower Commons	53	34	19	131	62	69	NR	25%
North O Street BandB Hotel	1	0	0	1	0	0	Res	0%
The Bohemian	5	1	4	9	5	3	Res	0%
Total Committed Developments	73	41	29	160	77	82		
Total Committed Residential	6	1	4	10	5	3		
Total Committed Non-Residential	67	40	25	150	72	79		
Double Count Reduction	2	0	1	3	1	1		
Total Discounted Committed Developments	71	41	28	157	76	81		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	71	41	28	157	76	81		
Growth Volume Used	71	41	28	157	76	81		
Total Volume	71	41	28	157	76	81		

Lanes	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A B C D E F G H I J K L M N O

Input Data

E-W Street: Lake Ave                      COUNT DATE: 05/31/2012                      Report Created  
 N-S STREET: S Federal Hwy                      CURRENT YEAR: 2012                      08/25/2020  
 TIME PERIOD: AM                      ANALYSIS YEAR: 2024  
 GROWTH RATE: -1.92%                      PSF: 1.05  
 SIGNAL ID: 37450

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	53	370	42	0	0	0	0	205	106	142	253	0		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	56	389	44	0	0	0	0	215	111	149	266	0		
Committed Developments														
Lake Worth Middle School	4	4	0	3	3	0	0	6	4	0	5	3	NR	77.20%
Walmart-Palm Springs	1	0	0	0	0	0	0	1	0	0	1	1	NR	72%
Lucerne / "L" Street Mixed Use	0	0	0	0	0	0	0	0	0	1	1	1	NR	0%
Total Committed Developments	5	4	0	3	3	0	0	7	4	1	7	5		
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Total Committed Non-Residential	5	4	0	3	3	0	0	7	4	1	7	5		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	5	4	0	3	3	0	0	7	4	1	7	5		
Historical Growth	-12	-81	-9	0	0	0	0	-45	-23	-31	-55	0		
Comm Dev+1% Growth	12	53	6	3	3	0	0	34	18	20	41	5		
Growth Volume Used	12	53	6	3	3	0	0	34	18	20	41	5		
Total Volume	68	442	50	3	3	0	0	249	129	169	307	5		

Input Data

E-W Street: Lake Ave                      COUNT DATE: 05/31/2012                      Report Created  
 N-S STREET: S Federal Hwy                      CURRENT YEAR: 2012                      08/25/2020  
 TIME PERIOD: PM                      ANALYSIS YEAR: 2024  
 GROWTH RATE: -1.92%                      PSF: 1.05  
 SIGNAL ID: 37450

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	70	351	49	0	0	0	0	253	111	118	307	0		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	74	369	51	0	0	0	0	266	117	124	322	0		
Committed Developments														
Lake Worth Middle School	1	1	0	1	1	0	0	2	1	0	2	1	NR	77.20%
Walmart-Palm Springs	2	0	0	0	0	0	0	2	0	0	3	3	NR	72%
Lucerne / "L" Street Mixed Use	6	0	0	0	0	6	0	6	0	6	6	6	NR	0%
Total Committed Developments	9	1	0	1	1	6	0	10	1	6	11	10		
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Total Committed Non-Residential	9	1	0	1	1	6	0	10	1	6	11	10		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	9	1	0	1	1	6	0	10	1	6	11	10		
Historical Growth	-15	-77	-11	0	0	0	0	-55	-24	-26	-67	0		
Comm Dev+1% Growth	18	48	6	1	1	6	0	44	16	22	52	10		
Growth Volume Used	18	48	6	1	1	6	0	44	16	22	52	10		
Total Volume	92	417	57	1	1	6	0	310	133	146	374	10		

A B C D E F G H I J K L M N O

Input Data

E-W Street: Lake Worth Rd      COUNT DATE: 09/29/2014      Report Created  
 N-S STREET: S Ocean Blvd      CURRENT YEAR: 2014      08/25/2020  
 TIME PERIOD: AM      ANALYSIS YEAR: 2024  
 GROWTH RATE: 1.69%      PSF: 1.28  
 SIGNAL ID: 37475

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	417	55	191	6	23	5	76	179	7	4	50	88		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	534	70	244	8	29	6	97	229	9	5	64	113		
Committed Developments														
Palm Beach Oceanfront Inn	0	0	0	0	0	0	1	0	0	0	0	0	Res	58%
Total Committed Developments	0	0	0	0	0	0	1	0	0	0	0	0		
Total Committed Residential	0	0	0	0	0	0	1	0	0	0	0	0		
Total Committed Non-Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	0	0	0	0	0	0	1	0	0	0	0	0		
Historical Growth	97	13	45	1	5	1	18	42	2	1	12	21		
Comm Dev+1% Growth	56	7	26	1	3	1	11	24	1	1	7	12		
Growth Volume Used	97	13	45	1	5	1	18	42	2	1	12	21		
Total Volume	631	83	289	9	34	7	115	271	11	6	76	134		

Input Data

E-W Street: Lake Worth Rd      COUNT DATE: 09/29/2014      Report Created  
 N-S STREET: S Ocean Blvd      CURRENT YEAR: 2014      08/25/2020  
 TIME PERIOD: PM      ANALYSIS YEAR: 2024  
 GROWTH RATE: 1.69%      PSF: 1.28  
 SIGNAL ID: 37475

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	146	114	100	13	81	6	197	135	9	8	130	288		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	187	146	128	17	104	8	252	173	12	10	166	369		
Committed Developments														
Palm Beach Oceanfront Inn	0	0	1	0	0	0	0	0	0	0	0	0	Res	58%
Total Committed Developments	0	0	1	0	0	0	0	0	0	0	0	0		
Total Committed Residential	0	0	1	0	0	0	0	0	0	0	0	0		
Total Committed Non-Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	0	0	1	0	0	0	0	0	0	0	0	0		
Historical Growth	34	27	23	3	19	1	46	32	2	2	30	67		
Comm Dev+1% Growth	20	15	14	2	11	1	26	18	1	1	17	39		
Growth Volume Used	34	27	23	3	19	1	46	32	2	2	30	67		
Total Volume	221	173	151	20	123	9	298	205	14	12	196	436		



# **APPENDIX C**

## **TEST 1 PART 1: INTERSECTION ANALYSIS**

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
62455	Kimberly Bl	SR 7	11/28/2018	7:45 AM	0	32	1754	81	2	79	1738	29	0	51	29	54	0	126	15	55	4045
62455	Kimberly Bl	SR 7	11/28/2018	1:00 PM	3	63	1466	183	20	64	1375	25	2	29	9	43	0	122	11	58	3473
62455	Kimberly Bl	SR 7	11/28/2018	4:45 PM	0	52	1891	182	12	69	2057	23	0	43	7	34	0	150	28	78	4626
62460	Kimberly Bl/Century Villag	Lyons Rd	5/25/2021	7:30 AM	0	26	920	57	1	10	854	40	0	90	20	68	1	124	47	35	2293
62460	Kimberly Bl/Century Villag	Lyons Rd	5/25/2021	1:00 PM	6	54	776	115	1	38	853	76	0	71	63	51	0	176	57	47	2384
62460	Kimberly Bl/Century Villag	Lyons Rd	11/27/2018	7:30 AM	1	33	1139	63	2	36	1228	76	0	157	21	117	0	145	42	67	3127
62460	Kimberly Bl/Century Villag	Lyons Rd	11/27/2018	12:30 PM	2	78	818	139	2	55	838	63	0	91	69	82	0	207	62	69	2575
62460	Kimberly Bl/Century Villag	Lyons Rd	11/27/2018	5:00 PM	0	111	1303	126	3	59	1881	117	0	80	63	90	0	205	65	36	4139
62460	Kimberly Bl/Century Villag	Lyons Rd	5/25/2021	5:00 PM	2	76	1081	124	0	67	1151	81	0	80	62	76	0	132	45	31	3008
53051	Kings Point Shopping Cen	Jog Rd	11/13/2017	7:45 AM	20	45	1004	5	1	0	2224	64	0	16	0	48	0	0	0	10	3437
53051	Kings Point Shopping Cen	Jog Rd	11/13/2017	12:00 PM	20	101	1199	9	0	0	1086	114	0	108	1	88	0	0	0	48	2774
53051	Kings Point Shopping Cen	Jog Rd	11/13/2017	4:45 PM	3	27	1803	6	0	0	965	43	0	38	0	64	0	0	0	26	2975
14370	Kyoto Gardens Dr	Alt A1A/SR 811	2/12/2019	7:30 AM	1	70	1247	55	2	68	1169	145	0	158	134	134	1	10	24	21	3239
14370	Kyoto Gardens Dr	Alt A1A/SR 811	2/12/2019	12:30 PM	4	99	814	80	0	36	423	92	0	138	189	76	4	70	155	67	2247
14370	Kyoto Gardens Dr	Alt A1A/SR 811	2/12/2019	4:45 PM	8	201	1183	57	0	60	747	143	1	206	83	61	1	78	216	115	3160
14370	Kyoto Gardens Dr	Alt A1A/SR 811	9/14/2016	7:30 AM	0	40	1093	55	0	48	878	103	0	111	106	75	0	8	13	18	2548
14370	Kyoto Gardens Dr	Alt A1A/SR 811	9/14/2016	12:30 PM	12	67	779	71	1	30	522	73	0	111	96	31	0	74	120	69	2056
14370	Kyoto Gardens Dr	Alt A1A/SR 811	9/14/2016	4:45 PM	0	127	1012	43	0	32	701	78	0	150	91	63	2	72	160	83	2614
12651	Kyoto Gardens Dr	Military Tr	3/5/2020	7:30 AM	0	210	1133	278	0	346	1038	17	0	0	0	0	0	95	39	70	3226
12651	Kyoto Gardens Dr	Military Tr	3/5/2020	11:45 AM	2	118	828	191	4	119	759	17	0	0	0	0	0	198	49	153	2438
12651	Kyoto Gardens Dr	Military Tr	3/5/2020	5:00 PM	1	282	1169	180	1	120	1091	27	0	0	0	0	0	368	228	269	3736
12651	Kyoto Gardens Dr	Military Tr	4/26/2018	7:30 AM	1	94	1109	229	1	299	1138	22	0	0	0	0	10	105	30	52	3090
12651	Kyoto Gardens Dr	Military Tr	4/26/2018	11:45 AM	2	136	722	140	2	176	880	4	0	0	0	0	3	193	37	142	2437
12651	Kyoto Gardens Dr	Military Tr	4/26/2018	5:00 PM	1	299	1017	139	2	153	919	9	0	0	0	0	0	297	198	233	3267
37475	Lake Ave	Ocean Bl/A1A	10/26/2017	7:45 AM	0	90	186	13	0	4	90	103	8	446	53	292	0	5	47	14	1351
37475	Lake Ave	Ocean Bl/A1A	10/26/2017	12:00 PM	2	171	182	20	0	18	136	248	7	174	89	149	0	22	58	26	1302
37475	Lake Ave	Ocean Bl/A1A	10/26/2017	3:45 PM	1	322	155	17	0	20	189	423	10	160	97	136	1	20	108	20	1679
37325	Lake Ave	US-1 DIXIE HWY	4/1/2021	7:30 AM	0	0	457	44	0	161	373	0	0	143	263	116	0	0	0	0	1557
37325	Lake Ave	US-1 DIXIE HWY	4/1/2021	11:30 AM	0	0	600	90	7	185	476	0	0	165	263	105	0	0	0	0	1891
37325	Lake Ave	US-1 DIXIE HWY	4/1/2021	4:45 PM	0	0	1008	80	5	140	758	0	0	196	226	145	0	0	0	0	2558
37450	Lake Ave	US-1 FEDERREAL HWY	5/11/2021	7:30 AM	0	0	231	99	0	115	212	0	0	40	388	27	0	0	0	0	1112
37450	Lake Ave	US-1 FEDERREAL HWY	5/11/2021	12:00 PM	0	0	152	82	0	113	192	0	0	56	314	31	0	0	0	0	940
37450	Lake Ave	US-1 FEDERREAL HWY	5/11/2021	4:30 PM	0	0	240	52	0	97	346	0	0	51	270	51	0	0	0	0	1107
53500	Lake Bl	Military Tr	5/10/2021	7:45 AM	4	36	738	0	18	0	1710	44	0	98	0	104	0	0	0	0	2752
53500	Lake Bl	Military Tr	5/10/2021	4:00 PM	1	78	1526	0	13	0	1059	101	0	69	0	39	0	0	0	0	2886
53500	Lake Bl	Military Tr	4/30/2019	7:30 AM	3	39	767	0	16	0	2394	50	0	106	0	143	0	0	0	0	3518

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 9301 CEN.-W OF US1 TO SR7

WEEK	DATES	SF	MOCF: 0.97 PSCF
1	01/01/2019 - 01/05/2019	1.00	1.03
2	01/06/2019 - 01/12/2019	1.00	1.03
3	01/13/2019 - 01/19/2019	1.00	1.03
4	01/20/2019 - 01/26/2019	0.99	1.02
* 5	01/27/2019 - 02/02/2019	0.98	1.01
* 6	02/03/2019 - 02/09/2019	0.97	1.00
* 7	02/10/2019 - 02/16/2019	0.96	0.99
* 8	02/17/2019 - 02/23/2019	0.96	0.99
* 9	02/24/2019 - 03/02/2019	0.96	0.99
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.96	0.99
*13	03/24/2019 - 03/30/2019	0.96	0.99
*14	03/31/2019 - 04/06/2019	0.97	1.00
*15	04/07/2019 - 04/13/2019	0.97	1.00
*16	04/14/2019 - 04/20/2019	0.97	1.00
*17	04/21/2019 - 04/27/2019	0.98	1.01
18	04/28/2019 - 05/04/2019	0.99	1.02
19	05/05/2019 - 05/11/2019	0.99	1.02
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.01	1.04
22	05/26/2019 - 06/01/2019	1.02	1.05
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.03	1.06
25	06/16/2019 - 06/22/2019	1.04	1.07
26	06/23/2019 - 06/29/2019	1.04	1.07
27	06/30/2019 - 07/06/2019	1.05	1.08
28	07/07/2019 - 07/13/2019	1.05	1.08
29	07/14/2019 - 07/20/2019	1.06	1.09
30	07/21/2019 - 07/27/2019	1.05	1.08
31	07/28/2019 - 08/03/2019	1.04	1.07
32	08/04/2019 - 08/10/2019	1.03	1.06
33	08/11/2019 - 08/17/2019	1.03	1.06
34	08/18/2019 - 08/24/2019	1.03	1.06
35	08/25/2019 - 08/31/2019	1.04	1.07
36	09/01/2019 - 09/07/2019	1.05	1.08
37	09/08/2019 - 09/14/2019	1.05	1.08
38	09/15/2019 - 09/21/2019	1.06	1.09
39	09/22/2019 - 09/28/2019	1.05	1.08
40	09/29/2019 - 10/05/2019	1.03	1.06
41	10/06/2019 - 10/12/2019	1.02	1.05
42	10/13/2019 - 10/19/2019	1.00	1.03
43	10/20/2019 - 10/26/2019	1.00	1.03
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.00	1.03
46	11/10/2019 - 11/16/2019	1.00	1.03
47	11/17/2019 - 11/23/2019	1.00	1.03
48	11/24/2019 - 11/30/2019	1.00	1.03
49	12/01/2019 - 12/07/2019	1.00	1.03
50	12/08/2019 - 12/14/2019	1.00	1.03
51	12/15/2019 - 12/21/2019	1.00	1.03
52	12/22/2019 - 12/28/2019	1.00	1.03
53	12/29/2019 - 12/31/2019	1.00	1.03

\* PEAK SEASON

14-FEB-2020 15:39:27

830UPD

4\_9301\_PKSEASON.TXT

**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

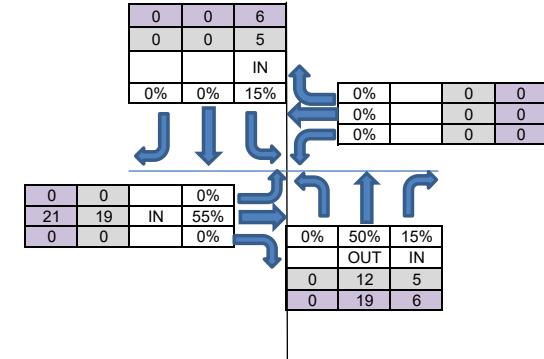
**CMA INTERSECTION ANALYSIS  
GULFSTREAM HOTEL  
LAKE AVENUE AND FEDERAL HIGHWAY**

INPUT DATA			
Comments:			
Growth Rate = 1.00%	Peak Season = 1.02	Current Year = 2021	Buildout Year = 2024

AM Peak Hour													
INTERSECTION VOLUME DEVELOPMENT													
	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2021)		231	99	115	212		40	388	27				
Peak Season Adjustment		5	2	2	4		1	8	1				
Background Traffic Growth		7	3	4	7		1	12	1				
1.0% Background Growth		7	3	4	7		1	12	1				
Major Projects Traffic		7	4	1	7		5	4	0				
1% BGR + Major Projects		14	7	5	14		6	16	1				
Project Traffic		12	5	5	0		0	19	0				
<b>Total</b>	<b>0</b>	<b>262</b>	<b>113</b>	<b>127</b>	<b>230</b>	<b>0</b>	<b>47</b>	<b>431</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Approach Total</b>	<b>375</b>			<b>357</b>			<b>506</b>			<b>0</b>			
CRITICAL VOLUME ANALYSIS													
No. of Lanes		1	<	1	1		1	2	1				
Per Lane Volume		375			127			230			47		
Right on Red		10						60			60		
Overlaps Left		0			47			0			127		
Adj. Per Lane Volume	0	365			127			230			47		
Through/Right Volume	365			230			215			0			
Opposing Left Turns	127			0			0			47			
Critical Volume for Approach	492			230			215			47			
Critical Volume for Direction	492						215						
<b>Intersection Critical Volume</b>	<b>707</b>						<b>707</b>						
<b>STATUS?</b>	<b>UNDER</b>												

HOTEL PROJECT TRIPS

	IN	OUT
AM	35	24
PM	39	37



PM Peak Hour													
INTERSECTION VOLUME DEVELOPMENT													
	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2021)		240	52	97	346		51	270	51				
Peak Season Adjustment		5	1	2	7		1	5	1				
Background Traffic Growth		7	2	3	11		2	8	2				
1.0% Background Growth		7	2	3	11		2	8	2				
Major Projects Traffic		10	1	6	11		9	1	0				
1% BGR + Major Projects		17	3	9	22		11	9	2				
Project Traffic		19	6	6	0		0	21	0				
<b>Total</b>	<b>0</b>	<b>281</b>	<b>62</b>	<b>114</b>	<b>375</b>	<b>0</b>	<b>63</b>	<b>306</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Approach Total</b>	<b>343</b>			<b>489</b>			<b>422</b>			<b>0</b>			
CRITICAL VOLUME ANALYSIS													
No. of Lanes		1	<	1	1		1	2	1				
Per Lane Volume		343			114			375			63		
Right on Red		10						60			60		
Overlaps Left		0			63			0			114		
Adj. Per Lane Volume	0	343			114			375			63		
Through/Right Volume	343			375			153			0			
Opposing Left Turns	114			0			0			63			
Critical Volume for Approach	457			375			153			63			
Critical Volume for Direction	457						153						
<b>Intersection Critical Volume</b>	<b>610</b>						<b>610</b>						
<b>STATUS?</b>	<b>UNDER</b>												

**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

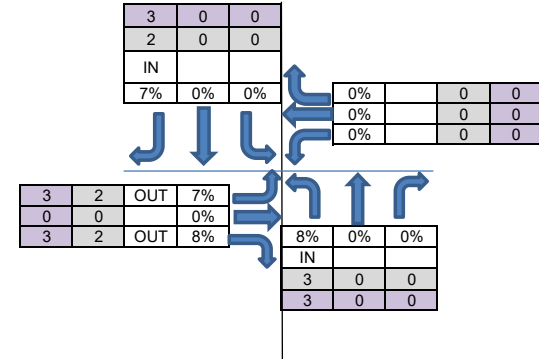
**CMA INTERSECTION ANALYSIS  
GULFSTREAM HOTEL  
LAKE AVENUE AND OCEAN BOULEVARD**

**HOTEL PROJECT TRIPS**

	IN	OUT
AM	35	24
PM	39	37

INPUT DATA			
Comments:			
Growth Rate = 1.69%	Peak Season = 1.03	Current Year = 2017	Buildout Year = 2024

AM Peak Hour												
INTERSECTION VOLUME DEVELOPMENT												
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2017)	90	186	13	4	90	103	454	53	292	5	47	14
Peak Season Adjustment	3	6	0	0	3	3	14	2	9	0	1	0
Background Traffic Growth	12	24	2	1	12	13	58	7	37	1	6	2
1.0% Background Growth	7	14	1	0	7	8	34	4	22	0	3	1
Major Projects Traffic	1	0	0	0	0	0	0	0	0	0	0	0
Background Growth Used	12	24	2	1	12	13	58	7	37	1	6	2
Project Traffic	3	0	0	0	0	2	2	0	2	0	0	0
<b>Total</b>	<b>107</b>	<b>215</b>	<b>15</b>	<b>5</b>	<b>104</b>	<b>121</b>	<b>528</b>	<b>61</b>	<b>340</b>	<b>6</b>	<b>54</b>	<b>16</b>
<b>Approach Total</b>	<b>338</b>			<b>230</b>			<b>929</b>			<b>76</b>		
CRITICAL VOLUME ANALYSIS												
No. of Lanes	2	1	1	1	2	1	2	1	1	1	2	<
Per Lane Volume	54	215	15	5	52	121	264	61	340	6	27	35
Right on Red	60			60			60			10		
Overlaps Left	6			264			3			5		
Adj. Per Lane Volume	54	215	0	5	52	0	264	61	277	6	25	25
Through/Right Volume	215			52			277			25		
Opposing Left Turns	5			54			6			264		
Critical Volume for Approach	220			106			283			289		
Critical Volume for Direction	220						289					
<b>Intersection Critical Volume</b>	<b>509</b>						<b>509</b>					
<b>STATUS?</b>	<b>UNDER</b>											



PM Peak Hour												
INTERSECTION VOLUME DEVELOPMENT												
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2017)	323	155	17	20	189	423	170	97	136	21	108	20
Peak Season Adjustment	10	5	1	1	6	13	5	3	4	1	3	1
Background Traffic Growth	41	20	2	3	24	54	22	12	17	3	14	3
1.0% Background Growth	24	12	1	1	14	31	13	7	10	2	8	1
Major Projects Traffic	1	0	0	0	0	0	0	0	1	0	0	0
Background Growth Used	41	20	2	3	24	54	22	12	17	3	14	3
Project Traffic	3	0	0	0	0	3	3	0	3	0	0	0
<b>Total</b>	<b>377</b>	<b>180</b>	<b>20</b>	<b>23</b>	<b>219</b>	<b>493</b>	<b>200</b>	<b>112</b>	<b>161</b>	<b>24</b>	<b>125</b>	<b>23</b>
<b>Approach Total</b>	<b>576</b>			<b>735</b>			<b>473</b>			<b>173</b>		
CRITICAL VOLUME ANALYSIS												
No. of Lanes	2	1	1	1	2	1	2	1	1	1	2	<
Per Lane Volume	189	180	20	23	109	493	100	112	161	24	74	74
Right on Red	60			60			60			10		
Overlaps Left	24			100			3			23		
Adj. Per Lane Volume	189	180	0	23	109	333	100	112	98	24	64	64
Through/Right Volume	180			109			112			64		
Opposing Left Turns	23			189			24			100		
Critical Volume for Approach	203			298			137			164		
Critical Volume for Direction	298						164					
<b>Intersection Critical Volume</b>	<b>462</b>						<b>462</b>					
<b>STATUS?</b>	<b>UNDER</b>											

# **APPENDIX D**

## **TEST 2 ANALYSIS: LINK ANALYSIS**

**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**TABLE 8**  
**TEST 2 - PROJECT SIGNIFICANCE CALCULATION**  
**AM PEAK HOUR**

TEST 2 - FIVE YEAR ANALYSIS  
1 MILE RADIUS OF DEVELOPMENT INFLUENCE  
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 43  
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 46  
HOTEL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 35  
HOTEL AM PEAK HOUR PROJECT TRIPS (EXITING) = 24

STATION	ROADWAY**	FROM	TO	AM PEAK HOUR		ENTER/EXIT	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	COMMERCIAL HOTEL PROJECT IMPACT	PROJECT SIGNIFICANT
				PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL TOTAL PROJECT TRIPS*							
4813	LUCERNE AVENUE	A STREET	DIXIE HIGHWAY	15%	7	EXIT	2LO	II	2240	0.31%	0.18%	NO
4811	LUCERNE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	35%	16	EXIT	2LO	II	2240	0.71%	0.36%	NO
N/A	LUCERNE AVENUE	FEDERAL HIGHWAY	LAKESIDE DRIVE	0%	0	ENTER/EXIT	2LO	II	2240	0.00%	0.00%	NO
N/A	LUCERNE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	ENTER/EXIT	2LO	II	2240	0.00%	0.00%	NO
4817	LAKE AVENUE	A STREET	DIXIE HIGHWAY	15%	6	ENTER	2LO	II	2240	0.27%	0.22%	NO
4815	LAKE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	55%	24	ENTER	2LO	II	2240	1.07%	0.85%	NO
N/A	LAKE AVENUE	FEDERAL HIGHWAY	LAKESIDE DRIVE	85%	37	ENTER	2LO	II	2240	1.65%	1.34%	NO
N/A	LAKE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	ENTER/EXIT	2LO	II	2240	0.00%	0.00%	NO
4801	LAKE AVENUE	GOLFVIEW ROAD	OCEAN BOULEVARD	15%	6	ENTER/EXIT	4D	II	1870	0.32%	0.27%	NO
4800	DIXIE HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	20%	9	ENTER/EXIT	4	II	860	1.05%	0.81%	NO
N/A	DIXIE HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	20%	9	ENTER	4	II	860	1.05%	0.81%	NO
4820	DIXIE HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	20%	9	ENTER	4	II	860	1.05%	0.81%	NO
4820	DIXIE HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	20%	9	ENTER	4	II	860	1.05%	0.81%	NO
4820	DIXIE HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	20%	9	ENTER/EXIT	4	II	860	1.05%	0.81%	NO
4802	FEDERAL HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	15%	6	ENTER/EXIT	2	II	860	0.70%	0.58%	NO
N/A	FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	15%	6	ENTER	2	II	860	0.70%	0.58%	NO
N/A	FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	50%	23	EXIT	2	II	860	2.67%	1.40%	NO
4824	FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	15%	6	ENTER	2	II	860	0.70%	0.58%	NO
4824	FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	50%	23	EXIT	2	II	860	2.67%	1.40%	NO
4824	FEDERAL HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	15%	6	ENTER/EXIT	2	II	860	0.70%	0.58%	NO
4824	FEDERAL HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	15%	6	ENTER/EXIT	2	II	860	0.70%	0.58%	NO

**NOTES:**

\* THE RESIDENTIAL PROJECT DISTRIBUTION DETAILED IN THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY. THE PROPOSED PROJECT IS LOCATED IN A COASTAL RESIDENTIAL EXCEPTION AREA AND THE RESIDENTIAL PORTION IS THEREFORE NOT REQUIRED TO MEET THE PALM BEACH COUNTY TRAFFIC PERFORMANCE STANDARDS.

\*\* 1ST AVENUE SOUTH, 2ND AVENUE SOUTH, LAKESIDE DRIVE, AND GOLFVIEW ROAD WERE NOT EVALUATED AS PART OF THIS STUDY AS THESE ARE NON-THOROUGHFARE ROADS WITH LOW VOLUMES AND NO OPERATIONAL ISSUES ARE ANTICIPATED.

**GULFSTREAM HOTEL**

08/20/20  
Revised: 02/21/22

**TABLE 9  
TEST 2 - PROJECT SIGNIFICANCE CALCULATION  
PM PEAK HOUR**

TEST 2 - FIVE YEAR ANALYSIS  
1 MILE RADIUS OF DEVELOPMENT INFLUENCE  
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 62  
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 51  
HOTEL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 39  
HOTEL PM PEAK HOUR PROJECT TRIPS (EXITING) = 37

STATION	ROADWAY**	FROM	TO	PM PEAK HOUR		ENTER/EXIT	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	COMMERCIAL HOTEL PROJECT IMPACT	PROJECT SIGNIFICANT
				PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL TOTAL PROJECT TRIPS*							
4813	LUCERNE AVENUE	A STREET	DIXIE HIGHWAY	15%	8	EXIT	2LO	II	2240	0.36%	0.27%	NO
4811	LUCERNE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	35%	18	EXIT	2LO	II	2240	0.80%	0.58%	NO
N/A	LUCERNE AVENUE	FEDERAL HIGHWAY	LAKESIDE DRIVE	0%	0	ENTER/EXIT	2LO	II	2240	0.00%	0.00%	NO
N/A	LUCERNE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	ENTER/EXIT	2LO	II	2240	0.00%	0.00%	NO
4817	LAKE AVENUE	A STREET	DIXIE HIGHWAY	15%	9	ENTER	2LO	II	2240	0.40%	0.27%	NO
4815	LAKE AVENUE	DIXIE HIGHWAY	FEDERAL HIGHWAY	55%	34	ENTER	2LO	II	2240	1.52%	0.94%	NO
N/A	LAKE AVENUE	FEDERAL HIGHWAY	LAKESIDE DRIVE	85%	53	ENTER	2LO	II	2240	2.37%	1.47%	NO
N/A	LAKE AVENUE	LAKESIDE DRIVE	GOLFVIEW ROAD	0%	0	ENTER/EXIT	2LO	II	2240	0.00%	0.00%	NO
4801	LAKE AVENUE	GOLFVIEW ROAD	OCEAN BOULEVARD	15%	9	ENTER/EXIT	4D	II	1870	0.48%	0.32%	NO
4800	DIXIE HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	20%	12	ENTER/EXIT	4	II	860	1.40%	0.93%	NO
N/A	DIXIE HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	20%	12	ENTER	4	II	860	1.40%	0.93%	NO
4820	DIXIE HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	20%	12	ENTER	4	II	860	1.40%	0.93%	NO
4820	DIXIE HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	20%	12	ENTER	4	II	860	1.40%	0.93%	NO
4820	DIXIE HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	20%	12	ENTER/EXIT	4	II	860	1.40%	0.93%	NO
4802	FEDERAL HIGHWAY	10TH AVENUE NORTH	LUCERNE AVENUE	15%	9	ENTER/EXIT	2	II	860	1.05%	0.70%	NO
N/A	FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	15%	9	ENTER	2	II	860	1.05%	0.70%	NO
N/A	FEDERAL HIGHWAY	LUCERNE AVENUE	LAKE AVENUE	50%	26	EXIT	2	II	860	3.02%	2.21%	NO
4824	FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	15%	9	ENTER	2	II	860	1.05%	0.70%	NO
4824	FEDERAL HIGHWAY	LAKE AVENUE	1ST AVENUE SOUTH	50%	26	EXIT	2	II	860	3.02%	2.21%	NO
4824	FEDERAL HIGHWAY	1ST AVENUE SOUTH	2ND AVENUE SOUTH	15%	9	ENTER/EXIT	2	II	860	1.05%	0.70%	NO
4824	FEDERAL HIGHWAY	2ND AVENUE SOUTH	6TH AVENUE SOUTH	15%	9	ENTER/EXIT	2	II	860	1.05%	0.70%	NO

**NOTES:**

\* THE RESIDENTIAL PROJECT DISTRIBUTION DETAILED IN THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY. THE PROPOSED PROJECT IS LOCATED IN A COASTAL RESIDENTIAL EXCEPTION AREA AND THE RESIDENTIAL PORTION IS THEREFORE NOT REQUIRED TO MEET THE PALM BEACH COUNTY TRAFFIC PERFORMANCE STANDARDS.

\*\* 1ST AVENUE SOUTH, 2ND AVENUE SOUTH, LAKESIDE DRIVE, AND GOLFVIEW ROAD WERE NOT EVALUATED AS PART OF THIS STUDY AS THESE ARE NON-THOROUGHFARE ROADS WITH LOW VOLUMES AND NO OPERATIONAL ISSUES ARE ANTICIPATED.





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March 2, 2022

City of Lake Worth Beach  
1900 2<sup>nd</sup> Avenue North  
Lake Worth Beach, FL 33461

SUBJECT: Gulfstream Hotel  
1 Lake Avenue  
Lake Worth, FL 33461  
**Drainage/Wellfield Narrative**

To Whom It May Concern:

The purpose of this letter is to describe the activity proposed for the above referenced project. This project includes the renovation of the existing Gulfstream Hotel and the construction of a new multi-story building with an interior parking garage. The site is approximately 1.49 acres and is located at 1 Lake Avenue, City of Lake Worth Beach, Palm Beach County, FL. The site is located on the south side of Lake Avenue (State Road 802) and is bounded on the east by South Golfview Road, on the west by South Lakeside Drive and the south by 1<sup>st</sup> Avenue.

### **Drainage Narrative**

The existing drainage system includes an outfall connection to an existing storm manhole located within Lake Avenue. The proposed drainage system includes five (5) new drainage wells to collect the roof and parking garage runoff. The below grade portion of the parking garage will be collected and pumped up by the to the exterior Civil system and will be a part of the MEP drawings. In addition, new exfiltration trenches are proposed for the at-grade portions of the alley and adjacent roadway. The intent is to meet and match existing grades as much as possible. The drainage wells will be capable of retaining the runoff from a 3-year, 1-hour storm (2.6" of rainfall) at a minimum. Drainage approvals from SFWMD and the FDOT will be secured prior to the issuance of the building permit.

This site is located within FEMA Flood Zone AE 6.0 per Flood Insurance Rate Map Number 120213 0781F, last revised on December 19, 2019. The finished floor elevation of the proposed building is Elevation 10.00 NAVD 88, and the elevation of the existing building is Elevation 6.95 NAVD 88 and will be Floodproofed.

**Wellfield Narrative**

The site is located within Zone 4 of the Wellfield Protection Zone. See attached Wellfield Map.

Sincerely,



Nelson Ortiz, P.E.  
**Principal**

PE-57556

# National Flood Hazard Layer FIRMMette



80°3'15"W 26°37'11"N



**GULFSTREAM HOTEL IS LOCATED IN ZONE AE EL. 6 FEET**

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD	NO SCREEN	Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

OTHER AREAS	NO SCREEN	Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

		Culvert, or Storm Sewer
		Levee, or Floodwall

		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

OTHER FEATURES	Digital Data Available	No Digital Data Available

MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

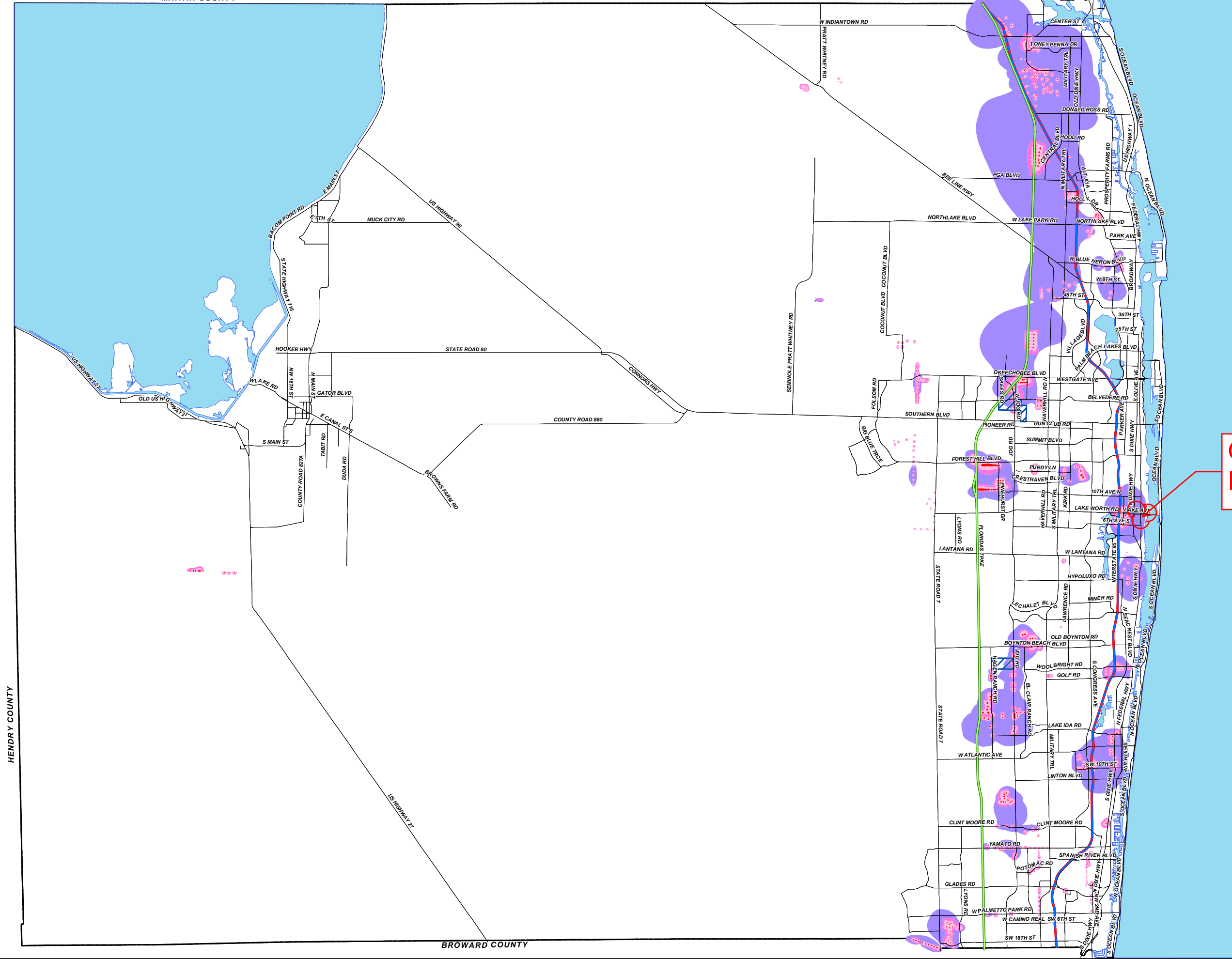
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards






The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/11/2022 at 11:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

MARTIN COUNTY



**MAP LU 4.1**  
**WELLFIELD PROTECTION**  
**ZONES IN PALM BEACH**  
**COUNTY, FLORIDA**

-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4
-  Turnpike Aquifer Protection Overlay

**GULFSTREAM HOTEL IS LOCATED IN ZONE 4**

9J-5.006(4)(B)1  
 SOURCES:  
 PBC Dept. of Environmental Resources Management  
 Note: Official Wellfield Protection Maps are kept at, and can be obtained from, the Palm Beach County Department of Environmental Resources Management.  
 The information presented represents the most readily available data. No guarantee is made as to the completeness or accuracy of the information displayed. Consult appropriate County staff for final determination.



**PALM BEACH COUNTY**  
**COMPREHENSIVE PLAN**  
**MAP SERIES**



Effective Date: 10/29/04  
 Filename: N:\Map Series\MXD\Adopted  
 Contact: PBC Planning Dept.

HENDRY COUNTY

BROWARD COUNTY

# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** June 21, 2022

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance 2022-06 - Second Reading - Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 2 “Procedures,” adding a new Section 23.3-20 “Applicant’s Public Neighborhood Meeting and Outreach,” providing for an applicant held public neighborhood meeting and virtual outreach

**SUMMARY:**

The proposed amendment would add a new section to the Land Development Regulations (LDR) requiring a public neighborhood meeting and virtual outreach for all Planned Developments, Developments of Significant Impact, and Lake Worth Beach Community Redevelopment Agency (“CRA”) sponsored new construction projects along the City’s major thoroughfares as well as those utilizing the City’s Sustainable Bonus Incentive Program, Transfer Development Rights Program and/or Economic Investment Incentives. The subject ordinance would create a required neighborhood outreach process by applicants/developers prior to a presentation before the PZB or HRPB.

**BACKGROUND AND JUSTIFICATION:**

The subject amendment to the City’s Land Development Regulations (LDR) was drafted based on City Commission direction to staff to prepare an amendment to the LDRs to provide both formality and consistency to neighborhood outreach by applicants/developers with a proposed development application. Specifically, applicants/developers will be required to hold a public neighborhood meeting and provide virtual outreach to ensure City residents and business owners have knowledge of the proposed application and opportunity to comment on proposed development prior to the City’s public consideration of these applications.

The Planning & Zoning Board (PZB) unanimously voted to recommend approval of the proposed text amendment to the City Commission at the April 6, 2022 meeting\*. The Historic Resources Preservation Board (HRPB) also unanimously voted to recommend approval of the proposed text amendment to the City Commission at the April 13, 2022 meeting\*.

The City Commission voted unanimously to approve Ordinance 2022-06 on first reading on May 19, 2022 and schedule second reading/adoption on June 21, 2022.

**MOTION:**

Move to approve/disapprove Ordinance 2022-06 amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 2 “Procedures,” adding a new Section 23.3-20 “Applicant’s Public Neighborhood Meeting and Outreach,” providing for an applicant held public neighborhood meeting and virtual outreach.

**ATTACHMENT(S):**

Draft Ordinance 2022-06  
PZHP Staff Report

*\*Note: draft meeting minutes were not available upon publication of this staff report.*

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**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 “LAND DEVELOPMENT REGULATIONS,” ARTICLE 2 “ADMINISTRATION,” DIVISION 2 “PROCEDURES,” ADDING A NEW SECTION 23.2-20 “PUBLIC NEIGHBORHOOD MEETING,” PROVIDING FOR A PUBLIC NEIGHBORHOOD MEETING TO BE HELD BY THE APPLICANT FOR DEVELOPMENT; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE**

**WHEREAS**, the City of Lake Worth Beach, Florida (the “City”), is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, the City has an interest in ensuring its residents and business owners have knowledge and opportunity to comment on proposed developments within the City; and

**WHEREAS**, the City desires to formalize a requirement that applicants for development hold a public neighborhood meeting to provide this opportunity to City residents and business owners who may be impacted by the proposed development; and

**WHEREAS**, the City Commission finds and declares that the adoption of this ordinance is appropriate, and in the best interest of the health, safety and welfare of the City, its residents and visitors.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA:**

**Section 1.** The whereas clauses are incorporated herein as true and correct and as the legislative findings of the City Commission.

**Section 2.** Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 2 “Procedures,” is hereby amended by adding thereto a new Section 23.2-20 “Public Neighborhood Meeting” to read as follows:

**Sec. 23.2-20. Public Neighborhood Meeting.**

- (a) A public neighborhood meeting shall be required for all Planned Developments, Developments of Significant Impact, and Lake Worth Beach Community Redevelopment Agency sponsored new construction projects along the City’s major thoroughfares as well as those utilizing the City’s Sustainable Bonus Incentive

45 Program, Transfer Development Rights Program and/or Economic Investment  
46 Incentives.

47  
48 (b) Concurrent with submittal of an application for a development, project or incentive  
49 identified in paragraph (1), but before presentation to the City's Planning and Zoning  
50 Board or the Historic Resources Preservation Board, the applicant shall hold a public  
51 neighborhood meeting, in accordance with the requirements of this section, to  
52 discuss the application for development.

53  
54 (c) Notice of the public neighborhood meeting shall be provided by the applicant and  
55 sent by regular first-class mail to all persons who, according to the most recent tax  
56 rolls, own property within 400 feet of the property proposed for development as well  
57 as to any neighborhood association whose boundaries include the proposed project.  
58 The notice shall also be posted prominently at the property to be developed as well  
59 as the City's website, the Lake Worth Beach CRA's website, if applicable, and other  
60 appropriate social media outlets and websites. The notice and an affidavit of notice  
61 affirming the notice requirements have been met shall be hand-delivered to the  
62 department for community sustainability. The notice shall be mailed, posted at the  
63 property, and hand-delivered to the City Clerk and CRA office (as applicable) for  
64 website posting at least 15 days before the public neighborhood meeting. The  
65 expense of the mailed notices and posted notice at the property and public  
66 neighborhood meeting shall be borne by the applicant.

67  
68 (d) The notice shall provide the time, date, and location of the public neighborhood  
69 meeting as well as the applicant's (or applicant's representative) contact information  
70 including at a minimum an email address and phone number . The notice must also  
71 include the following statement: "No person may rely upon any comment made by  
72 any person during the public neighborhood meeting as a representation or  
73 implication that the application will be approved or disapproved in any form by the  
74 City."

75  
76 (e) The public neighborhood meeting shall be held at a location that is accessible to the  
77 public and which will reasonably accommodate the number of persons notified of  
78 the meeting. The meeting may be in person, virtual or a combination of both.

79  
80 (f) The purpose of the public neighborhood meeting is informational only. While  
81 department of community sustainability staff and other city officials, advisory board  
82 members, and employees may attend and observe, they shall not participate and  
83 the meeting shall not be considered an official city meeting.

84  
85 (g) The procedures of the public neighborhood meeting must include the following:

86  
87 (1) The applicant shall discuss and answer questions regarding the following:

88  
89 a. The nature of the proposed development, including land use types and  
90 densities, as well as residential unit types; the placement of proposed



91 buildings and other improvements on the site; the location, type and method  
92 of maintenance of open space and public use areas; the preservation of  
93 natural features; the proposed parking areas; the internal traffic circulation  
94 system, including trails; the approximate total ground coverage of paved  
95 areas and structures; and types of water and sewage treatment systems.

- 96  
97 b. Conformity of the proposed development with the comprehensive plan, the  
98 strategic plan, this chapter and other applicable regulations.  
99  
100 c. Any variances, sustainable bonuses, development rights transfers, planned  
101 development relaxation, exceptions or waivers or other incentives being  
102 requested under the LDRs for the development as of the time of the meeting.  
103  
104 d. Any direct and indirect public benefits associated with the project that  
105 support the requested sustainable bonuses, development rights transfers or  
106 other incentives being utilized under the LDRs for the development known  
107 at the time of the meeting.  
108  
109 e. Any new city revenue projections associated with the project including but  
110 not limited to ad valorem taxes and utility revenues.  
111  
112 f. Any provision of affordable or workforce housing including proposed unit  
113 types, estimated rental or sale parameters and projected commitment term.  
114  
115 g. Estimate of development schedule.

- 116  
117 (2) The applicant shall also allow attendees to comment on the proposed  
118 development.  
119

120 (h) Minutes

- 121  
122 (1) The applicant shall provide a summary and/or minutes of the public  
123 neighborhood meeting which shall include the following:  
124  
125 a. Date and location of the meeting;  
126 b. Time meeting started and time meeting ended;  
127 c. List of attendees including appropriate contact information;  
128 d. Topics discussed;  
129 e. Proposed responses to topics discussed;  
130 f. Social media postings; and  
131 g. Project Website.  
132  
133 (2) Minutes from the public neighborhood meeting, taken by the applicant, shall be  
134 promptly provided to the department for community sustainability. The city shall  
135 not conduct any public hearings on the development until the meeting minutes

136 are received by the department. Copies of the minutes provided by the applicant  
137 shall be included in the back-up materials for the city’s public hearing(s).

138  
139  
140 **Section 3. Severability.** If any section, subsection, sentence, clause, phrase or  
141 portion of this Ordinance is for any reason held invalid or unconstitutional by any court of  
142 competent jurisdiction, such portion shall be deemed a separate, distinct, and  
143 independent provision, and such holding shall not affect the validity of the remaining  
144 portions thereof.

145 **Section 4. Repeal of Laws in Conflict.** All ordinances or parts of ordinances in  
146 conflict herewith are hereby repealed to the extent of such conflict.

147 **Section 5. Codification.** The sections of the ordinance may be made a part of  
148 the City’s Code of Ordinances and may be re-numbered or re-lettered to accomplish such,  
149 and the word “ordinance” may be changed to “section”, “division”, or any other appropriate  
150 word.

151 **Section 6. Effective Date.** This ordinance shall become effective ten (10) days  
152 after its final passage.

153 The passage of this ordinance was moved by Vice Mayor McVoy and seconded  
154 by Commissioner Diaz, and upon being put to a vote, the vote was as follows:

155		
156	Mayor Betty Resch	AYE
157	Vice Mayor Christopher McVoy	AYE
158	Commissioner Sarah Malega	AYE
159	Commissioner Kim Stokes	AYE
160	Commissioner Reinaldo Diaz	AYE

161  
162 The Mayor thereupon declared this ordinance duly passed on first reading on the  
163 19<sup>th</sup> of May 2022.

164  
165 The passage of this ordinance on second reading was moved by Commissioner  
166 \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the  
167 vote was as follows:

168		
169	Mayor Betty Resch	
170	Vice Mayor Christopher McVoy	
171	Commissioner Sarah Malega	
172	Commissioner Kim Stokes	
173	Commissioner Reinaldo Diaz	

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The Mayor thereupon declared this ordinance duly passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

LAKE WORTH BEACH CITY COMMISSION

By: \_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Ann Coyne, City Clerk



DATE: March 30, 2022

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director Community Sustainability

MEETING: April 6 & April 13, 2022

SUBJECT: **PZHP 22-03100001 (Ordinance 2022-06):** Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 2 “Administration,” Division 2 “Procedures,” adding a new Section 23.3-20 “Applicant’s Public Neighborhood Meeting and Outreach,” providing for an applicant held public neighborhood meeting and virtual outreach.

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**PROPOSAL / BACKGROUND/ ANALYSIS:**

The subject amendment to the City’s Land Development Regulations (LDR) was drafted based on City Commission direction to staff to prepare an amendment to the LDRs to provide both formality and consistency to neighborhood outreach by applicants/developers with a proposed development application. Specifically, applicants/developers will be required to hold a public neighborhood meeting and provide virtual outreach to ensure City residents and business owners have knowledge of the proposed application and opportunity to comment on proposed development prior to the City’s public consideration of these applications. The amendment would add a new section to the City’s LDRs requiring said public neighborhood meeting and virtual outreach for all Planned Developments, Developments of Significant Impact, and Lake Worth Beach Community Redevelopment Agency (“CRA”) sponsored new construction projects along the City’s major thoroughfares as well as those utilizing the City’s Sustainable Bonus Incentive Program, Transfer Development Rights Program and/or Economic Investment Incentives.

The proposed amendments would add a new section to the LDR in Chapter 23 of the City’s Code of Ordinances:

- Article 2, Section 23.2-20 - Applicant’s Public Neighborhood Meeting and Virtual Outreach

**STAFF RECOMMENDATION:**

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt PZHP 22-03100001 (Ordinance 2022-06).

**POTENTIAL MOTION:**

I move to RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION **TO ADOPT** the proposed LDR text amendments included in PZHP 22-03100001 (Ordinance 2022-06).

Attachments

- A. Draft Ordinance 2022-06

# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** June 21, 2022

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2022-08 – First Reading – amending the City’s Official Zoning Map by approving a residential planned development, major site plan, conditional use permit and sustainable bonus requests for Detroit St/ Buffalo St at 7 Detroit Street and 26 Buffalo Street to construct an approximately 3-story, 60-unit multi-family mid-rise residential structure.

**SUMMARY:**

The proposed project (Detroit Street Planned Development) is multi-family 3-story development with 60 units generally located south of 2nd Avenue North between Buffalo Street and Detroit Street. The subject site +/- 2.4.14 acre site is currently vacant in the Mixed Use – West Zoning District. The applicant, Brie Lemmerman of Pacific Land Holdings, LLC, is requesting approval of the following for Detroit St/ Buffalo St at 7 Detroit Street and 26 Buffalo Street:

- A planned development and major site plan request to construct an approximately 3-story, 60-unit multi-family mid-rise residential structures (two buildings).
- A conditional use permit request to develop a multi-family residential structure with sixteen 3-bedroom units and forty-four 2-bedroom units.
- A Sustainable Bonus request for an additional 1- story (approximately 6’) of bonus height. Project is approximately 36’ high and is 43’ 10.5” to top of the roof peak.

The Applicant is proposing a multi-family development on a 2.414-acre vacant lot with the purpose of improving the area while contributing to the commercial, residential, and recreational uses surrounding the area as well as the surrounding mixed uses that promote walkable and interconnected uses with a mix of densities and intensities and access to transit, bicycle, pedestrian, and other modes of transportation.

**BACKGROUND AND JUSTIFICATION:**

The subject application is scheduled before the Planning and Zoning Board (PZB) on June 15, 2022. Staff shall present the recommendation of the PZB at first reading.

As outlined in the staff report, the proposed planned development meets all standards and requirements as outlined in the City’s Land Development Regulations (LDRs) and Comprehensive Plan. The application includes is requesting a parking reduction to reduce the required parking from 109 spaces to 90 spaces.

The proposed project will also implement the Sustainable Bonus Incentive Program to attain an increase in height (+/- 6 feet) and an additional story which in exchange will contribute to the purpose of the comprehensive plan to incorporate sustainable design features, community-based improvements and overall design excellence as part of a development proposal. Per condition of approval, the applicant shall be required to pay 50% of the sustainable bonus

incentive value to the City in the amount of \$79,950. For the remaining 50% of the incentive award value (\$79,950), the applicant is proposing a tot lot (\$16,369) and a Florida Green Building certification (\$39,975). The total value of the qualifying improvements is \$56,344. The total payment by the applicant to the City for the additional height and 1 - story is \$103,556 ( $\$103,556 = \$79,950 + \$23,606$ ).

Additional background, history and justification can be found in the attached documentation, including the advisory board staff report.

**MOTION:**

Move to approve/disapprove Ordinance No. 2022-08 on first reading and scheduling the second reading and public hearing on July 19, 2022.

**ATTACHMENT(S):**

Ordinance 2022-08  
PZB Staff Report  
Site Plan Package

**ORDINANCE NO. 2022-08 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF A RESIDENTIAL PLANNED DEVELOPMENT DISTRICT, LOCATED AT 7 DETROIT STREET AND 26 BUFFALO STREET TO CONSTRUCT AN APPROXIMATELY 3-STORY, 60-UNIT MULTI-FAMILY MID-RISE RESIDENTIAL DEVELOPMENT AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE MIXED USE-WEST (MU-W) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF TRANSIT ORIENTED DEVELOPMENT (TOD) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A CONDITIONAL USE PERMIT; APPROVING HEIGHT BONUS INCENTIVE THROUGH THE CITY'S SUSTAINABLE BONUS INCENTIVE PROGRAM; APPROVING A MAJOR SITE PLAN FOR THE DEVELOPMENT OF A RESIDENTIAL PLANNED DEVELOPMENT; PROVIDED FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE**

WHEREAS, the City Commission of the City of Lake Worth Beach, Florida, pursuant to the authority granted in Chapters 163 and 166, Florida Statutes, and the Land Development Regulations, as adopted by the City of Lake Worth Beach, is authorized and empowered to consider petitions relating to zoning and land development orders; and

WHEREAS, Chapter 23, Article 3, Division 6. – Planned Development of City of Lake Worth Beach's Land Development Regulations allows for the creation of planned development districts to incentivize innovative development through the utilization of incentive programs and flexible dimensional and use requirements that are defined within and occur in conformity with an approved master development plan; and

WHEREAS, Pacific Land Holdings, LLC (the applicant) has petitioned the City of Lake Worth Beach (the City) for creation of a Residential Planned Development District to allow for the construction of an approximately 3-story, 60-unit multi-family mid-rise residential development (2 buildings) on a site located at 7 Detroit Street and 26 Buffalo Street (PCNs 38-43-44-20-14-002-0010 and 38-43-44-20-14-002-0390) as further described in Exhibit A (the Property) within the MU-W Zoning District and the TOD Future Land Use designation, which, if approved, shall constitute an amendment to the City's official zoning map; and

WHEREAS, the applicant requests use of the City's Sustainable Bonus Incentive Program to allow for additional height to be considered in conjunction with the applicant's request for approval for a major site plan for the construction of a residential development currently known as containing approximately 60 residential units to be constructed on this site;

**DRAFT**

WHEREAS, on June 15, 2022, the Lake Worth Beach Planning and Zoning Board (PZB) considered the subject application for a Residential Planned Development District, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program and recommended that the City Commission approve the creation of this residential planned development subject to specific district development standards and certain enumerated conditions; and

WHEREAS, on June 21, 2022, the City Commission voted to approve on first reading the subject application for a Residential Planned Development District, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program subject to specific district development standards and enumerated conditions herein; and

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that the Residential Planned Development District, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program including the development regulations and conditions, meets the requirements of the Land Development Regulations, Section 23.3-25.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:**

Section 1. Recitals. The foregoing recitals are true and correct and are hereby affirmed and ratified.

Section 2. The Residential Planned Development District located within the MU-W Zoning District with a future land use designation of TOD, as described more particularly in **Exhibit A**, is hereby approved. This approval includes the approval of the following elements to be known as the Master Development Plan: (a) Residential Planned Development; (b) Major Site Plan; (c) Sustainable Bonus Incentive Program; (d) Conditional Use Permit; (e) district development standards (**Exhibit B**); (f) conditions of approval (**Exhibit C**); (g) required plans including the site plan, landscape plan, and civil & drainage plans; (h) supplemental supporting documents, as well as all agreements, provisions and/or covenants which shall govern the use, maintenance, and continued protection of the residential planned development and any of its common areas or facilities. The applicant is bound to all elements and requirements of the Master Development Plan.

Section 3. The City's zoning maps shall be updated to reflect the changes to the property described in **Exhibit A**.

Section 4. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Severability. If any provision of this ordinance or the application thereof is held invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.



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Section 6. Effective Date. This ordinance shall become effective ten (10) days after its final passage.

The passage of this ordinance on first reading was moved by \_\_\_\_\_, seconded by \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

- Mayor Betty Resch
- Vice Mayor Christopher McVoy
- Commissioner Sarah Malega
- Commissioner Kimberly Stokes
- Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on first reading on the \_\_\_\_ day of \_\_\_\_\_, 2022.

The passage of this ordinance on second reading was moved by \_\_\_\_\_, seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

- Mayor Betty Resch
- Vice Mayor Christopher McVoy
- Commissioner Sarah Malega
- Commissioner Kimberly Stokes
- Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

LAKE WORTH BEACH CITY COMMISSION

By: \_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Ann Coyne, City Clerk

# DRAFT

## Exhibit A

DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION  
PROPERTY DESCRIPTION & LOCATION MAP

**Address:** 7 Detroit Street & 26 Buffalo Street

**PCNs:** 38-43-44-20-14-002-0010 and 38-43-44-20-14-002-0390

**Size:** approx. 2.414 acres

**General Location:** South of 2<sup>nd</sup> Avenue North between Buffalo Street and Detroit Street.

**Legal Description:** Parcel 1: Lots One (1) through twenty-two (22), inclusive of Lots forty-seven (47) through fifty (5), inclusive of Block 2 of Buffalo Heights, according to the plat thereof recorded in Plat Book 4, Page 8 of the Public Records of Palm Beach County, Florida.

Parcel 2: Lots thirty-nine (39) through forty-six (46), inclusive of Block 2 of Buffalo Heights, according to the plat thereof recorded in Plat Book 4, Page 8 of the Public Records of Palm Beach County, Florida.



**DRAFT****Exhibit B**

**DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION  
DEVELOPMENT STANDARDS**

Development Standard		Base Zoning District Mixed Used – West (MU-W)	Residential Planned Development in MU-W with SBIP	Provided
Lot Size (min) In square feet (sf)		13,000 sf	0.5 acres	104,980 sf (2.414 acres)
Lot Width (min)		100'	100'	251.02'
Setbacks	Front (min build-to line)	20'	20'	20'
	Rear (min)	10'	10'	42'
	Street Side – 2 <sup>nd</sup> Avenue (min)	20'	20'	20'
	Side (min)	20'	20'	20'
Impermeable Surface Coverage (maximum)		65%	65%	62.7%
Structure Coverage (max)		50%	50%	30%
Density (max)		30 du/acre (72 units)	37.5 du/acre (90 units)	24.9 du/acre (60 units)
Building Height (max)		30' (max. 2 stories)	65' (Max. 6 stories)	Approximately 36' (3 stories) 43' 10.5" to top of the roof peak

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Maximum Wall Height at Side Setback		30'	65'	30'
Floor Area Ratio (FAR) (max)		1.3	3.75	.76
Living Area (minimum)	Studio	400 sf	400 sf	NA
	One-bedroom units	600 sf	600 sf	NA
	Two-bedroom units	750 sf	750 s	942 sf
	Three-bedroom units	900 sf	900 sf	1,070 sf
Parking		Parking Calculated per unit, room, and non-residential square footage.  See page 7 for detailed parking analysis.	109 Required Spaces/ 77 spaces for 44 units 32 spaces for 16 units	90 spaces * (Requested waiver from parking requirement)

**DRAFT****Exhibit C****DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION****CONDITIONS OF APPROVAL****Planning & Zoning**

1. Fifty percent of the sustainable bonus fee (\$79,950) and the remaining incentive value after qualifying improvements were deducted (\$23,606) shall be paid to the City within one year of approval, or prior to the issuance of the building permit, whichever comes first for a total of \$103,556 (\$103,556 = \$79,950 + \$23,606)
2. The applicant shall provide qualifying sustainable bonus features equal to \$56,344, or shall be required to pay the remaining 50% of the incentive value in its entirety (\$79,950).
3. On-street parking shall be provided along 2<sup>nd</sup> Ave North and/or Detroit street subject to approval by the City Engineer, Public Services and the Department of Community Sustainability to reduce the parking waiver request.
4. A unity of title shall be required to applied for prior to subsequent minor site plan amendment and shall be recorded prior to the issuance of a building permit.
5. An address application shall be required to be submitted prior to application for building permit.
6. A video security system shall be required for the property.
7. The applicant shall submit the final School District Availability Determination from the PBC School District and shall pay all applicable fees to PBC prior to the issuance of a building permit.
8. Minor site plan amendment shall be required prior to the issuance of a building permit to address the following modifications:
9. Two (2) Bike racks will be required and appropriately placed on site to alleviate parking requirements. Site and landscape plans to reflect the location of the bike racks.
10. Exterior lighting shall be required to comply dark sky lighting guidelines, including using fully shielded fixtures and led lighting that has a color temperature of no more than 3000 Kelvins. [www.darksky.org](http://www.darksky.org)
11. A detailed landscape plan with plant counts and symbols shall be required to address the following:
  - a. Add notes to the Landscape Notes identifying that the irrigation system will meet LDR requirements, jurisdictional requirements, and source of water.
  - b. Landscaped areas shall be protected from vehicular encroachments, appropriate curbing or wheel stops shall be provided as approved by staff.
  - c. Revise the Plant Material List to include in table format on the landscape plan (Sheet L1.01), the species, height, drought tolerant, native versus nonnative, etc.
  - d. Identify all vegetation on the landscape plan. Please identify the symbols or add symbols to the Plant Material List Table.
  - e. An additional site plan sheet depicting the location of all impermeable, semi-permeable and permeable surfaces shall be required.
  - f. All mechanical equipment shall be fully screened. The screening shall be depicted on the landscape plan.
12. On-street parking shall be depicted on the site plan to reduce the parking waiver request in so far as feasible.
13. A designated delivery and/or ride share space shall be provided in the on-street parking area

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14. Dumpster enclosure material shall be reviewed for architectural consistency and for compliance with all applicable City requirements.
15. Finalized street side architectural elevations are required for both Detroit Street and Buffalo Street. Architecture should engage the street along both rights-of-way and be complimentary to the architectural elevations provided.

### **Utilities (Water, Sewer & Stormwater)**

1. Prior to building permit issuance, the Applicant shall provide the following:
  - a. All meter boxes, risers to DDCA & meter, and fire hydrants should be situated as close to the property line as possible in order to minimize the amount of easement dedication necessary.
  - b. Utility easements are a minimum of 15 feet wide.
  - c. Provide the SFWMD ERP.
  - d. Include an erosion control and BMP plan.
  - e. Provide the irrigation service line and meter size on the water and sewer plan sheet.
  - f. Capacity fees are due prior to permit issuance. The fee schedule can be referenced from the City website, under the finance division – Schedule of fees and charges.
2. Prior to Certificate of occupancy the easement dedication must be executed and recorded.

### **Public Works**

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Works.
3. Prior to the issuance of a building permit, the applicant shall contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City.
4. Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
5. Prior to the issuance of a certificate of occupancy, the Applicant shall ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction
6. Prior to the issuance of a building permit, the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
7. Prior to the issuance of a Certificate of Occupancy, the applicant shall fine grade and sod all disturbed areas with bahia sod.
8. Prior to the issuance of a Certificate of Occupancy, the applicant shall broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
9. Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a "Right of Way/Utility Permit" application.

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10. Prior to the issuance of a Certificate of Occupancy, the applicant shall restore the right of way to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
11. ` of a Building permit, we will need to know the location of the pad-mount transformers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in front of them and 3-ft clearance to the side or rear, including landscaping. They also must not be under or inside any structure.
12. Before the issuance of a Building permit, we will need a 10-ft wide utility easement for the underground electric, transformers and other equipment that will need to be installed to provide power to this project.
13. Before the issuance of a CO, the utility easement must be recorded.
14. Before the issuance of a Building permit, we will need to know if any other services will be needed for the project such as irrigation, lift station, lighting, gates, etc., and where these services will be.
15. The customer will be responsible for installing all schedule -40 gray conduit that will be needed by Lake Worth Beach for this project for the primary cable. This conduit must be installed at a 42" minimum dept. Pad specs will be given to the customer to show the proper orientation of conduit at the pad mount transformers.

**Building Division**

1. Finished floor must be 12 inches above the crown of the road.

## PLANNING AND ZONING BOARD REPORT

**PZB Project Number 21-0100001 (Ordinance 2022-08)**: A planned development, major site plan, conditional use permit and sustainable bonus requests for Detroit St/ Buffalo St at 7 Detroit Street and 26 Buffalo Street to construct an approximately 3-story, 60-unit multi-family mid-rise residential structure. The sustainable bonus request is for an additional 1- story in height and approximately 6 ft in height. The property is zoned Mixed-Use West (MU-W).

**Meeting Date:** June 15, 2022

**Property Owner:** Brie Lemmerman – Pacific Land Holdings, LLC

**Applicant:** Brie Lemmerman – Pacific Land Holdings, LLC

**Project Manager:** JMorton Planning & Landscape Architecture

**Address:** 7 Detroit Street & 26 Buffalo Street

**PCNs:** 38-43-44-20-14-002-0010 and 38-43-44-20-14-002-0390

**Size:** 2.414 acres (two parcels combined)

**General Location:** South of 2<sup>nd</sup> Avenue North between Buffalo Street and Detroit Street

**Existing Land Use:** Vacant

**Current Future Land Use Designation:** Transit Oriented Development (TOD)

**Zoning District:** Mixed Used – West (MU-W)

Location Map





## RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), and for consistency with the Comprehensive Plan and Strategic Plan. The proposed Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus request is consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned, and, therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on page 6 of this report.

## PROJECT DESCRIPTION

The applicant, Brie Lemmerman of Pacific Land Holdings, LLC, is requesting approval of the following for Detroit St/ Buffalo St at 7 Detroit Street and 26 Buffalo Street:

- A **planned development** and **major site plan** request to construct an approximately 3-story, 60-unit multi-family mid-rise residential structures (two buildings).
- A **conditional use permit** request to develop a multi-family residential structure with sixteen 3-bedroom units and forty-four 2-bedroom units.
- A **Sustainable Bonus** request for an additional 1- story (approximately 6') of bonus height. Project is approximately 36' high and is 43' 10.5" to top of the roof peak.

The Applicant is proposing a multi-family development on a 2.414-acre vacant lot with the purpose of improving the area while contributing to the commercial, residential, and recreational uses surrounding the area as well as the surrounding mixed uses that promote walkable and interconnected uses with a mix of densities and intensities and access to transit, bicycle, pedestrian, and other modes of transportation.

The proposed project will also implement the Sustainable Bonus Incentive Program to attain an increase in height (+/- 6 feet) and an additional story which in exchange will contribute to the purpose of the comprehensive plan to incorporate sustainable design features, community-based improvements and overall design excellence as part of a development proposal.

## COMMUNITY OUTREACH

Staff has not received any letters of support or opposition for this application.

## BACKGROUND

Below is a summary of the property based on Palm Beach Property Appraiser's records and City records:

**Use/Construction:** Currently, the property is vacant with no existing structures on the site.

**Code Compliance:** There are no active code cases on the subject site.

## ANALYSIS

### *Consistency with the Comprehensive Plan and Strategic Plan*

The subject site has a Future Land Use (FLU) designation of Mixed Use - West (MU-W). Per Policy 1.1.1.6, the MU-W FLU is intended to provide for a mixture of residential, office, service, and commercial retail uses within specific areas east of I-95. The distinguishing characteristic of the Mixed-Use West land use area is that it allows higher-intensity uses as well as higher height limits along the City's western thoroughfares. The maximum density of permitted residential development is 30 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential. While mixed-use projects are allowed on a single site, it is not a requirement that each site within the category incorporate multiple uses. Zoning regulations implementing the Mixed-Use West category shall permit the establishment and expansion of residential (including single family, two-family and multi-family), office, service and commercial retail uses either as uses permitted by right or through conditional use permit provisions. All buildings are

required to provide transitional buffering and design features to mitigate impact of the MU-W sites adjacent to residential zoning districts.

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar II and Pillar IV of the Strategic Plan state that the City shall achieve strengthening Lake Worth Beach as a community of neighborhoods and navigating towards a sustainable community. Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan state that the City shall diversify housing options, continue crime reduction and prevention in achieving a safe, livable and friendly community, achieve economic and financial sustainability through a versatile and stable tax base, and ensuring facility placement, construction and development that anticipates and embraces the future. The proposed multifamily building and associated site improvements will contribute towards the City's Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

#### **Consistency with the Land Development Regulations**

Per Section 23.3-25, planned developments are intended to encourage innovative land planning and development techniques through incentives to create more desirable and attractive development within the City. The Department of Community Sustainability is tasked to review planned development applications in accordance with the City's LDRs, to assess compliance with the findings for granting planned developments (analyzed in the following sections) and to provide a recommendation for whether the application should be approved, approved with conditions, or denied. The subject planned development is requesting to waive or relax base zoning district requirements in three (3) areas of the LDRs, which are analyzed by topic area in this section of the report, including the following:

**Mixed Use – West (MU-W):** Per LDR Section 23.3-18(a), the MU-W zoning district is intended to provide for the establishment and expansion of a broad range of office and commercial uses, including moderate intensity and higher intensity commercial, hotel/motel and medium-density multiple-family residential development along the city's western thoroughfares. The establishment of certain uses is subject to conditional use review to ensure they will not create excessive problems for through traffic, or have a negative impact on nearby residential areas or the commercial viability of their neighbors. The district implements in part the mixed-use land use category of the Lake Worth Comprehensive Plan.

The table and topic area analysis below evaluate the proposed site features and the project's compliance with the Code, including requests to waive or relax base zoning district requirements as permitted in planned developments and factoring in the Sustainable Bonus incentives, Planned Development incentives, Transfer of Development Rights incentives, and the Comprehensive Plan maximums:

Development Standard		Base Zoning District Mixed Used – West (MU-W)	Residential Planned Development in MU-W with SBIP	Provided
Lot Size (min) In square feet (sf)		13,000 sf	0.5 acres	104,980 sf (2.414 acres)
Lot Width (min)		100'	100'	251.02'
Setbacks	Front (min build-to line)	20'	20'	20'
	Rear (min)	10'	10'	42'

	Street Side – 2 <sup>nd</sup> Avenue (min)	20'	20'	20'
	Side (min)	20'	20'	20'
Impermeable Surface Coverage (maximum)		65%	65%	62.7%
Structure Coverage (max)		50%	50%	30%
Density (max)		30 du/acre (72 units)	37.5 du/acre (90 units)	24.9 du/acre (60 units)
Building Height (max)		30' (max. 2 stories)	65' (Max. 6 stories)	Approximately 36' (3 stories) 43' 10.5" to top of the roof peak
Maximum Wall Height at Side Setback		30'	65'	30'
Floor Area Ratio (FAR) (max)		1.3	3.75	.76
Living Area (minimum)	Studio	400 sf	400 sf	NA
	One-bedroom units	600 sf	600 sf	NA
	Two-bedroom units	750 sf	750 s	942 sf
	Three-bedroom units	900 sf	900 sf	1,070 sf
Parking		Parking Calculated per unit, room, and non-residential square footage. See page 7 for detailed parking analysis.	109 Required Spaces/ 77 spaces for 44 units 32 spaces for 16 units	90 spaces * (Requested waiver from parking requirement)

**\*Condition of approval has been proposed by staff to require on-street parking along either or both 2<sup>nd</sup> Ave North and Detroit Street as determined to be feasible by the City Engineer, Public Services and Community Sustainability.**

**Section 12-7, Dumpster Requirements:** *The location of all dumpsters shall be approved by the public services director or his designee and/or the building official or his designee. All dumpsters shall meet the requirements set forth in this section and all other ordinances, rules, regulations and policies adopted by the city.*

**Analysis:** The proposed dumpster location was reviewed by Public Works, who determined that the dumpster was consistent with the size and screening requirements. The dumpster is located in the SW corner of the property fronting on Buffalo Street and is fully screened with fencing and landscaping. The dumpster enclosure material shall be reviewed in a subsequent minor site plan amendment for architectural consistency with the project.

**Section 23.4-3, Exterior Lighting:** *All outdoor lighting shall be installed in conformance with the provisions of this chapter, applicable electrical and energy codes, and applicable sections of the building code.*

**Analysis:** A photometric plan was provided depicting compliance with the exterior lighting requirements in Section 23.4-3 and does not allow light trespass upon neighboring residential properties or districts in excess of 12.57 lumens. A recommended condition of approval has been provided requiring the proposed lighting to comply with Dark Skies lighting recommendations. The proposed fixtures shall be required to have a warm tone setting of 3000 K or less. The proposed fixtures may be substituted with similar fully shielded light fixtures at building permit to achieve a warm LED light tone of 3000K or less if the proposed fixture cannot be set to provide the required light tone.

**Section 23.4-10. - Off-street parking:** This section provides general provisions for off-street parking. The standards “*apply to all parking spaces required for new buildings, new uses, additions, enlargements, or changes.*”

**Analysis:** The required parking for the multifamily development is 109 spaces. The parking was calculated at 1.75 spaces/unit for the 2-bedroom unit proposal (77 spaces for 44 units) and 2 spaces/unit for the 3-bedroom unit proposal (32 spaces for 16 units). The applicant requested a planned development waiver to relax the parking requirement from 109 spaces to 90 spaces. The proposed multifamily development is anticipating residents utilizing public transit as the primary mode of transportation.

**Signage:** Signage is required to comply with the size and design requirements of LDR Section 23.5-1, *Signs*. Ground or monument signage shall be depicted on the landscape plan at minor site plan amendment. The signage shall be reviewed at building permit for consistency with the sign requirements.

**Section 23.6-1. - Landscape regulations:** *The objective of this section is to provide minimum standards for the installation and maintenance of landscaping within the city. Per Section 23.6-1(c)(2), “on the site of a building or open-lot use providing an off-street parking, storage or other vehicular use area, where such an area will not be screened visually by an intervening building or structure from an abutting right-of-way or dedicated alley, shall require landscaping”.*

**Analysis:** The applicant submitted a conceptual landscape plan. The conceptual plan was reviewed and is generally in compliance with the City’s landscape regulations in LDR Section 23.6-1. Staff is proposing conditions to address all landscape requirements at the time of landscape permit, including the minimum native species requirement.

#### **Section 23.2-31 - Site Design Qualitative Standards (Attachment A)**

Site Design Qualitative Standards are intended to “*promote safety and minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping and other site improvements. The qualitative standards are designed to ensure that site improvements are arranged in ways which cannot be otherwise accomplished with quantitative standards.*” These qualitative standards are applicable to site plan applications as well as all conditional uses. Compliance determination with the applicable standards in Section 23.2-31 are provided in Attachment A. **The following analysis of the site, building, vehicular use area and appearance support the compliance findings for the applicable standards listed in Attachment A.**

#### **Site Design Qualitative Standards Analysis (including vehicular use areas):**

The proposed improvements to the site circulations, landscaping and architecture are generally consistent with the Site Design Qualitative Standards. The street side elevations of the two three story buildings were not provided. Staff has drafted conditions of approval related to on-street parking on 2<sup>nd</sup> Ave N and Detroit Street if determined to be feasible by the City Engineer, Public Services and Community Sustainability at a subsequent minor site plan amendment to reduce the parking waiver request. A new dumpster enclosure is proposed on the rear; this improvement is properly screened as required, and location is deemed appropriate for pick-up services by Public Works. Improvements to the existing landscaping are also proposed and discussed in the landscape section of this report.

The proposed changes to the parking lot and vehicular use areas will effectively be screened from the public view with shade trees, palm trees and shrubs within the landscape areas. The proposed curb cuts and parking lot layout does not create an unsafe situation and are typical for the form of the development. The proposed architectural modifications are harmonious as a whole, will improve the aesthetics of the site, and will be an asset to the neighborhood.

The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Existing Use
North	Industrial (I)	Industrial Park of Commerce (I-POC)	2 <sup>nd</sup> Avenue ROW/ Mobile Home Park
South	Commercial High/ underlying 8 units per acre (CH/8)	Neighborhood Commercial (CN)	Residential/ Used Car Dealership
East	Mixed Use - East (MU-W)	Transit Oriented Development (TOD)	Detroit Street ROW/ Shopping Center
West	Commercial High/ underlying 8 units per acre (CH/8)	Neighborhood Commercial (CN)	North Buffalo Street/ Single-Family Homes

The proposed uses and site improvements will not negatively affect the existing surrounding properties and uses. The proposed changes are harmonious and compatible with the existing mixed-use and residential area.

**Community Appearance Criteria:**

The proposed building and associated site improvements represent a substantial improvement in the general appearance of the property by providing new landscape screening around the perimeter of the property, new architecturally compatible building, and improved site circulation. The proposed architecture of the building is appropriate and in harmony with the surrounding residential and nonresidential area. Overall, the proposed development proposal represents a substantial improvement in the visual appearance of the property.

**Conditional Use Findings (Attachment B)**

Conditional uses are those uses that are generally compatible with the other uses permitted in a district, but that require individual review of their location, design, structure, configuration, density and intensity of use, and may require the imposition of conditions pertinent thereto in order to ensure the appropriateness and compatibility of the use at a particular location and to prevent or minimize potential adverse impacts to the surrounding area. The project proposal includes a conditional use request to establish a residential master plan greater than 7,500 square feet.

The proposed conditional use is not anticipated to impact the surrounding area greater than uses permitted by right or greater than the previous funeral home and crematorium use on the property. The site is currently vacant and is proposing multifamily buildings that does not utilize the maximum development potential. The building will be served by municipal services, including water, sewer, refuse, fire and police. The site is located on an arterial roadway. The proposed associated site improvements would provide new screening and site circulation.

**Section 23.2-33(c) - Sustainable Bonus Incentive Program (SBIP)**

The City of Lake Worth Beach Sustainable Bonus Incentive Program (SBIP) is intended to implement Objective 1.2.3 of the City's Comprehensive Plan which states the City shall establish incentives to help support the creation of a compact, sustainable, community-oriented development by implementing a Sustainable Bonus Incentive Program. The Program offers the opportunity to attain an option for increased height and/or FAR in exchange for the incorporation of sustainable design features, community-based improvements and overall design excellence as part of a development proposal.

Per Policy 1.2.3.4 of the City's Comprehensive Plan, a residential planned development may obtain a 25% bonus on density, intensity (FAR), and height over the base line as outlined in Table 1 of the Comprehensive Plan. The Applicant is asking for a bonus height, which are less than the maximum allowances that can be permitted for height through a sustainable bonus incentive in a planned development in the MU-W zoning district. The total square footage of bonus area above the second floor is +/-21,320 square feet in total for both buildings. Therefore, the value of required improvements for the SBIP bonus areas are \$159,900 (21,320 sf X \$7.50 per sf). Fifty percent (50%) of the incentive award value is \$79,950, which the applicant is required to pay to the City. For the remaining 50% of the incentive award value (\$79,950), the applicant is proposing a tot lot (\$16,369) and a Florida Green Building certification (\$39,975). The total value of the qualifying improvements is \$56,344. The total payment by the applicant to the City for the additional height and 1 - story is \$103,556 (\$103,556 = \$79,950 + \$23,606).

## CONCLUSION AND CONDITIONS

The MU-W district is intended to provide for the establishment and expansion of a broad range of office and commercial uses, including moderate intensity and higher intensity commercial, hotel/motel and medium-density multiple-family residential development along the city's western thoroughfares. The establishment of certain uses is subject to conditional use review to ensure they will not create excessive problems for through traffic, or have a negative impact on nearby residential areas or the commercial viability of their neighbors. Based on the data and analysis in this report and the supporting materials by the applicant, the use is not anticipated to negatively impact adjacent residential property or have a negative impact on the commercial viability of neighboring commercial businesses. Further, the proposed site improvements are consistent with the City's LDR requirements. Therefore, a recommendation of approval is provided to the PZB with the following conditions:

### Planning & Zoning

1. Fifty percent of the sustainable bonus fee (\$79,950) and the remaining incentive value after qualifying improvements were deducted (\$23,606) shall be paid to the City within one year of approval, or prior to the issuance of the building permit, whichever comes first for a total of \$103,556 (\$103,556 = \$79,950 + \$23,606)
2. The applicant shall provide qualifying sustainable bonus features equal to \$56,344, or shall be required to pay the remaining 50% of the incentive value in its entirety (\$79,950).
3. On-street parking shall be provided along 2<sup>nd</sup> Ave North and/or Detroit street subject to approval by the City Engineer, Public Services and the Department of Community Sustainability to reduce the parking waiver request.
4. A unity of title shall be required to applied for prior to subsequent minor site plan amendment and shall be recorded prior to the issuance of a building permit.
5. An address application shall be required to be submitted prior to application for building permit.
6. A video security system shall be required for the property.
7. The applicant shall submit the final School District Availability Determination from the PBC School District and shall pay all applicable fees to PBC prior to the issuance of a building permit.
8. Minor site plan amendment shall be required prior to the issuance of a building permit to address the following modifications:
9. Two (2) Bike racks will be required and appropriately placed on site to alleviate parking requirements. Site and landscape plans to reflect the location of the bike racks.
10. Exterior lighting shall be required to comply dark sky lighting guidelines, including using fully shielded fixtures and led lighting that has a color temperature of no more than 3000 Kelvins. [www.darksky.org](http://www.darksky.org)
11. A detailed landscape plan with plant counts and symbols shall be required to address the following:
  - a. Add notes to the Landscape Notes identifying that the irrigation system will meet LDR requirements, jurisdictional requirements, and source of water.

- b. Landscaped areas shall be protected from vehicular encroachments, appropriate curbing or wheel stops shall be provided as approved by staff.
  - c. Revise the Plant Material List to include in table format on the landscape plan (Sheet L1.01), the species, height, drought tolerant, native versus nonnative, etc.
  - d. Identify all vegetation on the landscape plan. Please identify the symbols or add symbols to the Plant Material List Table.
  - e. An additional site plan sheet depicting the location of all impermeable, semi-permeable and permeable surfaces shall be required.
  - f. All mechanical equipment shall be fully screened. The screening shall be depicted on the landscape plan.
12. On-street parking shall be depicted on the site plan to reduce the parking waiver request in so far as feasible.
  13. A designated delivery and/or ride share space shall be provided in the on-street parking area
  14. Dumpster enclosure material shall be reviewed for architectural consistency and for compliance with all applicable City requirements.
  15. Finalized street side architectural elevations are required for both Detroit Street and Buffalo Street. Architecture should engage the street along both rights-of-way and be complimentary to the architectural elevations provided.

#### **Utilities (Water, Sewer & Stormwater)**

1. Prior to building permit issuance, the Applicant shall provide the following:
  - a. All meter boxes, risers to DDCA & meter, and fire hydrants should be situated as close to the property line as possible in order to minimize the amount of easement dedication necessary.
  - b. Utility easements are a minimum of 15 feet wide.
  - c. Provide the SFWMD ERP.
  - d. Include an erosion control and BMP plan.
  - e. Provide the irrigation service line and meter size on the water and sewer plan sheet.
  - f. Capacity fees are due prior to permit issuance. The fee schedule can be referenced from the City website, under the finance division – Schedule of fees and charges.
2. Prior to Certificate of occupancy the easement dedication must be executed and recorded.

#### **Public Works**

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Works.
3. Prior to the issuance of a building permit, the applicant shall contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City.
4. Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
5. Prior to the issuance of a certificate of occupancy, the Applicant shall ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction
6. Prior to the issuance of a building permit, the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
7. Prior to the issuance of a Certificate of Occupancy, the applicant shall fine grade and sod all disturbed areas with bahia sod.

8. Prior to the issuance of a Certificate of Occupancy, the applicant shall broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
9. Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a "Right of Way/Utility Permit" application.
10. Prior to the issuance of a Certificate of Occupancy, the applicant shall restore the right of way to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
11. ` of a Building permit, we will need to know the location of the pad-mount transformers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in front of them and 3-ft clearance to the side or rear, including landscaping. They also must not be under or inside any structure.
12. Before the issuance of a Building permit, we will need a 10-ft wide utility easement for the underground electric, transformers and other equipment that will need to be installed to provide power to this project.
13. Before the issuance of a CO, the utility easement must be recorded.
14. Before the issuance of a Building permit, we will need to know if any other services will be needed for the project such as irrigation, lift station, lighting, gates, etc., and where these services will be.
15. The customer will be responsible for installing all schedule -40 gray conduit that will be needed by Lake Worth Beach for this project for the primary cable. This conduit must be installed at a 42" minimum dept. Pad specs will be given to the customer to show the proper orientation of conduit at the pad mount transformers.

#### **Building Division**

1. Finished floor must be 12 inches above the crown of the road.

#### **BOARD POTENTIAL MOTION:**

I move to **approve with conditions** of PZB Project #21-0100001 for a Residential Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Incentive Program to construct a 60-unit multifamily residential development at the subject site based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **disapprove** PZB Project #21-0100001 for a Residential Planned Development, Major Site Plan, Conditional Use, and Sustainable Bonus Incentive Program to construct a 60-unit multifamily residential development at the subject site. The project does not meet the conditional use criteria for the following reasons [Board member please state reasons.].

**Consequent Action:** *The Planning & Zoning Board's decision will be final decision for the Conditional Use Permit and Major Site Plan. The Applicant may appeal the Board's decision to the City Commission.*

#### **ATTACHMENTS**

- A. Qualitative Development Standards
- B. Conditional Use Findings
- C. Application Package (survey, site plan, architectural plans & supporting documents)



## ATTACHMENT A – Qualitative Development Standards

Section 23.2-31(c) – Qualitative Development Standards	Analysis
<p><b>1. Harmonious and efficient organization.</b> All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.</p>	In Compliance
<p><b>2. Preservation of natural conditions.</b> The natural (refer to landscape code, Article 6 of these LDRs) landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site. Natural detention areas and other means of natural vegetative filtration of stormwater runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies. Fertilizer/pesticide conditions may be attached to development adjacent to waterbodies. Marinas shall be permitted only in water with a mean low tide depth of four feet or more.</p>	Not Applicable
<p><b>3. Screening and buffering.</b> Fences, walls or vegetative screening shall be provided 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. This section may be interpreted to require screening and buffering in addition to that specifically required by other sections of these LDRs, but not less.</p>	In compliance
<p><b>4. Enhancement of residential privacy.</b> The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.</p>	In compliance
<p><b>5. Emergency access.</b> Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings.</p>	In compliance
<p><b>6. Access to public ways.</b> All buildings, dwelling units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided.</p>	In compliance
<p><b>7. Pedestrian circulation.</b> There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.</p>	In compliance
<p><b>8. Design of ingress and egress drives.</b> The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.</p>	In compliance
<p><b>9. Coordination of on-site circulation with off-site circulation.</b> The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of</p>	In compliance

existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.

**10. Design of on-site public right-of-way (ROW).** On-site public street and rights-of-way shall be designed to for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited access to parcels. **Not applicable**

**11. Off-street parking, loading and vehicular circulation areas.** Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. **In compliance**

**12. Refuse and service areas.** Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. **In compliance**

**13. Protection of property values.** The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property. **In compliance**

**14. Transitional development.** Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Consideration shall be given to a harmonious transition in height and design style so that the change in zoning districts is not accentuated. Additional consideration shall be given to complementary setbacks between the existing and proposed development. **In compliance**

**15. Consideration of future development.** In finding whether or not the above standards are met, the review authority shall consider likely future development as well as existing development. **In compliance**

<b>Section 23.2-31(d) - Qualitative Buildings, generally</b>	<b>Analysis</b>
<p><i>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.</i></p>	<b>In compliance</b>
<p><i>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.</i></p>	<b>In compliance</b>
<p><i>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.</i></p>	<b>In compliance</b>

4. *The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation and stylistic expression.* **Not applicable**
5. *Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.* **In compliance**
6. *Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project and neighborhood.* **In compliance**
7. *Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.* **In compliance**
8. *Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.* **In compliance**
9. *"Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.* **Not applicable**
10. *All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.* **In compliance**
11. *All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.* **Not applicable**
12. *Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.* **In compliance**
13. *No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.* **In compliance**
14. *Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.* **In compliance**

<b>Section 23.2-31(h) – Criteria for parking lots and vehicular use areas</b>	<b>Analysis</b>
<p>1. <i>Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside space; a transitional space that is located between access areas (such as roads) and the building, group of buildings or other outside spaces which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.</i></p>	<b>In compliance</b>
<p>2. <i>Parking lots, vehicular use areas, and vehicles parked therein are to be effectively screened from the public view and from adjacent property in a manner that is attractive and compatible with safety, the neighborhood and the facility served.</i></p>	<b>In compliance</b>
<p>3. <i>The responsibility for beautification and design of a parking lot is the same as that which a homeowner has to his residential lot. The atmosphere within a parking lot or vehicular use area is to be as pleasant and park-like as possible, rather than a harsh stand of paving. Trees are of primary importance to the landscape and are not to be minimized in either height or quantity. Trees impart a sense of three-dimensional space in a relatively flat area. Trees cast shadows that help to reduce the monotony of an expanse of paving and create a refuge from the tropical sun. Signs designating entrances, exits and regulations are to be of a tasteful design and shall be subject to review by the board. Consideration may be given to use of pavement which is varied in texture or color to designate lanes for automobile traffic, pedestrian walks and parking spaces. Brightly colored pavement is to be used with restraint. In order to create a pleasant atmosphere, it is recommended that consideration be given to sculpture, fountains, gardens, pools and benches. Design emphasis is to be given to the entrance and exit areas of the lot. Trash, refuse and unaesthetic storage and mechanical equipment shall be screened from the parking lot.</i></p>	<b>In compliance</b>
<p>4. <i>Lighting is to be designed for visual effects as well as safety and resistance to vandalism. Care should be taken not to create a nuisance to the neighborhood from brightness or glare. Low lights in modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances and exits. The fixtures are to be selected for functional value and aesthetic quality. Fixtures should be regarded as "furniture of the parking lot" which are visible both day and night.</i></p>	<b>In compliance</b>

<b>Section 23.2-31(l) – Community Appearance Criteria</b>	<b>Analysis</b>
<p>1. <i>The plan for the proposed structure or 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.</i></p>	<b>In compliance</b>
<p>2. <i>The proposed structure or 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.</i></p>	<b>In compliance</b>
<p>3. <i>The proposed structure or 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, and with the criteria set forth herein.</i></p>	<b>In compliance</b>
<p>4. <i>The proposed structure or project complies with this section and 23.2-29, Conditional Use Permits (CUP), as applicable.</i></p>	<b>In compliance</b>

### ATTACHMENT B - Findings for Granting Conditional Uses

Prior to approving any conditional use permit, the decision-making authority shall find based on competent and substantial evidence that the following criteria related to conditional uses are met:

Section 23.2-29(d) General findings relating to harmony with LDRs and protection of public interest.	Analysis
1. <i>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.</i>	<b>In compliance</b>
2. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.</i>	<b>In compliance</b>
3. <i>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 site.</i>	<b>In compliance</b>
4. <i>The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.</i>	<b>In compliance</b>
Section 23.2-29(e) Specific findings for all conditional uses.	Analysis
1. <i>The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.</i>	<b>In compliance</b>
2. <i>The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets</i>	<b>In compliance</b>
3. <i>The proposed 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.</i>	<b>In compliance</b>
4. <i>The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	<b>In compliance</b>
5. <i>The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	<b>In compliance</b>
6. <i>The proposed 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.</i>	<b>In compliance</b>

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

## JUSTIFICATION STATEMENT

Detroit Street Residential  
City of Lake Worth Beach  
*Submittal: December 28, 2021*  
*Resubmittal: February 11, 2022*

### REQUEST

A request by JMorton Planning & Landscape Architecture (“Applicant”), on behalf of the fee simple owner, Pacific Land Holdings, LLC (“Owner”), which seeks 60 multi-family residential units as a redevelopment and infill project on the 2.4 acre site as noted below. The application requests are as follows:

- Planned Development
- Major Site Plan
- Conditional Use
- Sustainable Bonus

The fee simple ownership is vested into the Owner by way of the Special Warranty Deed as recorded in the Public Records of Palm Beach County (ORB. 31849, PG. 1188).

### PROJECT LOCATION



**GENERAL DESCRIPTION****Site Data**

Future Land Use	[Transit Oriented Development] TOD
Zoning District	[Mixed Use West] MU-W
Property Control Number	38-43-44-20-14-002-0010, 38-43-44-20-14-002-0390,
Total Site Area	2.41 AC

**Residential**

Housing Type	Multifamily
Total Dwelling Units	60 DU
Maximum Standard Density	30.0 DU/AC
Proposed Density	24.9 DU/AC

**Unit Mix**

2 - Bedroom	44 Units
3 - Bedroom	16 Units

**Parking Required**

2-Bedroom (1.75 Space/Dwelling Unit @ 44 Units)	77 Spaces
3-Bedroom (2 Space/Dwelling Unit @ 16 Units)	32 Spaces

**Parking Proposed**

90 Spaces

**Handicap Required**

4

**Handicap Proposed**

4

**Maximum Impervious Area**

65%

**Proposed Impervious Area**

62.7%

**Maximum Ht (with SBIP)**

65'-00"

**Proposed Ht (with SBIP)**

32'-4 7/8"

**Maximum Wall Ht at Side Setback (with SBIP)**

30'-00"

**Proposed Wall Ht at Side Setback (with SBIP)**

30'-00"

**Water Management Tract Proposed**

0.22 AC

**Pervious Area (Including Retention)**

26,111 SF (24.9%)

**Impervious Area**

78,869 SF (75.1%)

**MU-W Planned Development Property Development Regulations**

Zoning MU-W	Minimum Lot Dimensions		Density <sup>1</sup>	FAR <sup>2</sup>	Bldg. Cover	Minimum Setbacks			
	Size	Width				Front	Side	Street	Rear
Required	0.3 AC	100'	37.5 DU/AC	2.3	50%	20'	20'	20'	10'
Proposed	2.41 AC	251.02'	24.9 DU/AC	0.76	30%	20'	20'	20'	42'

<sup>1</sup> Base Density before SBIP is 30 DU/AC<sup>2</sup> Base FAR before SBIP is 1.30



**SURROUNDING PROPERTY INFORMATION:**

<b>Adjacent Property</b>	<b>Land Use Designation</b>	<b>Zoning Designation</b>	<b>Existing Use</b>	<b>Size (Acres)</b>
<b>North</b>	I	I-POC	Mobile Home	18.09 AC
<b>South</b>	CH/8	CN	Residential & Used car dealer	0.3 AC & 0.51 AC
<b>East</b>	TOD	MU-W	Shopping Center	7.89 AC
<b>West</b>	CH/8	CN	Residential	0.12 AC, 0.17 AC, 0.41 AC & 0.29 AC

The Applicant is proposing a multi-family development on a 2.41 acre vacant lot with the purpose of improving the area while contributing to the commercial, residential, and recreational uses surrounding the area as well as the surrounding mixed uses that promote walkable and interconnected uses with a mix of densities and intensities and access to transit, bicycle, pedestrian, and other modes of transportation.

The proposed project will also implement the Sustainable Bonus Incentive Program to attain an increase in height (+ 6 feet) of height for an additional story which in exchange will contribute to the purpose of the comprehensive plan to incorporate sustainable design features, community based improvements and overall design excellence as part of a development proposal. The proposed project will incorporate affordable housing units. These units will be restricted as affordable housing units in accordance with guidelines and requirements imposed by such programs as the Low Income Housing Tax Credit program. There is an incredible need for affordable housing opportunities throughout the entire County as well as within the City of Lake Worth Beach. The additional height will allow for the development of a successful multi-family project that will add 60 units to the City's housing inventory while not creating compatibility issues with the surrounding properties. There is another 3 story residential project to the west of the Property and the proposed project would be consistent and compatible with that existing residential project.

This specific area of the City is in need of revitalization and redevelopment. There are multiple vacant properties in the immediate area. Often times vacant properties get forgotten and become issues that are a strain on municipal code enforcement staff. Encouraging redevelopment and new development will add to the City's tax base and contribute to property values for surrounding properties.

The proposed schedule for the of development will be determined and will begin upon approval.

The Applicant and Developer of the Property is Southport Financial Services. Founded in 1995, Southport Financial Services, Inc. is a multi-family housing developer based in Tampa, Florida, with additional offices in Tacoma, Washington, and Washington, D.C. Southport's principals have built or acquired a substantial number of market rental housing projects and developed over 120 Low Income Housing Tax Credit (LIHTC) properties. In addition to acquiring and managing conventional apartment complexes, Southport has a demonstrated ability to secure LIHTC allocations, as well as volume cap tax-exempt bond allocations in multiple states. While maintaining a strong focus on developing and rehabilitating government subsidized housing, Southport is also expanding its portfolio of conventional multi-family housing properties in central Florida and throughout select cities in the southeastern United States. Southport ranks 7<sup>th</sup> nationwide in top affordable housing owners based upon the number of transactions closed on a yearly basis. Southport already has several projects in the Palm Beach County area including a 210 unit multi-family project in Greenacres, a 163 unit multi-family (age restricted) project in West Palm Beach, and a 109 unit multi-family project in Belle Glade (currently under construction).

### **CITY OF LAKE WORTH COMPREHENSIVE PLAN**

The proposed project is within the Mixed Use West zoning district which allows higher-intensity uses as well as higher height limits along the City's western thoroughfares as well as the Transit-Oriented Development (TOD) Future Land Use category which was established to promote compact, mixed-use development near proposed or existing transportation infrastructure to encourage diversity in the way people live, work and commute. The maximum density of permitted residential development is 60 dwelling units per acre which is what is being proposed. All buildings are required to provide transitional buffering and design features to mitigate impact of the TOD sites adjacent to residential zoning districts.

The proposed multi-family will not only help improve the area by redeveloping a main corridor and gateway to the city, but will also contribute to the commercial, residential, and recreational uses surrounding the area as well as the surrounding mixed uses that promote walkable and interconnected uses with a mix of densities and intensities and access to transit, bicycle, pedestrian, and other modes of transportation.

Based on the mentioned above, the proposed Project complies with the Comprehensive Plan.

### **MULTI-FAMILY MARKET DEMAND (CBRE, INC. MARKET OUTLOOK)**

#### **CURRENT CONDITIONS:**

Strong economic fundamentals and a rapidly rising population continue to support a healthy multifamily market in Palm Beach County. Favorable demographics and a strong economy are expected to put downward pressure on vacancy rates, although new completions should prevent a shortage of product. Future population growth will further accelerate job and economic growth, providing ample support for the multifamily market as it continues to expand.

#### **CONSTRUCTION ACTIVITY:**

Deliveries multi-family product over the past five (5) years were strong. Completions totaled approximately 11,000 units with absorption at a similar pace. Despite rising construction costs, construction activity remains robust.

#### **OUTLOOK:**

The multi-family market remains strong, with rentable inventory growing at a healthy pace. Palm Beach County is a predominantly domestic resident market, and strong local economic fundamentals along with favorable demographics fortify the market. The economic outlook for the area remains closely tied to the national economy. Attractive rate-of-return metrics suggest that multifamily development will continue at a sustainable level.

The Applicant intends to apply for building and land development permits immediately following site plan approval and will commence construction following receipt of permits. Once construction commences the Applicant anticipates construction to last approximately one year. Once construction is completed and Certificate of Occupancy is received, the residential units will be available for rent. Based upon current market conditions and future conditions anticipated for the proposed affordable units, occupancy rates are anticipated to be high.

### **PLANNED DEVELOPMENT**

#### **General Provisions and Requirements Section 23.3-25 (B):**

1. Compliance with other sections. All planned developments shall comply with sections 23.2-27, 23.2-28 and 23.2-29.

**All planned developments will comply with the sections mentioned above as applicable. The proposed project will also implement the Sustainable Bonus Incentive Program to attain an increase in height (+ 6 feet) of height for an additional story which in exchange will contribute**

**to the purpose of the comprehensive plan to incorporate sustainable design features, community based improvements and overall design excellence as part of a development proposal.**

2. Conflict with other regulations. The provisions of this section shall apply generally to the creation and regulation of all planned development districts. Where conflicts exist between these special planned development provisions and regulations relating to the installation operation or service requirements of any utility system or service, the utility regulations shall apply. Where conflicts exist between these special provisions and general zoning, subdivision or other applicable non-utility regulations, these special regulations shall apply.

**Will comply with the conflict standard for Planned Developments.**

3. Dedication of public facilities. Dedication, grant, reservation or improvement of property or easements therein for public rights-of-way, streets, schools, parks, utilities, or other public facilities may be required as a condition or requirement of approval pursuant to this section.

**Will comply with dedication requirement(s) by the City, if applicable.**

4. Effect of planned development approval. When approved pursuant to the provisions of this section, the master development plan and all information and documents formally incorporated with the application shall constitute an amendment the Official Zoning Map. Development within a planned development shall occur in conformity with the approved master development plan and development phasing

**Will comply with the conformity standards for Planned Developments and per the approved Master Development Plan.**

5. Utilities. All utilities, including telephone, cable television, and electrical service systems, shall be installed underground. However, the following facilities may be exempt from this requirement:

- Accessory facilities normally associated with such systems that require above-ground installation, provided such facilities are screened adequately; and
- Primary facilities, such as electric substations, providing service to the planned development or to service areas not located within the planned development. Primary facilities shall be screened or landscaped.

**All utilities will be installed underground and will comply with all applicable regulatory utility standards.**

6. Visibility triangle. In all planned development, visibility at all street and alley intersections shall be provided pursuant to section 23.4-4.

**Will comply with all applicable clear sight triangle visibility standards. Visibility Triangles are shown on Site Plan.**

7. Open space. In all planned development, sufficient areas of common open space shall be provided at each stage of development and upon completion of development. Such common open space shall include areas not covered by water.

**Will comply with all applicable designed open space and landscaped space standards.**

8. Establishment of planned development districts. Planned development districts will be established from designated existing zoning districts by amendment to the official zoning map for tracts of land suitable in location, extent, and character for the structures and uses proposed.

**The Property is located within the existing Transit Oriented Development (TOD) Future Land Use and the Mixed Use West (MU-W) Zoning district. It is located near a park, surrounded by residential and commercial uses, and has close access to transit.**

9. Unified control. All land included for purpose of development within a planned development district

shall be owned or under the control of the petitioner for such zoning designation, whether that petitioner be an individual, partnership or a corporation, or a group of individuals, partnerships or corporations. The petitioners shall present firm evidence of the unified control of the entire area within the proposed planned development district and shall agree that when the development proceeds:

- It will be in accordance with the ordinance officially adopted for the district and the regulations in effect when the planned development was approved.
- Agreements, contracts, or deed restrictions and covenants will be provided to the city to ensure that the development will occur in accordance with the master development plan; and that the developer, his successors, assignees, or heirs, are responsible for the continued maintenance and operation of common areas and facilities, including sodding, watering down and fencing of undeveloped areas earmarked for future stages of development that are disturbed during development.

**Will comply with all applicable unified control requirements. The project will be owned and operated as a rental residential development.**

10. Master development plan. Any petition for planned development district zoning shall be accompanied by a professionally prepared master development plan.

**Will comply with master development plan required. A master development plan has been provided.**

11. Supporting information. Applications for planned development approval shall include all documentation set forth above.

**Will comply with all supporting information required. Documentation has been provided. Bonus height will be requested through Sustainable Bonus Incentive Program Form.**

12. Professional services required. A master development plan for any proposed planned development district shall be prepared utilizing the professional services of individuals possessing appropriate licensure or registration.

**A master development plan has been provided by a licensed Landscape Architect and professional support staff.**

13. Application fees. Application fees for planned development districts shall be established and amended by resolution of the city commission.

**Application fees have been provided.**

#### **Residential Planned Developments (RPDs) Special Requirements Section 23.2-25 (C):**

1. Location. RPDs may be created in any residential district  
**The Property is located within the existing Transit Oriented Development (TOD) Future Land Use and the Mixed Use West (MU-W) Zoning district. The proposed RPD is consistent and permitted within these categories.**
2. Minimum area required. The minimum area required for a residential planned development district shall be five acres, unless otherwise provided in these LDRs. However, any area of lesser size may be approved for residential planned development zoning upon findings by the planning board or historic resources preservation board and the city commission that one or more of the following conditions exists:
  - Particular circumstances justify such reduction.
  - Requirements for RPD zoning and the benefit to be derived from such zoning can be derived in such lesser area.
  - Permitting such lesser area for RPD zoning is in conformity with the comprehensive plan.

**Total site area is 2.41 AC. The site is bounded by streets to the east, west and north. The proposed affordable housing units will fill a need for attainable housing.**

3. Permitted uses. Within any residential planned development any use permitted in the underlying zoning district is permitted.

**The proposed site is located in the Mixed Use West (MU-W) zoning district. The proposed multi-family use is permitted.**

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 proposed site is multi-family residential use. Side, rear, and front setbacks have been provided at 20 feet. Please see Site Plan.**

5. Parking and loading space requirements. Parking and loading spaces for all uses within a residential planned development district shall be provided as required by The Code. No off-street parking shall be located within a required setback area.

**The site requires 109 parking spaces. The proposed site plan provides for 90 parking spaces. The Property is located on a bus route and within close proximity of the Lake Worth Tri-Rail Station. It is anticipated that several residents within the project will rely on public transportation. It is also anticipated that these residents may not have vehicles or couples occupying one unit will likely share one vehicle. The proposed unit breakdown consists of 16 three bedroom units and 44 two bedroom units. The ITE Parking Generation Manual (4<sup>th</sup> Edition) states that the average peak parking demand of multi-family apartment units (Land Use #221) is 1.23 parking spaces per unit. Applying this methodology from ITE, a total of 74 parking spaces would be adequate for the development. Based upon the nature of the proposed development with regard to demographics, the location of the development as well as acceptable parking demand rates, the proposed parking as shown is anticipated to be adequate to meet the demands of the proposed development.**

6. Landscaping. Landscaping, tree protection, screening and buffering shall be provided as required by Section 23.6-1. However, additional landscaping, screening, and buffering may be required to provide additional privacy and protection for residents within a planned development district and adjacent property owners.

**All landscaping, buffering, screening, and tree protection is shown on the Landscape Plans. Required trees have been planted where feasible. Additional requirements to provide additional trees would result in overcrowding of vegetation.**

7. Signs. Signs may be erected pursuant to the provisions of section 23.5-1.

**Signs will comply with the provisions of section 23.5-1.**

**CONDITIONAL USE CRITERIA SECTION 23.2-29. D AND SECTION 23.2-29-E:**

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.

**There are other multi-family developments in the area, there is a park nearby and there is close access to transit. The proposed improvements will be developed in an existing vacant property which will create infill development within the area and will provide multiple community benefits.**

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

**Complies with the standard of redevelopment in harmony with the surrounding neighborhood.**

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 site.

**Complies with offering a public value added and public benefit to the City.**

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

**The maximum density for the proposed site is 72 dwelling units per acre. The Applicant is proposing 60 dwelling units per acre which is less than the maximum standard permitted density.**

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

**Based on the traffic analysis made for the site, no level of service provided on the surrounding streets will be significantly impacted. Please see Traffic Report.**

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

**Based on the trip generation calculations no significant amount of through traffic will be generated on local streets. Please see Traffic Report.**

7. The proposed 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.

**The proposed multi-family development will not produce significant air pollution or emissions increases. As an infill development near commercial uses, it helps reduce the amount that people drive while providing multiple community benefits.**

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

**The proposed multi-family development is an infill development located near a park, surrounded by residential and commercial uses, and is in the Transit Oriented Development Future Land use area; therefore, it will not alter the system nor will result in an increase in net public cost for on-site or off-site improvements.**

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

**Complies with infrastructure standards and will not place a burden on same. Utilities already available to the Property.**

10. The proposed 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.

**Complies with level of serves standards to maintain protection for fire and police services.**

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

**The proposed multi-family development will not generate significant noise nor will mitigate anticipated noise as it is not of commercial nor industrial use.**

12. The proposed 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.

**The proposed multi-family development will not generate light or glare that will encroach onto any residential property in excess as it is not of commercial nor industrial use.**

## SITE PLAN

### Qualitative Development Standards Section 23.2-31 (C):

1. Harmonious and efficient organization. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.

**Complies with the harmonious and efficient organization aspect of the code. As previously mentioned, there are other multi-family developments in the area, there is a park nearby and there is close access to transit. The proposed improvements will be developed in an existing vacant property which will create infill development within the area and will provide multiple community benefits.**

2. Preservation of natural conditions. The natural (refer to landscape code, Article 6 of these LDRs) landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site. Natural detention areas and other means of natural vegetative filtration of stormwater runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies as specified in Part II, Chapter 12, Health and Sanitation, Article VIII, Fertilizer Friendly Use Regulations. Fertilizer/pesticide conditions may be attached to development adjacent to waterbodies. Marinas shall be permitted only in water with a mean low tide depth of four (4) feet or more.

**Complies with the preservation of natural conditions.**

3. Screening and buffering. Fences, walls, or vegetative screening shall be provided 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. This section may be interpreted to require screening and buffering in addition to that specifically required by other sections of these LDRs, but not less.

**Complies with screening and buffering standards. All landscaping, buffering, screening, and tree protection is shown on the Landscape Plans. Required trees have been planted where feasible.**

4. Enhancement of residential privacy. The site plan shall provide reasonable, visual, and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers, and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.

**Complies with enhancement of residential privacy. Landscape buffering has been added**

**around the Property for the protection and enhancement of the property and to enhance the privacy of the occupants. All landscaping, buffering, screening, and tree protection is shown on the Landscape Plans.**

5. Emergency access. Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings.  
**Complies with emergency access design and standards.**
6. Access to public ways. All buildings, dwelling units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided.  
**Complies with access to public streets. The proposed improvements include two safe and convenient access points with ingress and egress access to and from Detroit Street.**
7. Pedestrian circulation. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.  
**Complies and includes pedestrian circulation systems.**
8. Design of ingress and egress drives. The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.  
**Complies with engineering design standards for ingress and egress drives.**
9. Coordination of on-site circulation with off-site circulation. The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.  
**Complies with maintaining on-site and off-site circulation systems.**
10. Design of on-site public right-of-way. On-site public street and rights-of-way shall be designed for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited direct access to parcels.  
**Complies with good engineering practices of on-site access.**
11. Off-street parking, loading and vehicular circulation areas. Off-street parking, loading and vehicular circulation areas shall be located, designed, and screened to minimize the impact of noise, glare, and odor on adjacent property.  
**Complies with all parking and loading standards and requirements. Parking and loading areas have been designed so as to minimize impacts of noise, glare and odor on adjacent properties.**
12. Refuse and service areas. Refuse and service areas shall be located, designed, and screened to minimize the impact of noise, glare, and odor on adjacent property.  
**Complies with refuse removal and service areas.**
13. Protection of property values. The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property.  
**Complies with maintaining and protecting local property values.**



14. Transitional development. Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Consideration shall be given to a harmonious transition in height and design style so that the change in zoning districts is not accentuated. Additional consideration shall be given to complementary setbacks between the existing and proposed development.

**Complies with good zoning and land use practice for transitional development. As previously mentioned, the proposed project will implement the Sustainable Bonus Incentive Program to attain an increase in height (+ 6 feet) of height for an additional story which in exchange will contribute to the purpose of the comprehensive plan to incorporate sustainable design features, community based improvements and overall design excellence as part of a development proposal.**

15. Consideration of future development. In finding whether or not the above standards are met, the review authority shall consider likely future development as well as existing development.

**Complies with consideration of future development.**

**Buildings, generally Section 23.2-31 (D):**

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.

**Complies with the buildings to have unity of character and design.**

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.

**Complies with the buildings to achieve as much visual harmony with the surroundings as much as possible.**

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.

**Complies with all façades visible to public or adjacent property to be designed to create a harmonious whole.**

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

**Complies with the concept of harmony through the proper consideration of height, orientation, site planning, landscaping, and architectural components.**

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

are enhanced by the look-alike buildings and their relationship to each other.

**The residential project has been designed to fit in with the surrounding area while bringing new construction to the City. The architectural style of the residential buildings does not exactly look like anything in the immediate area. The two residential buildings are different footprints but have been designed to match one another as they are part of the same project.**

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

**No symbols will be attached to the proposed buildings for reasons of advertising.**

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

**Complies with the exterior lighting to be used to illuminate the buildings in an aesthetic manner.**

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

**Complies with the building surfaces, walls, and roofs to be compatible and in harmony with the neighborhood.**

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

**No "take-out" or "pick-up" windows are being proposed for this project as the proposed buildings are for residential use only.**

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

**Complies with all exterior forms attached to buildings to be in conformity to the proposed buildings.**

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

**Acknowledged. No telephones, vending machines, or other facility dispensing merchandise is proposed to be located outside of the proposed structures.**

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

**Building's design complies with the style and style-type that is familiar to south Florida and its climate.**

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

**No advertising is being proposed on any exposed amenity or facility within the Property.**

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

**Complies with the light spillage restriction.**

**Signs Section 23.2-31 (F):**

The aesthetic quality of a building or of an entire neighborhood is materially affected by achieving visual harmony of the signs on or about a surface as they relate to the architecture of the building or the adjacent surroundings. In addition to the mechanical limitations on signs imposed by Article 4, Supplemental Regulations, the following aesthetic considerations must also be met:

1. The scale of the sign must be consistent with the scale of the building on which it is to be placed or painted.  
**All proposed signage will be consistent with the scale of the building. No project signage is currently proposed with this site plan application.**
2. The overall effect of the configuration or coloring of the sign shall not be garish. The colors shall not conflict with those of other signs already on the building or in the immediate vicinity.  
**All proposed signage will be consistent with the scale of the building. No project signage is currently proposed with this site plan application.**

**Landscaping Section 23.2-31 (G):**

Discuss the design, tree disposition and mitigation.

**As previously mentioned, all landscaping, buffering, screening, and tree protection is shown on the Landscape Plans. Required trees have been planted where feasible. See landscape plans for additional information.**

**The proposed site plan exceeds the City's requirement for maximum impermeable area. The City's maximum amount is 65% and the Applicant is providing 75.1% of the area as an impermeable surface. The Property is a small parcel in an area of the City the is ripe for redevelopment. The Applicant is requesting an increase in building height and a reduction in required parking. The additional height and reduction of parking will ensure that the pervious area of the property is maximized. The proposed project is a comprised of two multi-family buildings and only 60 units. This density and intensity are in conformance with the Future Land Use and Zoning regulations as well as other multi-family projects in the area. The increase in impervious area will not negatively impact on-site drainage or drainage in the area.**

**Criteria for Parking Lots and Vehicular Use Areas Section 23.2-31 (H):**

1. Parking lots and other vehicular use areas are to be designed as an aesthetic asset to a neighborhood and to the building, group of buildings, or facility they serve. A parking lot is to be considered an outside space; a transitional space that is located between access areas (such as roads) and the building, group of buildings or other outside spaces which it serves. The parking lot, because it is viewed from above as well as at eye level, should be designed accordingly.  
**Complies with parking lots and other vehicular areas to be designed as an aesthetic asset to the Property.**
2. Parking lots, vehicular use areas, and vehicles parked therein are to be effectively screened from the public view and from adjacent property in a manner that is attractive and compatible with safety, the neighborhood and the facility served.  
**Complies with parking lots, vehicular areas, and vehicles parked therein to be screened from the public view and from adjacent property. As previously mentioned, landscape buffering has**

**been added around the Property for the protection and enhancement of the property and to enhance the privacy of the occupants. All landscaping, buffering, screening, and tree protection is shown on the Landscape Plans.**

3. The responsibility for beautification and design of a parking lot is the same as that which a homeowner has to his residential lot. The atmosphere within a parking lot or vehicular use area is to be as pleasant and park-like as possible, rather than a harsh stand of paving. Trees are of primary importance to the landscape and are not to be minimized in either height or quantity. Trees impart a sense of three-dimensional space in a relatively flat area. Trees cast shadows that help to reduce the monotony of an expanse of paving and create a refuge from the tropical sun. Signs designating entrances, exits and regulations are to be of a tasteful design and shall be subject to review by the board. Consideration may be given to use of pavement which is varied in texture or color to designate lanes for automobile traffic, pedestrian walks, and parking spaces. Brightly colored pavement is to be used with restraint. In order to create a pleasant atmosphere, it is recommended that consideration be given to sculpture, fountains, gardens, pools, and benches. Design emphasis is to be given to the entrance and exit areas of the lot. Trash, refuse and unaesthetic storage and mechanical equipment shall be screened from the parking lot.

**Complies with the beautification and design of parking lots.**

4. Lighting is to be designed for visual effects as well as safety and resistance to vandalism. Care should be taken not to create a nuisance to the neighborhood from brightness or glare. Low lights in modest scale can be used along with feature lighting emphasizing plants, trees, barriers, entrances and exits. The fixtures are to be selected for functional value and aesthetic quality. Fixtures should be regarded as "furniture of the parking lot" which are visible both day and night.

**Complies with lighting to be designed for visual effects as well as safety and resistance to vandalism.**

5. Additional regulations for parking lots and vehicular use areas may be found in Article 4, Supplemental Regulations.

**The site requires 109 parking spaces. The proposed site plan provides for 90 parking spaces. The Property is located on a bus route and within close proximity of the Lake Worth Tri-Rail Station. It is anticipated that several residents within the project will rely on public transportation. It is also anticipated that these residents may not have vehicles or couples occupying one unit will likely share one vehicle. The proposed unit breakdown consists of 16 three bedroom units and 44 two bedroom units. The ITE Parking Generation Manual (4<sup>th</sup> Edition) states that the average peak parking demand of multi-family apartment units (Land Use #221) is 1.23 parking spaces per unit. Applying this methodology from ITE, a total of 74 parking spaces would be adequate for the development. Based upon the nature of the proposed development with regard to demographics, the location of the development as well as acceptable parking demand rates, the proposed parking as shown is anticipated to be adequate to meet the demands of the proposed development.**

**Required Utilities Section 23.2-31 (I):**

All construction of sanitary sewer collection facilities and water supply and distribution systems shall conform to the requirements of the Florida Building Code as amended and the Lake Worth Utilities Department construction standards, and the appropriate state governing agency. The water supply system within the development shall conform to the City of Lake Worth's fire rescue services provider requirements for fire protection.

**All construction of sanitary sewer collection facilities and water supply and distribution systems will conform with the requirements of the Florida Building Code and the Lake Worth Utilities Department construction standards. Easements have been provided per comments from utilities to date. The Applicant anticipates additional easements as the application proceeds through the development**

**review process. Landscape will be adjusted to address conflicts with utilities and easements as needed.**

**Community Appearance Criteria Section 23.2-31 (L):**

1. The plan for the proposed structure or 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.

**Complies with adding value to the City's image.**

2. The proposed structure or 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.

**Complies with providing good quality redevelopment to the City.**

3. The proposed structure or 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, and with the criteria set forth herein.

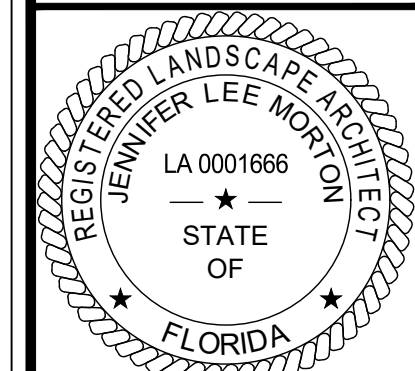
**Complies with maintaining the integrity of the City's land development standards and Comprehensive Land Use Plan.**

4. The proposed structure or project is in compliance with this section and 23.2-29, as applicable.

**The project is in compliance with this section and section 23.2-29 as previously stated.**

***Based on the above justification and attached information, the Applicant respectfully requests approval of this Site Plan Submittal.***

This item has been electronically signed and sealed by Jennifer Lee Morton on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



REVISIONS

06/21/21	Concierge Review
09/13/21	Submittal
02/10/22	Submittal

Site Plan	
SCALE	AS SHOWN
DRAWN	KB/DH
CHECKED BY	LM/JM
FILE	
DATE	2022-02-11

**Site Data**

Future Land Use	[Transit Oriented Development] TOD
Zoning District	[Mixed Use West] MU-W
Property Control Number	38-43-44-20-14-002-0010, 38-43-44-20-14-002-0390, 2.41 AC

<b>Residential</b>	
Housing Type	Multifamily
Total Dwelling Units	60 DU
Maximum Standard Density	30.0 DU/AC
Proposed Density	24.9 DU/AC

<b>Unit Mix</b>	
2 - Bedroom	44 Units
3 - Bedroom	16 Units

<b>Parking Required</b>	
2-Bedroom (1.75 Space/Dwelling Unit @ 44 Units)	77 Spaces
3-Bedroom (2 Space/Dwelling Unit @ 16 Units)	32 Spaces

<b>Parking Proposed</b>	90 Spaces
Handicap Required	4
Handicap Proposed	4

<b>Maximum Impervious Area</b>	65%
Proposed Impervious Area	62.7%

<b>Maximum Ht (with SBIP)</b>	65'-00"
Proposed Ht (with SBIP)	32'-4 7/8"

<b>Maximum Wall Ht at Side Setback (with SBIP)</b>	30'-00"
Proposed Wall Ht at Side Setback (with SBIP)	30'-00"

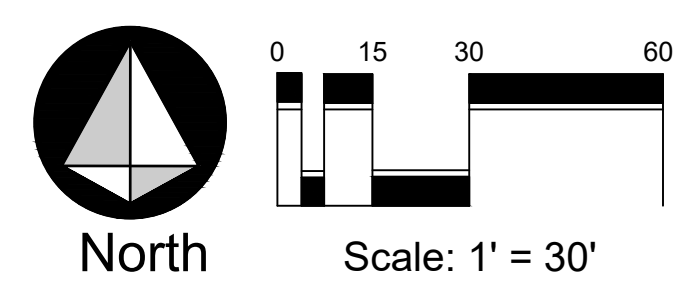
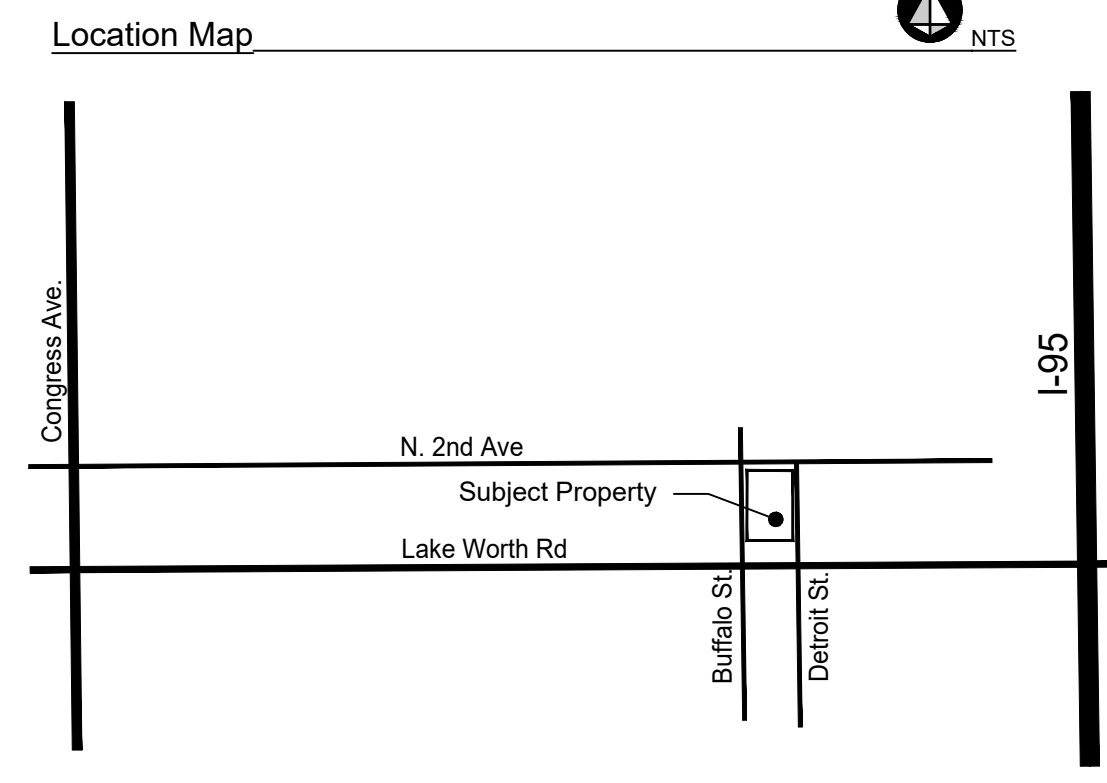
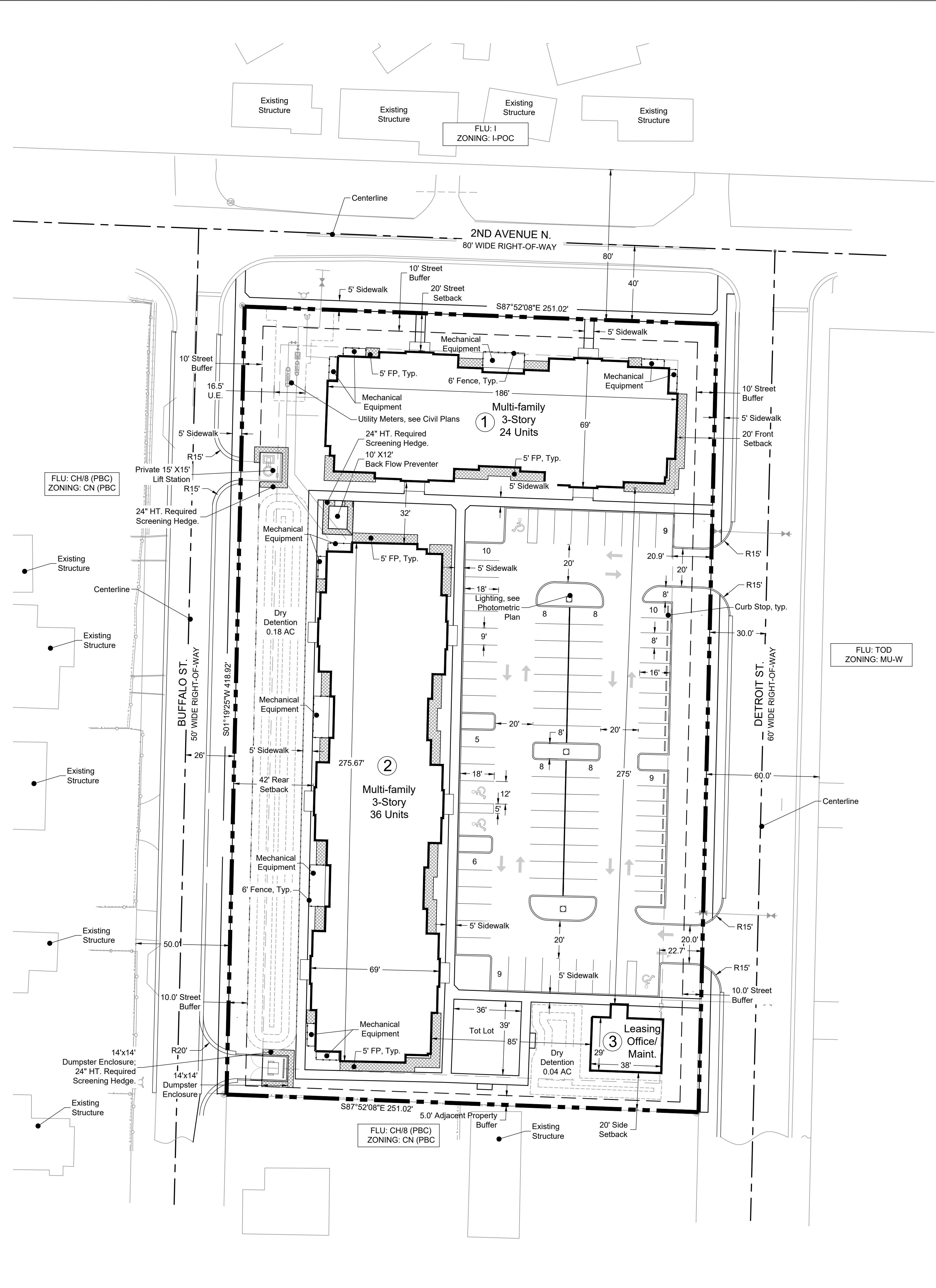
  

<b>Water Management Tract Proposed</b>	0.22 AC
Pervious Area (Including Retention)	26,111 SF (24.9%)
Impervious Area	78,869 SF (75.1%)

**MU-W Planned Development Property Development Regulations**

Zoning MU-W	Minimum Lot Dimensions		Density <sup>1</sup>	FAR <sup>2</sup>	Bldg. Cover	Minimum Setbacks			
	Size	Width				Front	Side	Street	Rear
Required	0.3 AC	100'	37.5 DU/AC	2.3	50%	20'	20'	20'	10'
Proposed	2.41 AC	251.02'	24.9 DU/AC	0.76	30%	20'	20'	20'	42'

<sup>1</sup> Base Density before SBIP = 30 DU/AC  
<sup>2</sup> Base FAR before SBIP = 1.30





**ABBREVIATIONS**

- OR.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P(S) PAGE(S)
- C CENTERLINE
- P PROPERTY LINE
- CMR CORRUGATED METAL PIPE
- PCP REINFORCED CONCRETE PIPE
- LB LICENSED BUSINESS

**LEGEND**

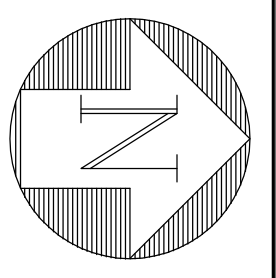
- MEASURED ELEVATION
- CONCRETE
- DECORATIVE PAVERS
- MALIBOX
- INFORMATION SIGN (SINGLE POST)
- CHAIN LINK FENCE
- SET 5/8" IRON ROD & CAP LB #603
- TEMPORARY BENCHMARK
- LIGHT POLE
- CATCH BASIN
- STORM MANHOLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SANITARY VALVE
- SANITARY MANHOLE
- UTILITY POLE
- CURB INLET
- BELL SOUTH MANHOLE
- UNDERGROUND STORM PIPE
- RAW WATER MANHOLE
- TREE NUMBER

**TREE LEGEND**

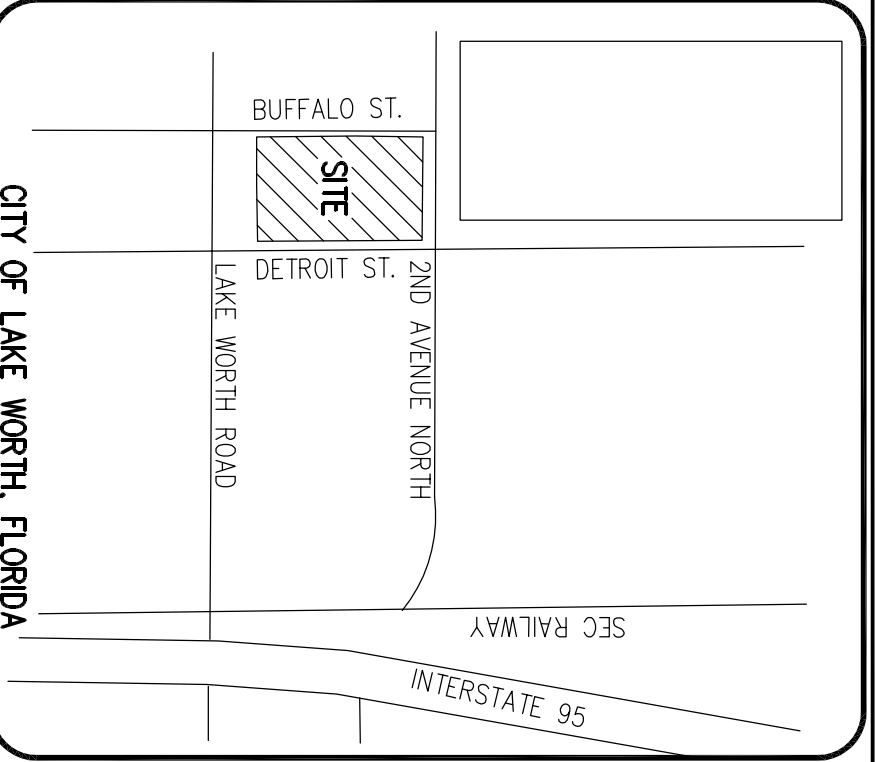
- PALE GREEN
- PINE
- PALM TREE
- CACTUS
- SCARPAPE
- THRE

**TREE TABLE**

Tree Number	Northing	Easting	Size (Inches)	Type
1	831,638.72	958,977.00	60	Pine
2	831,521.32	958,938.54	18	Pine
3	831,562.60	958,925.85	18	Pine
4	831,573.57	958,927.59	10	Palm
5	831,593.54	958,930.50	10	Palm
6	831,522.86	958,920.28	48	Pine
7	831,522.86	958,920.28	48	Pine
8	831,480.85	958,928.24	16	Pine
9	831,512.86	958,922.16	48	Pine
10	831,487.89	958,921.00	48	Pine
11	831,487.89	958,921.00	48	Pine
12	831,487.89	958,921.00	48	Pine
13	831,487.89	958,921.00	48	Pine
14	831,487.89	958,921.00	48	Pine
15	831,487.89	958,921.00	48	Pine
16	831,487.89	958,921.00	48	Pine
17	831,487.89	958,921.00	48	Pine
18	831,487.89	958,921.00	48	Pine
19	831,487.89	958,921.00	48	Pine
20	831,487.89	958,921.00	48	Pine
21	831,487.89	958,921.00	48	Pine
22	831,487.89	958,921.00	48	Pine
23	831,487.89	958,921.00	48	Pine
24	831,487.89	958,921.00	48	Pine
25	831,487.89	958,921.00	48	Pine
26	831,487.89	958,921.00	48	Pine
27	831,487.89	958,921.00	48	Pine
28	831,487.89	958,921.00	48	Pine
29	831,487.89	958,921.00	48	Pine
30	831,487.89	958,921.00	48	Pine
31	831,487.89	958,921.00	48	Pine
32	831,487.89	958,921.00	48	Pine
33	831,487.89	958,921.00	48	Pine
34	831,487.89	958,921.00	48	Pine
35	831,487.89	958,921.00	48	Pine
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37	831,487.89	958,921.00	48	Pine
38	831,487.89	958,921.00	48	Pine
39	831,487.89	958,921.00	48	Pine
40	831,487.89	958,921.00	48	Pine
41	831,487.89	958,921.00	48	Pine
42	831,487.89	958,921.00	48	Pine
43	831,487.89	958,921.00	48	Pine
44	831,487.89	958,921.00	48	Pine
45	831,487.89	958,921.00	48	Pine
46	831,487.89	958,921.00	48	Pine



**GRAPHIC SCALE**  
0 30' 45' 60'  
SCALE: 1" = 30'



**LEGAL DESCRIPTION**

PARCEL 1: LOTS ONE (1) THROUGH NINE (9) AND LOT TWENTY-SEVEN (27) THROUGH FIFTY (50) OF THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
PARCEL 2: LOTS THIRTY-NINE (39) THROUGH FORTY-SIX (46), INCLUSIVE, BLOCK 2, OF BUFFALO HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
CONTAINING 2.414 ACRES

**SURVEYOR'S NOTES**

- THE SURVEY PERTINENT HEREON IS CLASSIFIED AS A BOUNDARY, TOPOGRAPHIC AND TREE SURVEY AS DEFINED IN CHAPTER 50-17(0001)(0)(D) AND (K), FLORIDA ADMINISTRATIVE CODE.
- ENGINEERING GROUP, INC. AND THE CERTIFIED SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS OR OTHER MATTERS AFFECTING TITLE TO THE LANDS SURVEYED OTHER THAN THOSE RECORDED IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
- UNDER GROUND UTILITIES WERE NOT SEARCHED FOR OR LOCATED BY ENGINEERING GROUP, INC.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- LAST DATE OF FIELD SURVEY: OCTOBER 24, 2017
- ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ACCORDING STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES FOR TOPOGRAPHIC SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDED COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/360 OR SMALLER.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT REPORT PREPARED BY LESLIE ROBERT EVANS & ASSOCIATES, P.A., UNDER COMMITMENT NUMBER 4271103, WITH AN EFFECTIVE DATE OF SEPTEMBER 15, 2017 AT 8:00 AM.
- ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON A MEASURED BEARING OF S87°52'08" E ALONG THE NORTH LINE OF BUFFALO HEIGHTS, AS RECORDED IN PLAT BOOK 4, PAGE 8, PALM BEACH COUNTY RECORDS AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.
- THE SUBJECT PROPERTY LIES WITHIN FEMA FLOOD ZONE X F99, THE EFFECTIVE FEMA FLOOD MAP, COMMUNITY PANEL NUMBER 1209800777 WITH AN EFFECTIVE DATE OF OCTOBER 5, 2017.
- THE PROPERTY IS LOCATED WITHIN ZONING AREA CG (VACANT COMMERCIAL) AND IS OF FUTURE LAND USE COM (COMMERCIAL) PER THE ATTAINED DOCUMENTS PROVIDED BY CLIENT ON THE DATE OF OCTOBER 27, 2017.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD, 1988) AND REFERENCE THE FOLLOWING BENCHMARK:  
K 402 ELEVATION=15699 NAVD 1988
- 402 ELEVATION=15699 NAVD 1988
- IN LAKE WORTH, AT THE INTERSECTION OF THE ROPPOA EAST COAST PALM ROAD AND LAKE AVENUE, 205.5 M (673.1 FT) SOUTH OF AND EAST OF THE AVENUE CENTER, 91.1 M (299 FT) EAST OF THE NEAR PALM, 6.9 M (22.6 FT) WEST OF THE CENTER OF RAILROAD AVENUE, AND 0.3 M (1.0 FT) SOUTH OF A WITNESS POST. NOTE: ACCESS TO THE DATUM POINT IS THROUGH A 5-INCH COOD CAP A STAINLESS STEEL ROD SET TO A DEPTH OF 132 METERS ENCASED IN A PIPE FLUSH WITH THE GROUND. THE STATION IS A NATIONAL GEODETIC SURVEY VERTICAL CONTROL, FLANGED-ENCASED STAINLESS STEEL ROD IN A STEEL WITH THE FLANGE STAMPED "K-402 1991".

**Full EXCEPTIONS**

- OF EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (NOT PROVIDED, NOT SHOWN)
- 6. EASEMENTS OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2017 AND SUBSEQUENT YEARS. (AFFECTS THE SUBJECT PROPERTY, NOT FUTURE)
- 7. ALL MATTERS AS CONTAINED ON THE PLAT OF BUFFALO HEIGHTS, AS RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (SHOW HEREON)
- 8. ORDINANCE NO. 2000-74 OF THE CITY OF LAKE WORTH, FLORIDA, ANNEXING CERTAIN REAL PROPERTY TO THE CITY AS SET FORTH IN SAID INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 19072, PAGE 1646, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (AFFECTS LOTS 39 THROUGH 46, BLOCK 2, AND LOTS THROUGH 22, BLOCK 2) (AFFECTS THE SUBJECT PROPERTY, NOT FUTURE, DOES NOT AFFECT THROUGH 22, BLOCK 2)
- 9. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREOF OF THE LESSEES AND OF ANY PERSON CLAIMING BY THROUGH OR UNDER THE LESSEES. (AFFECTS THE SUBJECT PROPERTY, NOT FUTURE)
- 10. ANY LENS APPLIED BY COUNTY ORDINANCE OR BY OR, 159, F.S., IN FAVOR OF ANY CITY, TOWN, COUNTY, OR STATE AGENCIES SERVING THE LAND DESCRIBED HEREIN, AND ANY WATER, SEWER, STORM, OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LENS FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. (NOT PROVIDED, NOT SHOWN)

ELEVATIONS SHOWN ARE IN N.A.V.D. 1988

C. ANDRE RAWKIN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4938

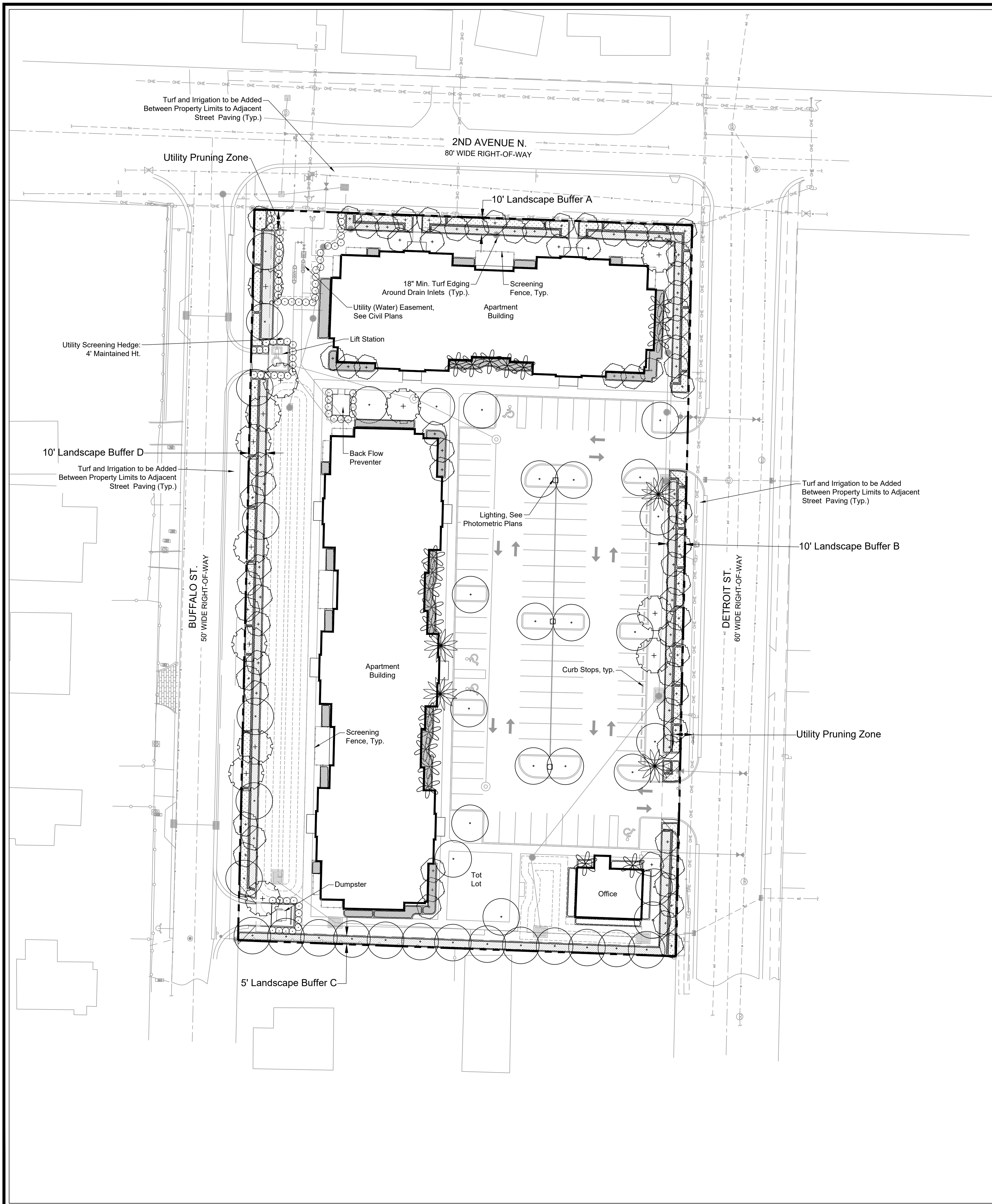
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S05K PROJECT	17144.01
DRAWN	ENGUENITY STAFF
CHECKED	J. MALIN



1280 N. CONGRESS AVENUE, SUITE 101,  
WEST PALM BEACH, FLORIDA 33409  
PH (561)655-1151 • FAX (561)832-9390  
WWW.ENGUENITYGROUP.COM

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:  
**RENCO-USA 7 DETROIT, AND 24 BUFFALO  
LAKE WORTH, FLORIDA**

REVISIONS		
NO.	DATE	REMARKS



**Landscape Data** Required Provided

Interior Landscaping  
 Pervious Area (Excluding Retention) = 16,527 SF (15.7%)  
 Minimum Number of Trees  
 Tree Quantity = 1 Large Tree Per 625 SF .....26.....8  
 (16,527 SF /625 SF)  
 Tree Quantity = 1 Medium Tree Per 400 SF .....41.....6  
 (16,527 SF /400 SF)  
 Tree Quantity = 1 Small Tree Per 225 SF .....73.....17  
 (16,527 SF /225 SF)  
 Palm Tree (3 Palms = 1 Tree\*) (20% Max.) .....8\*\* (24 Palms)  
 Note: Combination of Small, Medium and Large Trees Used to Provide For Aggregated Spacing of 1 Tree Per 420 SF.  
 \*Three (3) Coconut, Sabal, or Royal Palms will equal one (1) shade tree.  
 \*\*20 Mitigation Palms are included in provided tree calculations, see L1.00 for Tree Disposition Plan.

Perimeter Buffer Landscape Requirements  
 Landscape Buffer A (251 LF):  
 1 Large Tree Per 25 LF.....10.....0\*  
 (251 LF/25)  
 1 Medium Tree Per 20 LF.....13.....0\*  
 (251 LF/20)  
 1 Small Tree Per 15 LF.....17.....17  
 (251 LF/15)  
 Hedge: Maintained at 3' Height; Additional groundcover fronting hedge for 10' buffer areas;  
 Groundcover to be Maintained at 1/2 The Height of The Hedge  
 \*Tree Counts Adjusted for Existing Overhead Utility Conflict

Landscape Buffer B (419 LF):  
 1 Large Tree Per 25 LF.....17.....0\*  
 (419 LF/25)  
 1 Medium Tree Per 20 LF.....21.....0\*  
 (419 LF/20)  
 1 Small Tree Per 15 LF.....28.....28  
 (419 LF/15)  
 Hedge: Maintained at 3' Height; Additional groundcover fronting hedge for 10' buffer areas;  
 Groundcover to be Maintained at 1/2 The Height of The Hedge  
 \*Tree Counts Adjusted for Existing Overhead Utility Conflict

Landscape Buffer C (251 LF):  
 1 Large Tree Per 25 LF.....13.....13  
 (251 LF/25)  
 Hedge: Maintained at 3' Height

Landscape Buffer D (419 LF):  
 1 Large Tree Per 25 LF.....17.....7  
 (419 LF/25)  
 1 Medium Tree Per 20 LF.....21.....7  
 (419 LF/20)  
 1 Small Tree Per 15 LF.....28.....14  
 (419 LF/15)  
 Note: Combination of Small, Medium and Large Trees Used to Provide For Aggregated Spacing of 15' OC.  
 Hedge: Maintained at 3' Height; Additional groundcover fronting hedge for 10' buffer areas;  
 Groundcover to be Maintained at 1/2 The Height of The Hedge

- Landscape Notes:**
- All plant material shall meet or exceed Fl. No. 1 standards as provided for in the most current edition of Grades and Standards for Nursery Plants as prepared by the State of Florida Dept. of Agriculture.
  - Unpaved portion of ROW adjacent to the property line shall be landscaped and provided with irrigation and maintenance.
  - All dumpster and refuse areas and all ground level mechanical equipment shall be screened with shrubbery or with fencing where visible from public rights-of-way.
  - A minimum of seventy-five (75) percent of all required trees must be South Florida native and seventy-five (75) percent of all other required vegetation must be South Florida native.
  - All tree pruning shall conform to current standards of the National Arborist Association and ANSI A300 guidelines.
  - A permit is required to remove a tree.
  - All prohibited plant species shall be eradicated from the development site and re-establishment of prohibited species shall not be permitted.
  - In accordance with Lake Worth Beach development regulations, all trees, shrubs and turf areas shall be watered by a fully automatic irrigation system with a rain sensing device to turn off the system during a rain event. Bahia turf areas will not receive supplemental irrigation.
  - All landscaping and related items shall be installed in accordance with Lake Worth Beach development regulations before the certificate of occupancy is issued.
  - Florida Friendly Landscaping Principles must be utilized in all designs and installations.
  - Small maturing trees shall have a minimum height of six (6) feet at the time of planting.
  - Medium maturing trees shall have a minimum height of eight (8) feet at the time of planting.
  - Large maturing trees shall have a minimum height of ten (10) feet at time of planting.
  - Tree species shall be consistent with the recommendation in the most recent publication of Florida Power and Light Company's "Plant the Right Tree in the Right Place".
  - Root barriers shall be used for all plantings that are within five (5) feet of a utility easement or any other underground utility.
  - Palms shall contribute no more than twenty (20) percent of the required trees.
  - Three (3) Coconut, Sabal, or Royal Palms will equal one (1) shade tree.
  - Palms must be a minimum of twelve (12) feet in height with six (6) feet of gray wood at time of planting.
  - Hedges shall be a minimum of eighteen (18) inches in height when measured immediately after planting.
  - No more than fifty (50) percent of the combination of the required interior green space and the required perimeter landscape buffers, shall be planted in lawn grass.
  - All planted areas not containing annual groundcover are to include 3" depth organic mulch. Cypress mulch is prohibited.
  - Where lighting conflicts with utility or landscape, field adjustments shall be required. LA to approve all field adjustment.

**Plant Material List (100% Native)**

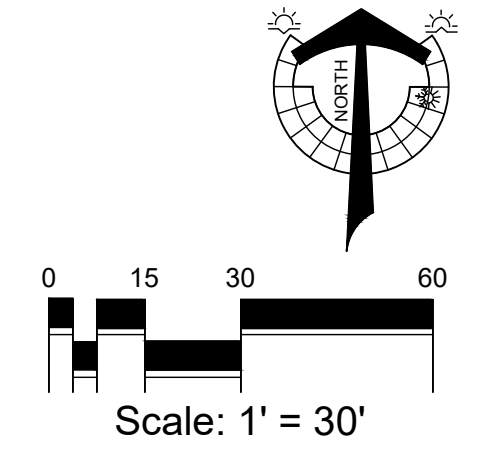
- Large Tree**  
 Cathedral Live Oak  
 Gumbo Limbo
- Medium Tree**  
 Glaucous Cassia  
 Simpson's Stopper
- Small Tree**  
 Spanish Stopper  
 Pigeon Plum  
 Orange Geiger Tree  
 Buttonwood  
 Dahoon Holly
- Palm Tree**  
 Florida Royal Palm  
 Cabbage Palm
- Hedge**  
 Walter's Viburnum  
 Red-tipped Cocoplum  
 Bahama Coffee
- Shrub**  
 Buttonwood  
 Silver Buttonwood  
 Red-Tipped Cocoplum  
 Natal Plum  
 Hairy Yucca  
 Dune Sunflower  
 Soft Rush Grass  
 Fakahatchee Grass  
 Firebush  
 Stokes Dwarf Yaupon Holly  
 Cardboard Cycad  
 Coontie Fern

Typical 6' Opaque Screening Fence



**GRAPHIC LEGEND**

- Palm Tree
- Large Tree
- Medium Tree
- Small Tree
- Palm Tree - Mitigation Replacement
- Utility Screening Hedge
- Building Landscape - 1 Shrub Per 5 SF of Landscape Area
- Buffer Landscape - Hedge
- Buffer Landscape - Small Shrub

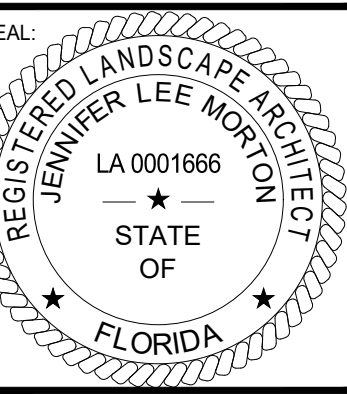


**LANDSCAPE PLAN**



**Detroit Lane Property**  
 Prepared for Southport Financial Services  
 Lake Worth Beach, Florida

This item has been electronically signed and sealed by Jennifer Lee Morton on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



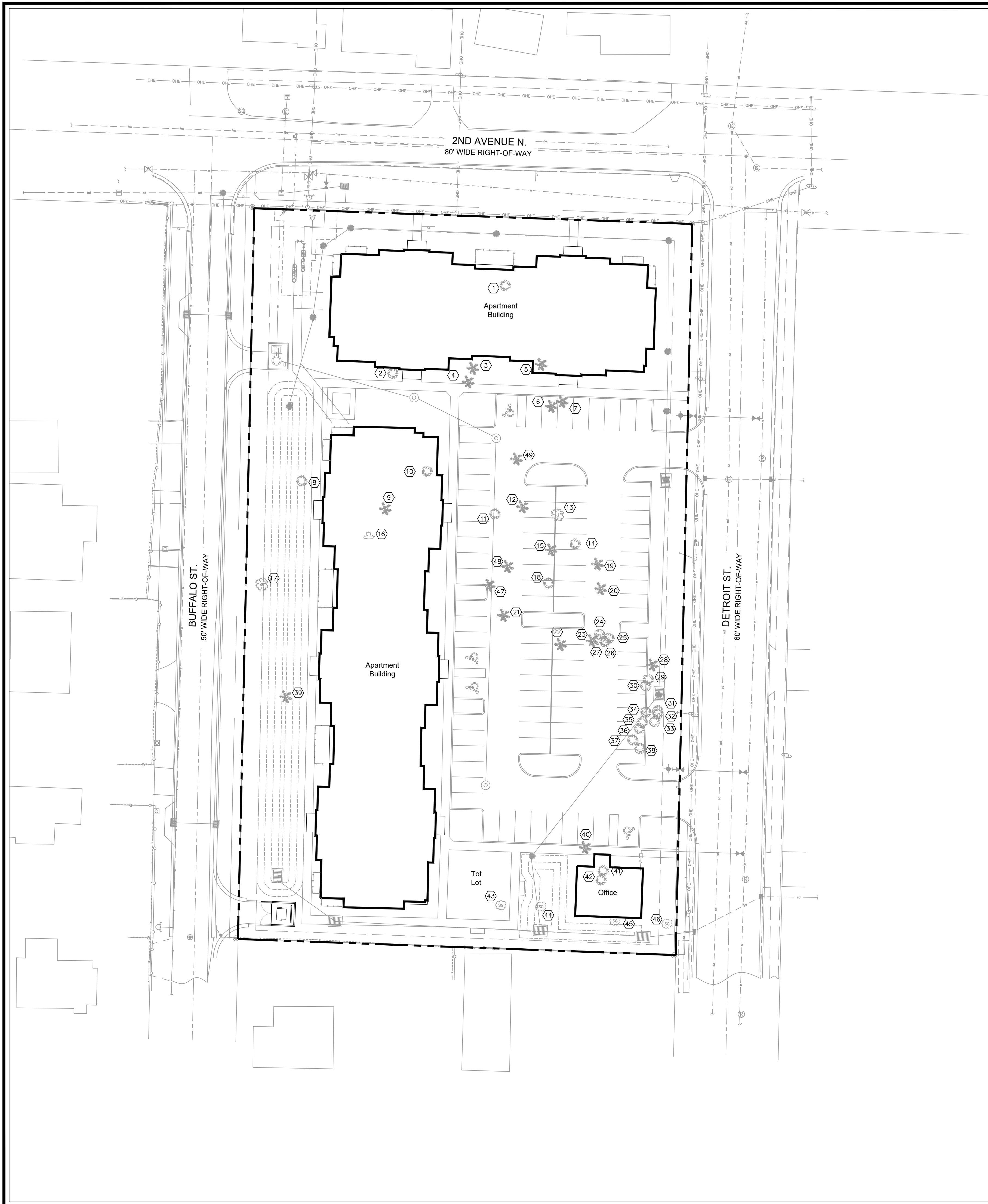
REVISIONS

06/21/21	Concierge Review
09/13/21	Submittal
02/10/22	Submittal

Landscape Plan	
SCALE	AS SHOWN
DRAWN	KB
CHECKED BY	HPH
FILE	169 03-Detroit Lane - Landscape R3
DATE	2021-09-13

L1.01



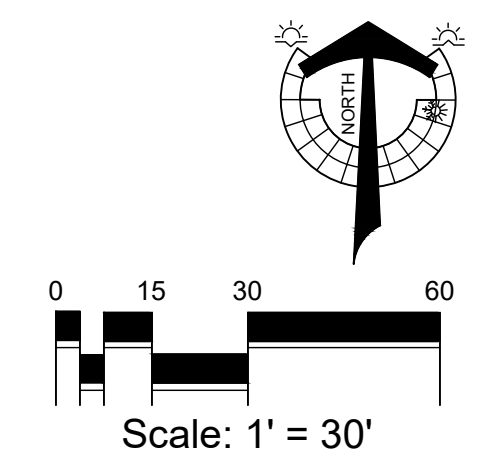


TREE DISPOSITION TABLE

Tree Number	Size (Inches)	Type	Tree Disposition	Replacement Requirement
1	60	Aus. Pine	Remove	Cat.1 Invasive
2	72	Aus. Pine	Remove	Cat.1 Invasive
3	18	Palm	Remove	1 Palm
4	18	Palm	Remove	1 Palm
5	10	Palm	Remove	1 Palm
6	10	Palm	Remove	1 Palm
7	14	Palm	Remove	1 Palm
8	48	Pine	Remove	Cat.1 Invasive
9	16	Palm	Remove	1 Palm
10	48	Aus. Pine	Remove	Cat.1 Invasive
11	48	Aus. Pine	Remove	Cat.1 Invasive
12	16	Palm	Remove	1 Palm
13	24	Tree	Verify Specie	Verify Specie
14	48	Aus. Pine	Remove	Cat.1 Invasive
15	16	Palm	Remove	1 Palm
16	72	Cactus	Remove	Remove
17	48	Tree	Verify Specie	Verify Specie
18	16	Palm	Remove	1 Palm
19	16	Palm	Remove	1 Palm
20	16	Palm	Remove	1 Palm
21	16	Palm	Remove	1 Palm
22	16	Palm	Remove	1 Palm
23	16	Palm	Remove	1 Palm
24	16	Aus. Pine	Remove	Cat.1 Invasive
25	20	Aus. Pine	Remove	Cat.1 Invasive
26	20	Aus. Pine	Remove	Cat.1 Invasive
27	14	Aus. Pine	Remove	Cat.1 Invasive
28	18	Palm	Remove	1 Palm
29	18	Aus. Pine	Remove	Cat.1 Invasive
30	24	Aus. Pine	Remove	Cat.1 Invasive
31	14	Aus. Pine	Remove	Cat.1 Invasive
32	12	Aus. Pine	Remove	Cat.1 Invasive
33	8	Aus. Pine	Remove	Cat.1 Invasive
34	12	Aus. Pine	Remove	Cat.1 Invasive
35	14	Aus. Pine	Remove	Cat.1 Invasive
36	20	Aus. Pine	Remove	Cat.1 Invasive
37	18	Aus. Pine	Remove	Cat.1 Invasive
38	18	Aus. Pine	Remove	Cat.1 Invasive
39	16	Palm	Remove	1 Palm
40	18	Palm	Remove	1 Palm
41	48	Aus. Pine	Remove	Cat.1 Invasive
42	24	Aus. Pine	Remove	Cat.1 Invasive
43	72	Seagrape	Remove	1 Med. Tree
44	72	Seagrape	Remove	1 Med. Tree
45	72	Seagrape	Remove	1 Med. Tree
46	72	Seagrape	Remove	1 Med. Tree
47	16	Palm	Remove	1 Palm
48	16	Palm	Remove	1 Palm
49	16	Palm	Remove	1 Palm

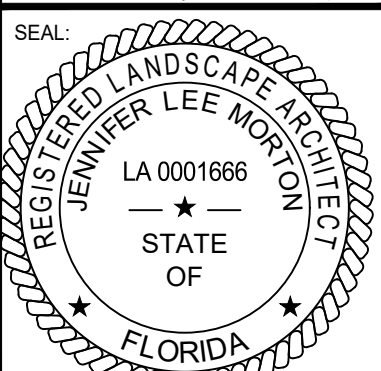
TREE GRAPHIC LEGEND

- PINE
- PALM TREE
- CACTUS
- SEAGRAPE
- UNKNOWN TREE



TREE DISPOSITION PLAN

This item has been electronically signed and sealed by Jennifer Lee Morton on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



REVISIONS	
06/21/21	Concierge Review
09/10/21	Submittal
02/10/22	Submittal

Landscape Plan	
SCALE	AS SHOWN
DRAWN	KB
CHECKED BY	LM/JM
FILE	169-03-Detroit Lane - Landscape R3
DATE	2022-02-11

# Detroit Street New Construction

## Multi-Family Housing Lake Worth Beach, Florida

PRELIMINARY PLANS - August 6, 2021



**ARCHITECTONICS** Studio  
architects • planners

Lic. # AA-0003347  
2600 Dr. MLK Jr. Street N. Suite 600,  
(9) 727-323-5676  
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(8) 727-323-5626  
www.architectonicsstudio.com

Detroit Street  
Proposed Multi-Family  
Housing Community  
Lake Worth Beach, Florida

Cover Sheet

Revisions

Project No.  
2021-027C  
Date  
August 6, 2021



gg0.0

## General Notes & Scope

### TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (2) 3 STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH ADA AND FHA REQUIREMENTS.
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SP11)
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS AI SERIES FOR DESCRIPTION OF WORK
5. FOR INDIVIDUAL UNIT CONDITIONS REFER TO SHEETS A21-A22 FOR DESCRIPTION OF WORK

## Symbols Legend

- UL \*U316 - TENANT SEPARATION - STUD 1 HR
- UL \*U356 - EXTERIOR BEARING / BREEZEWAY - STUD 1 HR
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- ⇩ EMERGENCY WALL PACK
- ◇ SMOKE DETECTOR
- ⊗ EXIT SIGNAGE
- ⊙ FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- Ⓐ 20 MIN RATED ENTRY DOOR W/ CLOSER
- F FIRE ALARM FULL STATION
- F FIRE ALARM HORN
- ⊗ FIRE ALARM HORN + STROBE

## AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	15,382 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	15,360 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	14,810 SQ. FT.
	45,552 SQ. FT.

## OCCUPANT LOAD

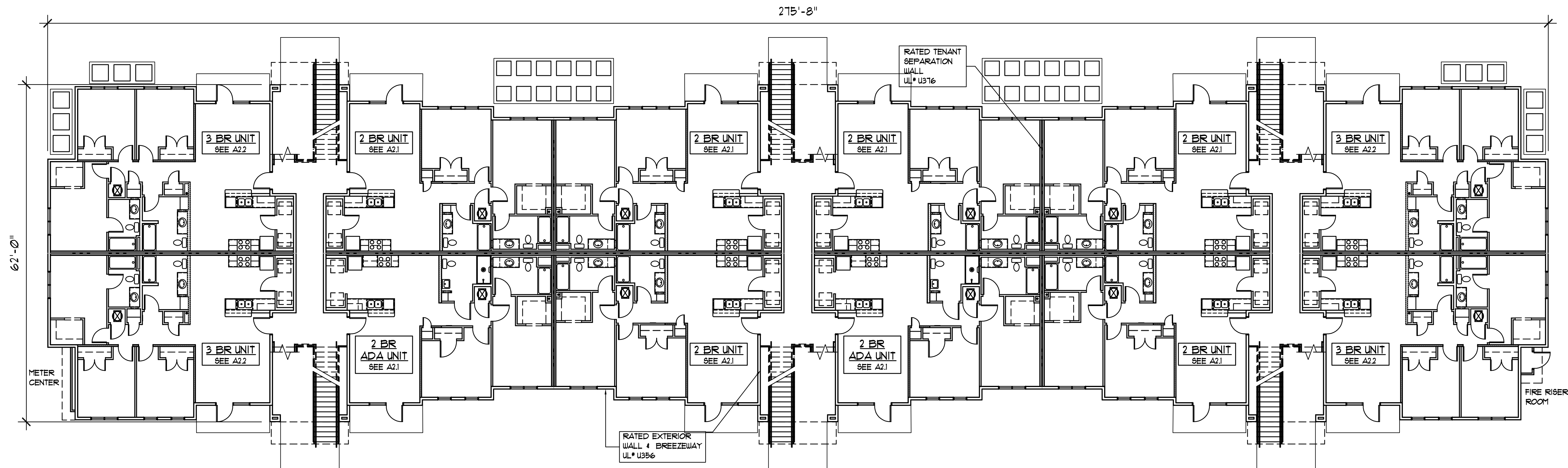
SPACE	CALC.	PEOPLE
RESIDENTIAL	45,552 / 200	228

## OCCUPANT LOAD:

- OCCUPANCY LOAD: 228 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 52' = 49.6 INCHES
- EGRESS PROVIDED = 216 INCHES (6 TOTAL EXITS)
- MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
- MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED = 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = 4'-130'-0" (FROM THIRD FLOOR)

REFER TO SHEET A81 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS



## FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

Revision:

Project No.  
2021-027C  
Date:  
August 6, 2021



MICHAEL ARRIGO  
LIC. NO. AR0017335

## General Notes & Scope

### TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (2) 3 STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH ADA AND FHA REQUIREMENTS.
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SP11)
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS AI SERIES FOR DESCRIPTION OF WORK
5. FOR INDIVIDUAL UNIT CONDITIONS REFER TO SHEETS A21-A22 FOR DESCRIPTION OF WORK

## Symbols Legend

- UL \*U316 - TENANT SEPARATION - STUD 1 HR
- UL \*U356 - EXTERIOR BEARING / BREEZEWAY - STUD 1 HR
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- ⇩ EMERGENCY WALL PACK
- ◇ SMOKE DETECTOR
- ⊗ EXIT SIGNAGE
- ⊕ FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- Ⓐ 20 MIN RATED ENTRY DOOR W/ CLOSER
- F FIRE ALARM FULL STATION
- F FIRE ALARM HORN
- F ⊕ FIRE ALARM HORN + STROBE

## AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	15,382 SQ. FT.
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	45,552 SQ. FT.

## OCCUPANT LOAD

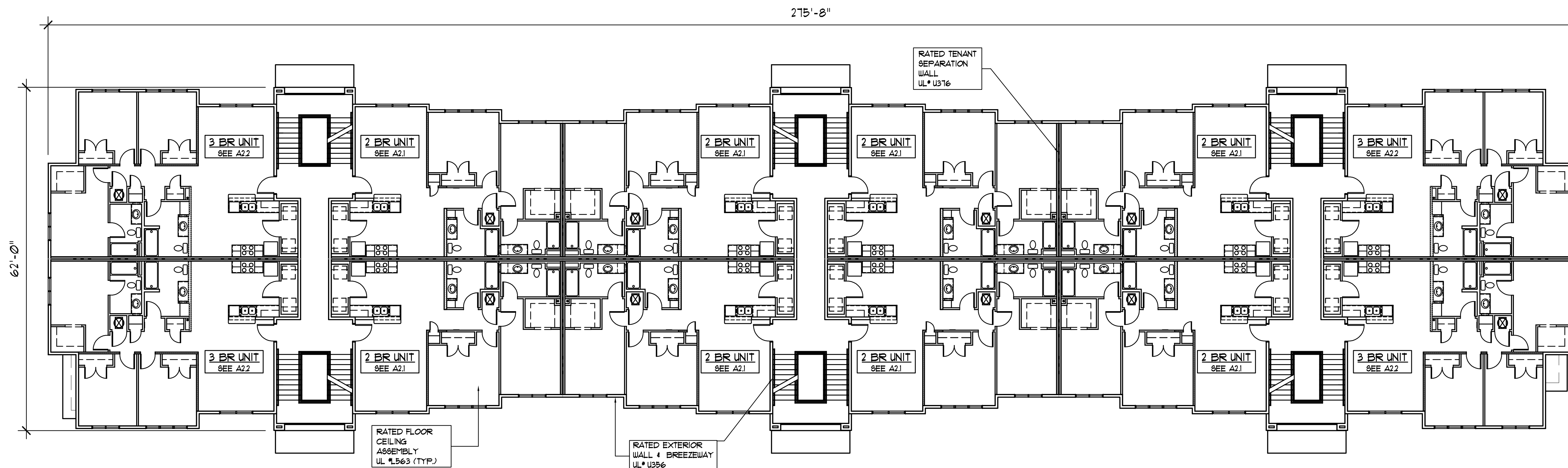
SPACE	CALC.	PEOPLE
RESIDENTIAL	45,552 / 200	228

## OCCUPANT LOAD:

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DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS



## SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

Revision:

Project No.  
2021-027C  
Date:  
May 14, 2021



MICHAEL ARRIGO  
LIC. NO. AR0017335

## General Notes & Scope

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RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	14,810 SQ. FT.
	45,552 SQ. FT.

## OCCUPANT LOAD

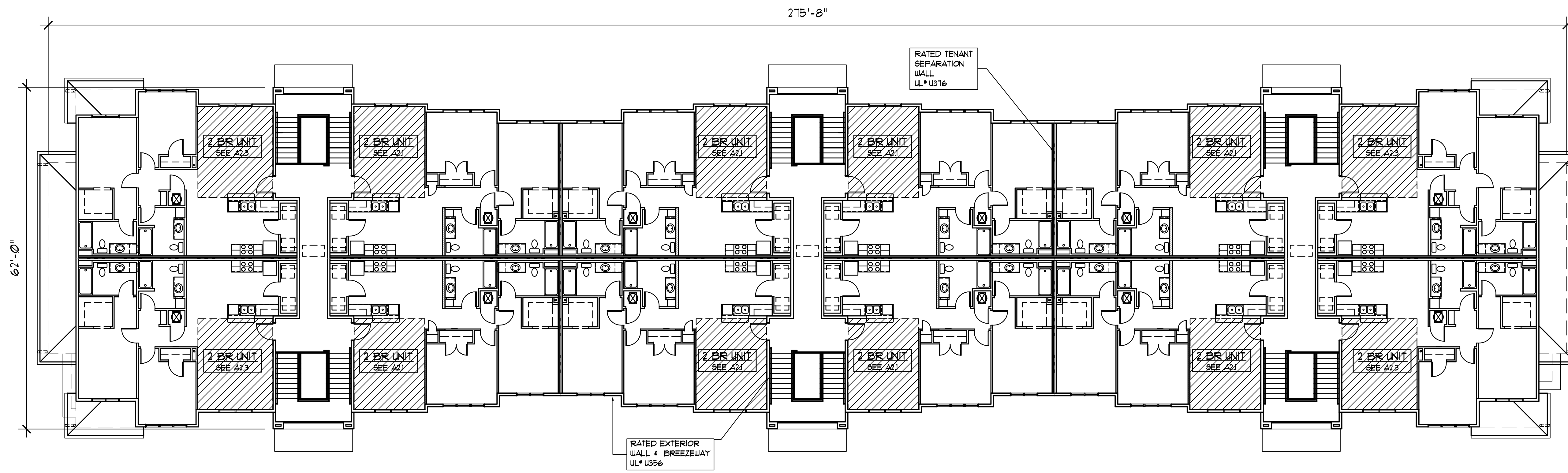
SPACE	CALC.	PEOPLE
RESIDENTIAL	45,552 / 200	228

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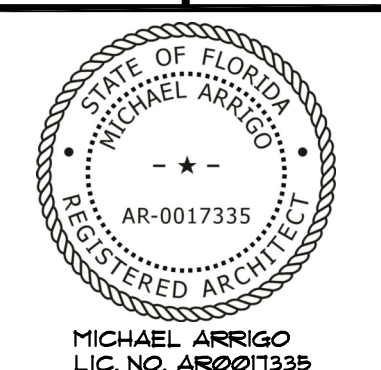


## THIRD FLOOR PLAN

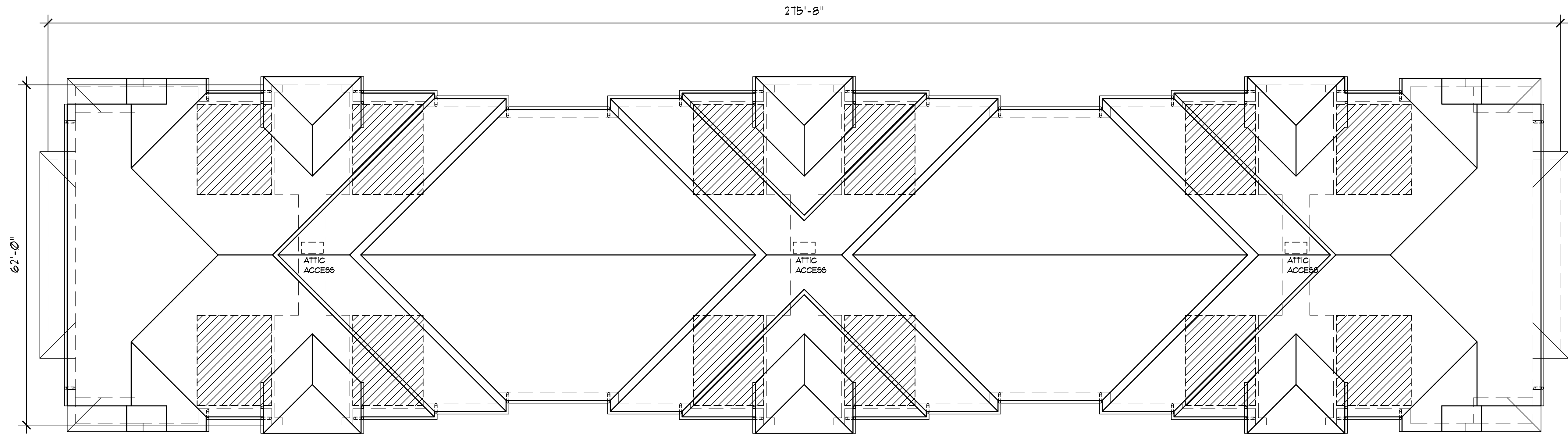
SCALE: 3/32" = 1'-0"

Revision:

Project No.  
2021-027C  
Date:  
August 6, 2021



MICHAEL ARRIGO  
LIC. NO. AR0017335



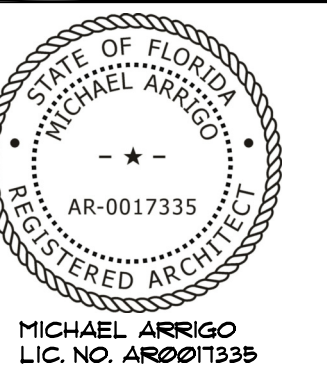
**ROOF PLAN**

SCALE: 3/32" = 1'-0"

**Building "A"  
Floor Plans**

Revision

**Project No.**  
2021-027C  
**Date:**  
August 6, 2021



MICHAEL ARRIGO  
LIC. NO. AR2017335

**a1.1d**

**Detroit Street  
Proposed Multi-Family  
Housing Community**  
Lake Worth Beach, Florida



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St. Petersburg, FL 33704  
(8) 727-323-5626

## General Notes & Scope

### TYPICAL DRAWING NOTES

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## Symbols Legend

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- ⇨ EMERGENCY WALL PACK
- SD SMOKE DETECTOR
- ⊗ EXIT SIGNAGE
- ⊕ FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- Ⓐ 20 MIN RATED ENTRY DOOR W/ CLOSER
- F FIRE ALARM PULL STATION
- F FIRE ALARM HORN
- F FIRE ALARM HORN 4 STROBE

## AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	10,446 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	10,434 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	9,885 SQ. FT.
	30,765 SQ. FT.

## OCCUPANT LOAD

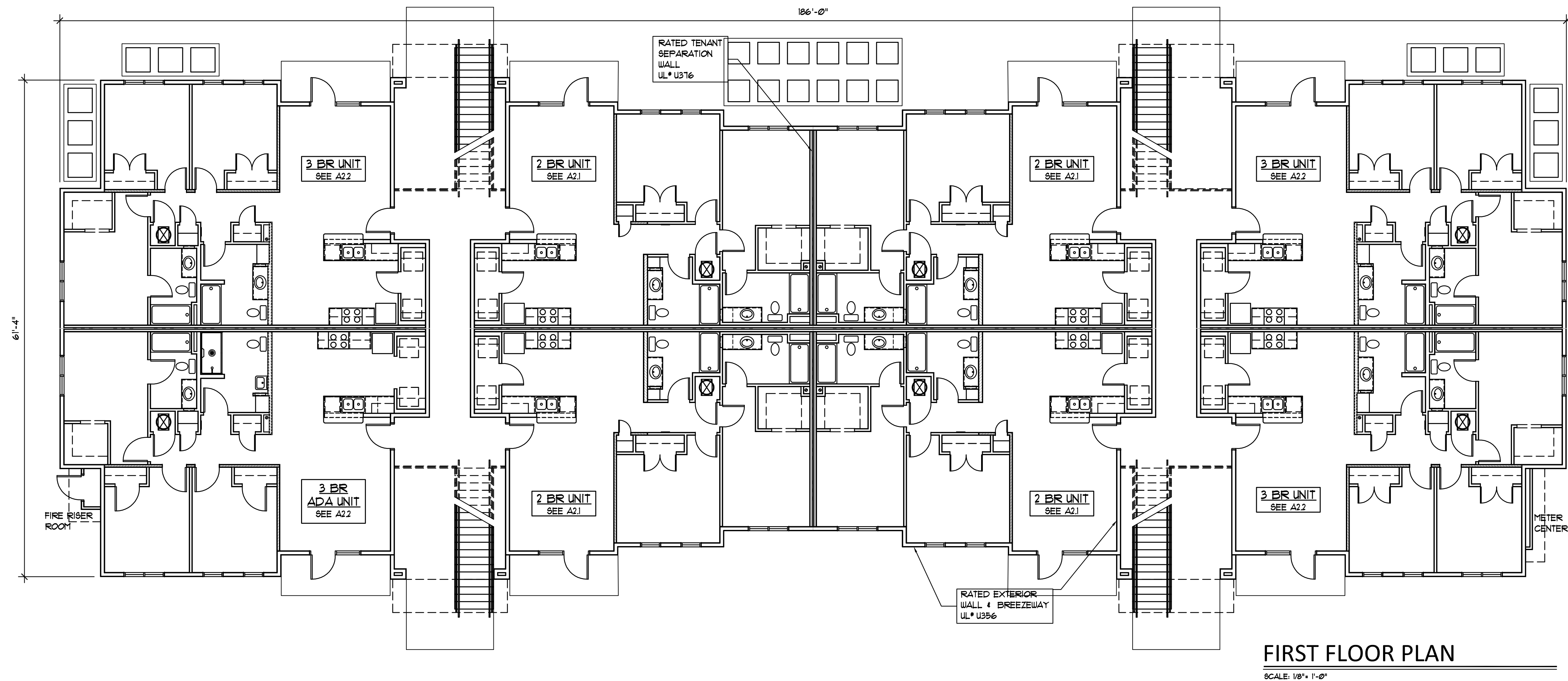
SPACE	CALC.	PEOPLE
RESIDENTIAL	30,765 / 200	154

## OCCUPANT LOAD:

- OCCUPANCY LOAD: 52 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 52 = 104 INCHES
- EGRESS PROVIDED = 224 INCHES (4 TOTAL EXITS)
- MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
- MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED = 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = 11-130'-0" (FROM THIRD FLOOR)

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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

## General Notes & Scope

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## OCCUPANT LOAD

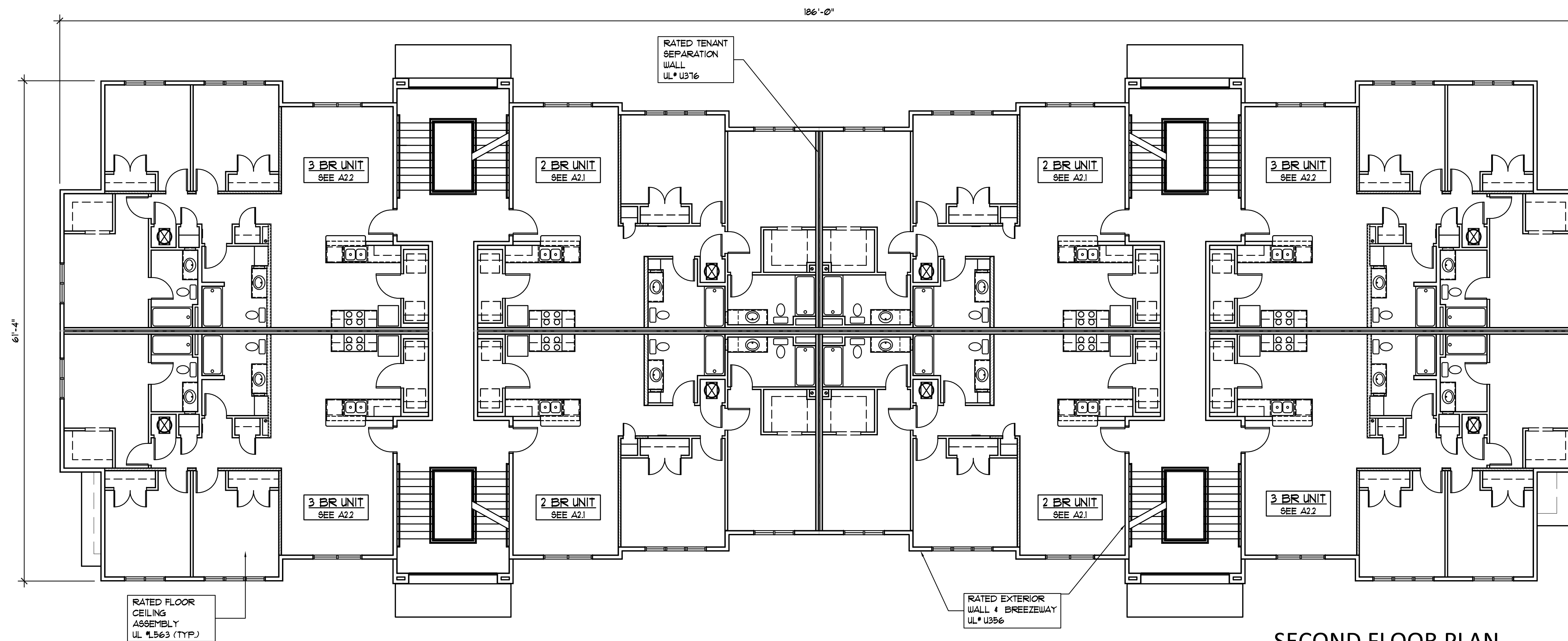
SPACE	CALC.	PEOPLE
RESIDENTIAL	30,769 / 200	154

## OCCUPANT LOAD:

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- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED = 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = +/- 130'-0" (FROM THIRD FLOOR)

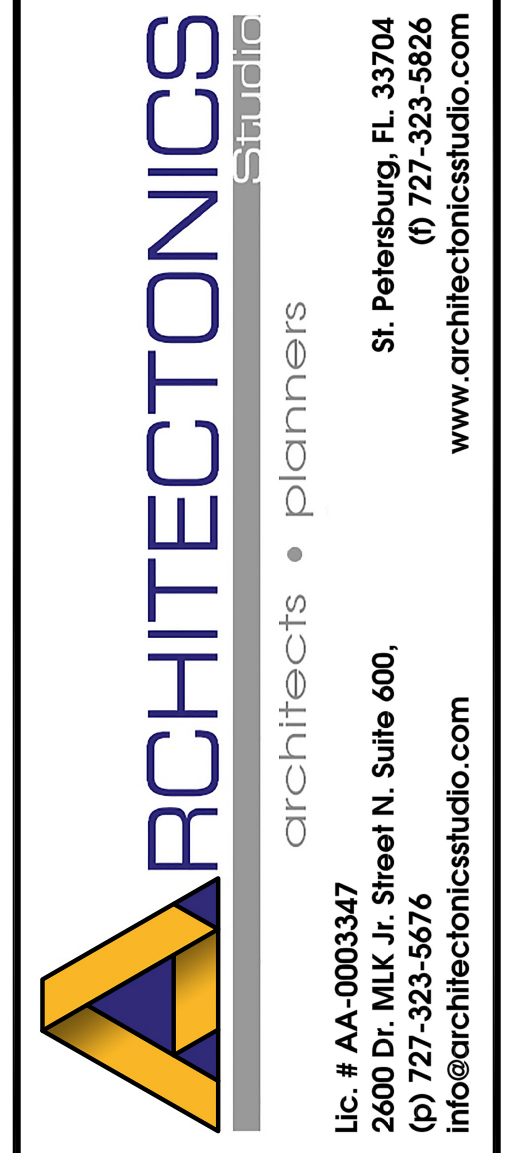
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## SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



**Detroit Street  
Proposed Multi-Family  
Housing Community**  
Lake Worth Beach, Florida

**Building "B"  
Floor Plans**

Revisions:

Project No.  
2021-027C  
Date:  
August 6, 2021



**a1.2a**



## General Notes & Scope

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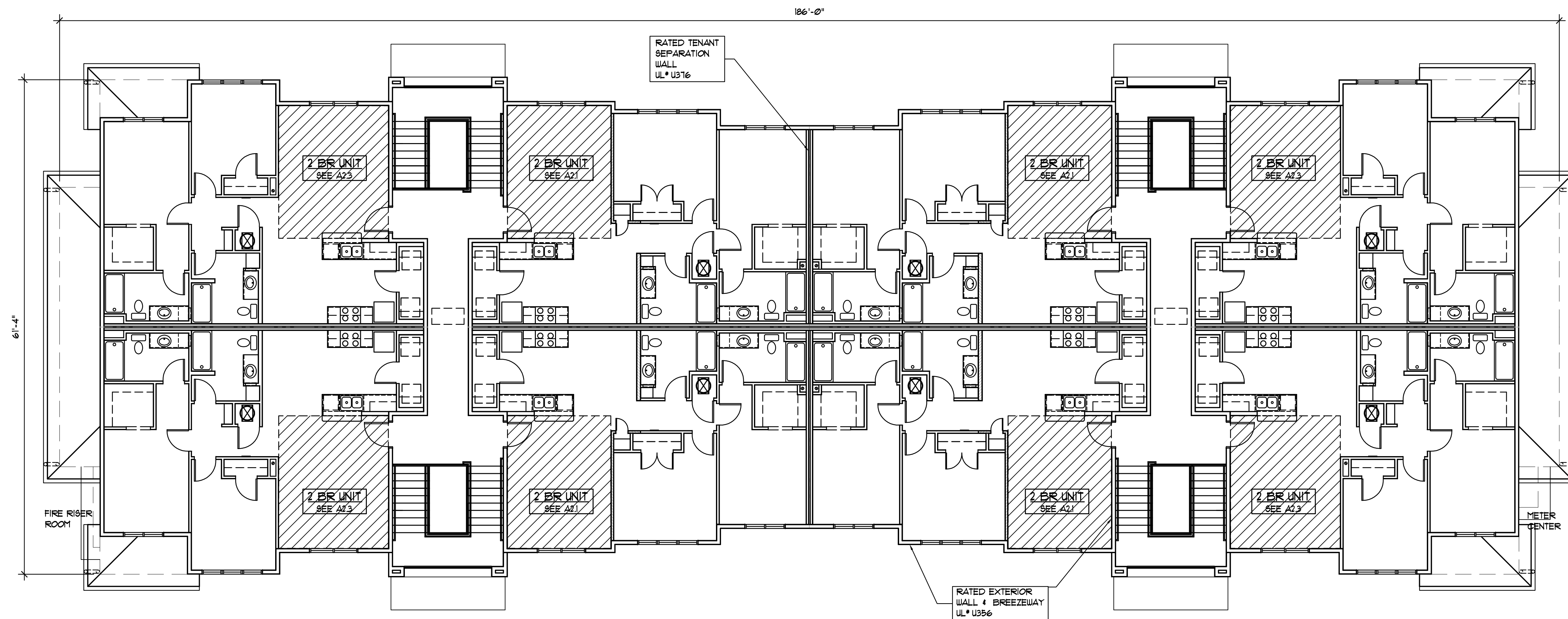
SPACE	CALC.	PEOPLE
RESIDENTIAL	30,765 / 200	154

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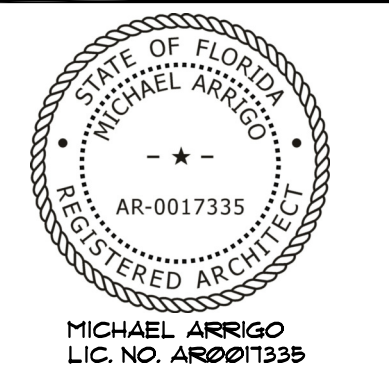


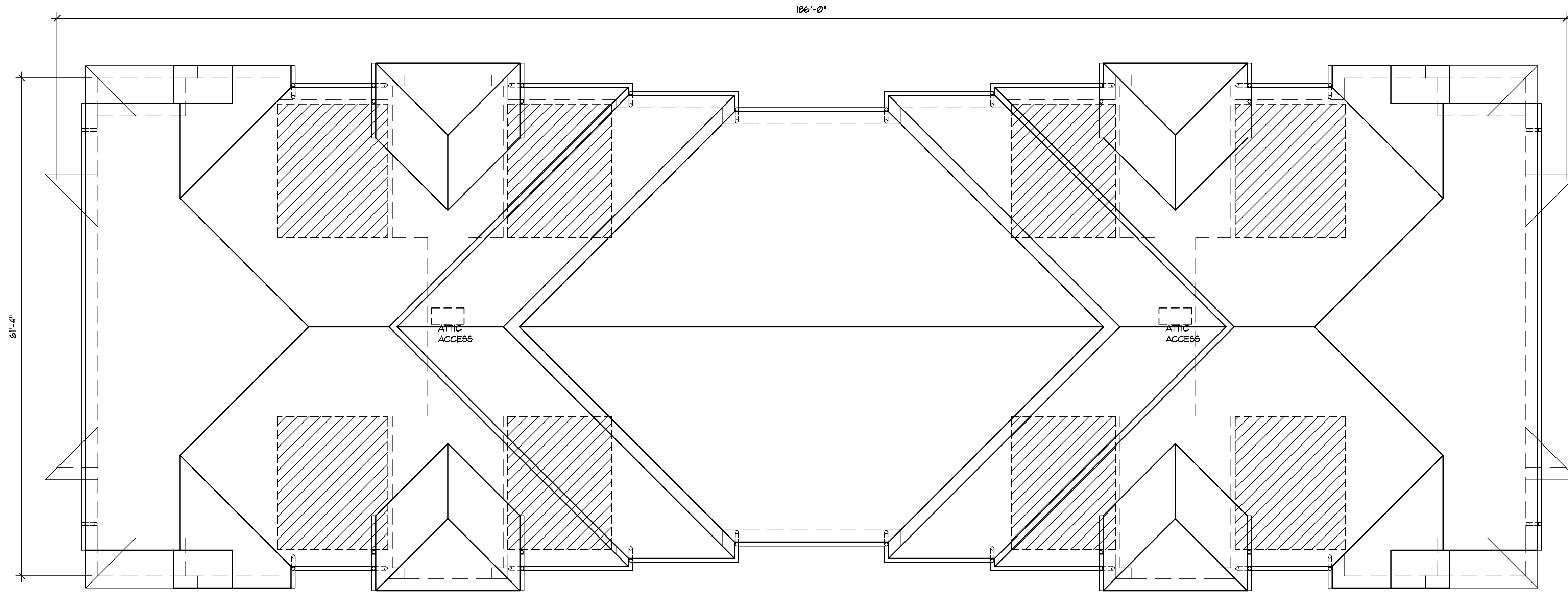
## THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

Revisions:

Project No.  
2021-027C  
Date:  
August 6, 2021





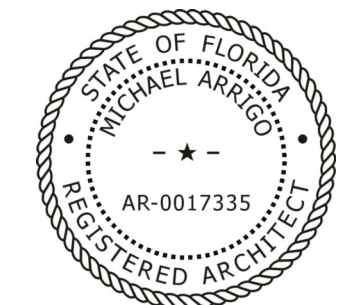
**ROOF PLAN**

SCALE: 1/8" = 1'-0"

**Building "B"  
Floor Plans**

Revision

**Project No.**  
2021-027C  
**Date:**  
August 6, 2021



MICHAEL ARRIGO  
LIC. NO. AR2017335

**a1.2d**

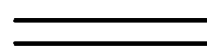
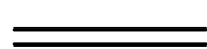




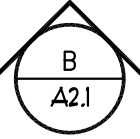

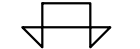

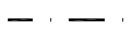
**Detroit Street  
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### Symbols Legend

-  LOAD BEARING 2"x6" WD STUD PERIMETER EXTERIOR WALL SPACING AS SCHEDULED IN STRUCT DUGS REFER TO WALL TYPE ENLARGEMENT FOR DETAIL ON A01
-  INTERIOR NONBEARING 2"x4" WOOD STUD PARTITION (6" AT BACK TO BACK PLUMBING WALL) REFER TO WALL TYPE ENLARGEMENT FOR DETAIL ON A01
-  3068 DOOR SIZE REFER TO SHEET A01 FOR PARTITIONS. REFER TO SHEET A03 FOR DOOR & WINDOW SCHEDULE AS WELL AS FLORIDA PRODUCT APPROVAL / MIAMI DADE NOA SCHEDULE AND RELATED MOUNTING / FASTENING INFORMATION
-  5-440 WINDOW SIZE  
 WINDOW TYPE
-  PARTITION TYPE TYPICAL INTERIOR WALL TYPE IS "A" UNLESS OTHERWISE NOTED
-  ELEVATION SYMBOL
-  FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G01
-  EMERGENCY WALL PAK
-  EXIT SIGNAGE
-  TRAVEL DISTANCE TO EXIT (MAX 200 FEET)

REFER TO SHEET G01 FOR DEFINED PROJECT SCOPE AND ADDITIONAL PERTINENT INFORMATION AND/OR SPECIFICATIONS

APPLIANCES NOTED AS "ADA" HAVE ALL CONTROLS TOWARD FRONT OR DESIGNED SPECIFICALLY FOR ACCESSIBILITY

### BUILDING AREA BREAKDOWN:

1ST FLOOR AREA = 1148 SF GROSS  
 OFFICE AREA - BUSINESS 1079 SF  
 ENTRY PORCH 69 SF (N/A IN OCCUPANCY)

NON-SPRINKLERED

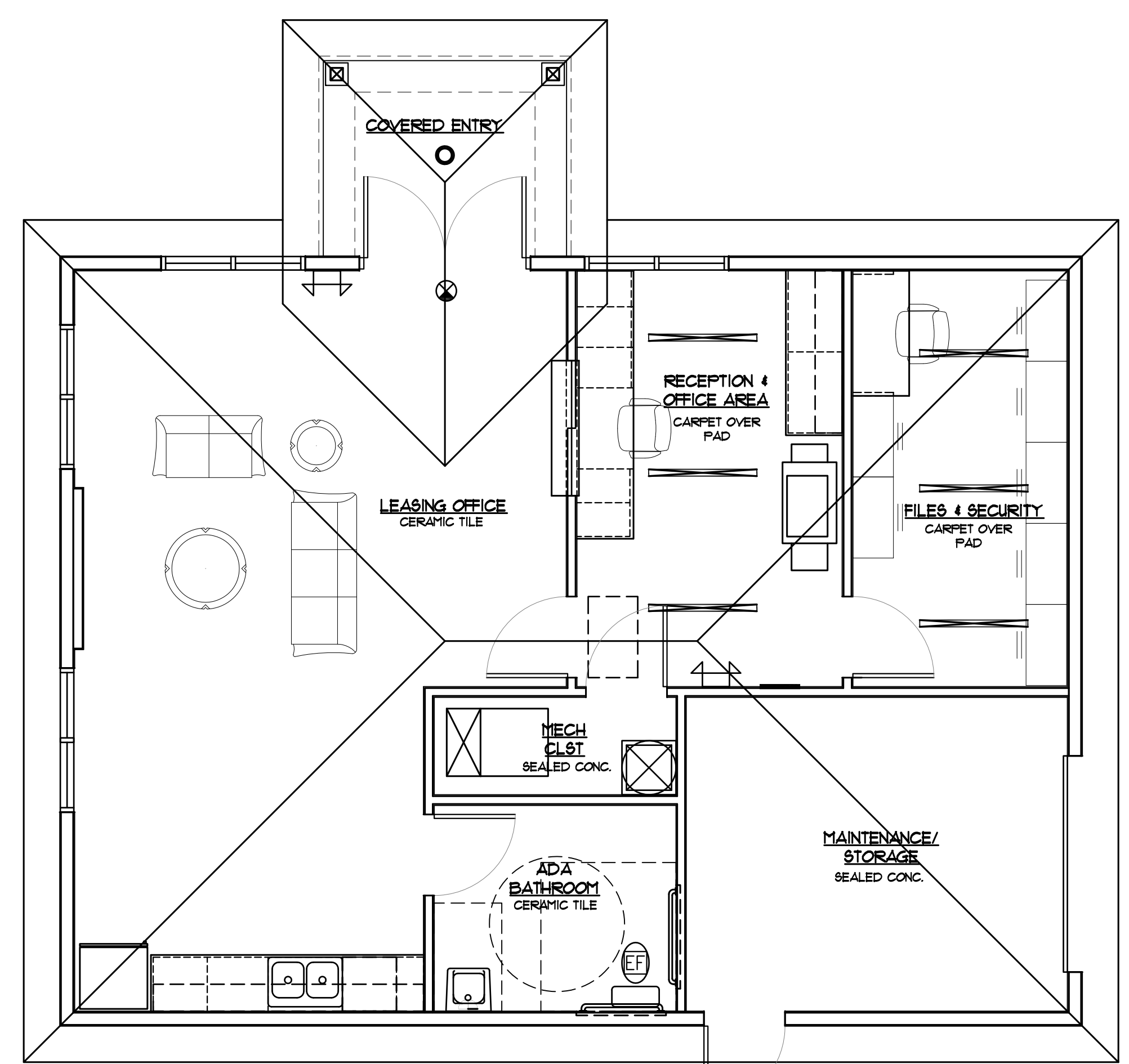
OCCUPANT LOAD		
SPACE	CALC.	PEOPLE
BUSINESS (MOST RESTRICTIVE)	1079 / 100	8
TOTAL		8

### OCCUPANT LOAD:

- OCCUPANCY LOAD: 8 PEOPLE
- EGRESS REQUIRED PER FLOOR = 2 x 8 = 16 INCHES
- EGRESS PROVIDED = 36 INCHES (1 TOTAL EXITS)
- MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
- MINIMUM CLEAR WIDTH OF CORRIDORS/STAIRS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED = 200'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = 47-42'

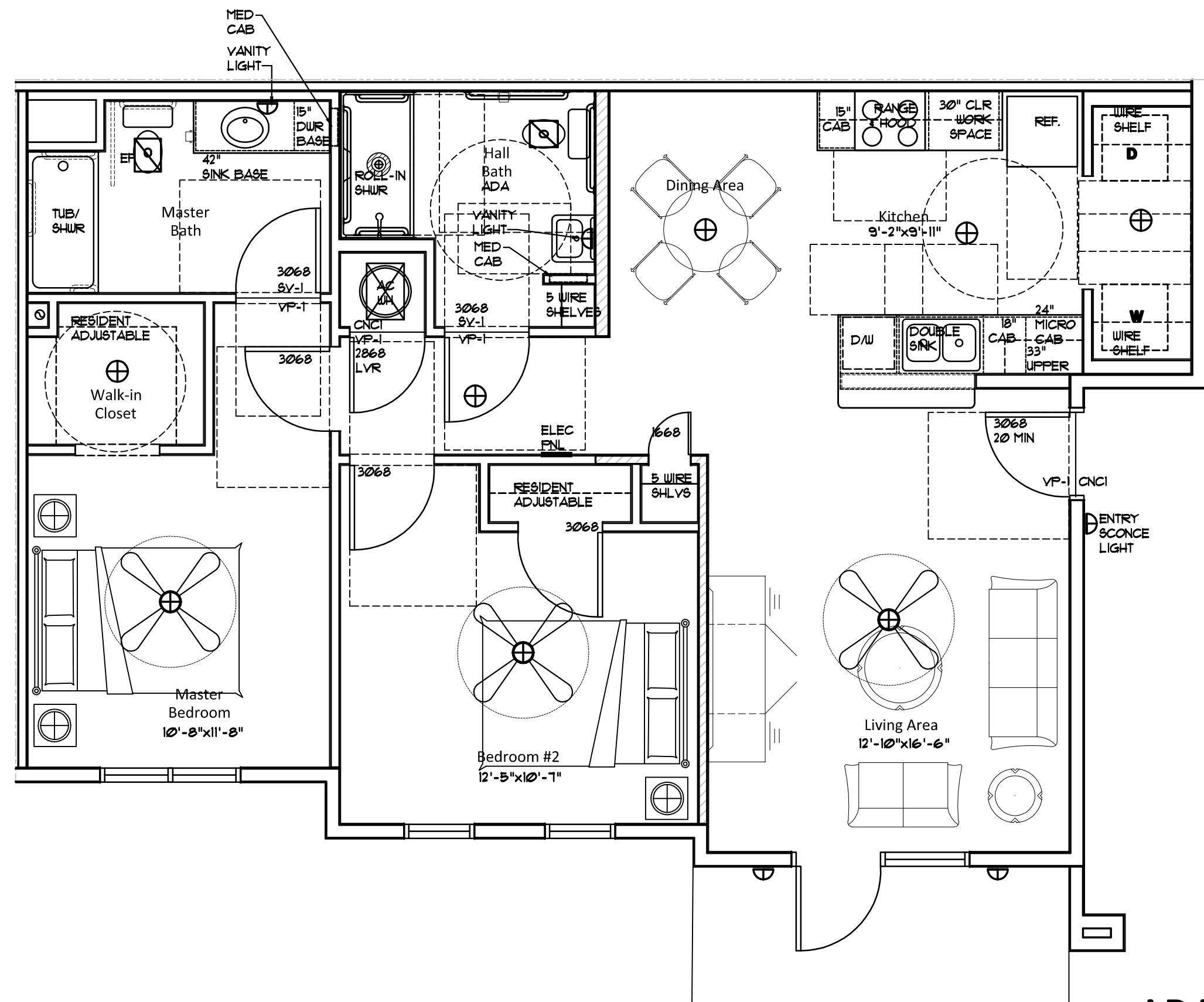
### PLUMBING MATRIX

SPACE	FIXTURES	
	REQ.	PROVIDED
BUSINESS (B) - 15 PEOPLE	1 UC (MALE/FEMALE) PER 25 OF FIRST 50 1 PER 50 REMAINING	1 UC (MALE/FEMALE)
	1 LAV (MALE/FEMALE) PER 40 OF FIRST 80 1 PER 80 REMAINING	1 LAV (MALE/FEMALE)
	DRINKING FOUNTAIN NOT REQUIRED (OCCUPANT LOAD 15 OR FEWER)	
	1 SERVICE SINK	1 SERVICE SINK



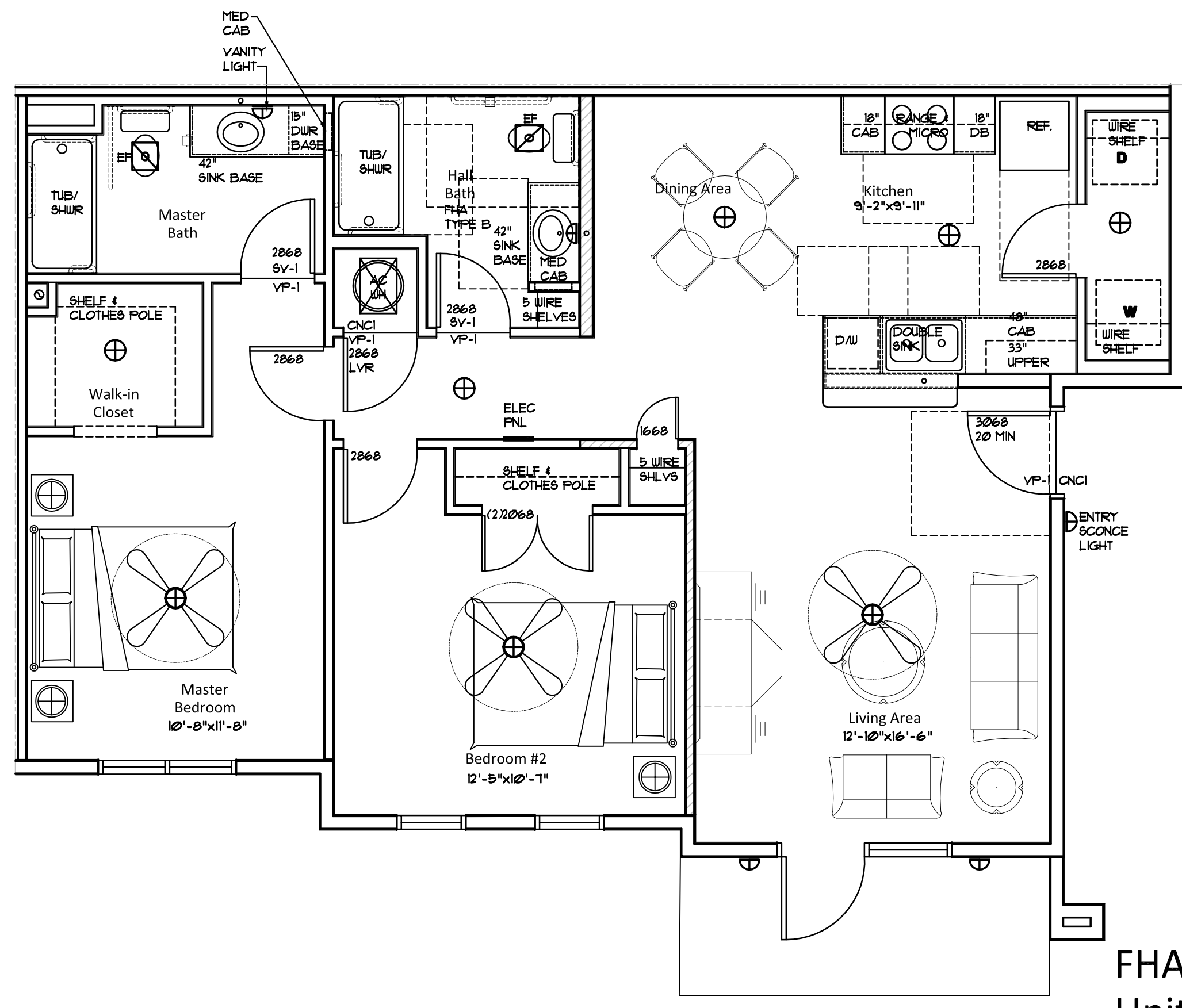
**A** FLOOR PLAN  
 SCALE: 1/4" = 1'-0"





**A** ADA 2BR  
Unit Plan  
SCALE: 1/4" = 1'-0"

1,066 SF INTERIOR A/C SPACE (GROSS)  
942 SF NET



**B** FHA 2BR  
Unit Plan  
SCALE: 1/4" = 1'-0"

1,066 SF INTERIOR A/C SPACE (GROSS)  
942 SF NET

REFER TO LOCATIONS ON SITE PLAN  
AND BUILDING PLANS

### General Notes & Scope

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#### CONSTRUCTION PLAN NOTES:

1. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES.
  2. DOOR AND WINDOW OPENINGS THAT READ 3000, 2040, ETC. ARE 3'-0"x8'-0"; 7'-0"x4'-0"; ETC.
  3. COORDINATE ALL AFFLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
  4. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE.
  5. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
  6. FOR ENERGY CODE COMPLIANCE ALL OPERATION MANUALS SHALL BE FURNISHED TO OWNER.
1. ANY 'WORK' STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL. ALL 'WORK' IS TO BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.
2. CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.

ALL UNITS TO BE WIRED FOR HIGH SPEED INTERNET. CONTRACTOR SHALL FIELD COORDINATE INTERNET CONNECTION LOCATION

### Symbols Legend

- UL U326 - RATED CHASE - STUD 1 HR
- ==== LOAD BEARING 2x4 W/ STUD INTERIOR WALL (6" AT BACK TO BACK PLUMBING WALL) SPACING AS SCHEDULED IN STRICT DWGS REFER TO WALL TYPE ENLARGEMENT FOR DETAIL
- ==== INTERIOR NONBEARING 2x4" WOOD STUD PARTITION (6" AT BACK TO BACK PLUMBING WALL) REFER TO WALL TYPE ENLARGEMENT FOR DETAIL
- (A) DOOR TAG REFER TO SHEET A01 FOR PARTITION TYPES & A04 FOR DOOR & WINDOW SCHEDULE AS WELL AS FLORIDA PRODUCT APPROVAL / MIAMI DADE NOA SCHEDULE AND RELATED MOUNTING / FASTENING INFORMATION
- (I) WINDOW TAG
- |-| PARTITION TYPE TYPICAL INTERIOR WALL TYPE IS 'C' UNLESS OTHERWISE NOTED
- (E) FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- (F) FIRE ALARM FULL STATION
- (F) FIRE ALARM HORN
- (F) FIRE ALARM HORN & STROBE
- (SD) SMOKE DETECTOR

REFER TO SHEET G02 FOR DEFINED PROJECT SCOPE AND ADDITIONAL PERTINENT INFORMATION 4/OR SPECIFICATIONS

APPLIANCES NOTED AS 'ADA' HAVE ALL CONTROLS TOWARD FRONT OR DESIGNED SPECIFICALLY FOR ACCESSIBILITY

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**Detroit Street**  
Proposed Multi-Family  
Housing Community  
Lake Worth Beach, Florida

Proposed Typical  
Unit Plans

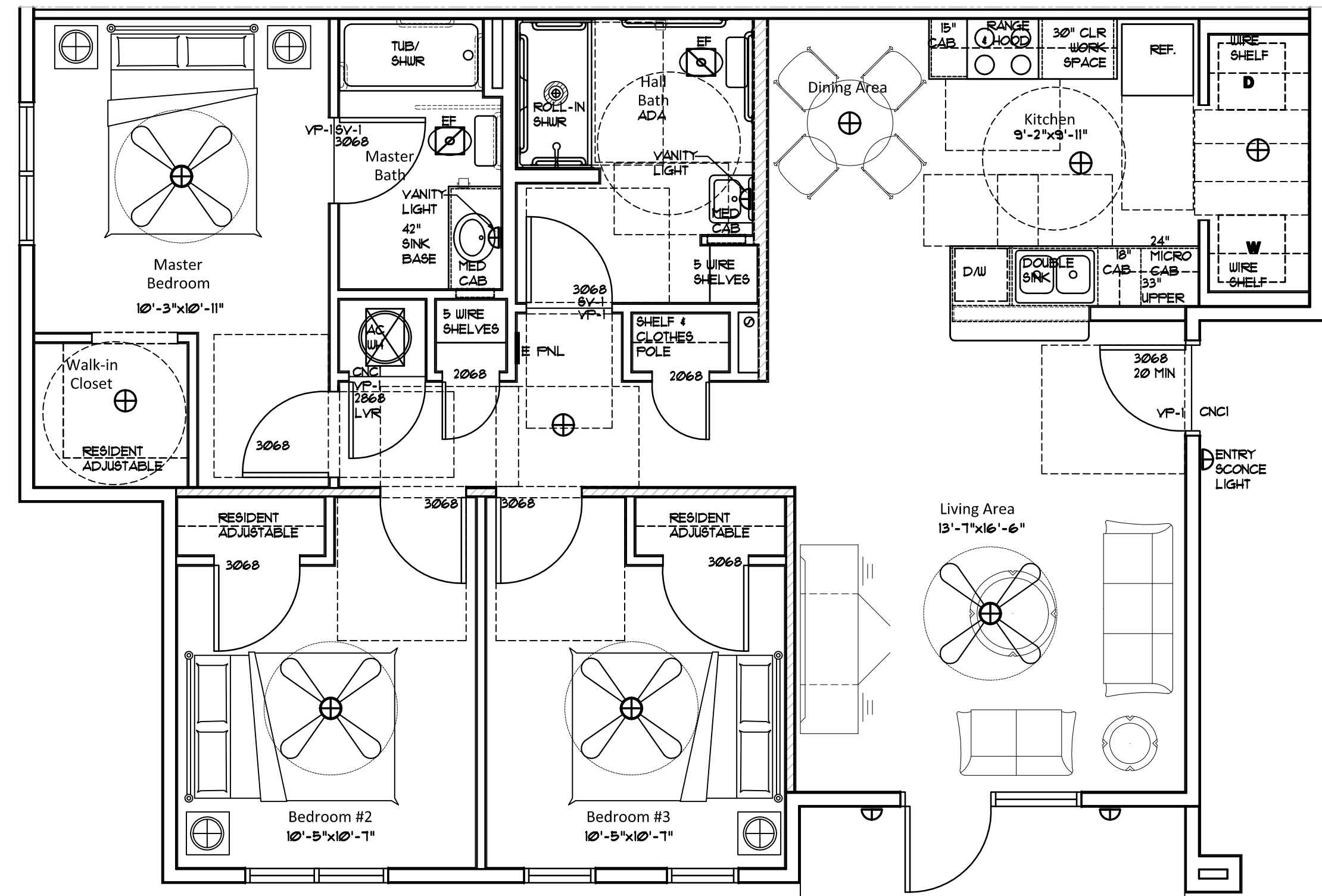
Revision	Date

Project No.  
2021-027C  
Date:  
August 6, 2021



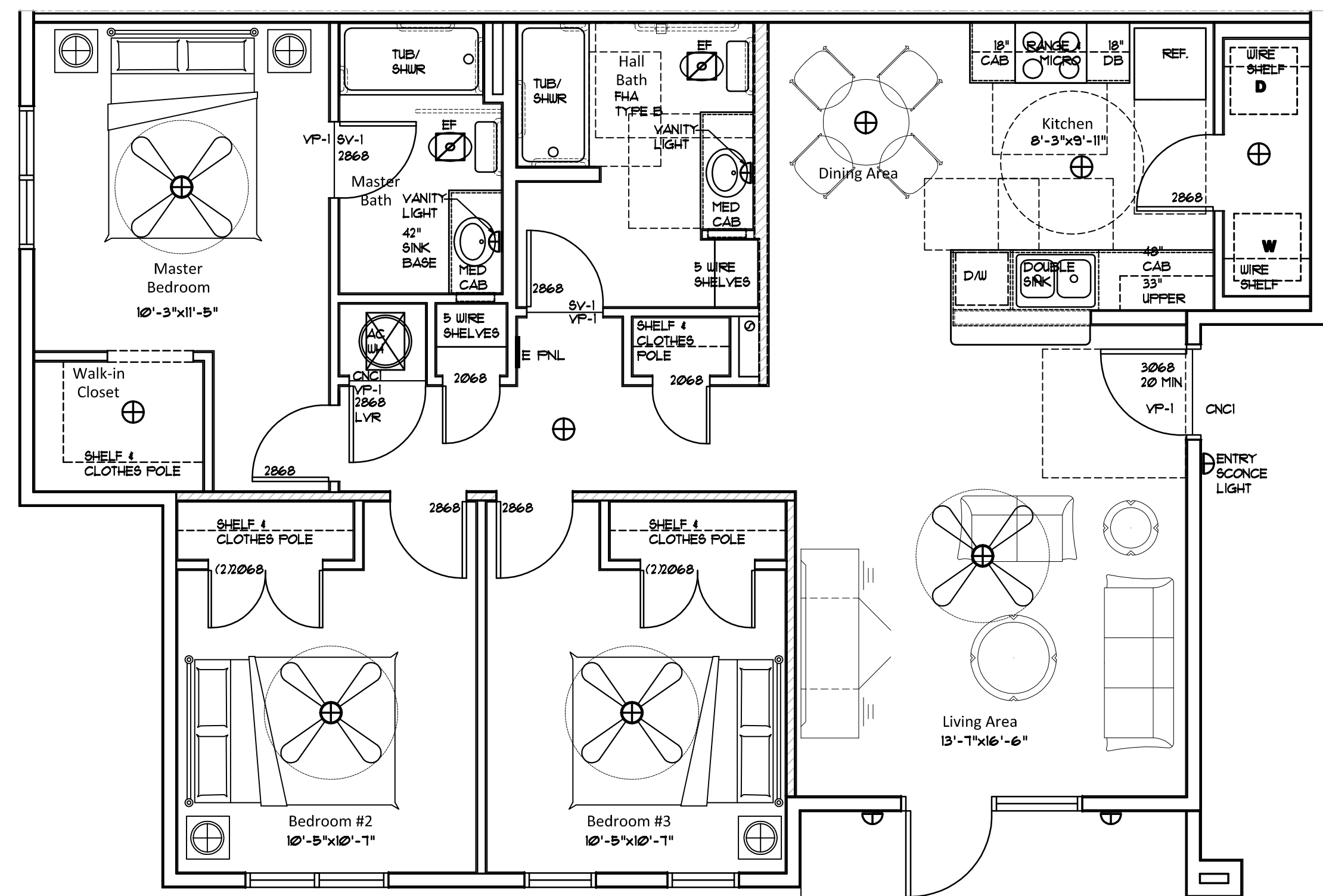
MICHAEL ARRIGO  
LIC. NO. AR0017335

a2.1



**ADA 3BR  
Unit Plan**

SCALE: 1/4" = 1'-0"  
1,212 SF INTERIOR A/C SPACE (GROSS)  
1,070 SF NET



**FHA 3BR  
Unit Plan**

SCALE: 1/4" = 1'-0"  
1,212 SF INTERIOR A/C SPACE (GROSS)  
1,070 SF NET

**General Notes & Scope**

**TYPICAL DRAWING NOTES**

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (2) 3-STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH FHA AND ADA REQUIREMENTS.
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SP1).
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK.
5. FOR INDIVIDUAL UNIT CONDITIONS REFER TO SHEETS A2 SERIES FOR DESCRIPTION OF WORK.

**CONSTRUCTION PLAN NOTES:**

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**Symbols Legend**

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- |-| PARTITION TYPE TYPICAL INTERIOR WALL TYPE IS "C" UNLESS OTHERWISE NOTED
- (FE) FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- (F) FIRE ALARM FULL STATION
- (FK) FIRE ALARM HORN
- (FA) FIRE ALARM HORN & STROBE
- (SD) SMOKE DETECTOR

REFER TO SHEET G02 FOR DEFINED PROJECT SCOPE AND ADDITIONAL PERTINENT INFORMATION 4/OR SPECIFICATIONS

APPLIANCES NOTED AS "ADA" HAVE ALL CONTROLS TOWARD FRONT OR DESIGNED SPECIFICALLY FOR ACCESSIBILITY

REFER TO LOCATIONS ON SITE PLAN AND BUILDING PLANS

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**Detroit Street  
Proposed Multi-Family  
Housing Community**  
Lake Worth Beach, Florida

**Proposed Typical  
Unit Plans**

Project No. 2021-027C  
Date: August 6, 2021

STATE OF FLORIDA  
MICHAEL ARRIGO  
REGISTERED ARCHITECT  
AR-0017335  
MICHAEL ARRIGO  
LIC. NO. AR2017335

**a2.2**

**General Notes & Scope**

**TYPICAL DRAWING NOTES**

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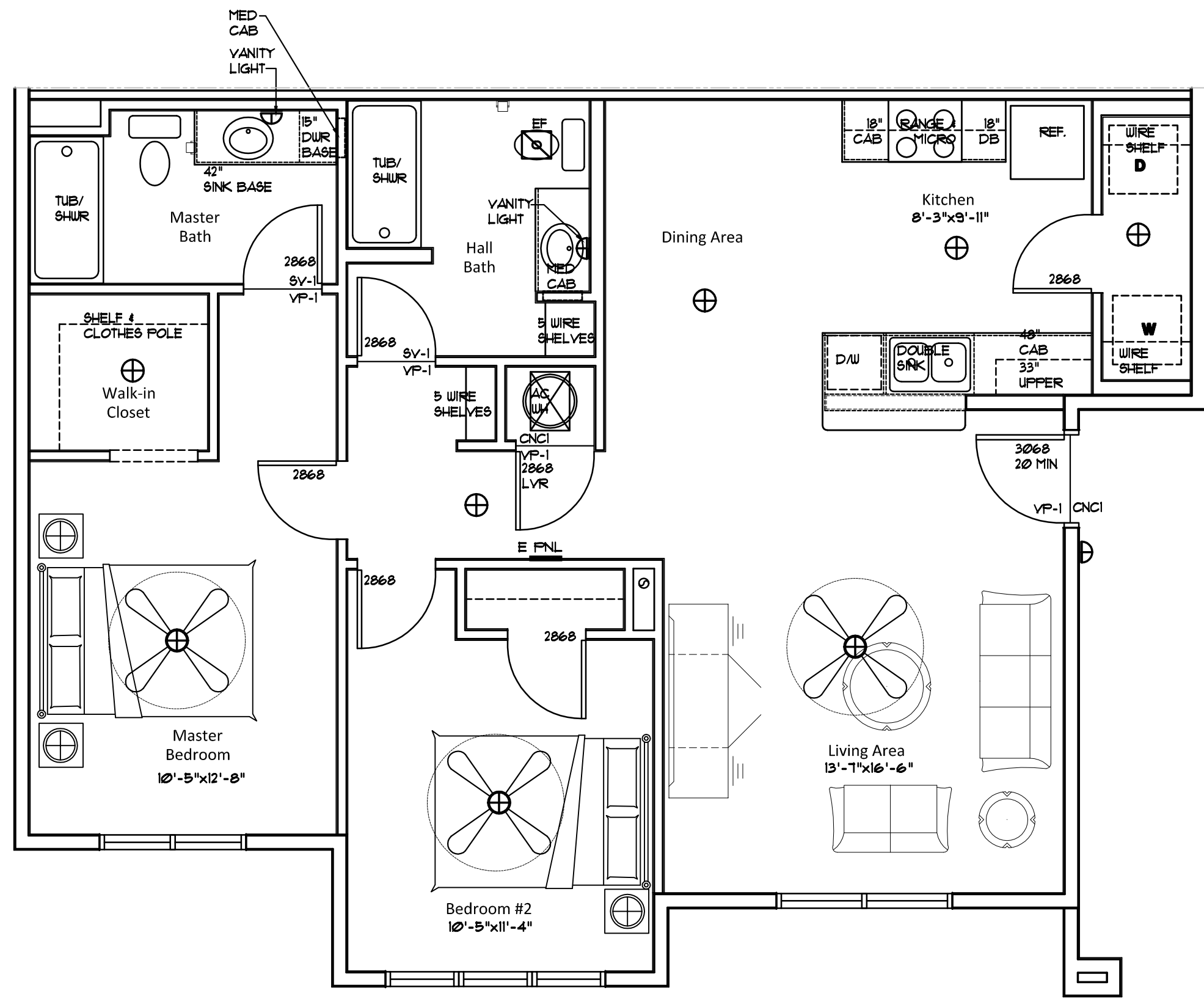
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**Symbols Legend**

- UL U326 - RATED CHASE - 6" X 12" X 1 HR
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**3rd Floor 2BR Unit Plan**  
 SCALE: 1/4" = 1'-0"

1,074 SF INTERIOR A/C SPACE (GROSS)  
 945 SF NET

REFER TO LOCATIONS ON SITE PLAN AND BUILDING PLANS

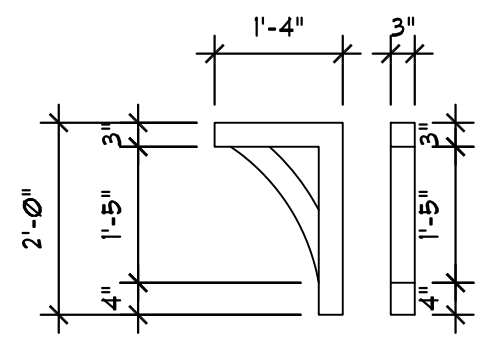
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**Detroit Street**  
**Proposed Multi-Family**  
**Housing Community**  
 Lake Worth Beach, Florida

Proposed Typical Unit Plans	Revisions
Project No. 2021-027C	Date: August 6, 2021



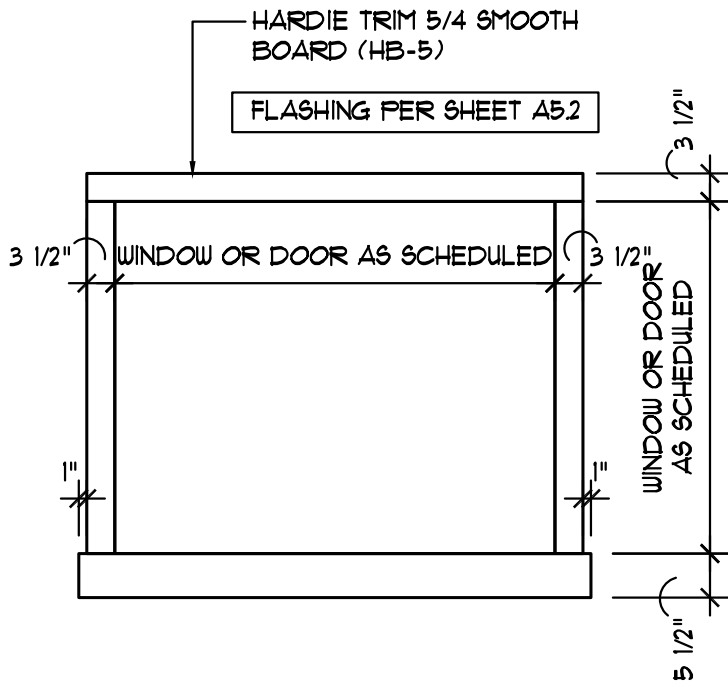
**a2.3**



**DECORATIVE CORBEL**

SCALE: NOT TO SCALE

2  
a3.1



**WINDOW TRIM**

SCALE: NOT TO SCALE

1  
a3.1

**SYMBOLS LEGEND**

- HB-1 HARDIE SHINGLE SIDING - (COLOR TBD)
- HB-2 HARDIE LAP SIDING (COLOR TBD)
- HB-3 HARDIE BOARD & BATTEN SIDING - 12" SPACING (COLOR TBD)
- HB-4 HARDIE PANEL SIDING (COLOR TBD)
- HB-5 HARDIE TRIM 5/4 SMOOTH BOARD - WHITE
- HS-1 HARDIE SOFFIT AT EAVES
- F-1 PAINT - SHERWIN WILLIAMS 6258 TRICORN BLACK (RAILINGS)
- AS-1 GAF ASPHALT SHINGLES (COLOR TBD)
- MT-1 ENGLERT - STANDING SEAM METAL PANEL ROOF CLEAR ANODIZED ALUMINUM FINISH

TYPICAL EMERGENCY ESCAPE WINDOW:  
 MAXIMUM RILL HEIGHT FROM FLOOR: 44"  
 MINIMUM CLEAR OPENING HEIGHT: 24"  
 MINIMUM CLEAR OPENING WIDTH: 20"  
 MINIMUM CLEAR OPENING AREA: 5.7 SQ. FT.  
 GROUND FLOOR CLEAR OPENING: 5.0 SQ. FT.



**1 FRONT / REAR VIEW**

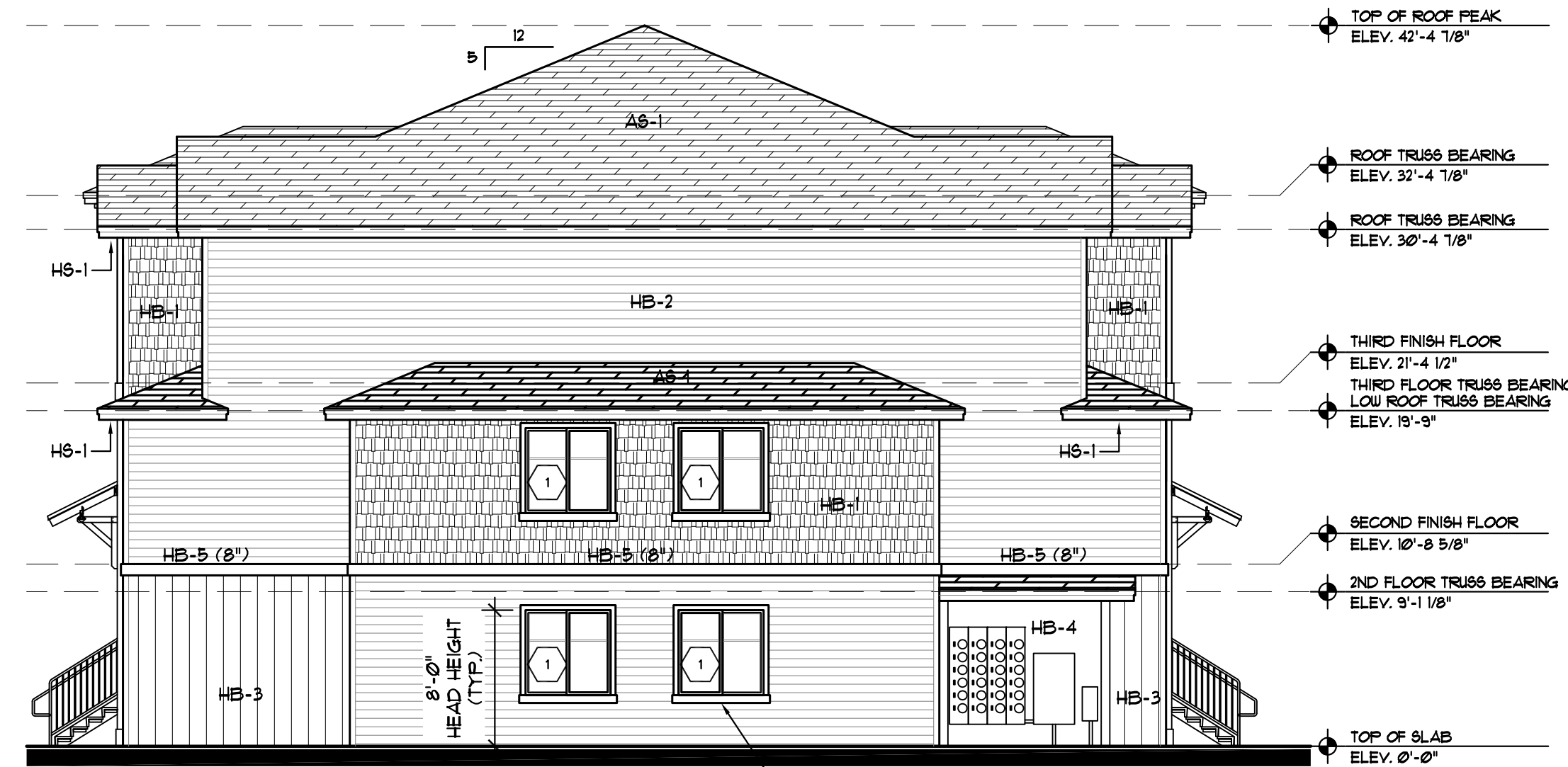
SCALE: 3/32" = 1'-0"

IMPACT RESISTANT GLAZING  
AT ALL NEW DOORS AND WINDOWS.



**3 SIDE VIEW**

SCALE: 1/8" = 1'-0"



**2 SIDE VIEW**

SCALE: 1/8" = 1'-0"

IMPACT RESISTANT GLAZING  
AT ALL NEW DOORS AND WINDOWS.

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**Detroit Street**  
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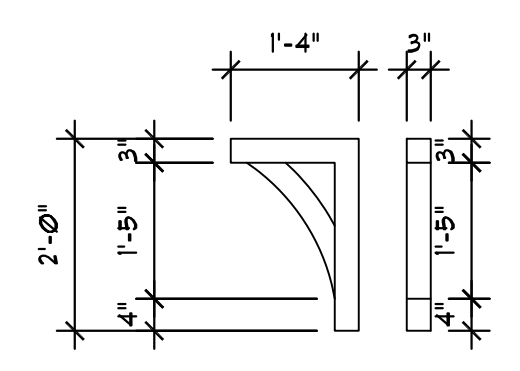
**Building "A" Elevations**

Revisions:	
Project No.	2021-027C
Date:	August 6, 2021

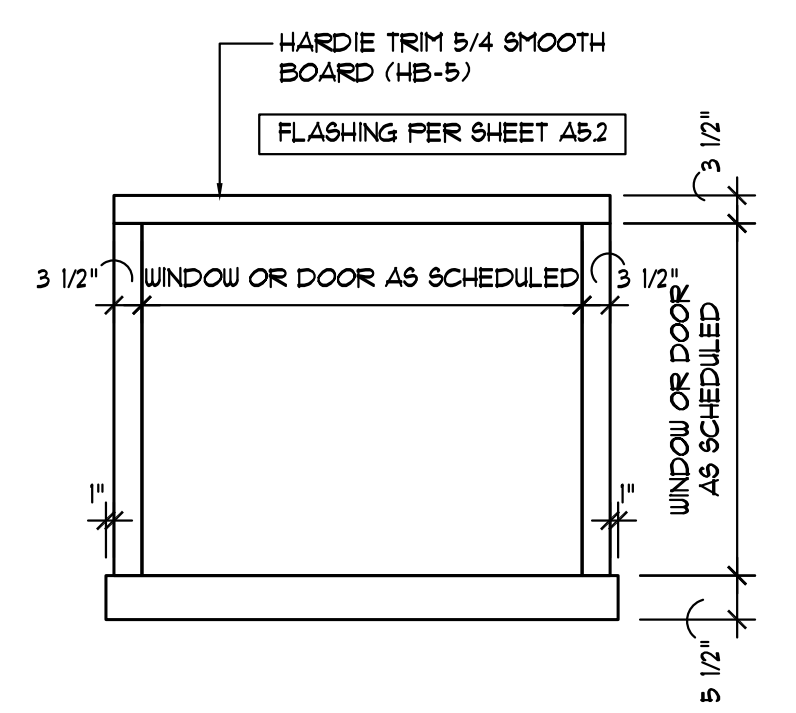


**a3.1a**

**DECORATIVE CORBEL** 2  
SCALE: NOT TO SCALE a3.1



**WINDOW TRIM** 1  
SCALE: NOT TO SCALE a3.1



**PROPOSED COLORS**

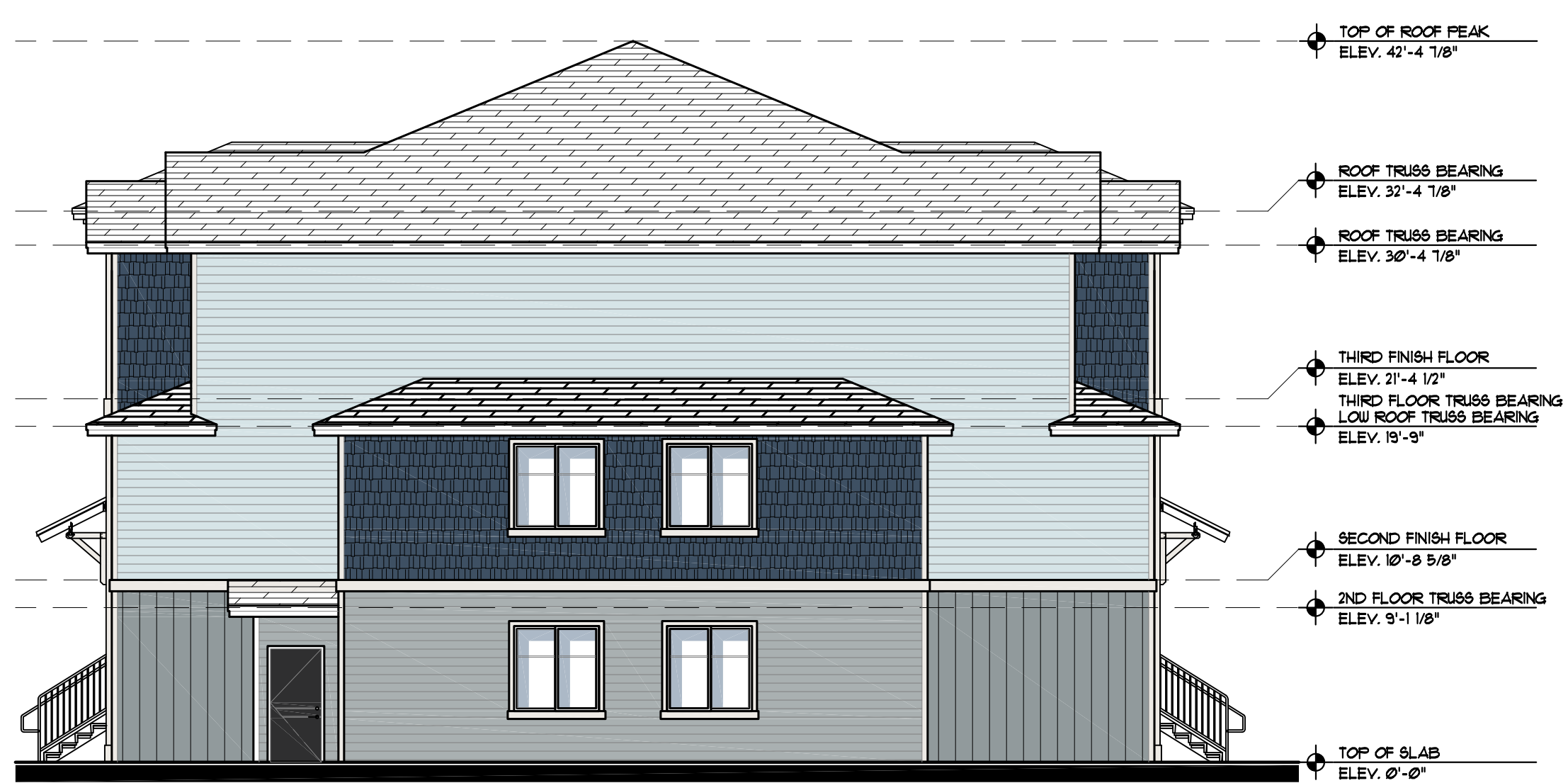
- P-1 PAINT - SHERWIN WILLIAMS 6198 ICEBERG
- P-2 PAINT - SHERWIN WILLIAMS 1602 INDIGO BATAK
- P-3 PAINT - SHERWIN WILLIAMS 6234 UNCERTAIN GRAY
- P-4 PAINT - SHERWIN WILLIAMS 9143 CADET
- P-5 PAINT - SHERWIN WILLIAMS 6258 TRICORN BLACK (RAILINGS)
- P-6 PAINT - SHERWIN WILLIAMS 1004 SNOWBOUND (TRIM)

**MATERIALS LEGEND**

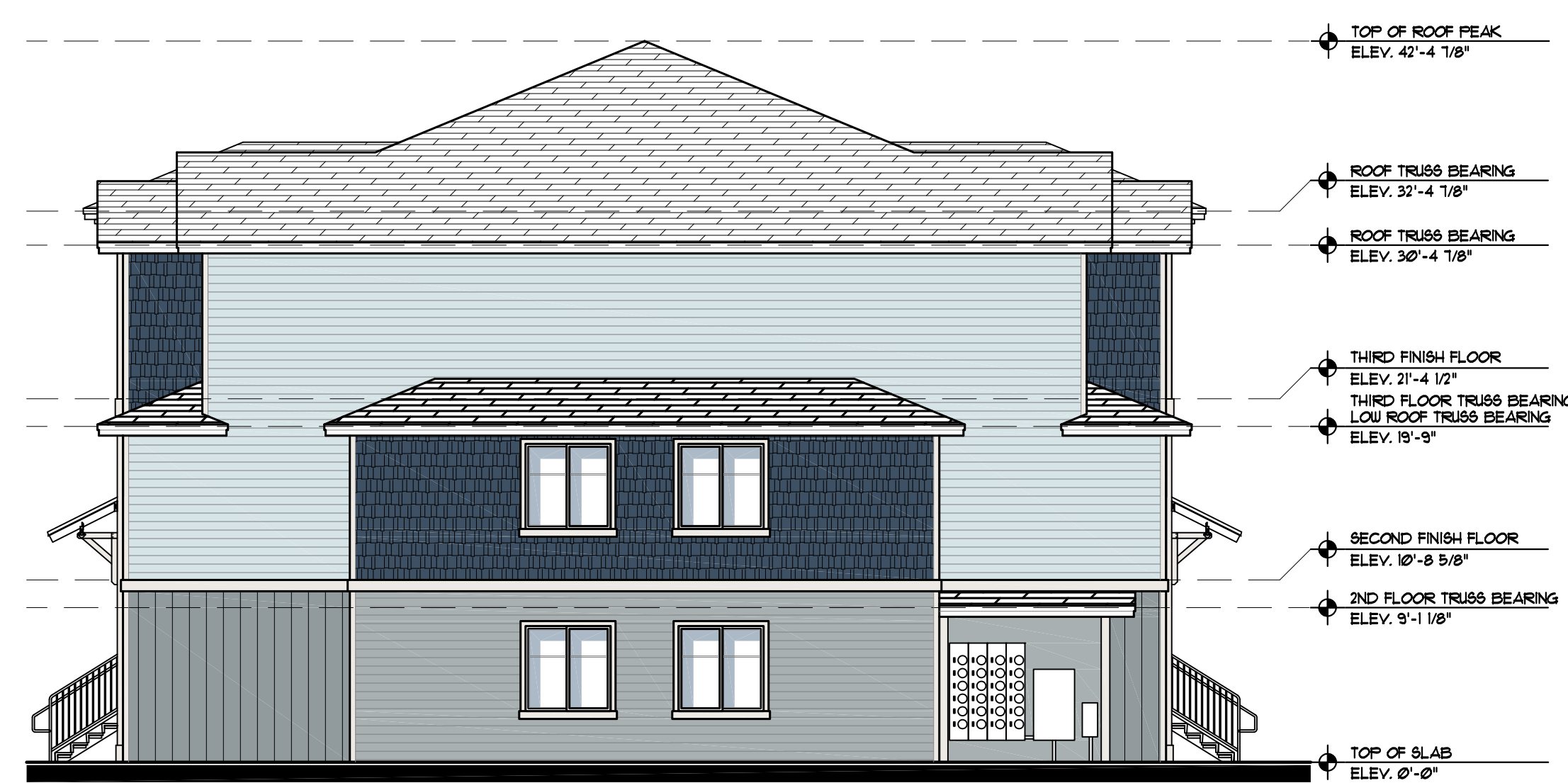
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**1 FRONT / REAR VIEW**  
SCALE: 3/32" = 1'-0"



**3 SIDE VIEW**  
SCALE: 1/8" = 1'-0"



**2 SIDE VIEW**  
SCALE: 1/8" = 1'-0"










IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

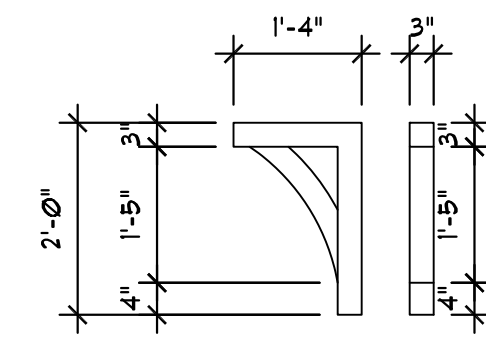
TYPICAL EMERGENCY ESCAPE WINDOW:  
MAXIMUM SILL HEIGHT FROM FLOOR: 44"  
MINIMUM CLEAR OPENING HEIGHT: 24"  
MINIMUM CLEAR OPENING WIDTH: 20"  
MINIMUM CLEAR OPENING AREA: 5.7 SQ. FT.  
GROUND FLOOR CLEAR OPENING: 5.0 SQ. FT.

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.



**MATERIALS LEGEND**

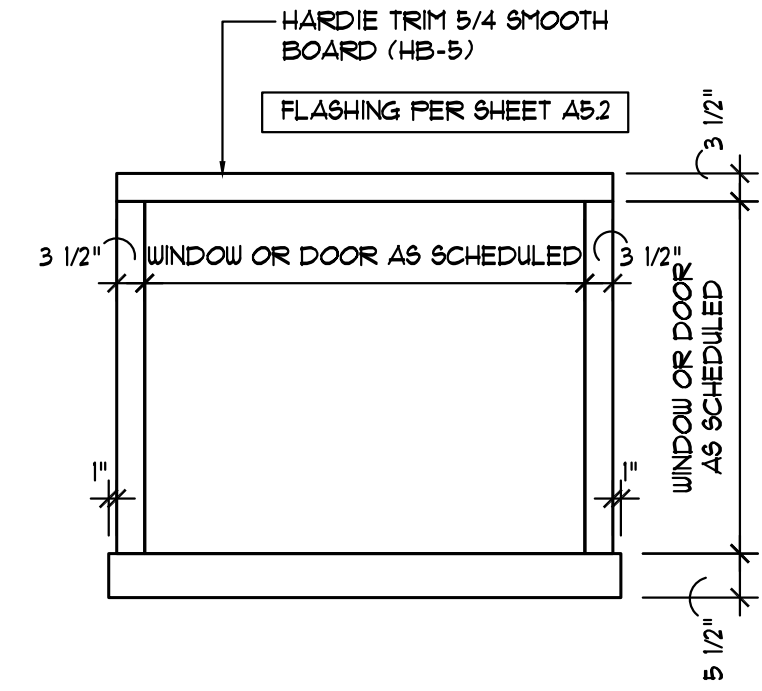
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**DECORATIVE CORBEL**

SCALE: NOT TO SCALE

2  
a3.1



**WINDOW TRIM**

SCALE: NOT TO SCALE

1  
a3.1



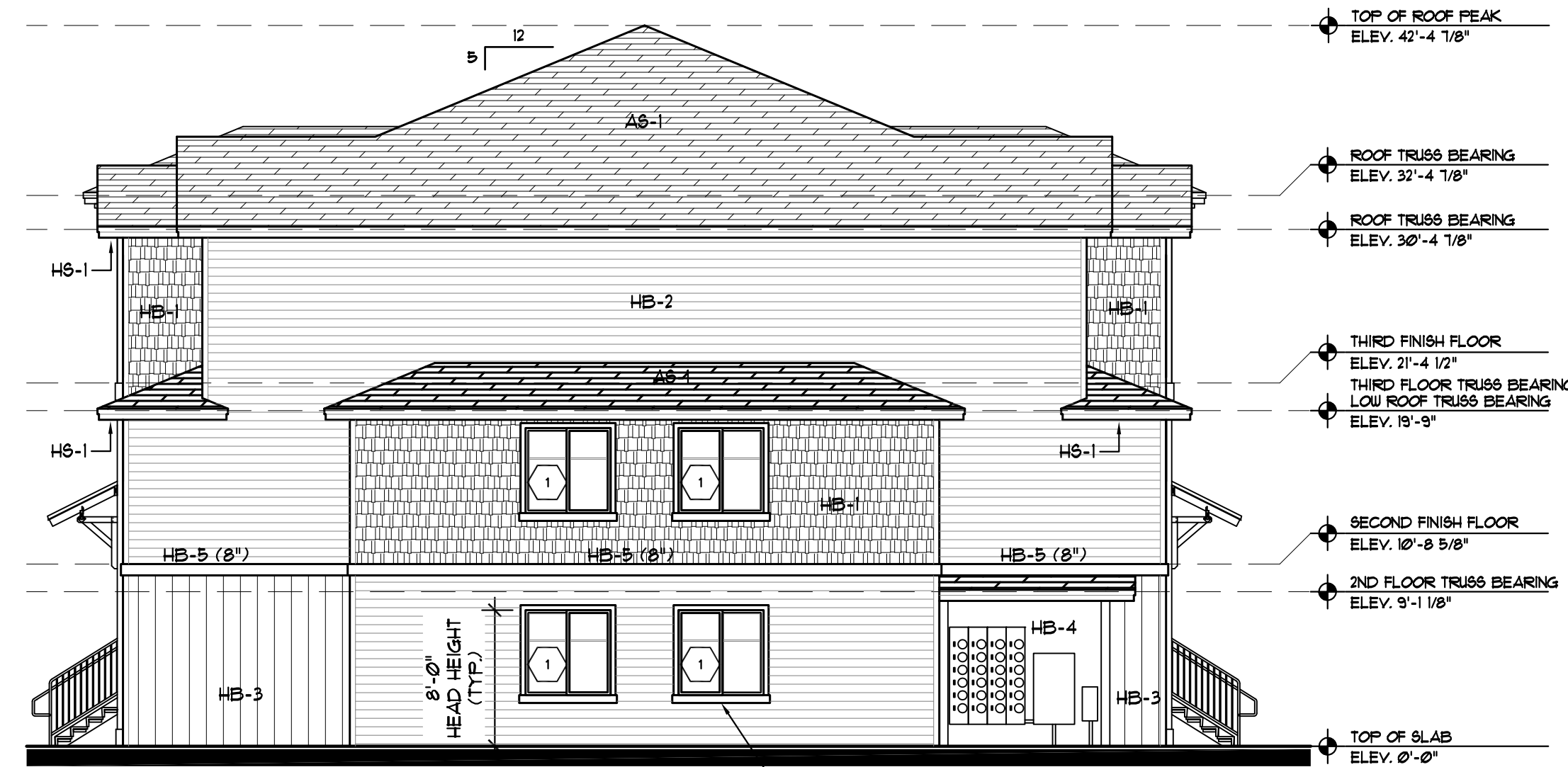
**1 FRONT / REAR VIEW**

SCALE: 1/8" = 1'-0"



**3 SIDE VIEW**

SCALE: 1/8" = 1'-0"



**2 SIDE VIEW**

SCALE: 1/8" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

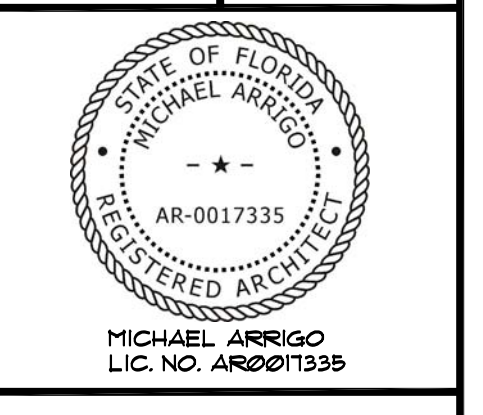
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 Lake Worth Beach, Florida

**Building "B" Elevations**

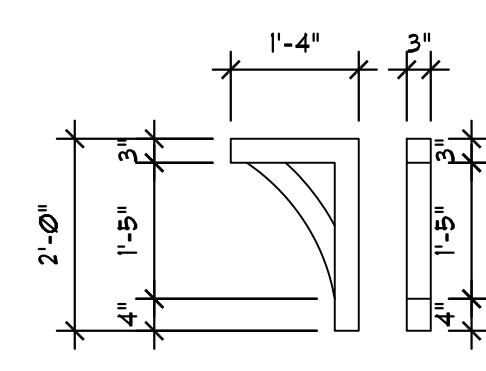
Project No. 2021-027C  
 Date: August 6, 2021



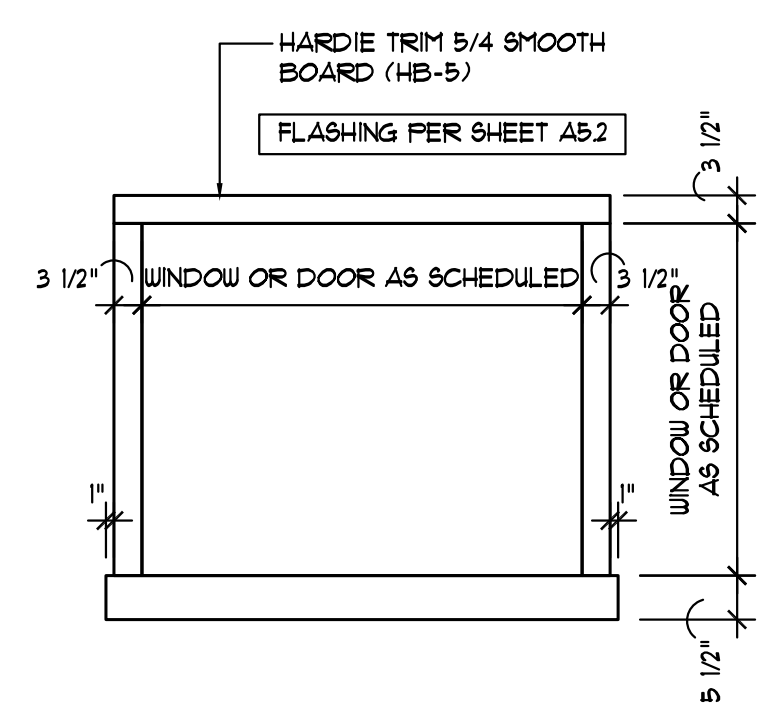
**a3.2a**

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

**DECORATIVE CORBEL** 2  
SCALE: NOT TO SCALE a3.1



**WINDOW TRIM** 1  
SCALE: NOT TO SCALE a3.1



**PROPOSED COLORS**

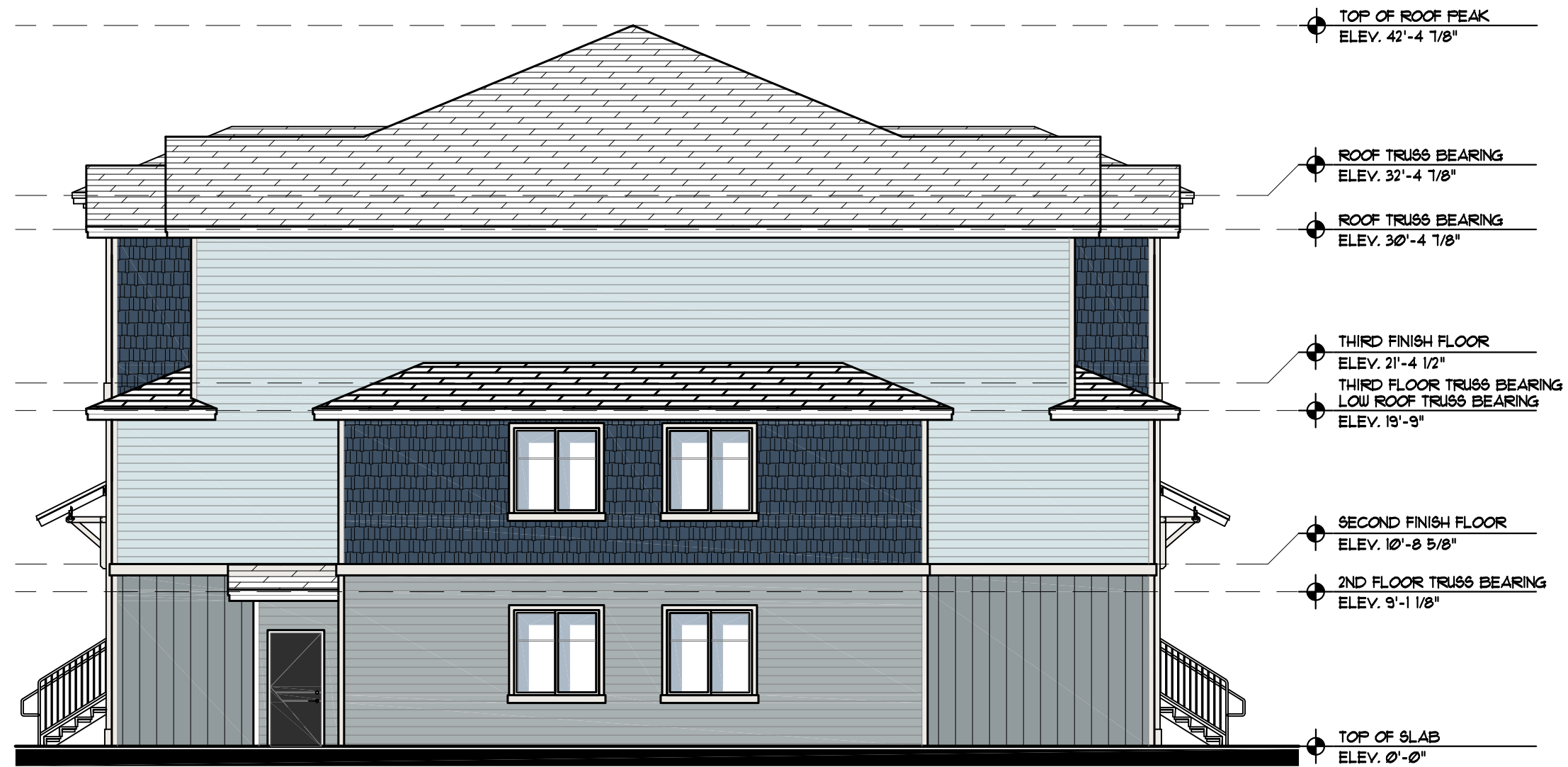
- P-1 PAINT - SHERWIN WILLIAMS 6198 ICEBERG
- P-2 PAINT - SHERWIN WILLIAMS 1602 INDIGO BARK
- P-3 PAINT - SHERWIN WILLIAMS 6234 UNCERTAIN GRAY
- P-4 PAINT - SHERWIN WILLIAMS 9143 CADET
- P-5 PAINT - SHERWIN WILLIAMS 6258 TRICORN BLACK (RAILINGS)
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**MATERIALS LEGEND**

- HB-1 HARDIE SHINGLE SIDING - (COLOR TBD)
- HB-2 HARDIE LAP SIDING (COLOR TBD)
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- HB-4 HARDIE PANEL SIDING (COLOR TBD)
- HB-5 HARDIE TRIM 5/4 SMOOTH BOARD - WHITE
- HB-1 HARDIE SOFFIT AT EAVES
- A5-1 GAF ASPHALT SHINGLES (COLOR TBD)
- MT-1 ENGLERT - STANDING SEAM METAL PANEL ROOF CLEAR ANODIZED ALUMINUM FINISH



**1 FRONT / REAR VIEW**  
SCALE: 1/8" = 1'-0"



**3 SIDE VIEW**  
SCALE: 1/8" = 1'-0"



**2 SIDE VIEW**  
SCALE: 1/8" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

TYPICAL EMERGENCY ESCAPE WINDOW:  
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IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

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**Detroit Street**  
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 Lake Worth Beach, Florida

**Building "B" Elevations**

Project No. 2021-027C  
 Date: August 6, 2021

STATE OF FLORIDA  
 MICHAEL ARRIGO  
 ARCHITECT  
 AR-0017335  
 MICHAEL ARRIGO  
 LIC. NO. AR2017335

a3.2b









## General Notes & Scope

### TYPICAL DRAWING NOTES

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5. FOR INDIVIDUAL UNIT CONDITIONS REFER TO SHEETS A2.1-A2.2 FOR DESCRIPTION OF WORK.

## Symbols Legend

- UL 4376 - TENANT SEPARATION - STUD 1 HR
- UL 4356 - EXTERIOR BEARING / BREEZEWAY - STUD 1 HR
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- ⇨ EMERGENCY WALL PACK
- ⊙ SMOKE DETECTOR
- ⊗ EXIT SIGNAGE
- ⊕ FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- ⊙ 20 MIN RATED ENTRY DOOR W/ CLOSER
- ⊕ FIRE ALARM PULL STATION
- ⊕ FIRE ALARM HORN
- ⊕ FIRE ALARM HORN 4 STROBE

## AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	11,251 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	10,981 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	10,438 SQ. FT.
	32,671 SQ. FT.

## OCCUPANT LOAD

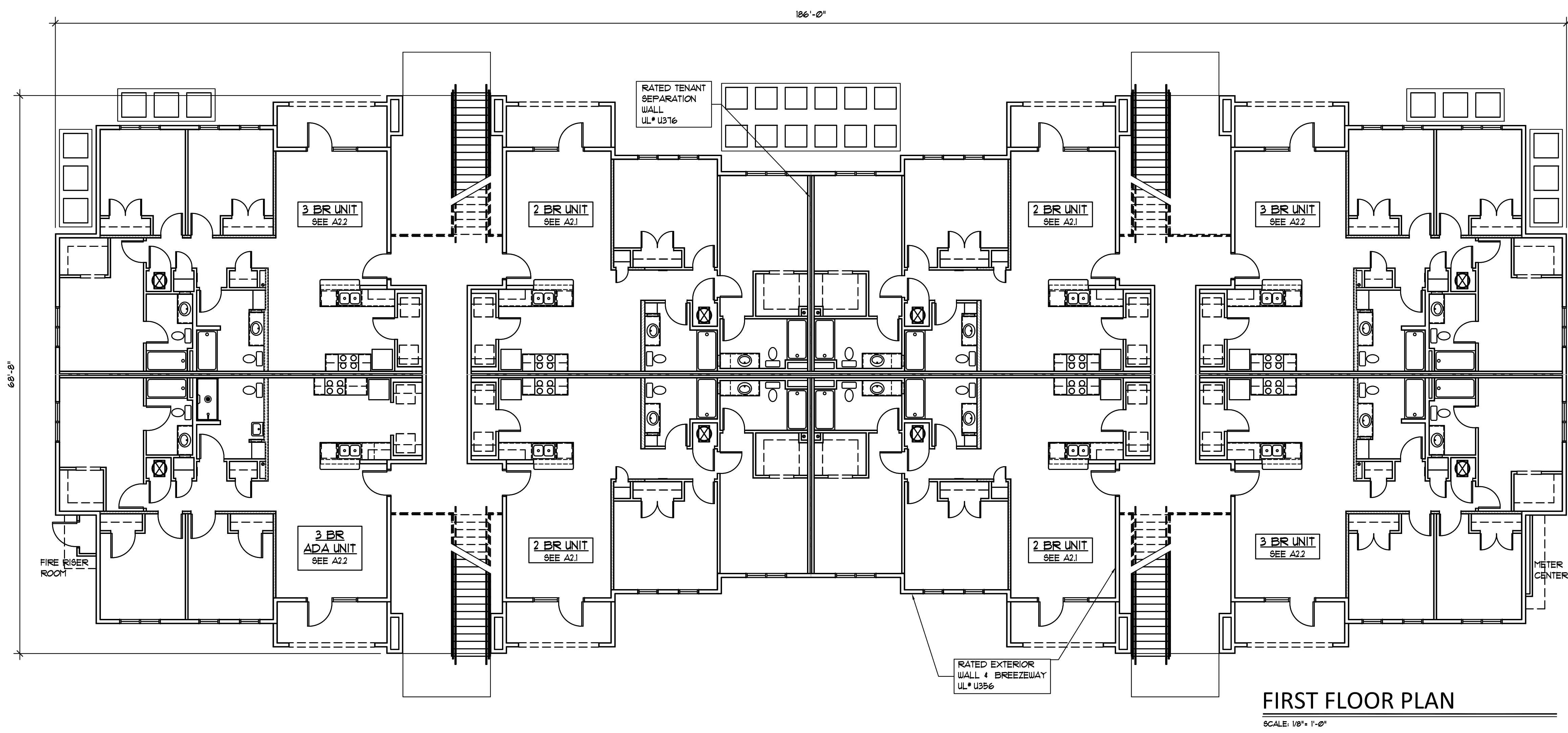
SPACE	CALC.	PEOPLE
RESIDENTIAL	32.671 / 200	164

## OCCUPANT LOAD:

- OCCUPANCY LOAD: 55 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 55 = 110 INCHES
- EGRESS PROVIDED = 224 INCHES (4 TOTAL EXITS)
- MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
- MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED = 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = 17-130'-0" (FROM THIRD FLOOR)

REFER TO SHEET A81 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS



## FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

Revisions:

Project No.  
 2021-027C  
 Date:  
 August 6, 2021



## General Notes & Scope

### TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (2) 3 STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH ADA AND FHA REQUIREMENTS.
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SP1).
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK.
5. FOR INDIVIDUAL UNIT CONDITIONS REFER TO SHEETS A2.1-A2.2 FOR DESCRIPTION OF WORK.

## Symbols Legend

- UL #316 - TENANT SEPARATION - STUD 1 HR
- UL #356 - EXTERIOR BEARING / BREEZEWAY - STUD 1 HR
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- ⇨ EMERGENCY WALL PACK
- ⊙ SMOKE DETECTOR
- ⊗ EXIT SIGNAGE
- ⊕ FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- Ⓐ 20 MIN RATED ENTRY DOOR W/ CLOSER
- Ⓕ FIRE ALARM PULL STATION
- ⒻⒻ FIRE ALARM HORN
- ⒻⒻⒻ FIRE ALARM HORN & STROBE

## AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	11,251 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	12,981 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	12,438 SQ. FT.
	37,671 SQ. FT.

## OCCUPANT LOAD

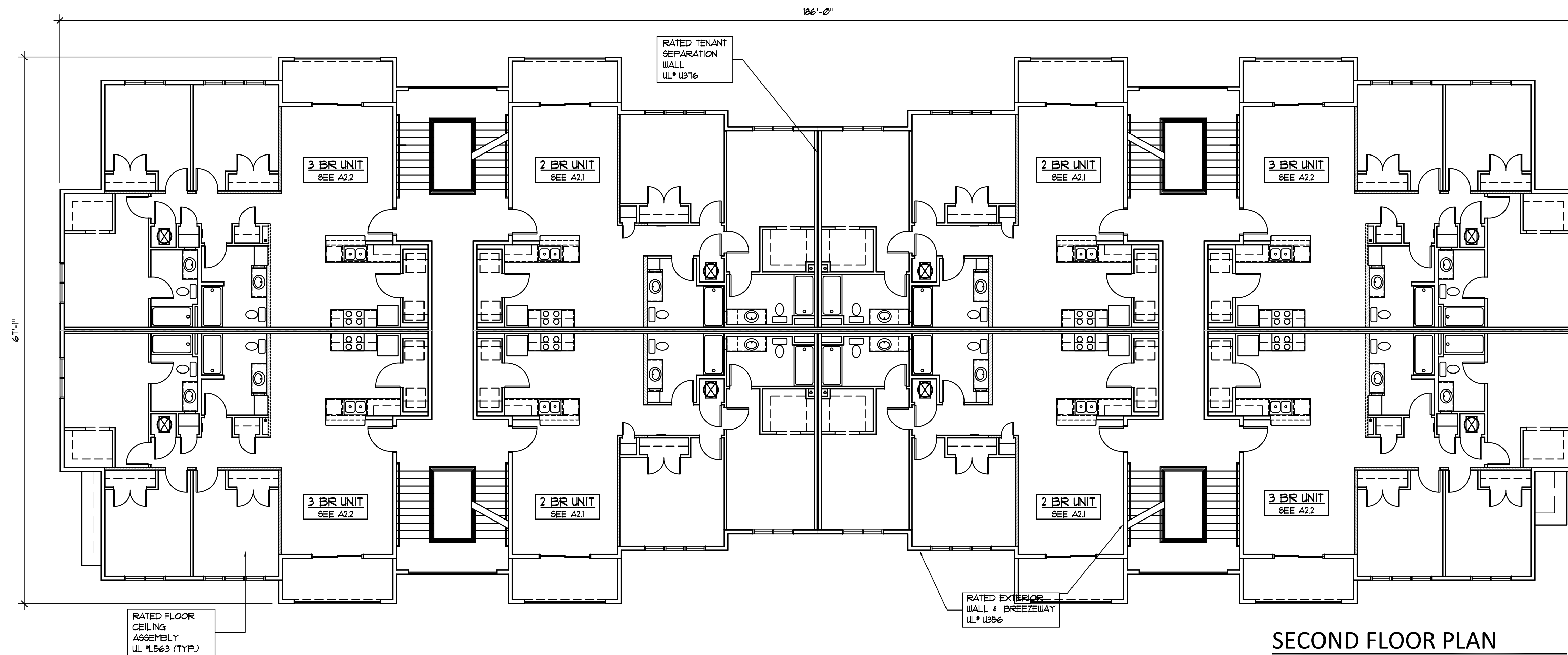
SPACE	CALC.	PEOPLE
RESIDENTIAL	37,671 / 200	164

## OCCUPANT LOAD:

- OCCUPANCY LOAD: 55 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 55 = 110 INCHES
- EGRESS PROVIDED = 224 INCHES (4 TOTAL EXITS)
- MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
- MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED = 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = 11'-130'-0" (FROM THIRD FLOOR)

REFER TO SHEET A81 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



## General Notes & Scope

### TYPICAL DRAWING NOTES

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4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK.
5. FOR INDIVIDUAL UNIT CONDITIONS REFER TO SHEETS A2.1-A2.2 FOR DESCRIPTION OF WORK.

## Symbols Legend

- UL 4376 - TENANT SEPARATION - STUD 1 HR
- UL 4356 - EXTERIOR BEARING / BREEZEWAY - STUD 1 HR
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- ⇨ EMERGENCY WALL PACK
- SD SMOKE DETECTOR
- ⊗ EXIT SIGNAGE
- ⊕ FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- ⊙ 20 MIN RATED ENTRY DOOR W/ CLOSER
- F FIRE ALARM PULL STATION
- F FIRE ALARM HORN
- F FIRE ALARM HORN & STROBE

## AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	11,251 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	12,981 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	12,438 SQ. FT.
	37,671 SQ. FT.

## OCCUPANT LOAD

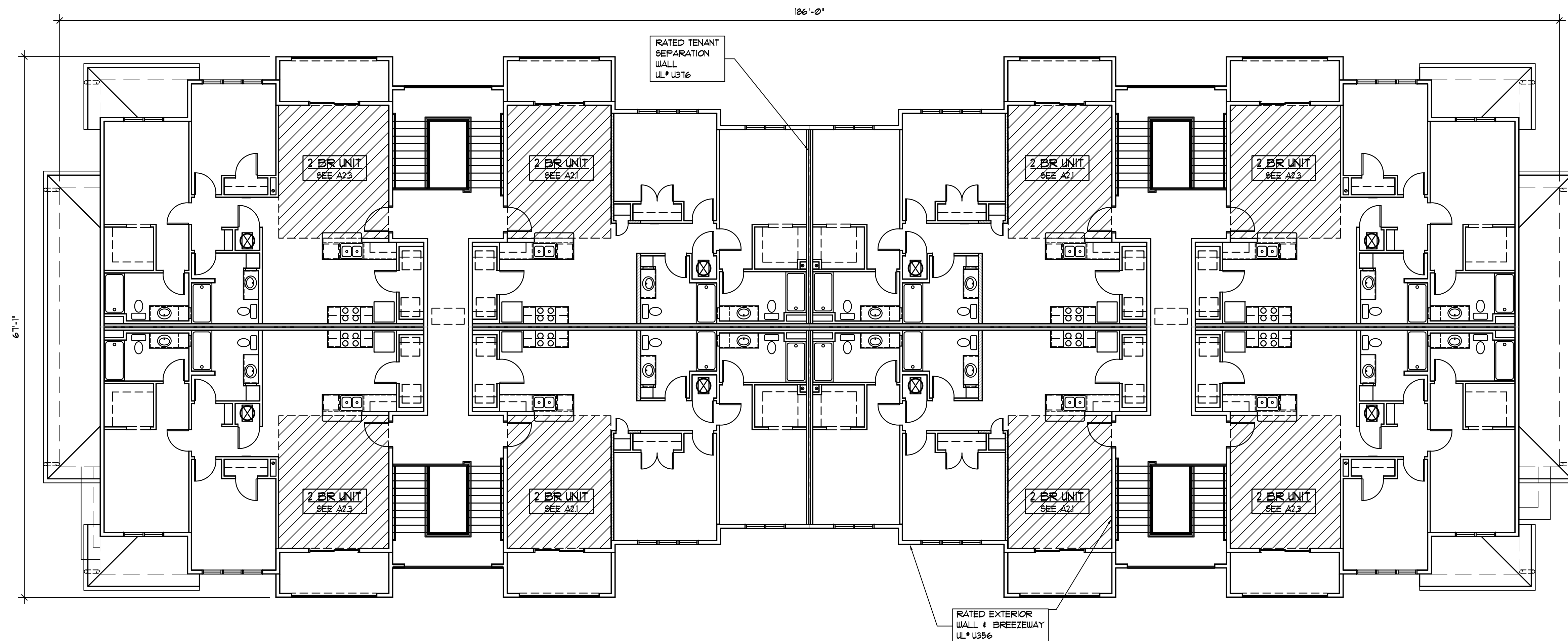
SPACE	CALC.	PEOPLE
RESIDENTIAL	37,671 / 200	164

## OCCUPANT LOAD:

- OCCUPANCY LOAD: 55 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 55 = 110 INCHES
- EGRESS PROVIDED = 224 INCHES (4 TOTAL EXITS)
- MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
- MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED = 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = 17'-10" (FROM THIRD FLOOR)

REFER TO SHEET A81 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS

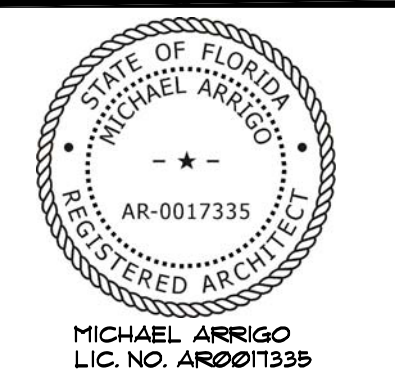


## THIRD FLOOR PLAN

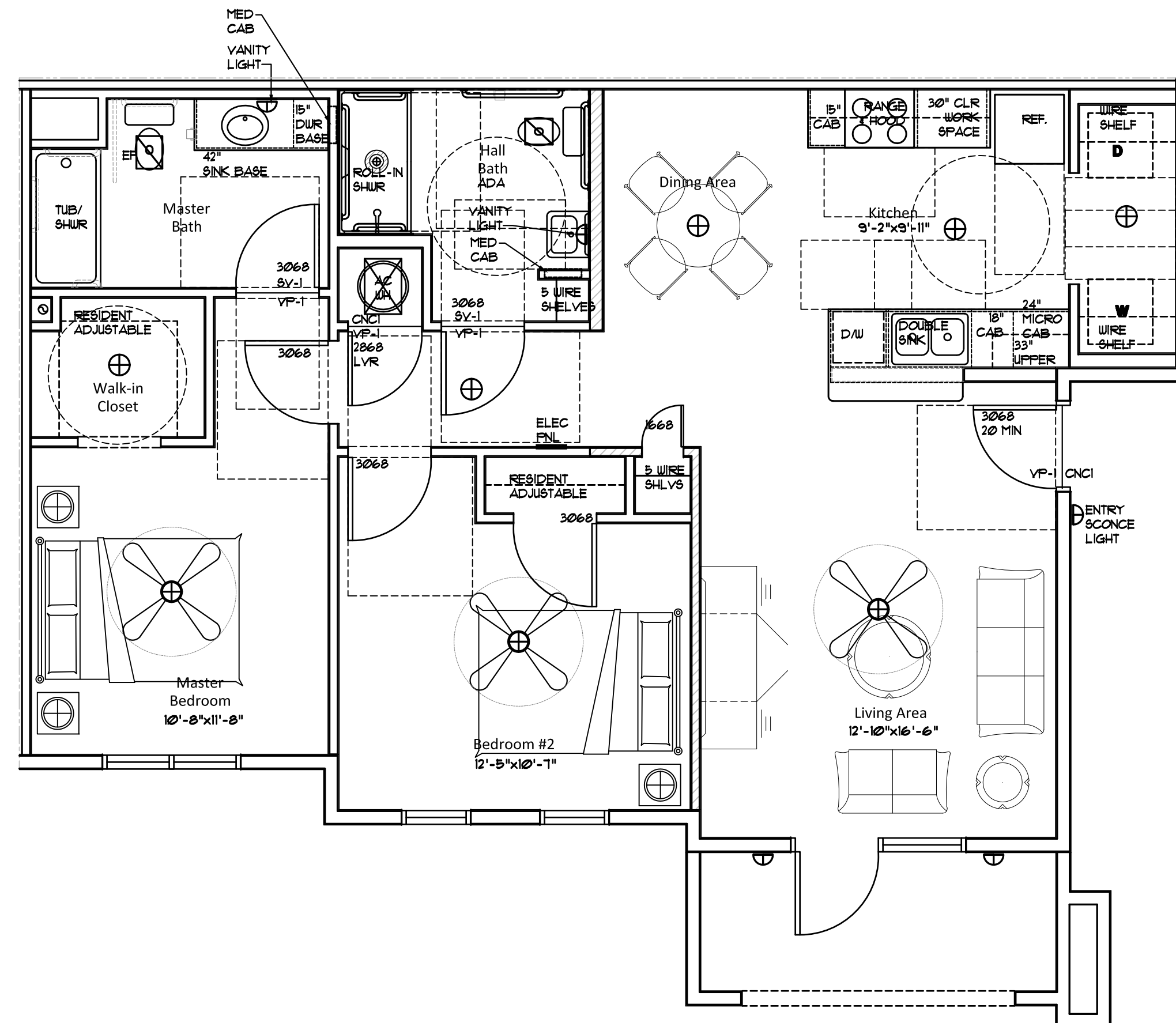
SCALE: 1/8" = 1'-0"

Revisions:

Project No.  
2021-027C  
Date:  
August 6, 2021



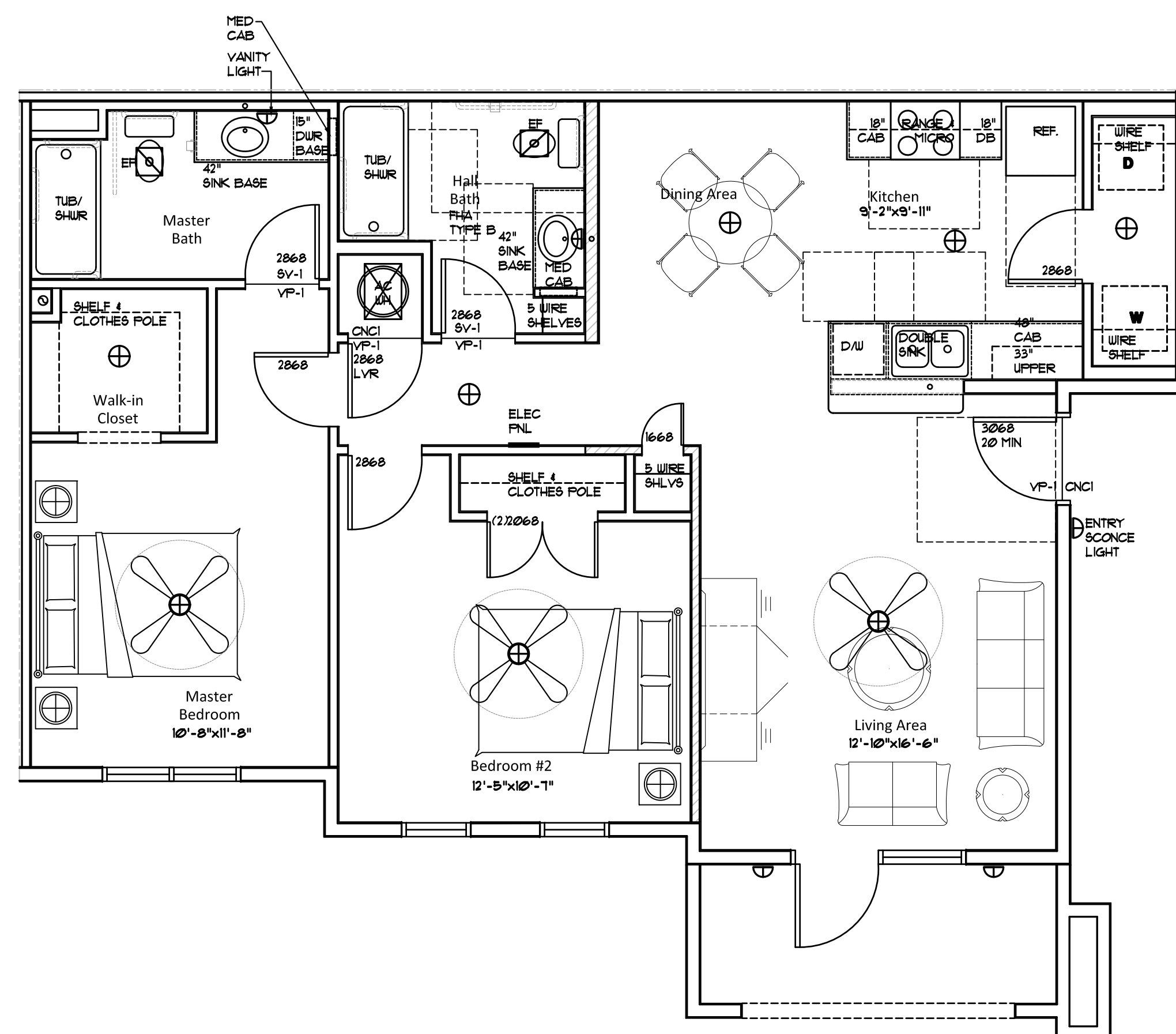
MICHAEL ARRIEGO  
LIC. NO. AR2017335



### ADA 2BR Unit Plan

SCALE: 1/4" = 1'-0"

1,066 SF INTERIOR A/C SPACE (GROSS)  
942 SF NET



### FHA 2BR Unit Plan

SCALE: 1/4" = 1'-0"

1,066 SF INTERIOR A/C SPACE (GROSS)  
942 SF NET

REFER TO LOCATIONS ON SITE PLAN  
AND BUILDING PLANS

## General Notes & Scope

### TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (2) 3-STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH FHA AND ADA REQUIREMENTS.
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4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK.
5. FOR INDIVIDUAL UNIT CONDITIONS REFER TO SHEETS A2 SERIES FOR DESCRIPTION OF WORK.

### CONSTRUCTION PLAN NOTES:

1. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES.
  2. DOOR AND WINDOW OPENINGS THAT READ 3000, 2040, ETC. ARE 3'-0" x 2'-0", 2'-0" x 4'-0", ETC.
  3. COORDINATE ALL AFFLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
  4. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE.
  5. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
  6. FOR ENERGY CODE COMPLIANCE ALL OPERATION MANUALS SHALL BE FURNISHED TO OWNER.
1. ANY 'WORK' STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL. ALL 'WORK' IS TO BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.
8. CONCRETE TILE BACKER ON ALL SHOWER AND TUB WALLS.

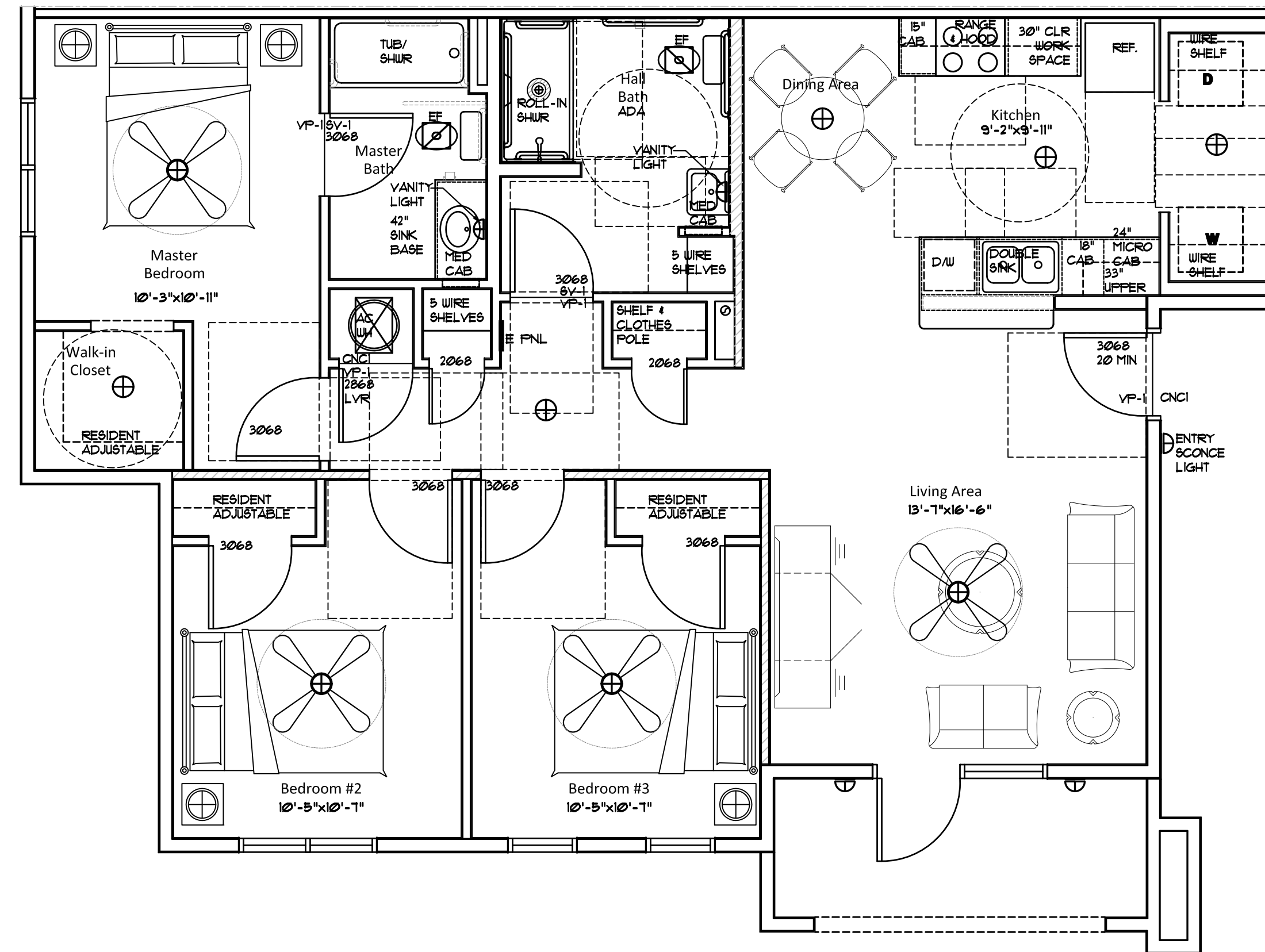
ALL UNITS TO BE WIRED FOR HIGH SPEED INTERNET. CONTRACTOR SHALL FIELD COORDINATE INTERNET CONNECTION LOCATION

## Symbols Legend

- UL U326 - RATED CHASE - 6"UD 1 HR
- ==== LOAD BEARING 2"x4" W/ STUD INTERIOR WALL (6" AT BACK TO BACK PLUMBING WALL) SPACING AS SCHEDULED IN STRICT DWGS REFER TO WALL TYPE ENLARGEMENT FOR DETAIL
- ==== INTERIOR NONBEARING 2"x4" WOOD STUD PARTITION (6" AT BACK TO BACK PLUMBING WALL) REFER TO WALL TYPE ENLARGEMENT FOR DETAIL
- (A) DOOR TAG REFER TO SHEET A01 FOR PARTITION TYPES & A04 FOR DOOR & WINDOW SCHEDULE AS WELL AS FLORIDA PRODUCT APPROVAL / MIAMI DADE NOA SCHEDULE AND RELATED MOUNTING / FASTENING INFORMATION
- (I) WINDOW TAG
- F- PARTITION TYPE TYPICAL INTERIOR WALL TYPE IS 'C' UNLESS OTHERWISE NOTED
- (FE) FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- F FIRE ALARM FULL STATION
- F< FIRE ALARM HORN
- ⊠ FIRE ALARM HORN & STROBE
- ◇ SD SMOKE DETECTOR

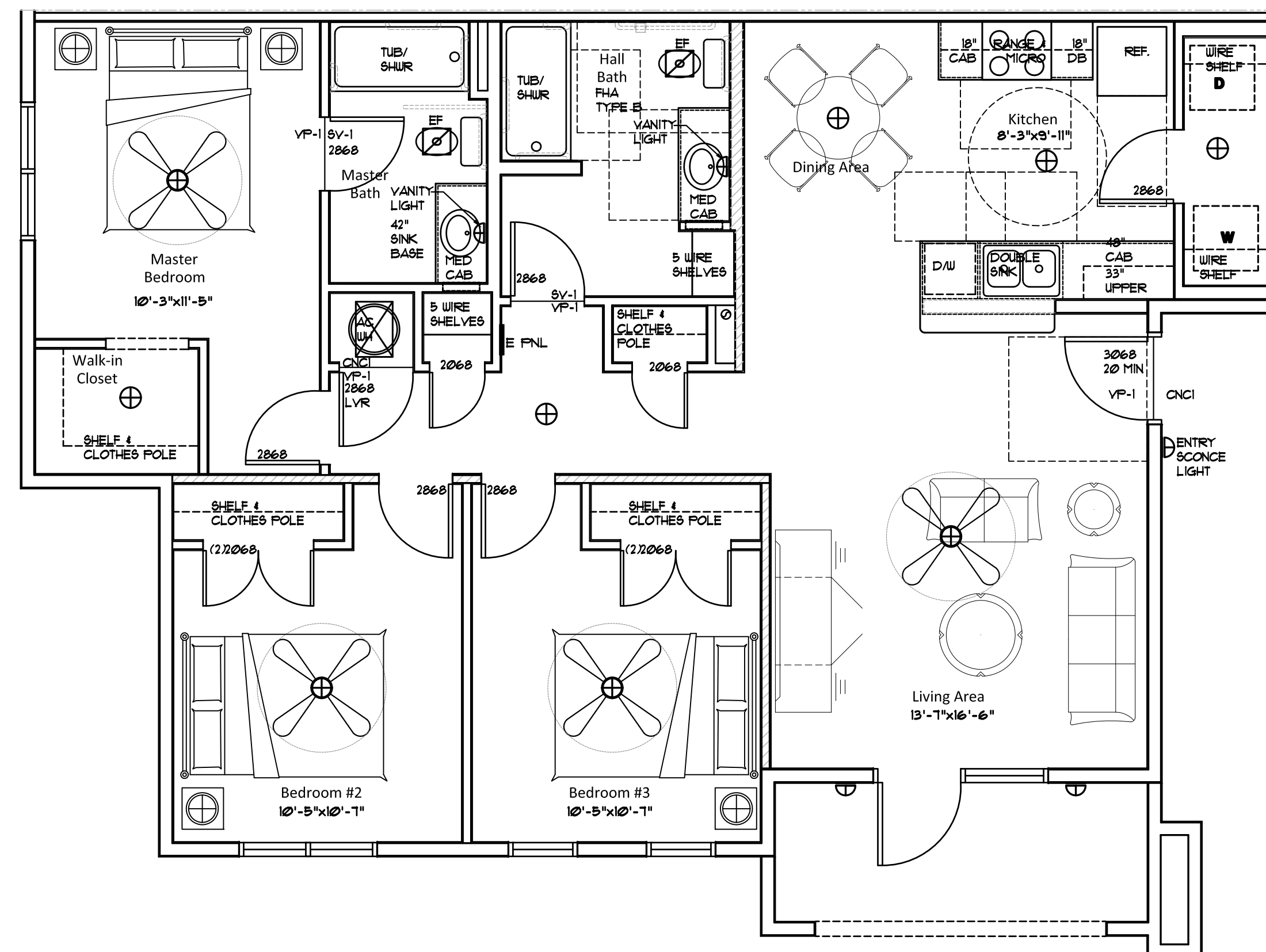
REFER TO SHEET G02 FOR DEFINED PROJECT SCOPE AND ADDITIONAL PERTINENT INFORMATION 4/OR SPECIFICATIONS

APPLIANCES NOTED AS "ADA" HAVE ALL CONTROLS TOWARD FRONT OR DESIGNED SPECIFICALLY FOR ACCESSIBILITY



**ADA 3BR  
Unit Plan**

SCALE: 1/4" = 1'-0"  
1,212 SF INTERIOR A/C SPACE (GROSS)  
1,070 SF NET



**FHA 3BR  
Unit Plan**

SCALE: 1/4" = 1'-0"  
1,212 SF INTERIOR A/C SPACE (GROSS)  
1,070 SF NET

**General Notes & Scope**

**TYPICAL DRAWING NOTES**

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**CONSTRUCTION PLAN NOTES:**

1. VERIFY WINDOW OPENING DIMENSIONS W/ MANUFACTURER SIZES.
2. DOOR AND WINDOW OPENINGS THAT READ 3000, 2040, ETC. ARE 3'-0"x8'-0", 2'-0"x4'-0", ETC.
3. COORDINATE ALL APPLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
4. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE.
5. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
6. FOR ENERGY CODE COMPLIANCE ALL OPERATION MANUALS SHALL BE FURNISHED TO OWNER.
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**Symbols Legend**

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- (I) WINDOW TAG
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- (FE) FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
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- F< FIRE ALARM HORN
- ⊠ FIRE ALARM HORN & STROBE
- ◇ SD SMOKE DETECTOR

REFER TO SHEET G02 FOR DEFINED PROJECT SCOPE AND ADDITIONAL PERTINENT INFORMATION 4/OR SPECIFICATIONS

APPLIANCES NOTED AS "ADA" HAVE ALL CONTROLS TOWARD FRONT OR DESIGNED SPECIFICALLY FOR ACCESSIBILITY

REFER TO LOCATIONS ON SITE PLAN AND BUILDING PLANS

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(P) 727-323-5676  
www.architectonicsstudio.com

**Detroit Street  
Proposed Multi-Family  
Housing Community**  
Lake Worth Beach, Florida

Proposed Typical Unit Plans w/ Balconies	Revisions:
Project No. 2021-027C	
Date: August 6, 2021	



**a2.2**

**Detroit Street  
 Proposed Multi-Family  
 Housing Community**  
 Lake Worth Beach, Florida

**Proposed Typical  
 Unit Plans w/ Balconies**

Revision	Project No.	Date
	2021-027C	August 6, 2021



**a2.3**

**General Notes & Scope**

**TYPICAL DRAWING NOTES:**

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**CONSTRUCTION PLAN NOTES:**

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  2. DOOR AND WINDOW OPENINGS THAT READ 3000, 2040, ETC. ARE 3'-0"X8'-0", 2'-0"X4'-0", ETC.
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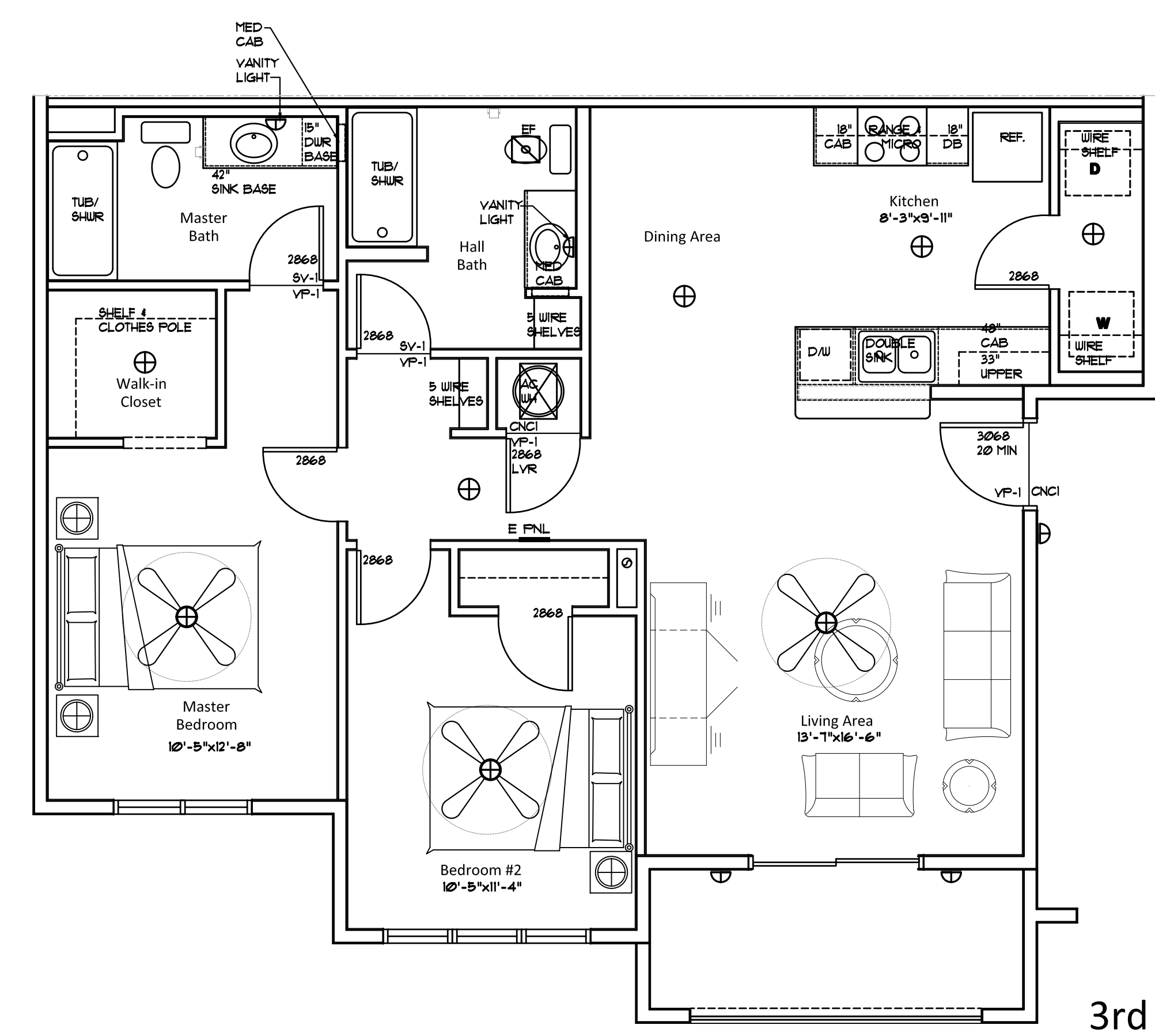
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**Symbols Legend**

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- (F) FIRE ALARM HORN
- (F) FIRE ALARM HORN & STROBE
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






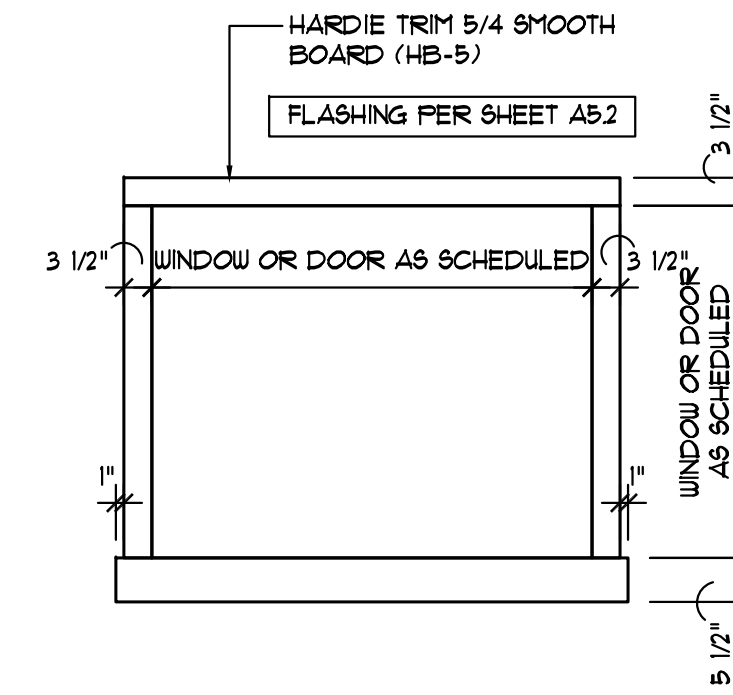
**A** 3rd Floor 2BR  
 Unit Plan  
 SCALE: 1/4" = 1'-0"

1,074 SF INTERIOR A/C SPACE (GROSS)  
 945 SF NET

REFER TO LOCATIONS ON SITE PLAN AND BUILDING PLANS

**MATERIALS LEGEND**

-  HB-1 HARDIE SHINGLE SIDING - (COLOR TBD)
-  HB-2 HARDIE LAP SIDING (COLOR TBD)
-  HB-3 HARDIE BOARD & BATTEN SIDING - 12" SPACING (COLOR TBD)
-  HB-4 HARDIE PANEL SIDING (COLOR TBD)
-  HB-5 HARDIE TRIM 5/4 SMOOTH BOARD - WHITE
-  HS-1 HARDIE SOFFIT AT EAVES
-  P-1 PAINT - SHERWIN WILLIAMS 6258 TRICORN BLACK (RAILINGS)
-  AS-1 GAF ASPHALT SHINGLES (COLOR TBD)
-  MT-1 ENGLERT - STANDING SEAM METAL PANEL ROOF CLEAR ANODIZED ALUMINUM FINISH



**WINDOW TRIM**

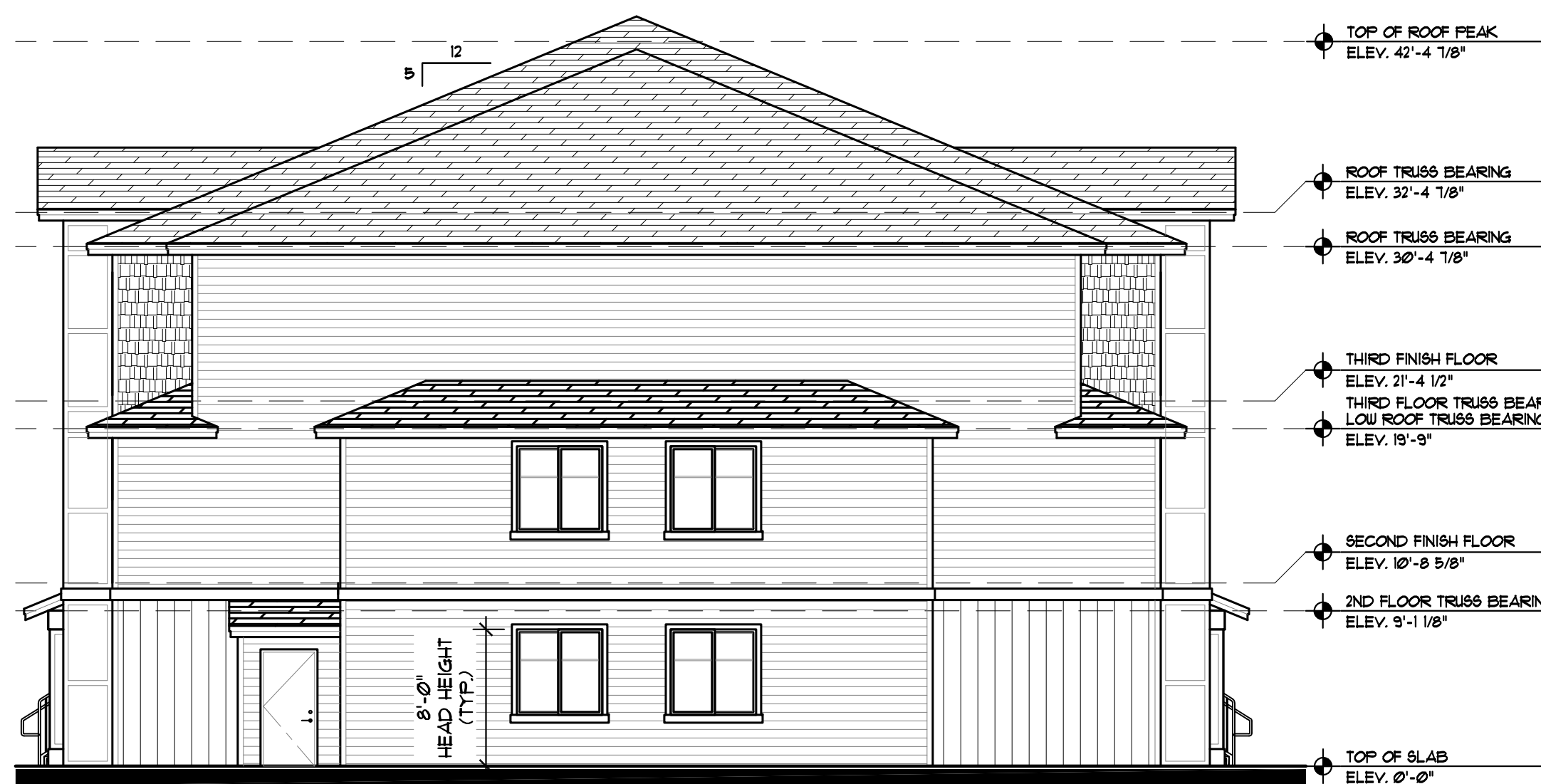
SCALE: NOT TO SCALE

1  
a3.1



**1 FRONT / REAR VIEW**

SCALE: 1/8" = 1'-0"



**3 SIDE VIEW**

SCALE: 1/8" = 1'-0"



**2 SIDE VIEW**

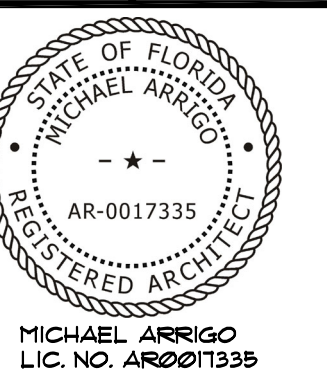
SCALE: 1/8" = 1'-0"

IMPACT RESISTANT GLAZING AT ALL NEW DOORS AND WINDOWS.

TYPICAL EMERGENCY ESCAPE WINDOW:  
 MAXIMUM SILL HEIGHT FROM FLOOR: 44"  
 MINIMUM CLEAR OPENING HEIGHT: 24"  
 MINIMUM CLEAR OPENING WIDTH: 20"  
 MINIMUM CLEAR OPENING AREA: 5.7 SQ. FT.  
 GROUND FLOOR CLEAR OPENING: 5.0 SQ. FT.

Building "B" Elevations  
w/ Balconies

Project No. 2021-027C  
Date: August 6, 2021



MICHAEL ARRIGO  
LIC. NO. AR0017335

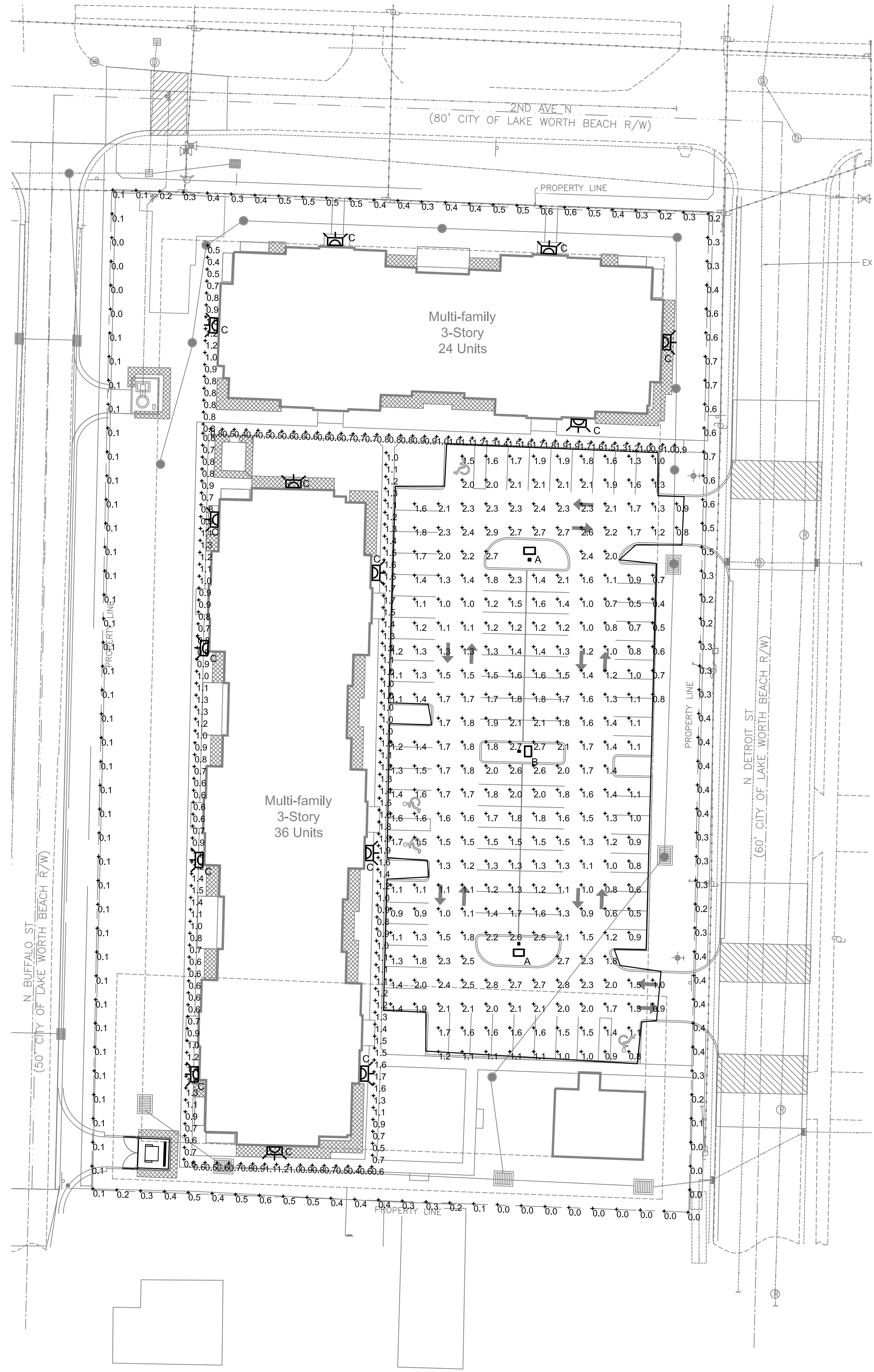
a3.2a

**ARCHITECTONICS** Studio  
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 www.architectonicsstudio.com

Detroit Street  
Proposed Multi-Family  
Housing Community  
Lake Worth Beach, Florida







Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	MOUNTING HEIGHT	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SA4A-730-U-T3	GALLEON AREA AND ROADWAY LUMINAIRE (4) TO CRI, 3000K, 615mA LIGHT SQUARES WITH 16 LEDs EACH AND TYPE III OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	30'-0" AFG	255	1	121
□	B	1	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GALN-SAGA-730-U-SWQ	GALLEON AREA AND ROADWAY LUMINAIRE (5) TO CRI, 3000K, 615mA LIGHT SQUARES WITH 16 LEDs EACH AND TYPE V WIDE OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	30'-0" AFG	273	1	154
□	C	14	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	ISW-SA1A-730-U-SL3	IMPACT ELITE LED WEDGE LUMINAIRE (1) TO CRI, 3000K, 350mA LIGHT SQUARE WITH 16 LEDs AND TYPE III SPILL LIGHT ELIMINATOR OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	18'-0" AFG	154	1	20.1

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	3.6 fc	2.9 fc	0.4 fc	7.3:1	4.0:1
PROPERTY LINE	+	0.3 fc	0.7 fc	0.0 fc	N/A	N/A
WALKWAY1	+	1.0 fc	1.9 fc	0.4 fc	4.8:1	2.5:1
WALKWAY2	+	1.0 fc	1.9 fc	0.4 fc	4.8:1	2.5:1

**PHOTOMETRIC SITE PLAN**

SCALE: 1" = 30'-0"

ENTIRE SHEET REVISED

**PHOTOMETRIC SITE PLAN**

Revisions:  
 07-09-23  
 Project No. 2021-027C  
 Date: December 28, 2021

Detroit Street  
 Proposed Multi-Family  
 Housing Community  
 Lake Worth Beach, Florida



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 St. Petersburg, FL 33704  
 (T) 727-323-5626  
 www.architectonicsstudio.com

Digitally signed  
 by Kevin G  
 Carlson  
 Date: 2022.02.09  
 16:15:18 -05'00  
 Kevin G. Carlson, PE  
 FL REG NO. PB0048652



201 Flagship Dr, Suite 106, Lutz, FL 33549  
 813-999-1845 VOICEMAIL 813-999-0764 FAX  
 Florida Registry Number: R316135

**spe1.1**



Project	Catalog #	Type	A&B
Prepared by	Notes	Date	



## McGraw-Edison GLEON Galleon

Area / Site Luminaire

**Product Features**

- High-Efficiency Injection-Molded AccuLED Optics
- 10 Optical Distributions
- ADA Certified (3000K CCT and warmer only)

**Product Certifications**



**Product Certifications**

- WaveLinx
- Enlighted

**Quick Facts**

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Bay American and other domestic preference requirements

**Dimensional Details**

Number of Light Squares	"A" Width (100mm)	"B" Standard Arm Length	"C" Extended Arm Length	Quick Mount Arm Length	"D" Quick Mount Extended Arm Length
14	15-1/2"	7"	10"	10-5/8"	16-9/16"
56	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

**Notes:** See notes on backsheet for additional details. For all product variations see DLC qualified.

**COOPER** Lighting Solutions

PS50002EN page 1  
October 30, 2021 9:31 AM

Project	Catalog #	Type	C
Prepared by	Notes	Date	



## McGraw-Edison Impact Elite LED

Wall Mount Luminaire

**Product Certifications**



**Product Certifications**

- WaveLinx
- Enlighted

**Quick Facts**

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

**Dimensional Details**

Cylinder	Quarter Sphere	Hook-N-Lock
18" (467mm)	18" (467mm)	18" (467mm)
9" (229mm)	9" (229mm)	9" (229mm)
16-1/2" (419mm)	16-1/2" (419mm)	16-1/2" (419mm)
9" (229mm)	9" (229mm)	9" (229mm)

**Notes:** See notes on backsheet for additional details. For all product variations see DLC qualified.

**COOPER** Lighting Solutions

PS50004EN page 1  
November 30, 2021 10:37 AM

### McGraw-Edison GLEON Galleon

**Ordering Information**  
SAMPLE NUMBER: GLEON-S4C-740-U-14FT-0M

Product Family	Light Engine Configuration	Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
AP-Only	S4C1 Square	4.000mA	727-700K, 2000K	120V/277V	T2-Type II	Blush-Arm for Round or Square Pole	AP-Only
Bay American Act Compliant	S4C1 Square	4.000mA	727-700K, 2000K	120V/277V	T2-Type II	Blush-Arm for Round or Square Pole	Bay American Act Compliant
Bay American Act Compliant	S4C1 Square	4.000mA	727-700K, 2000K	120V/277V	T2-Type II	Blush-Arm for Round or Square Pole	Bay American Act Compliant
Bay American Act Compliant	S4C1 Square	4.000mA	727-700K, 2000K	120V/277V	T2-Type II	Blush-Arm for Round or Square Pole	Bay American Act Compliant
Bay American Act Compliant	S4C1 Square	4.000mA	727-700K, 2000K	120V/277V	T2-Type II	Blush-Arm for Round or Square Pole	Bay American Act Compliant

**Notes:** See notes on backsheet for additional details. For all product variations see DLC qualified.

**COOPER** Lighting Solutions

PS50002EN page 2  
October 30, 2021 9:31 AM

### McGraw-Edison Impact Elite LED

**Ordering Information**  
SAMPLE NUMBER: ISO-SATF-740-U-T3-BZ

Product Family	Light Engine Configuration	Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
AP-Only	S4C1 Square	4.000mA	727-700K, 2000K	120V/277V	T2-Type II	Blush-Arm for Round or Square Pole	AP-Only
Bay American Act Compliant	S4C1 Square	4.000mA	727-700K, 2000K	120V/277V	T2-Type II	Blush-Arm for Round or Square Pole	Bay American Act Compliant
Bay American Act Compliant	S4C1 Square	4.000mA	727-700K, 2000K	120V/277V	T2-Type II	Blush-Arm for Round or Square Pole	Bay American Act Compliant
Bay American Act Compliant	S4C1 Square	4.000mA	727-700K, 2000K	120V/277V	T2-Type II	Blush-Arm for Round or Square Pole	Bay American Act Compliant
Bay American Act Compliant	S4C1 Square	4.000mA	727-700K, 2000K	120V/277V	T2-Type II	Blush-Arm for Round or Square Pole	Bay American Act Compliant

**Notes:** See notes on backsheet for additional details. For all product variations see DLC qualified.

**COOPER** Lighting Solutions

PS50004EN page 2  
November 30, 2021 10:37 AM

### McGraw-Edison GLEON Galleon

**Supplemental Performance Guide**

Nominal Power (Watts)	1	2	3	4	5	6	7	8	9	10
Input Current @ 120V (A)	0.58	1.16	1.71	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)	0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)	0.29	0.55	0.81	1.10	1.35	1.61	1.83	2.16	2.41	2.71
Input Current @ 277V (A)	0.25	0.48	0.70	0.96	1.18	1.39	1.60	1.80	2.09	2.36
Input Current @ 347V (A)	0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)	0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45

**Notes:** See notes on backsheet for additional details. For all product variations see DLC qualified.

**COOPER** Lighting Solutions

PS50002EN page 5  
October 30, 2021 9:31 AM

### McGraw-Edison Impact Elite LED

**Energy and Performance Data**

Light Squares (A)	Cylinder (C) and Quarter Sphere (S)	Trapezoid (T) and Wedge (W)
350	450	600
800	1000	1200
350	450	600
800	1000	1200

**Notes:** See notes on backsheet for additional details. For all product variations see DLC qualified.

**COOPER** Lighting Solutions

PS50004EN page 3  
November 30, 2021 10:37 AM

# PHOTOMETRIC FIXTURE SELECTION

Revision: 07-09-23

Project No: 2021-027C  
Date: December 28, 2021

Digitally signed by Kevin G. Carlson  
Date: 2022.02.09 16:14:41 -05'00'  
FL REG. NO. PR0046052

ENTIRE SHEET ADDED

**spe1.2**

**KBA** ENGINEERING, INC.

801 Flagship Dr, Suite 106, Lutz, FL 33549  
813-909-1845 VOICE 813-909-0764 FAX  
Florida Registry Number: 331835

# ARCHITECTONICS Studio

architects • planners

Detroit Street  
Proposed Multi-Family  
Housing Community  
Lake Worth Beach, Florida

Lic. # AA-0003347  
2600 Dr. MLK Jr. Street N. Suite 600,  
Orlando, FL 32817  
info@architectonicsstudio.com  
www.architectonicsstudio.com

**Prepared by and return to:**

Amber F. Williams  
Jameson Pepple Cantu PLLC  
2430 Estancia Blvd., Suite 114  
Clearwater, FL 33761

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made effective on October 19, 2020, by Seaglates Investment Co., a Florida Corporation ("**Grantor**"), whose mailing address is 15789 Cypress Chase Lane, Wellington, Florida 33414, and Pacific Land Holdings LLC, a Florida limited liability company ("**Grantee**"), whose mailing address is 5403 West Gray Street, Tampa, Florida 33609.

**WITNESSETH:**

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto Grantee and its successors and assigns forever, that certain real property together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest, estate, reversion, remainder and easement thereto belonging or in anywise appertaining (the "**Property**") in Palm Beach County, Florida, as more particularly described in **Exhibit A** attached hereto and made a part hereof.

Tax Parcel ID Nos. 38-43-44-20-14-002-0010 and 38-43-44-20-14-002-0390.

To have and to hold in fee simple forever.

SUBJECT to applicable land use and zoning restrictions and to easements, reservations and restrictions of record, which are specifically not reimposed or extended hereby, and to taxes for the year 2020 and subsequent years.

Grantor will warrant the title to the Property and will defend the same, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

*[Signatures on following page]*

IN WITNESS WHEREOF, Grantor has executed this deed the day and year above written.

Signed in the presence of:

**GRANTOR:**

Janine Marano  
Signature

Seaglades Investment Co., a Florida corporation

Janine Marano  
Printed Name

By: R  
Paul A. Krasker, Esq., its Authorized Representative

[Signature]  
Signature

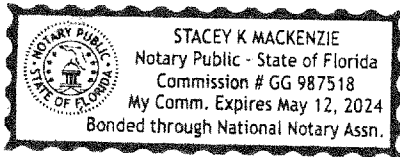
Stacey K. Mackenzie  
Printed Name

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this October 16<sup>th</sup>, 2020 by Paul A. Krasker, Esq., as Authorized Representative of Seaglades Investment Co., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Notary Seal]

[Signature]  
(Signature of person taking acknowledgment)



Stacey K. Mackenzie  
(Name typed, printed or stamped)

\_\_\_\_\_  
(Title or rank)

\_\_\_\_\_  
(Serial number, if any)

**EXHIBIT A  
to  
SPECIAL WARRANTY DEED**

**Legal Description**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50, Block 2 of BUFFALO HEIGHTS, according to the Plat thereof as recorded in Plat Book 4, page 8, of the Public Records of Palm Beach County, Florida.

This is not a certified copy



December 28, 2020  
 Revised October 5, 2021

Mr. William Waters  
 City of LWB, Community Sustainability Director  
 1900 Second Avenue North  
 Lake Worth Beach, FL 33461

**RE: Lake Worth Beach Residential - TCEA  
 Traffic Generation Statement  
 Lake Worth, Florida  
 Kimley-Horn #144159011**

Dear William:

As requested, Kimley-Horn and Associates, Inc. has completed a trip generation determination for the proposed redevelopment of the site located east of Congress Avenue, between Buffalo Street and Detroit Street in Lake Worth Beach, Florida (see *Figure 1*). The site is currently vacant, and the proposed redevelopment will result in a mid-rise multifamily development with 60 dwelling units. The Folio Numbers for the proposed site are 38-43-44-20-14-002-0390 and 38-43-44-20-14-002-0010.

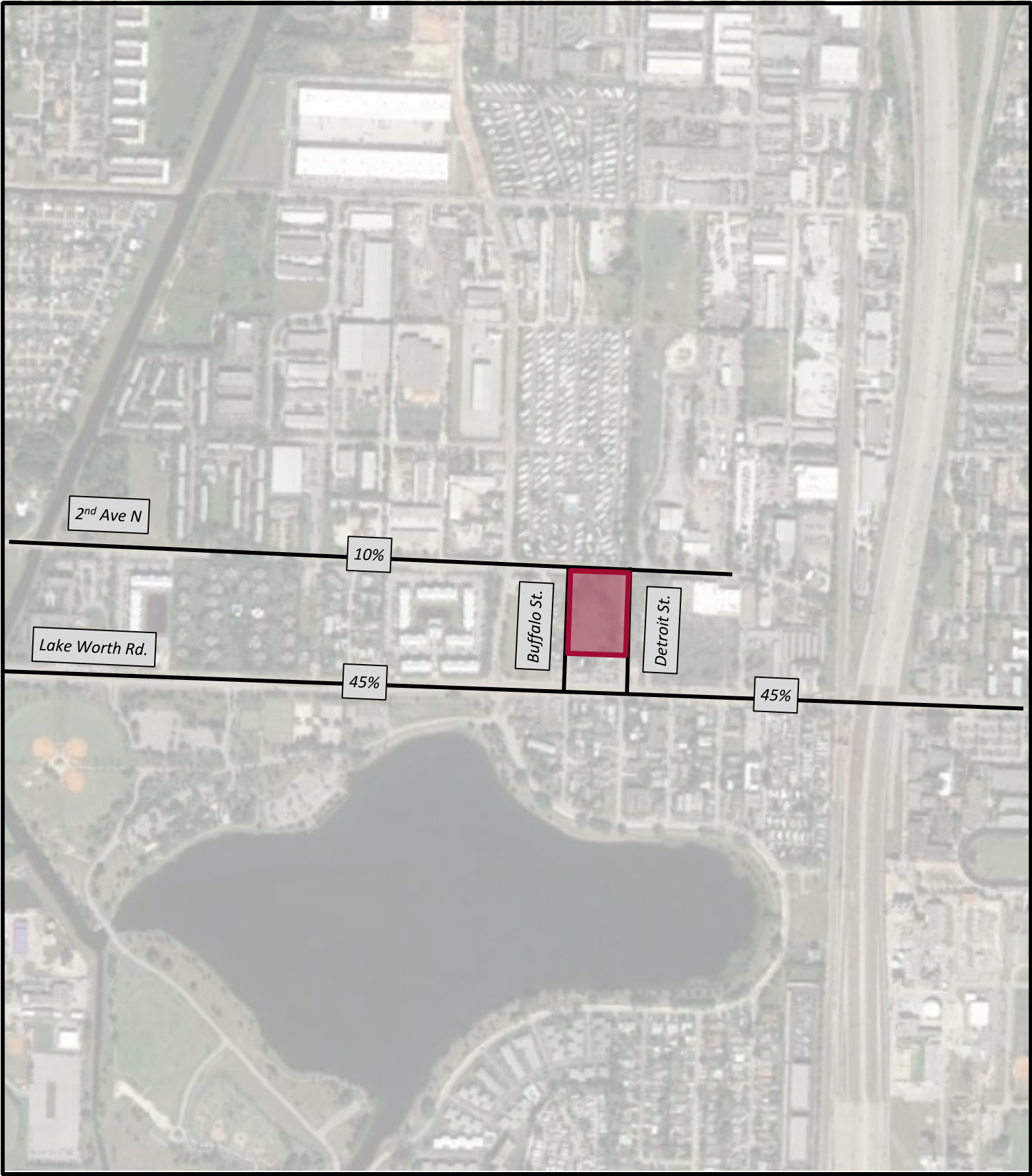
**TRIP GENERATION DETERMINATION**

A trip generation determination was prepared to determine the potential impacts of the proposed development. Rates and equations published by Palm Beach County, based on the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10<sup>th</sup> Edition*, were used to determine the trips generated by the proposed land use. Trip generation rates for Multi-Family Housing (Mid Rise) (Land Use 221) were used for the daily, AM peak hour and PM peak hour trip generation calculations for the proposed site development. Since the site is currently not generating any traffic, no credit was taken for existing trips. *Table 1* below summarizes the trip generation calculations for this project.

*Table 1: Trip Generation Calculations*

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Proposed Scenario</b>								
Multifamily Mid-Rise	60 DU	326	22	6	16	26	16	10
	Subtotal	326	22	6	16	26	16	10
Pass-By Capture								
Multifamily Mid-Rise	0.0%	0	0	0	0	0	0	0
	Subtotal	0	0	0	0	0	0	0
Driveway Volumes		326	22	6	16	26	16	10
Net New External Trips		326	22	6	16	26	16	10
Proposed Net External Trips-Existing Net New External Trips		326	22	6	16	26	16	10
Radius of Development Influence:		0.5 miles						
<u>Land Use</u>	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		<u>Pass By</u>	
Multifamily Mid-Rise	5.44 trips/DU	0.36 trips/DU (26% in, 74% out)			0.44 trips/DU (61% in, 39% out)		0.0%	

As shown in Table 1, redevelopment of the proposed site results in an increase of 326 net new external weekday daily trips, an increase in 22 net new external weekday AM peak hour trip (+6 inbound, +16 outbound), and an increase in 26 new external weekday PM peak hour trips (+16 inbound, +10 outbound).



**LEGEND**

-  Site Location
-  Trafficways

**FIGURE 1**  
 Lake Worth Residential TCEA  
 KH #144159011  
 Site Location

### SIGNIFICANCE ANALYSIS

Based on the traffic generation for this site, it was determined that the radius of developmental influence for this project is .5 miles. The only major road network within the radius of developmental influence is the roadway link of Lake Worth Road from Congress Avenue to N A Street. The project traffic was added to this link to determine if it was significantly impacted. *Table 2* and *Table 3* summarize the AM peak hour and PM peak hour significance analysis, respectively.

*Table 2: AM Peak Hour Significance Analysis*

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?							
Lake Worth Road	S Congress Avenue	Buffalo Street	4LD	1,960	45%	i	3	7	0.15%	No	0.36%	No
Lake Worth Road	Buffalo Street	Detroit Street	4LD	1,960	45%	i	3	7	0.15%	No	0.36%	No
Lake Worth Road	Detroit Street	N A Street	4LD	1,960	45%	o	7	3	0.36%	No	0.15%	No

*Table 3: PM Peak Hour Significance Analysis*

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?							
Lake Worth Road	S Congress Avenue	Buffalo Street	4LD	1,960	45%	i	7	5	0.36%	No	0.26%	No
Lake Worth Road	Buffalo Street	Detroit Street	4LD	1,960	45%	i	7	5	0.36%	No	0.26%	No
Lake Worth Road	Detroit Street	N A Street	4LD	1,960	45%	o	5	7	0.26%	No	0.36%	No

As shown in the tables above, none of the links are significantly impacted due to project traffic and therefore no further link analysis is required.

## **DRIVEWAY CLASSIFICATION**

Access to the site is proposed to be maintained via two proposed full-access driveways on Detroit Street. According to the Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards,” it is necessary to classify project driveways as minor, intermediate, or major according to the following criteria:

- Minor – services a maximum daily volume of 500 vehicles.
- Intermediate – services a daily volume ranging from 501 to 2000 vehicles.
- Major – services a daily volume of more than 2000 vehicles.

Figure 2 illustrates the project traffic volumes projected for the site driveways after full buildout. Using the above criteria, both driveways are classified as minor.

## **TURN LANE REQUIREMENTS**

The Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards” provides guidance on the provision of turn lanes at site driveways. According to the standards noted in this document, the volume thresholds for providing exclusive turn lanes are as follows:

- Right-turn Lane – 75 peak hour right turns, with driveway volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.
- Left-turn Lane – 30 peak hour left turns

Based on these requirements, turn lanes are not required at any of the driveways.

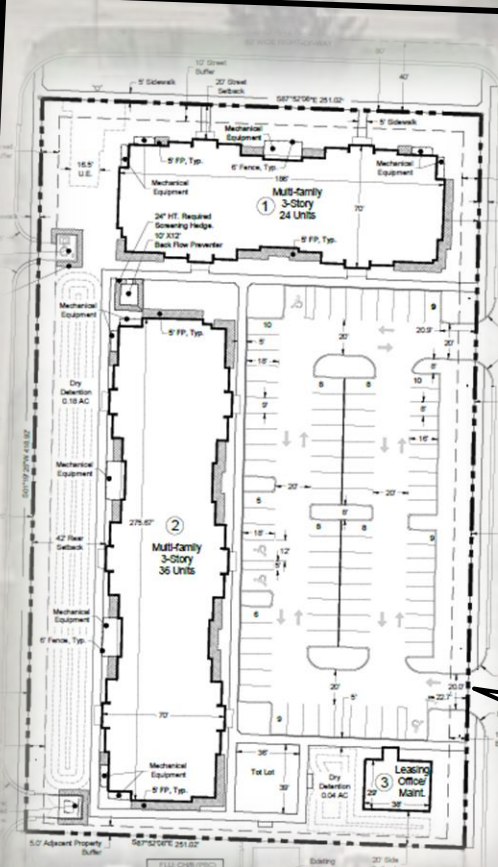


2<sup>nd</sup> Ave N

Buffalo St.

Detroit St.

Lake Worth Rd.




Daily: 130

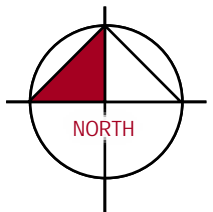
(2) 1	←	←
(2) 1	→	→
(3) 5	→	→
		← 2 (5)

Daily: 196

(0) 0	←	←
(0) 0	→	→
(6) 10	→	→
		← 4 (10)

**LEGEND**

-  Trafficways
- XX AM Peak Hour Trips
- (XX) PM Peak Hour Trips



**FIGURE 2**  
 Lake Worth Residential TCEA  
 KH #144159011  
 Driveway Volumes

## CONCLUSION

Kimley-Horn and Associates has prepared a traffic study to evaluate the potential impact of development for a site located between Buffalo Street and Detroit Street, on the north side of Lake Worth Road in Lake Worth Beach, Florida. The site currently is currently vacant, and the proposed plan of development includes the addition of a 60 dwelling unit multifamily midrise apartment building. The site is in the Lake Worth Park of Commerce TCEA, and therefore residential trips are not deemed to be significant on the road network.

However, as shown in the analysis, the site meets the requirements of the Palm Beach County TPSO, without significantly impacting any of the surrounding links.

Please contact me via telephone at (561) 840-0874 or via e-mail at [adam.kerr@kimley-horn.com](mailto:adam.kerr@kimley-horn.com) should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.  
Transportation Engineer

Florida Registration  
Number 64773  
Certificate of Authorization  
Registry No. 696

*k:\wpb\_tpto\1441\144159011 - detroit street\2021-10-5 lake worth tcea.docx*

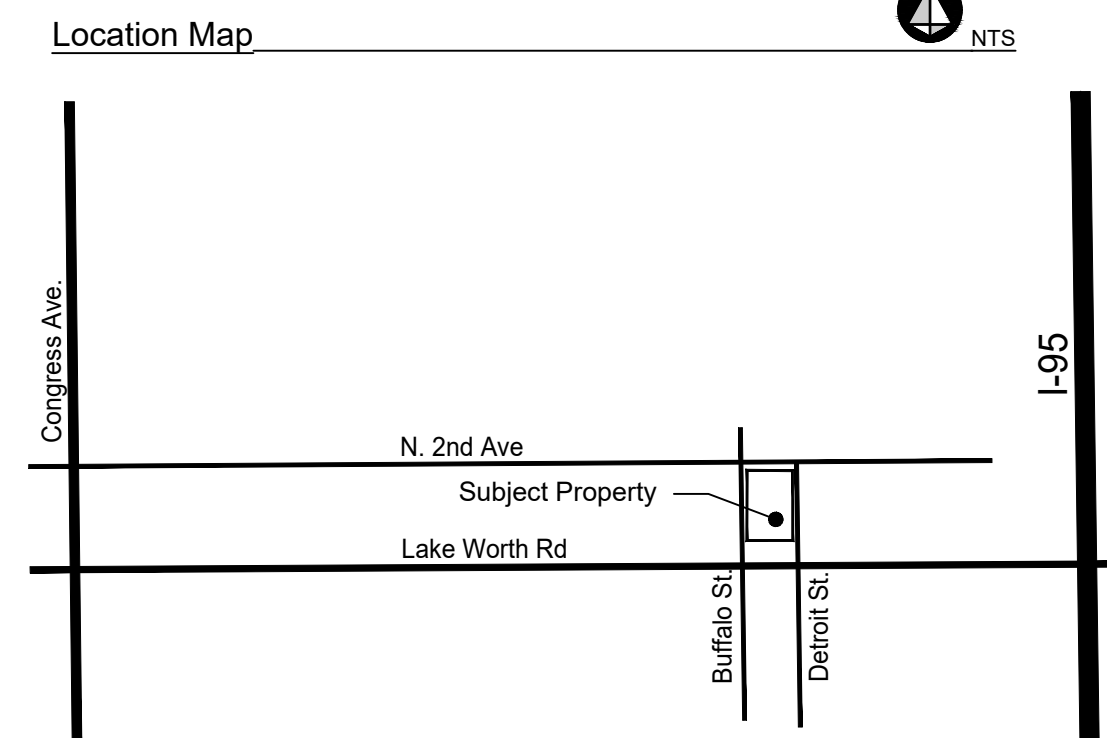
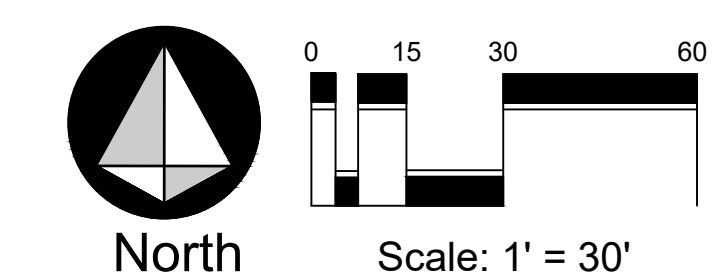
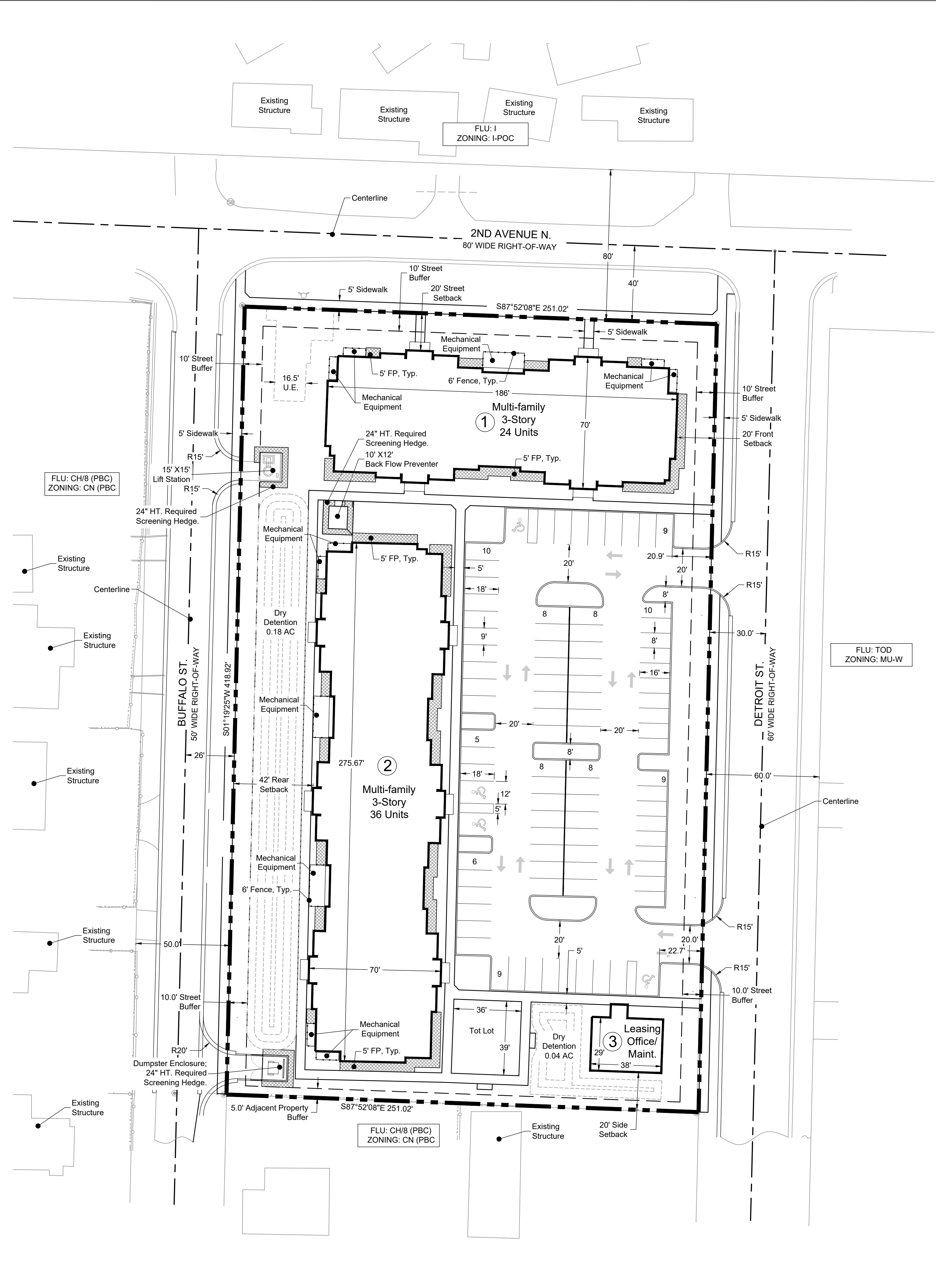
**Site Data**

Future Land Use	[Transit Oriented Development] TOD
Zoning District	[Mixed Use West] MU-W
Property Control Number	38-43-44-20-14-002-0010, 38-43-44-20-14-002-0390, 2.41 AC
<b>Total Site Area</b>	<b>2.41 AC</b>
<b>Residential</b>	
Housing Type	Multifamily
Total Dwelling Units	60 DU
Maximum Standard Density	30.0 DU/AC
Proposed Density	24.9 DU/AC
<b>Unit Mix</b>	
2 - Bedroom	24 Units
3 - Bedroom	36 Units
<b>Parking Required</b>	<b>114 Spaces</b>
2-Bedroom (1.75 Space/Dwelling Unit @ 24 Units)	42 Spaces
3-Bedroom (2 Space/Dwelling Unit @ 36 Units)	72 Spaces
<b>Parking Proposed</b>	<b>90 Spaces</b>
Handicap Required	4
Handicap Proposed	4
<b>Maximum Impervious Area</b>	<b>65%</b>
Proposed Impervious Area	62.7%
<b>Maximum Ht (with SBIP)</b>	<b>65'-00"</b>
Proposed Ht (with SBIP)	32'-4 7/8"
<b>Maximum Wall Ht at Side Setback (with SBIP)</b>	<b>30'-00"</b>
Proposed Wall Ht at Side Setback (with SBIP)	30'-00"
<b>Water Management Tract Proposed</b>	<b>0.22 AC</b>

**MU-W Planned Development Property Development Regulations**

Zoning MU-W	Minimum Lot Dimensions		Density <sup>1</sup>	FAR <sup>2</sup>	Bldg. Cover	Minimum Setbacks			
	Size	Width				Front	Side	Street	Rear
Required	0.3 AC	100'	37.5 DU/AC	2.3	50%	20'	20'	20'	10'
Proposed	2.41 AC	251.02'	24.9 DU/AC	0.76	30%	20'	20'	20'	42'

<sup>1</sup> Base Density before SBIP = 30 DU/AC  
<sup>2</sup> Base FAR before SBIP = 1.30



**REVISIONS**

DATE	REVISION
06/21/21	Concierge Review
09/13/21	Submital

**Site Plan**

SCALE	AS SHOWN
DRAWN	KB/JR
CHECKED BY	JM
FILE	169-03-Detroit Lane - SP Sub
DATE	2021-09-13

**SP**  
Sheet: 1 of 1

**Property Detail**

Parcel Control Number: 38-43-44-20-14-002-0010	Location Address: 7 DETROIT ST
Owners: PACIFIC LAND HOLDINGS LLC	
Mailing Address: 5403 W GRAY ST, TAMPA FL 33609 1005	
Last Sale: OCT-2020	Book/Page#: 31849 / 1188 Price: \$1,250,000
Property Use Code: 1000 - VACANT COMMERCIAL	Zoning: MU-W - Mixed Use West ( 38-LAKE WORTH BEACH )
Legal Description: BUFFALO HEIGHTS LTS 1 TO 22 & 47 TO 50 INC BLK 2	Total SF: 0 Acres 1.8489

**2020 Values (Current)**

Improvement Value	\$0
Land Value	\$547,652
Total Market Value	\$547,652
Assessed Value	\$479,276
Exemption Amount	\$0
Taxable Value	\$479,276

All values are as of January 1st each year.

**2020 Taxes**

Ad Valorem	\$11,771
Non Ad Valorem	\$344
Total Tax	\$12,115

**2020 Qualified Exemptions**

No Details Found

**Applicants**

No Details Found

**Building Footprint (Building 0 )**



**Subarea and Square Footage (Building 0 )**

Description	Area	Sq. Footage
No Data Found.		

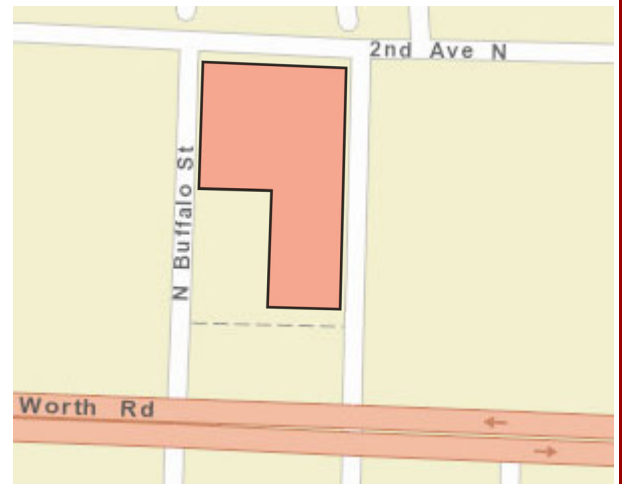
**Extra Features**

Description	Year Built	Unit
No Extra Feature Available		

**Structural Details (Building 0 )**

Description

**MAP**



**Property Detail**

Parcel Control Number: 38-43-44-20-14-002-0390	Location Address: 26 BUFFALO ST
Owners: PACIFIC LAND HOLDINGS LLC	
Mailing Address: 5403 W GRAY ST, TAMPA FL 33609 1005	
Last Sale: OCT-2020	Book/Page#: 31849 / 1188 Price: \$1,250,000
Property Use Code: 1000 - VACANT COMMERCIAL	Zoning: MU-W - Mixed Use West ( 38-LAKE WORTH BEACH )
Legal Description: BUFFALO HEIGHTS LTS 39 TO 46 INC BLK 2	Total SF: 0 Acres 0.5803

**2020 Values (Current)**

Improvement Value	\$0
Land Value	\$171,897
Total Market Value	\$171,897
Assessed Value	\$150,435
Exemption Amount	\$0
Taxable Value	\$150,435

**2020 Taxes**

Ad Valorem	\$3,695
Non Ad Valorem	\$295
Total Tax	\$3,990

**2020 Qualified Exemptions**

No Details Found

**Applicants**

No Details Found

All values are as of January 1st each year.

**Building Footprint (Building 0 )**



**Subarea and Square Footage (Building 0 )**

Description	Area	Sq. Footage
No Data Found.		

**Extra Features**

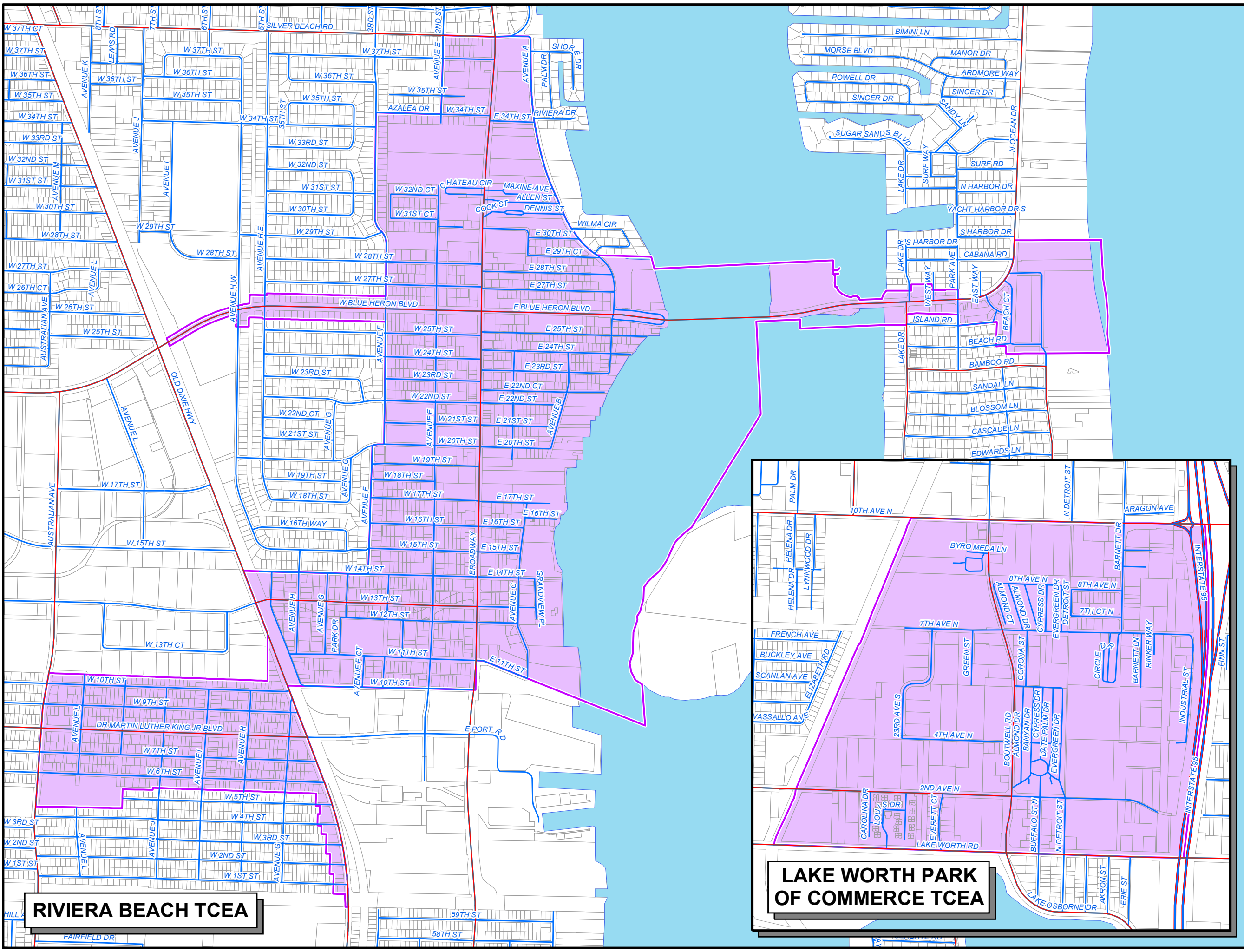
Description	Year Built	Unit
No Extra Feature Available		

**Structural Details (Building 0 )**

Description

**MAP**










**RIVIERA BEACH TCEA**


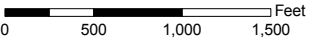
**LAKE WORTH PARK OF COMMERCE TCEA**

**MAP TE 15.3  
TRAFFIC CONCURRENCY  
EXCEPTION AREAS (TCEA's)  
DETAILS 2**

-  Traffic Concurrency Exception Areas (TCEA's) \*
-  Interstate 95
-  Florida's Turnpike
-  Major Roads
-  Minor Roads

\* For Further Details Upon These Features, Please Refer To The Transportation Element Of The Comprehensive Plan  
 SOURCES: PBC Planning Division  
 Last Amended In Round 05-1 by Ord. 2005-023

  
**PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES**

  
  
 Effective Date: 11/01/05  
 Filename: N:\Map Series\MXDs\Adopted  
 Contact: PBC Planning Dept.



October 20, 2021

Adam B. Kerr, P.E.  
Kimley-Horn and Associates, Inc.  
1920 Wekiva Way, Suite 200  
West Palm Beach, FL 33411

**RE: Lake Worth Beach Residential - TCEA  
Project #: 211006  
Traffic Performance Standards (TPS) Review**

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 5, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

<b>Municipality:</b>	Lake Worth Beach
<b>Location:</b>	SWC of 2 <sup>nd</sup> Avenue N and Detroit Street
<b>PCN:</b>	38-43-44-20-14-002-0010/-0390
<b>Access:</b>	Two access driveway connections onto Detroit Street <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Vacant
<b>Proposed Uses:</b>	Mid-rise Multi-Family Residential = 60 DUs
<b>New Daily Trips:</b>	326
<b>New Peak Hour Trips:</b>	22 (6/16) AM; 26 (16/10) PM
<b>Build-out:</b>	December 31, 2023

Based on our review, the Traffic Division has determined the proposed development is within the City of Lake Worth Beach Traffic Concurrency Exception Area (TCEA); therefore, it is exempt from the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.



Adam B. Kerr, P.E.  
October 20, 2021  
Page 2

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com



**Palm Beach County  
Board of County  
Commissioners**

- Dave Kerner, Mayor
- Robert S. Weinroth, Vice Mayor
- Maria G. Marino
- Gregg K. Weiss
- Maria Sachs
- Melissa McKinlay
- Mack Bernard

**County Administrator**

Verdenia C. Baker

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

Quazi Bari, P.E., PTOE  
Manager – Growth Management  
Traffic Division

QB:HA:qg

ec: Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach  
Hanane Akil, P.E., Project Coordinator II, Traffic Division  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\HAMUNICIPALITIES\APPROVALS\2021\211006 - LAKE WORTH BEACH RESIDENTIAL - TCEA.DOCX

"An Equal Opportunity  
Affirmative Action Employer"





*First American*

# Commitment

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 2061-5692786

### AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE

**Issued By**

*First American Title Insurance Company*

#### NOTICE

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

#### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through:  
Jameson Pepple Cantu PLLC

**First American Title Insurance Company**

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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*First American*

# Schedule A

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 2061-5692786

***Transaction Identification Data for reference only:***

Issuing Agent: Jameson Pepple Cantu PLLC

Issuing Office:

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number:

Issuing Office File Number: Pacific Land Holdings LLC

Property Address: 7 DETROIT ST, LAKE WORTH, FL 33461-4803

Revision Number:

### SCHEDULE A

1. Commitment Date: October 25, 2021 @ 8:00 AM
2. Policy to be issued:
  - (a)  2006 ALTA® Owner's Policy  
Proposed Insured: Pacific Land Holdings LLC, a Florida limited liability company  
Proposed Policy Amount: \$1,000.00
  - (b)  2006 ALTA® Loan Policy  
Proposed Insured: TBD and each successor and/or assign that is a successor in ownership of the Indebtedness, except as provided in Section 12(c) of the Conditions.  
Proposed Policy Amount: \$ 1,000.00
  - (c)  ALTA ® Policy  
Proposed Insured: N/A  
Proposed Policy Amount: \$ 0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple
4. The Title is, at the Commitment Date, vested in:  
Pacific Land Holdings LLC, a Florida limited liability company
5. The Land is described as follows:  
**See Exhibit "A" attached hereto and made a part hereof**

Jameson Pepple Cantu PLLC

By: \_\_\_\_\_  
Authorized Signatory

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*First American*

## Schedule BI

ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 2061-5692786

Issuing Office File Number: Pacific Land Holdings LLC

### SCHEDULE B-I

#### Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Mortgage to be executed by Pacific Land Holdings LLC, a Florida limited liability company, in favor of the Proposed Insured Lender, encumbering the lands described in Schedule A.
5. With regard to Pacific Land Holdings LLC, a Florida limited liability company, the following is required:
  - a. Satisfactory evidence must be furnished showing that said limited liability company is currently in good standing. (Note) Proof of the issuance of the Certificate of Organization by the Secretary of State in the event said company was formed prior to October 1, 1993.
  - b. A certified copy of the Articles of Organization and Operating Agreement must be furnished and the Company reserves the right to make additional requirements and/or exceptions upon review of same.

- or -

Record in the public records of Palm Beach County, Florida, a Certificate from the keeper of the records of the company certifying:

- i. Whether the management of the company is/was vested in the members or in the manager(s);

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- ii. The names and positions, if any, that the managing members have/had or the names of the then active manager(s) of the company, on the date of the deed/mortgage to be insured or of a previously recorded deed.
  - c. Affidavit from the managing member or the manager(s), whichever is applicable, confirming that there has been no dissolution of the company resulting from transfers of member's interest, or otherwise.
  - d. Satisfactory evidence must be furnished showing that all of the corporate managing members are in good standing in their state(s) of organization.
6. Redemption of 2021 Tax Certificate Nos. 2021:12706 and 2021:121707, for 2020 ad valorem taxes.
  7. Evidence of the payment of ad valorem taxes for the year(s) 2021.
  8. This transaction may be subject to a Geographic Targeting Order ("GTO") issued pursuant to the Bank Secrecy Act. Information necessary to comply with the GTO must be provided prior to the closing. This transaction will not be insured until this information is submitted, reviewed and found to be complete.
  9. As provided in the commitment jacket, this commitment is only effective when the identity of the proposed insured and/or the amount of the policy committed for have been inserted in Schedule A by the Company. The Company reserves the right to make additional requirements and/or exceptions once the name of the proposed insured and amount of policy have been inserted.

NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.

Note: The following is for informational purposes only and is given without assurance or guarantee: 2021 taxes show **UNPAID**. The gross amount is \$13,154.31 for Tax Identification No. 38-43-44-20-14-002-0010 (as to Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 47, 48, 49 and 50), and are due and payable as of November 1, 2021.

Note: The following is for informational purposes only and is given without assurance or guarantee: 2021 taxes show **UNPAID**. The gross amount is \$4,315.50 for Tax Identification No. 38-43-44-20-14-002-0390 (as to Lots 39, 40, 41, 42, 43, 44, 45 and 46) , and are due and payable as of November 1, 2021.

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*First American*

# Schedule BII

ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 2061-5692786

## SCHEDULE B-II

### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
7. INTENTIONALLY DELETED.
8. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted

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upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

**Note:** All of the recording information contained herein refers to the Public Records of PALM BEACH County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

Searched by: Brenda Waldecker/ bwaldecker@firstam.com

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**First American**

**Notices - Where Sent**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707 (claims.nic@firstam.com).

**Service, Quality and Availability**

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-854-3643. Office hours are from 8:30 a.m. through 5:30 p.m. PST Monday through Friday.

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**First American**

First American Title Insurance Company  
8605 Largo Lakes Dr., Suite 100  
Largo, FL 33773  
Phn - (727)549-3200  
Fax - (866)265-4386

11/05/2021

Re: File #2061-5692786

Property Address: 7 DETROIT ST, LAKE WORTH, FL 33461-4803

**REISSUE CREDIT NOTICE**

Issued by

***First American Title Insurance Company***

**YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.**

The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on:

**REFINANCE TRANSACTIONS:**

To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

**SALES TRANSACTIONS:**

To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above referenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to your First American issuing agent conducting your settlement prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.

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**First American**

Exhibit A

ISSUED BY

**First American Title Insurance Company**

File No: 2061-5692786

Issuing Office File Number: Pacific Land Holdings LLC

The land referred to herein below is situated in the County of PALM BEACH, State of Florida, and described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50, in Block 2, of BUFFALO HEIGHTS, according to the Plat thereof as recorded in Plat Book 4, Page 8, of the public records of Palm Beach County, Florida.

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**DRAINAGE REPORT  
FOR  
SOUTHPORT DETROIT STREET  
City of Lake Worth Beach  
February 4, 2022**



**Location:**

The 2.41 acre project site is located within the City of Lake Worth Beach (LWB), Florida; Section 20, Township 44 South, Range 43 East. The project site consists of two adjacent lots located at 7 Detroit Street and 26 Buffalo Street. The site is bounded on the north by 2<sup>nd</sup> Avenue North, on the east by Detroit Street, the west by Buffalo Street and to the south by commercial and residential properties. The site is approximately 160 feet north of Lake Worth Road. Buffalo Street, Detroit Street and 2<sup>nd</sup> Avenue North are owned maintained by the City of Lake Worth Beach.

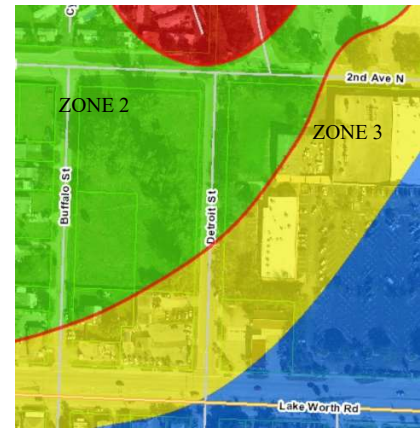
The Property Control Numbers (PCN) for the property are 38-43-44-20-14-002-0390 and 38-43-44-20-14-002-0010.

A topographic survey prepared by Engenuity Group, Inc. was provided for use during the preparation of this report and for on-site storm drainage analysis and adjacent roadway drainage and driveway review. Drainage facilities were only partially identified on Detroit Street because certain structures were not accessible during the survey field work. Additional information has been obtained from other construction plans in the area to further identify or clarify the existing drainage systems in the area.

### **Wellfield Protection Zone:**

The property is located within Wellfield Protection Zone 2 which will impact the site civil design for the project in three ways:

1. All new sanitary sewer mains within this zone shall have to be constructed and tested with pressure pipe.
2. Exfiltration trench systems are prohibited within zone 2.
3. Potable water will be required for irrigation.



### **FEMA Flood Data:**

The property is located within Zone X (Area of Minimal Flood Hazard) in accordance with the FEMA Flood Insurance Rate Maps for Palm Beach County, effective October 5<sup>th</sup>, 2017. It should be noted that Lake Osborn is located within flood zone AE 12.0, with a base flood elevation of 12.0' NAVD. The proposed finished floor elevation for this project has been assumed at this time to be 1.5' above the FEMA elevation (elevation 13.5' NAVD)

### **Conceptual Stormwater Management Analysis:**

The purpose of this analysis is to review the regulatory criteria for the site regarding legal positive outfall, maximum allowable discharge, water quality treatment and required stormwater attenuation for the proposed project based upon the site plan provided.

### **Existing Conditions:**

The project site is located within the C-16 basin of the South Florida Water Management District (SFWMD) and the Lake Worth Drainage District (LWDD). Currently there are no formal stormwater management facilities located on site. Stormwater runoff generated onsite sheet flows to the east and ultimately drains offsite into the adjacent roadways systems via overland flow.

The Detroit Street Drainage System consists of inlets and culverts that convey stormwater runoff to Lake Osborn via an existing 72" culvert. The topographic survey did not locate this pipe and we have assumed the pipe exists based on information from the City and Palm Beach County. The topographic survey for the project site located an inlet within Detroit Street with a 15" RCP running west within the project site, however no stormwater inlet was found within the project site or within Buffalo Street. Based on review of construction plans for modification to Detroit Street, it was discovered that the 15" RCP running west was a short run of exfiltration trench that was apparently installed to provide some water quality treatment for the roadway.

There are roadside swales within Buffalo Street with no apparent positive outfall location. There is a roadway drainage system within 2<sup>nd</sup> Avenue North that was permitted with the SFWMD. The drainage system on 2<sup>nd</sup> Avenue was not designed for runoff from the project site.

**Legal Positive Outfall:**

Based on conversations with LWB, the project site can discharge into the Detroit Street Drainage system and ultimately into Lake Osborn / C-16 Drainage Basin. The C-16 drainage basin has an allowable discharge of 62.6 cubic feet per square mile during a 25 year – 3 day design event.

**Water Quality Treatment:**

The project site must be designed to provide water quality treatment in accordance with SFWMD, LWDD and LWB requirements. As the site discharges into Lake Osborn and Lake Osborn is designated as a nutrient impaired water body, the site will have to demonstrate that the post development stormwater runoff will result in an overall net reduction in nutrient loadings. In addition to nutrient loading reduction, the site will also have to retain the runoff generated by the 3 year - 1 hour storm event, per LWB requirements. Note that this retention requirement will exceed the retention requirements of the SFWMD and LWDD for water quality treatment.

**Stormwater Attenuation:**

The majority of the project site is located within Wellfield Protection Zone 2 which prohibits the use of exfiltration trench or similar systems that rely on percolation through a closed system. The site will be designed to provide stormwater treatment and attenuation within dry detention areas, swales and within the onsite parking areas.

**Proposed Conditions and Stormwater Analysis:**

The proposed project consists of a 60 unit multi-family residential development. Two residential buildings are proposed with a separate leasing/office center, common areas and on grade parking with access to Detroit Street.

The proposed stormwater management system improvements will consist of inlets and culverts to direct stormwater runoff to proposed dry detention areas along the south and west sides of the site and swales around the north and east sides of the site where water quality treatment and attenuation will be provided prior to discharge through a drainage control structure into the Detroit Street drainage system.

The grading for the site has been assumed as follows.

Dry detention area	Bottom elevation 9.00'
Open space around building	Varies from 11.5' to 13.00'
Parking area	Varies from 12.0' to 13.00'

Preliminary flood routing calculation were performed to evaluate the proposed stormwater managements system based on the 3, 5, 10, 25 and 100 year design events.

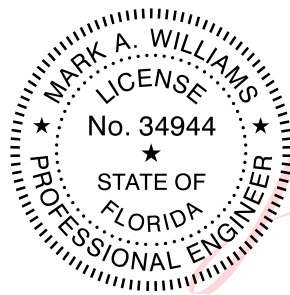
The flood stages during the storm events for the 3, 5, 10, 25 and 100 year rainfall events are as follows based on the preliminary flood routing calculations.

<u>STORM EVENT</u>	<u>ELEVATION (NAVD)</u>
3 year – one hour (2.9” of rain)	11.47’
5 year – one day storm (6.5” of rain)	11.79’
10 year – one day storm (7.5” of rain)	12.07’
25 year – three day storm (12.5” of rain)	12.79’
100 year – three day storm (16.0” of rain)	13.58’

The drainage outfall control structure will be designed to retain stormwater in the detention area up to elevation 11.47’ to meet the LWB retention requirements for the 3 year – one hour storm event. The control structure will include a weir plate inside the structure with a 6” x 6” inverted triangular bleeder at elevation 10.60’ and a 3’ long weir crest at elevation 13.00’ to regulate discharge during the 25 year storm.

Prepared by:

Mark Williams, P.E.  
Senior Vice President



Digitally signed by Mark A Williams  
DN: c=US, o=KESHAVARZ AND ASSOCIATES, dnQualifier=A01410C0000017CE0F48E8D00003F7F, cn=Mark A Williams  
Date: 2022.02.04 14:32:33 -05'00'

**KESHAVARZ & ASSOCIATES, INC.**

711 North Dixie Highway, Suite 200  
 West Palm Beach, Florida 33401  
 phone: (561) 689-8600  
 fax: (561) 689-7476



**Southport Detroit Street**  
 Project Number: 20-1342

**SURFACE WATER MANAGEMENT CALCULATIONS**  
 2 4 22

BASIN #	PROPOSED CONDITIONS						
TOTAL AREA	2.41	ACRES					
LAND USES	TYPE	AREA (ACRES)	IMPERVIOUS			PERVIOUS (ACRES)	CHECK (ACRES)
			ROOF (ACRES)	PAVE (ACRES)	SWM (ACRES)		
	DETENTION AREA	0.200	---	---	---	0.200	0.200
	OPEN SPACE	0.840	---	---	---	0.840	0.840
	PARKING	0.700	---	0.000	---	0.700	0.700
	SIDEWALKS	0.077	---	0.077	---	0.000	0.077
	COVERED PARKING	0.000	---	0.000	---	0.000	0.000
	BUILDING	0.590	0.590	---	---	0.000	0.590
	<b>SUBTOTALS</b>		<b>0.590</b>	<b>0.077</b>	<b>0.000</b>		
	<b>TOTALS</b>	<b>2.407</b>			<b>0.667</b>	<b>1.740</b>	<b>2.407</b>
	% IMPERVIOUS / PERVIOUS				27.7%	/	72.3%

AREAS AVAIL FOR STORAGE	AREA (ACRES)	TYPE	BEGIN (FT)	END (FT)	WEIGHTED AV (ACRES)	AVG GRADE
1 DETENTION BOTTOM	0.020	V	9.0	9.0	0.18	
2 DETENTION SLOPE	0.180	L	9.0	12.0	1.89	
3 PARKING	0.700	L	12.0	13.0	8.75	
4 SIDEWALKS	0.077	L	12.5	13.5	1.00	
5 PARKING NORTH	0.000	L	12.0	13.0	0.00	
6 PARKING SOUTH	0.000	L	12.0	13.0	0.00	
7 SWALE (E-W)	0.000	L	11.5	13.0	0.00	
8 SWALE (N)	0.000	L	12.4	13.3	0.00	
9 OPEN SPACE	0.840	L	12.0	13.3	10.61	
AVG EST. PERVIOUS LESS DETENTION BOT.	1.817				22.426	12.34

SOIL STORAGE	VALUE
AVERAGE PERVIOUS GROUND ELEV. (FT)	12.3
SOIL TYPE (COASTAL, FLATWOODS, OR DEPRESSIONAL)	FLATWOODS
WET SEASON WATER TABLE ELEVATION (FT)	7.5
DEPTH TO WATER TABLE (FT)	4.8
S = COMPACTED STORAGE * % PERVIOUS	
COMPACTED STORAGE (INCHES) =	6.75
S (PRO-RATED BASED ON PERV. AREA) =	4.88
CN (CURVE NUMBER) = 1000 / ( 10+ S)	
CN =	67

RETENTION REQUIREMENTS	VALUE
<b>3YR-1HR, MAX STAGE CALCULATIONS, ZERO DISCHARGE</b>	
RUNOFF = ((P-(0.2*S))^2 / (P+(0.8*S)))	
P, 3 YR - 1 HOUR RAINFALL (INCHES) =	2.9
S, SOIL STORAGE (INCHES) =	4.88
RUNOFF (INCHES) =	0.54
RUNOFF (AC-FT) =	0.11
STAGE IN BASIN =	10.91
(see attached Stage-Storage calculations)	



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 711 North Dixie Highway, Suite 200  
 West Palm Beach, Florida 33401  
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 fax: (561) 689-7476



**Southport Detroit Street**  
 Project Number: 20-1342

STAGE - STORAGE TABULATIONS  
 4-Feb-22

<b>PROPOSED STORAGE</b>				
	Area (ac)	Type of Storage	Lowest Elevation	Highest Elevation
DETENTION BOTTOM	0.02	V	9.00	9.00
DETENTION SLOPE	0.18	L	9.00	12.00
PARKING	0.70	L	12.00	13.00
SIDEWALKS	0.08	L	12.50	13.50
OPEN SPACE	0.84	L	12.00	13.25

STAGE (ft)	DETENTION BOTTOM STORAGE (ac-ft)	DETENTION SLOPE STORAGE (ac-ft)	PARKING STORAGE (ac-ft)	SIDEWALKS STORAGE (ac-ft)	OPEN SPACE STORAGE (ac-ft)	TOTAL STORAGE (ac-ft)
9.00	0.000	0.000	0.000	0.000	0.000	0.000
9.50	0.010	0.008	0.000	0.000	0.000	0.018
10.00	0.020	0.030	0.000	0.000	0.000	0.050
10.50	0.030	0.068	0.000	0.000	0.000	0.098
11.00	0.040	0.120	0.000	0.000	0.000	0.160
11.50	0.050	0.188	0.000	0.000	0.000	0.238
12.00	0.060	0.270	0.000	0.000	0.000	0.330
12.50	0.070	0.360	0.088	0.000	0.084	0.602
13.00	0.080	0.450	0.350	0.010	0.336	1.226
13.50	0.090	0.540	0.700	0.039	0.756	2.125
14.00	0.100	0.630	1.050	0.077	1.176	3.033
14.50	0.110	0.720	1.400	0.116	1.596	3.942
15.00	0.120	0.810	1.750	0.154	2.016	4.850



Bot Clip(in): 0.000                      0.000                      Solution Incs: 10

Upstream FHWA Inlet Edge Description:  
 Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:  
 Circular Concrete: Square edge w/ headwall

\*\*\* Weir 1 of 1 for Drop Structure Control \*\*\*

TABLE

Count: 1	Bottom Clip(in): 0.000
Type: Vertical: Mavis	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Circular	Orifice Disc Coef: 0.600
Span(in): 3.00	Invert(ft): 9.800
Rise(in): 3.00	Control Elev(ft): 7.500

Name: Control	From Node: Site	Length(ft): 40.00
Group: LWDD Bleeder	To Node: Outfall	Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Automatic
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 15.00	15.00	Flow: Both
Rise(in): 15.00	15.00	Entrance Loss Coef: 0.000
Invert(ft): 9.500	9.400	Exit Loss Coef: 1.000
Manning's N: 0.012000	0.012000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:  
 Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:  
 Circular Concrete: Square edge w/ headwall

\*\*\* Weir 1 of 1 for Drop Structure Control \*\*\*

TABLE

Count: 1	Bottom Clip(ft): 0.000
Type: Vertical: Mavis	Top Clip(ft): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Trapezoidal	Orifice Disc Coef: 0.600
Bottom Width(ft): 0.00	Invert(ft): 10.600
Left Sd Slp(h/v): 0.50	Control Elev(ft): 10.600
Right Sd Slp(h/v): 0.50	Struct Opening Dim(ft): 0.50

==== Hydrology Simulations =====

Name: 003\_024  
 Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\003\_024.R32

Override Defaults: Yes  
 Storm Duration(hrs): 24.00  
 Rainfall File: Flmod  
 Rainfall Amount(in): 5.50

Time(hrs)	Print Inc(min)
-----	-----
30.000	5.00

Name: 005\_024

---

Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\005\_024.R32

Override Defaults: Yes  
Storm Duration(hrs): 24.00  
Rainfall File: Flmod  
Rainfall Amount(in): 6.50

Time (hrs)	Print Inc(min)
30.000	5.00

---

Name: 010\_024

Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\010\_024.R32

Override Defaults: Yes  
Storm Duration(hrs): 24.00  
Rainfall File: Flmod  
Rainfall Amount(in): 7.50

Time (hrs)	Print Inc(min)
30.000	5.00

---

Name: 010\_072

Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\010\_072.R32

Override Defaults: Yes  
Storm Duration(hrs): 72.00  
Rainfall File: Sfwmd72  
Rainfall Amount(in): 10.50

Time (hrs)	Print Inc(min)
100.000	5.00

---

Name: 025\_072

Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\025\_072.R32

Override Defaults: Yes  
Storm Duration(hrs): 72.00  
Rainfall File: Sfwmd72  
Rainfall Amount(in): 12.50

Time (hrs)	Print Inc(min)
100.000	5.00

---

Name: 100\_072

Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\100\_072.R32

Override Defaults: Yes  
Storm Duration(hrs): 72.00  
Rainfall File: Sfwmd72  
Rainfall Amount(in): 16.00

Time (hrs)	Print Inc(min)
100.000	5.00

---

==== Routing Simulations =====

Name: 003\_024 Hydrology Sim: 003\_024

Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\003\_024.I32

Execute: No Restart: No Patch: No  
Alternative: No

---

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 30.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes
Control	Yes

---

Name: 003\_024-LWDD                      Hydrology Sim: 003\_024  
Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\003\_024-LWDD.I32

Execute: Yes                      Restart: No                      Patch: No  
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 100.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes
LWDD Bleeder	Yes

---

Name: 005\_024                              Hydrology Sim: 005\_024  
Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\005\_024.I32

Execute: No                      Restart: No                      Patch: No  
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 30.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes
Control	Yes

---

Name: 005\_024-LWDD                      Hydrology Sim: 005\_024  
Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\005\_024-LWDD.I32

---

Execute: Yes                    Restart: No                    Patch: No  
Alternative: No

Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time(hrs): 0.000                    End Time(hrs): 100.00  
Min Calc Time(sec): 0.5000                Max Calc Time(sec): 60.0000  
Boundary Stages:                    Boundary Flows:

Time(hrs)                    Print Inc(min)  
-----  
999.000                    15.000

Group                    Run  
-----  
BASE                    Yes  
LWDD Bleeder            Yes

---

Name: 010\_024                    Hydrology Sim: 010\_024  
Filename: P:\20-1342 Southport Detroit Street\KA\_ENG\Calcs\ICPR\010\_024.I32

Execute: No                    Restart: No                    Patch: No  
Alternative: No

Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time(hrs): 0.000                    End Time(hrs): 30.00  
Min Calc Time(sec): 0.5000                Max Calc Time(sec): 60.0000  
Boundary Stages:                    Boundary Flows:

Time(hrs)                    Print Inc(min)  
-----  
999.000                    15.000

Group                    Run  
-----  
BASE                    Yes  
Control                    Yes

---

Name: 010\_024-LWDD                Hydrology Sim: 010\_024  
Filename: P:\20-1342 Southport Detroit Street\KA\_ENG\Calcs\ICPR\010\_024-LWDD.I32

Execute: Yes                    Restart: No                    Patch: No  
Alternative: No

Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time(hrs): 0.000                    End Time(hrs): 100.00  
Min Calc Time(sec): 0.5000                Max Calc Time(sec): 60.0000  
Boundary Stages:                    Boundary Flows:

Time(hrs)                    Print Inc(min)  
-----  
999.000                    15.000

Group                    Run  
-----  
BASE                    Yes  
LWDD Bleeder            Yes

---

Name: 010 072                      Hydrology Sim: 010 072  
Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\010\_072.I32

Execute: No                      Restart: No                      Patch: No  
Alternative: No

Max Delta Z(ft): 1.00                      Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time(hrs): 0.000                      End Time(hrs): 100.00  
Min Calc Time(sec): 0.5000                      Max Calc Time(sec): 60.0000  
Boundary Stages:                      Boundary Flows:

Time(hrs)                      Print Inc(min)  
-----  
999.000                      15.000

Group                      Run  
-----  
BASE                      Yes  
Control                      Yes

---

Name: 010 072-LWDD                      Hydrology Sim: 010 072  
Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\010\_072-LWDD.I32

Execute: No                      Restart: No                      Patch: No  
Alternative: No

Max Delta Z(ft): 1.00                      Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time(hrs): 0.000                      End Time(hrs): 100.00  
Min Calc Time(sec): 0.5000                      Max Calc Time(sec): 60.0000  
Boundary Stages:                      Boundary Flows:

Time(hrs)                      Print Inc(min)  
-----  
999.000                      15.000

Group                      Run  
-----  
BASE                      Yes  
LWDD Bleeder                      Yes

---

Name: 025 072                      Hydrology Sim: 025 072  
Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\025\_072.I32

Execute: No                      Restart: No                      Patch: No  
Alternative: No

Max Delta Z(ft): 1.00                      Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time(hrs): 0.000                      End Time(hrs): 100.00  
Min Calc Time(sec): 0.5000                      Max Calc Time(sec): 60.0000  
Boundary Stages:                      Boundary Flows:

Time(hrs)                      Print Inc(min)  
-----  
999.000                      15.000

Group                      Run  
-----  
BASE                      Yes

Control Yes

-----  
Name: 025 072-LWDD Hydrology Sim: 025 072  
Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\025\_072-LWDD.I32

Execute: No Restart: No Patch: No  
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time(hrs): 0.000 End Time(hrs): 100.00  
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000  
Boundary Stages: Boundary Flows:

Time(hrs) Print Inc(min)  
-----  
999.000 15.000

Group Run  
-----  
BASE Yes  
LWDD Bleeder Yes

-----  
Name: 100 072 Hydrology Sim: 100 072  
Filename: P:\20-1342 Southport Detroit Street\KA ENG\Calcs\ICPR\100\_072.I32

Execute: No Restart: No Patch: No  
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time(hrs): 0.000 End Time(hrs): 100.00  
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000  
Boundary Stages: Boundary Flows:

Time(hrs) Print Inc(min)  
-----  
999.000 15.000

Group Run  
-----  
BASE Yes  
No Q Yes



Southport Detroit K&A No. 20-1342  
Node Maximum Conditions Report

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Site	BASE	003_024-LWDD	70.01	11.47	15.00	0.0050	7326	12.33	2.07	14.73	0.42
Site	BASE	005_024-LWDD	14.71	11.79	15.00	0.0050	12270	12.33	2.85	14.71	0.56
Site	BASE	010_024-LWDD	14.80	12.07	15.00	0.0050	18876	12.33	3.67	14.80	0.64
Site	BASE	010_072-LWDD	62.93	12.62	15.00	0.0050	45710	60.17	5.40	62.79	0.65
Site	BASE	025_072-LWDD	63.35	12.79	15.00	0.0050	55108	60.17	6.81	75.41	0.72
Site	BASE	100_072	75.01	13.58	15.00	0.0050	78786	60.17	9.26	0.00	0.00

# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** June 21, 2022

**DEPARTMENT:** Community Sustainability

**TITLE:**

Second amendment to the professional services agreement with NZ Consultants to allow for additional expenditure of funds for services

**SUMMARY:**

Request for a second amendment to the approved professional services agreement with NZ Consultants to allow for a total expenditure of up to \$210,000 due to staff vacancies in the Planning & Preservation Division of the Community Sustainability Department

**BACKGROUND AND JUSTIFICATION:**

At its meeting of September 7, 2021, the Commission approved a professional services agreement with NZ Consultants to provide general planning, zoning and preservation services to the Planning & Preservation Division (Division) of the Community Sustainability Department. The original agreement allowed for an expenditure of up to \$75,000 during Fiscal Year 2022. Due to staff vacancies, the Commission approved an additional expenditure of \$75,000 for Fiscal Year 2022, bringing the total to \$150,000

Presently, the Division still has two (2) planning positions vacant. They are Community Planner and Senior Preservation Coordinator. To date, the City has not received applications meeting the minimum qualifications for the positions though they have been advertised locally and statewide as well as nationally. As such, the Division must continue to rely on the outside consultant services of NZ Consultants with an additional sub-consultant of Paleo West for preservation activities. Due to the heavy demand on the Division's services, the City is quickly approaching the agreement expenditure maximum of \$150,000, which is anticipated to have been spent prior to the end of the third quarter.

The proposed amendment would allow for an additional expenditure of \$60,000 with NZ Consultants to maintain a continuity of operations for the Division until one or more of the positions can be filled. This additional amount of funding would bring the not to exceed expenditure amount under the agreement to \$210,000 for FY 2022.

**MOTION:**

Move to approve/disapprove the second amendment to the NZ Consultants Agreement for FY 2022 to allow for an additional expenditure of \$60,000 with the overall expenditure not to exceed \$210,000.

**ATTACHMENT(S):**

Fiscal Impact Analysis  
Second Amendment

**FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

<b>Fiscal Years</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Capital Expenditures	0	0	0	0	0
Operating Expenditures	\$210,000	0	0	0	0
External Revenues	0	0	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
<b>Net Fiscal Impact</b>	<b>\$210,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>No. of Addn'l Full-Time Employee Positions</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**B. Recommended Sources of Funds/Summary of Fiscal Impact:** Additional funding for the agreement is being transferred from salary and benefit savings from the two (2) vacant positions described in the staff report. It is anticipated that 3 additional months with positions vacant will allow for the additional \$60,000 being requested.

Account Number	Account Description	Project Number	FY22 Budget	Current Balance	Budget Transfer	Agenda Expenditure	Balance
001-2030-515.31-90	Professional Services Other		\$220,000	\$70,000	\$0	\$210,000	\$10,000

\*\$150,000 is currently committed to NZ Consultants which is why the available balance is now \$70,000. A \$60,000 budget transfer was completed to bring the total committed value to \$210,000.

**SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT**  
**(Planning, Zoning and Historic Preservation Professional Services)**

THIS SECOND AMENDMENT to the Professional Services Agreement for Planning, Zoning and Historic Preservation Professional Services (“Amendment”) is made as of \_\_\_\_\_, 2022, by and between the **City of Lake Worth Beach**, a Florida municipal corporation (“City”) and **NZ Consultants, Inc.**, a corporation authorized to do business in the State of Florida (“Consultant”).

**WHEREAS**, in September 2021, based on the Request for Proposals RFP No. 21-207 for Planning, Zoning and Historic Preservation Professional Services the City entered into a Professional Services Agreement with the Consultant, as amended by the First Amendment dated January 3, 2022, to complement the Planning & Preservation Division staff of the City’s Department of Community Sustainability (collectively, the “Agreement”);

**WHEREAS**, the City is currently in a need of additional services under the same terms and conditions as the Agreement due to the staffing shortages in Community Sustainability Department;

**WHEREAS**, the City and the Consultant would like to increase the total Not to Exceed Amount from Hundred Fifty Thousand Dollars (\$150,000) to Two Hundred and Ten Thousand Dollars (\$210,000.00) for fiscal year FY 2022; and

**WHEREAS**, the City finds amending the Agreement as set forth herein is in the best interest of the City and serves a valid public purpose.

**NOW, THEREFORE**, in consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged by each party hereto, the City and the Consultant agree to amend the Agreement, as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by reference.
2. **Maximum Costs.** The total not to exceed amount under this Amendment for Fiscal Year FY 2022 shall be Two Hundred and Ten Thousand Dollars (\$210,000.00).
3. **Entire Agreement.** The City and the Consultant agree that the Agreement and this Amendment set forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Amendment may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto. All other terms and conditions of the Agreement, except as amended herein, remain in full force and effect.
4. **Legal Effect.** This Amendment shall not become binding and effective until approved by the City Commission.

5. **Counterparts.** This Amendment may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. Either or both parties may sign this Amendment via facsimile, email or electronically and such signature is as valid as the original signature of such party.

**REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK**  
**SIGNATURE PAGE FOLLOWS**

IN WITNESS WHEREOF, the parties hereto have made and executed this SECOND Amendment to the Professional Services Agreement for Planning, Zoning and Historic Preservation Professional Services on the day and year first above written.

**CITY OF LAKE WORTH BEACH, FLORIDA**

**ATTEST:**

By: \_\_\_\_\_  
Betty Resch, Mayor

By: \_\_\_\_\_  
Melissa Coyne, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

APPROVED FOR FINANCIAL SUFFICIENCY

By: \_\_\_\_\_  
Glen J. Torcivia, City Attorney

By: \_\_\_\_\_  
Bruce T. Miller, Financial Services Director

**NZ Consultants, Inc.**

[Corporate Seal]

By: Nilsa Zacarias  
Print Name: NILSA ZACARIAS  
Title: President

STATE OF FLORIDA                    )  
COUNTY OF PALM BEACH         )

THE FOREGOING instrument was acknowledged before me by means of  physical presence or  online notarization on this 11 day of May 2022, by Nilsa Zacarias, as the President [title] of NZ Consultants, Inc., a corporation authorized to do business in the State of Florida, who is personally known to me or who has produced FL Driver license as identification, and who did take an oath that he or she is duly authorized to execute the foregoing instrument and bind the Consultant to the same.

Robert Blauvelt  
Notary Public Signature

Notary Seal:

Notary Public State of Florida  
Robert Blauvelt  
My Commission HH 036469  
Expires 09/22/2024

# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** June 21, 2022

**DEPARTMENT:** Public Works and Financial  
Services

**TITLE:**

Community Development Block Grant Modification

**SUMMARY:**

Modification of the original grant approval from \$274,506 in expected funding to \$306,691 in actual funding

**BACKGROUND AND JUSTIFICATION:**

On March 1, 2022, the City Commission granted approval to apply to the Palm Beach County Department of Housing and Economic Development (DHED) for Community Development Block Grant funding. At the time of the submission, it was estimated that the City, if awarded, would receive \$274,506 in total grant funding. On April 26, 2022, the Palm Beach County Board of Commissioners approved its FY 2022-2023 CDBG funding strategies, and subsequently awarded the City \$306,691 in total grant funding. The City is seeking to modify its original approval to account for the increase in actual funding received.

**MOTION:**

Move to approve/disapprove the modification of the original grant approval from \$274,506 in expected funding to \$306,691 in actual funding.

**ATTACHMENT(S):**

Fiscal Impact Analysis

**FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

<b>Fiscal Years</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Capital Expenditures	0	0	0	0	0
Operating Expenditures	0	0	0	0	0
External Revenues	32,185	0	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
<b>Net Fiscal Impact</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>No. of Addn'l Full-Time Employee Positions</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

Account Number	Department Name	Division Name	Account Description	Project Number	FY22 Budget	Current Balance	Additional Revenues	Agenda Expenditure	Balance
180-0000-331.40-01	Parks and Rec	Distribution	Parks and Recreation/CDBG		266,500	266,500	32,185	0	298,685

\*This item works in conjunction with the Memorial Park Modification Amendment item (New Item 5.C.) to complete the budget adjustment and bring the total project funds to the above mentioned \$306,691.



# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** June 21, 2022

**DEPARTMENT:** Public Works and Financial  
Services

**TITLE:**

Resolution No. 39-2022 – Fifth Capital Budget Amendment for FY 2022 to appropriate \$10,507 from the budgetary control account (General Fund; CIP Fund Balance) associated with the Memorial Park Pavilion project.

**SUMMARY:**

Resolution No. 39-2022 authorizes a capital budget amendment to replenish capital funds that dropped to fund balance at the conclusion of the 2020-2021 fiscal year.

**BACKGROUND AND JUSTIFICATION:**

At the conclusion of the 2020-2021 fiscal year, Public Works had \$10,507 in encumbered funds that dropped to fund balance instead of being carried forward into the 2021-2022 fiscal year. As a result, the current account balance is below its required value, rendering the department incapable of fulfilling contractual obligations.

**MOTION:**

Move to approve/disapprove Resolution No. 39-2022 authorizing a capital budget amendment to replenish capital funds that dropped to fund balance at the conclusion of the 2020-2021 fiscal year.

**ATTACHMENT(S):**

Fiscal Impact Analysis  
Resolution No. 39-2022  
Exhibit A

**FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

<b>Fiscal Years</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Capital Expenditures	10,507	0	0	0	0
Operating Expenditures	0	0	0	0	0
External Revenues	10,507	0	0	0	0
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
<b>Net Fiscal Impact</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

Account Number	Department Name	Division Name	Account Description	Project Number	FY22 Budget	Current Balance	Budget Transfer	Agenda Expenditure	Balance
301-8060-572.63-63	Recreation	Recreation	Improve Other than Build/Improve Other than Build	GV2110	266,500	255,941	10,507	10,507	255,941

RESOLUTION NO. 39-2022, FIFTH CAPITAL APPROPRIATION RESOLUTION OF THE CITY OF LAKE WORTH BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, MAKING SEPARATE AND SEVERAL BUDGET AMENDMENTS AND CORRESPONDING APPROPRIATIONS FOR THE CITY'S NECESSARY CAPITAL EXPENSES, THE USES AND EXPENSES OF THE VARIOUS FUNDS AND DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Lake Worth Beach, Florida (the "City") previously adopted the Fiscal Year (FY) 2022 Five Year Capital Plan Budget pursuant to Resolution No. 60-2021 on September 27, 2021;

WHEREAS, the City finds it is necessary and essential to amend the FY 2022 Five Year Capital Plan Budget as set forth in this Resolution; and

WHEREAS, adoption of the FY 2022 Five Year Capital Plan Budget amendments set forth herein serves a valid public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

Section 1. The above recitals are hereby ratified and confirmed as being true and correct and are hereby incorporated into this Resolution.

Section 2. As hereinafter stated in this Resolution, the term "fiscal year" shall mean the period of time beginning October 1, 2021, and ending and including September 30, 2022.

Section 3 The funds and available resources and revenues that are set out and attached as Exhibit "A" and incorporated herein by reference, be, and the same hereby are, appropriated to provide the monies to be used to pay the necessary operating and other expenses of the respective funds and departments of the City for the fiscal year.

Section 4. The sums, which are set out in Exhibit "A" and herein incorporated by reference, listed as operating and other expenses of the respective funds and departments of the City, be, and the same hereby are, appropriated and shall be paid out of the revenues herein appropriated for the fiscal year.

Section 5. The revenues and the expenses for which appropriations are hereby made, all set forth above, shall be as set out in the Amended City of Lake Worth Beach Operating Budget for the fiscal year as attached in Exhibit "A".

Section 6. The sums set out in Exhibit "A" are hereinbefore incorporated by reference and based upon departmental estimates prepared by the City Manager and the Finance

Director, shall be, and the same hereby are, fixed and adopted as the amended budget for the operation of the City and its other enterprises for the fiscal year.

Section 7. Except as amended in Exhibit "A" hereto, the remainder of the FY 2022 Five Year Capital Plan Budget for the fiscal year remains in full force and effect.

Section 8. This resolution shall become effective immediately upon passage.

The passage of this resolution was moved by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch  
Vice Mayor Christopher McVoy  
Commissioner Sarah Malega  
Commissioner Kimberly Stokes  
Commissioner Reinaldo Diaz

The Mayor thereupon declared this resolution duly passed and adopted on the 21<sup>st</sup> day of June 2022.

LAKE WORTH BEACH CITY COMMISSION

By: \_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Ann Coyne, City Clerk

City of Lake Worth Beach  
FY 2022 CIP

	Project Title	<i>Source of Funds</i>		
		FY 2022 Requets	Grant - In Hand	Not Funded
<b><i>Governmental Funds</i></b>				
<b>General Fund</b>				
	<b>Recreation</b>			
	Memorial Park- Pavilion Renovation (Original budget)	594,225	266,500	327,725
	Memorial Park- Pavilion Renovation (Amendment)	10,507	10,507	-
	Total Leisure Services	604,732	277,007	327,725

City of Lake Worth Beach  
FY 2022 CIP

	Project Title
<b><i>Governmental Funds</i></b>	
<b>General Fund</b>	
	<b>Recreation</b>
	Memorial Park- Pavilion Renovation (Original budget)
	Memorial Park- Pavilion Renovation (Amendment)
	Total Leisure Services



**AGENDA**  
**CITY OF LAKE WORTH BEACH**  
**REGULAR CITY COMMISSION MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**TUESDAY, JULY 05, 2022 - 6:00 PM**

**ROLL CALL:**

**INVOCATION OR MOMENT OF SILENCE:** led by Commissioner Kimberly Stokes

**PLEDGE OF ALLEGIANCE:** led by Commissioner Reinaldo Diaz

**AGENDA - Additions / Deletions / Reordering:**

**PRESENTATIONS:** (there is no public comment on Presentation items)

- A. Presentation by Carolyn Beisner, Senior Environment Analyst at Palm Beach County Board of County Commissioners regarding the mangrove pod project

**COMMISSION LIAISON REPORTS AND COMMENTS:**

**CITY MANAGER'S REPORT:**

**PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:**

**APPROVAL OF MINUTES:**

- A. Regular Meeting - June 7, 2022

**CONSENT AGENDA:** (public comment allowed during Public Participation of Non-Agendaed items)

**PUBLIC HEARINGS:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- A. Resolution No. 32-2022 – Support for Additional Traffic Calming Measures on Federal Highway
- B. Task Order #3 to the Professional Service Agreement with CPZ Architects, Inc.
- C. Construction Contract with Lambert Brothers, Inc.

**CITY ATTORNEY'S REPORT:**

**UPCOMING MEETINGS AND WORK SESSIONS:**

**ADJOURNMENT:**

The City Commission has adopted Rules of Decorum for Citizen Participation (See Resolution No. 25-2021). The Rules of Decorum are posted within the City Hall Chambers, City Hall Conference Room, posted online at: <https://lakeworthbeachfl.gov/government/virtual-meetings/>, and available through the City Clerk's office. Compliance with the Rules of Decorum is expected and appreciated.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

DRAFT