

## Gulfstream Hotel Planned Development

A request by Restoration St. Louis Inc. for the approval of (Ordinance 2022-09) a Mixed Use Urban Planned Development, Development of Significant Impact, Major Site Plan Approval, Conditional Use Approval, and Sustainable Bonus Incentive Program approval commonly referred to as the “Gulfstream Hotel Planned Development.” The data and analysis related to the planning and zoning components of the request are presented under separate cover. The request also includes the required historic review applications (Certificates of Appropriateness) for the renovation of the historic Gulfstream hotel, a rear addition to the historic hotel, and the construction of the proposed new hotel annex building, which include a Certificate of Appropriateness for Exterior Modifications/Alterations (22-00100167), a Certificate of Appropriateness for an Addition (22-00100168), a Certificate of Appropriateness for New Construction (22-00100166), a Base Flood Elevation Variance (22-22-01500001), and a Historic Preservation Tax Exemption (22-12700001).





## Executive Summary

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 PB00202. 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.

In the summer of 2019, Amrit Gill, Principle of Restoration Saint Louis, received a call from John Carver, a Chicago based broker for CBRE, informing him that the Gulfstream Hotel would be on the market, and that the community of Lake Worth Beach could use the particular skill sets and perspective that Restoration Saint Louis brings to all its projects. A couple of calls is all it took for Amrit and Amy Gill, his wife, to make a trip to LWB, where they fell in love with the community, and now also have a home in the vicinity on Lake Osborne. During their visit, the Gills met with City Staff to become acquainted with the development review process, the vision of the City and the challenges that a project of this magnitude might present.

Over the course of 2019 & early 2020, Restoration Saint Louis had the Gulfstream under contract and worked on putting together a program for the Gulfstream that would ensure its future success while also being a real community asset and catalyst for further investment in the City's downtown. During this period, it became clear that a large expansion of the Gulfstream was needed to ensure its financial viability and success. In addition, the City's electorate passed a Charter Amendment referendum allowing increased height on the hotel property block. At the same time, the pandemic occurred, which led to a restructuring of the entire project, CDS, the owner of the property, and Restoration Saint Louis formed a Joint Venture to undertake the project. A long series of public meetings and community feedback ensued, resulting in the current plan. The public outreach for the project included a public meeting at the Beach Casino and more than one public Zoom meeting, where the public was encouraged to provide feedback, offer suggestions and pose questions. In addition, the project has been posted on both the City's website and that of the Community Redevelopment Agency (CRA).

In early 2022, Restoration Saint Louis submitted a complete development entitlement application, which initiated the formal review of the project and its first steps toward receiving approvals and a building permit to bring the restoration of the historic Gulfstream Hotel to reality.

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## Application Overview

### HISTORIC PRESERVATION RESOURCES BOARD (HRPB) REPORT

**PZHP Main Project Number 22-00900001:** Consideration of multiple Certificates of Appropriateness for the renovation of the historic Gulfstream hotel, a rear addition to the historic hotel, and the construction of the proposed new hotel annex building, including a Certificate of Appropriateness for Exterior Modifications/Alterations (22-00100167), a Certificate of Appropriateness for an Addition (22-00100168), a Certificate of Appropriateness for New Construction (22-00100166), a Base Flood Elevation Variance (22-01500001), and a Historic Preservation Tax Exemption (22-12700001) pre-construction review.

**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:



## Property Development History

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 Florida Master Site File as PB00202.

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.” The hotel was financed by G. L. Miller Bond & Mortgage Company, who worked in close relationship with the G. Lloyd Preacher company on many large-scale building projects.

Construction began in 1923, with a soft opening taking place on December 10, 1924. The hotel was billed as “the Gulf Stream, Lake Worth’s \$400,000 fireproof hotel” and was formally launched with an official opening and dedication ceremony on January 20, 1925. As noted in the opening announcements, the hotel was officially named the Gulf Stream; however, over time the name was consolidated into one word. A naming convention that continues today.

Shortly after the Gulfstream’s grand opening, the Land Boom of the early 1920s began to decline. By September of 1925 the economic impact extended to Florida’s tourist trade. This economic downturn, followed closely by hurricanes in both 1926 and 1928, and the 1929 stock market crash had a devastating impact on the Gulfstream’s financial solvency. The company filed for bankruptcy in 1930 and shuttered the hotel. It remained closed until 1936 when it was sold at auction.



*Gulfstream Hotel - Lake Worth, Florida. 20th century. State Archives of Florida, Florida Memory*

The hotel was purchased by the Hygeia Hotel Company and reopened shortly thereafter. This new venture was met with resounding success. It was under their ownership that the Gulfstream expanded, growing to include nearly the full city block adding the Gulfstream Lodge and the Gulfstream Annex. These buildings are located on S. Golfview Road and are currently a condominium (multi-family residential) use.

During World War II, the Gulfstream Hotel operated the Gulfstream Patio and Officers' Club. They also initiated a 1943 direct mail campaign advertised the Gulf Stream as "one of the few first-class resort hotels open to civilians on the Southeastern coast." This infusion of wartime money brought new travelers, including younger tourists who were more inclined to shorter stays while looking for a variety of entertainment. During this time the hotel continued to expand, shifting the focus from luxury extended stay visitors to provide a diverse set of activities and accommodations.

The Hygeia Hotel Company continued to operate the property until they sold it in 1978. This marked the last period of stability for the property. In 1989, the hotel was purchased by a group of Finnish investors. For a time, it provided office space for the Finnish-American consulate. However, by 1993 the hotel was again facing the auctioneer's gavel. It was purchased and renovated by Holiday-Inn 1996. The property changed hands again in 2003 and 2005 but remained vacant until it went into foreclosure in 2010. The property was purchased by the current owners, HH Gulfstream Land Holdings LLC, in 2014.

## Significance

The Gulfstream Hotel is noted for its significance as the first large resort hotel built in Lake Worth, and one of the few surviving resort hotels built during Florida's Land Boom era. It is also significant as a product of one of the most prolific architect-commercial finance collaboratives of its time and for the manner in which it exemplifies the development of Florida's Gold Coast.

## Scope of Work

The original building will retain its original height and massing. A new building will occupy the vacant land across the alley to the west. The planned future building on the west lot will be set back from Lake Avenue to avoid obstructing the view of the historic Gulfstream Hotel along the public right of way on Lake Avenue.

### North (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.

The entire facade will be repainted with a suntan yellow finish once repaired and cleaned. Boards over doors and windows will be removed. Specific door & window replacement design will depend on storm/impact rating necessities. The existing clay barrel tile will be repaired where conditions permit and replaced as necessary using like kind materials to match existing. The simple but decorated railing spanning the front of the outdoor terrace will be maintained and repainted with a black finish to match existing. The canvas awnings will be removed. Decorative elements on the façade (relief panels) will remain and be painted with the same finish as the rest of the building, as it is currently. Four window openings across the 2nd floor terraces will be converted to doors to accommodate individual exterior terrace access for hotel rooms.

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### **East (Side) 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. 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.

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 post less glass railing system will span the eastern and southern edge of the elevated terrace for fall and wind protection. The facade will be stuccoed and painted to match the color of the rest of the hotel. 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.

### **South (Rear) 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 will resemble the raised corners at the rooftop. A postless glass railing system will span the eastern and southern edge of the elevated terrace for fall and wind protection. Stucco repairs as well as the addition's new stucco will match the color and texture of the rest of the hotel.

An addition at the rear of the historic building will be constructed with a small connection between the historic building and new. This addition will serve as an elevated outdoor terrace. With the exterior being described in the elevations' sections, 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. Construct a +/- 50 room attached hotel annex building, a maximum of 85 residential units, and a structured parking garage containing between 284 - 320 parking spaces, together with ancillary restaurant, bar, gym, salon, event spaces and support spaces.

### **West (Side) Façade**

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 with 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 and 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. The existing windows will all be completely replaced with new aluminum clad

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replacements sympathetic to the original window configurations and light patterns, based on original photographs from the opening of the hotel. Replacements will be installed into the rough opening. The entire window units will need to meet the impact rating required by Florida Building Code. Glazing will be clear, non-reflective and Low-E and with a minimum of 70% VTL. The entire window systems (sash, muntins, mullions) as well as the sills will be finished in either a satin crème or similar light color based on manufacturers color charts. The exterior doors will need to be replaced in order to conform to local wind and impact requirements. The doors will be replaced with aluminum systems matching the original in division, profile and will be finished to match window replacements (satin crème or similar light color). This includes the flat and arched transoms.

## Consistency with the Comprehensive Plan and the 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 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.
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- 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. encourage 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, and 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) and associated historic preservation applications are consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

## Zoning Analysis

The data and analysis related to the planning and zoning components/application types (Ordinance 2022-09) of the request are presented under separate cover. Specifically, Ordinance 2022-09 is inclusive of the following planning & zoning requests:

- 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.
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## General Guidelines for Granting Certificates of Appropriateness

### Section 23.5-4(K)(1) *General guidelines for granting certificates of appropriateness*

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:

- A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

**Staff Analysis:** 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 support the historic district and will preserve and protect a National Register site.

- B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

**Staff Analysis:** The proposed addition will have a direct visual impact on the massing relationship of the existing structure and neighboring properties. It will enhance and improve the appearance of the neighborhood and contribute to the visual appeal of the community.

- C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

**Staff Analysis:** The proposed modifications seek to preserve and compliment the original historical structure. Overall, the proposed modifications are generally harmonious, will improve the aesthetics of the existing property, and be an asset to the neighborhood.

- D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

**Staff Analysis.** Due to the extreme deterioration of the historic structure, denial of a certificate of appropriateness likely would prevent the property owner from making improvements necessary to restore the hotel and facilitate its being operated as a viable hotel business.

- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

**Staff Analysis:** The plans are feasible and could be carried out in a reasonable timeframe.

- F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

**Staff Analysis:** As discussed in the Design Guidelines Analysis below, the proposed modifications generally respect the historic fabric and integrity of the existing resource by preserving and complimenting the original structure.



- G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation, and will the requested changes cause the least possible adverse effect on those elements or features?

**Staff Analysis:** The building is a contributing resource that was designed in a Mediterranean Revival architectural style. The proposed modifications will not adversely affect the design features integral to its historic designation.

## Certificate of Appropriateness for Exterior Modifications/Alterations (22-00100167)

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions.*

2. In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines: *Landmark and contributing structures:*

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?

**Staff Analysis:** Every reasonable effort is being made to provide a compatible use for the property that requires minimal alteration of the building. The proposed restoration and rehabilitations are designed to preserve the original structure and will return the historic Gulfstream Hotel to its original use as a destination hotel for Lake Worth Beach.

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.

**Staff Analysis:** All distinguishing characteristics and original qualities are being retained in the proposed restoration and rehabilitation plan. The original building will retain its original height and massing. Nearly all facades of the original structure will be retained in their current configuration.

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

**Staff Analysis:** The proposed exterior alterations are consistent with the existing features of the historic Gulfstream Hotel building. Overall, the proposed project represents a substantial improvement in the visual appearance over the existing property. 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.

D. When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative design would result in an increase in cost of twenty-five (25) percent 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

**Staff Analysis:** The proposed replacement windows and doors are designed to replicate the existing windows and doors.

(2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and

**Staff Analysis:** The applicant has not availed themselves of this option. They are planning historically compatible windows and doors.

- (3) That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.

**Staff Analysis:** The proposed replacement windows and doors are designed to replicate the existing windows and doors in design, color, and texture to the extent possible.

### **Historic Preservation Design Guidelines Analysis (Mediterranean Revival Architectural Style)**

Per the Historic Preservation Design Guidelines, the Mediterranean Revival architectural style became popular in the United States during the early part of the twentieth century in areas that had strong ties to Spanish Colonial heritage, such as California, Texas, and Florida. The buildings were designed with influences from Moorish, Persian, Spanish, and Italian architecture found throughout the Mediterranean. The massing of the buildings is often asymmetrical and utilize thick walls covered with stucco, which can have a smooth or rough finish. One of the most recognizable features of this style is the use of clay barrel tile on gable or cross gable roofs. Rooflines are also designed as staggered or multi-level. Windows were typically casements, sash windows, or a combination of the two. The Mediterranean Revival chapter from the LWBHPDG is included as an attachment.

**Staff Analysis:** The historic Gulfstream Hotel exhibits Mediterranean Revival architectural features including a stucco exterior, arched openings, and a flat roof with parapet and clay barrel tiles. The anticipated restoration and rehabilitation of the structure proposes to maintain these defining features and characteristics by preserving the building's original height and massing and retaining nearly all facades in their current configuration.

## **Conclusion**

The proposed application is consistent with requirements for modifications/alterations in historic districts based the review and analysis of the application materials for consistency with the review criteria by staff and the City's historic preservation consultant. As such, the following recommended conditions of approval for the new construction have been provided.

## **Conditions of Approval**

1. Except as noted on the plans provided, replacement windows and doors shall be installed in their existing openings. Excepted as noted on the plans provided, openings shall not be filled in or made larger to accommodate alternately sized products.
  2. All proposed exterior windows and entry doors shall be compatible with the Mediterranean Revival architectural style and shall be subject to staff review at permitting.
  3. Replacement windows shall be recessed in the wall to an equivalent depth of the historic windows and shall not be installed flush with the exterior wall.
  4. The divided-light patterns on windows shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grills between the glass" shall not be permitted.
  5. Replacement windows shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of
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glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.

6. Replacement windows shall be subject to staff approval at permitting.
7. Replacement doors may utilize clear glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
8. Repaired stucco shall match the existing stucco in application, coarseness, and texture.
9. Replacement barrel roof tiles shall match the existing barrel roof tiles, subject to staff review at permitting.

### Potential Motion

I move to recommend **approval with conditions** HRPB Project Number 22-00100167, a request for exterior modifications/alterations, based upon the competent substantial evidence in the staff report and in the testimony at the public hearing, pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I move to **recommend denial** HRPB Project Number 22-00100167. The applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements. As such, the project does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons.].

## Certificate of Appropriateness for an Addition (22-00100168)

An +/- 4,700 sf addition is proposed to be added to the rear (south elevation) of the original building, which will serve as an elevated outdoor roof top terrace. The exterior of the addition is included in the elevations provided. 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 with 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 set back from Lake Avenue roughly five structural bays on the west elevation (to avoid conflict with public views of main façade) and will connect the 1st and 2nd floors between structures. At the ground level, an exterior ADA-accessible ramp will incline to the new exterior exit doors between the historic & new buildings.

The south elevation of the rear addition will utilize recessed rectangular stucco inserts with score lines to provide 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 will 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.

### Section 23.5-4(K)(2) *Additional guidelines for alterations and additions.*

2. In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines: *Landmark and contributing structures:*

E. 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?

**Staff Analysis:** Every reasonable effort is being made to provide a compatible use for the property that requires minimal alteration of the building. This restoration and rehabilitation will return the historic Gulfstream Hotel to its original use as a destination hotel for Lake Worth Beach.

F. 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.

**Staff Analysis:** All distinguishing characteristics and original qualities are being retained in the proposed restoration and rehabilitation plan. The original building will retain its original height and massing. Nearly all facades of the original structure will be retained in their current configuration.

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

**Staff Analysis:** The proposed exterior alterations are consistent, compatible and secondary to the original structure. The new addition is compatible in design and scale to the existing hotel while being secondary in size to the historic hotel.

H. When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative design would

result in an increase in cost of twenty-five (25) percent 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

**Staff Analysis:** The applicant has not availed themselves of this option. They are planning historically compatible windows and doors.

- (2) That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and

**Staff Analysis:** The applicant has not availed themselves of this option. They are planning historically compatible windows and doors.

- (3) That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.

**Staff Analysis:** The applicants are planning historically compatible windows and doors.

**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?

**Staff Analysis:** 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 to house operational and mechanical systems.

## Conclusion

The proposed application is consistent with requirements for alterations and additions in historic districts based the review and analysis of the application materials for consistency with the review criteria by staff and the City's historic preservation consultant. As such, the following recommended conditions of approval for the addition have been provided.

## Conditions of Approval

1. The new addition shall have a simplified extension with rectangular openings for windows to distinguish them from the original arched colonnade.
  2. All proposed new exterior windows and entry doors shall be complementary to the Mediterranean Revival architectural style of the historic structure, and shall be subject to staff review at permitting.
  3. New windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
  4. The divided-light patterns on windows shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grills between the glass" shall not be permitted.
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5. New windows shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
6. New windows shall be subject to staff approval at permitting.
7. New doors may utilize clear glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
8. The new stucco shall match the existing stucco in application, coarseness, and texture.
9. The parapet of the addition shall resemble the raised ogee corners at the rooftop in a complimentary, yet distinct manner.

### Potential Motion

I move to **recommend approval with conditions** of HRPB Project Number 22-00100168, a request for an addition, based upon the competent substantial evidence in the staff report and in the testimony at the public hearing, pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I move to **recommend denial** of HRPB Project Number 22-00100168. The applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements. As such, the project does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons.].

## Certificate of Appropriateness for New Construction (22-00100166)

### **HISTORIC PRESERVATION ANALYSIS**

All new construction within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district.

### **Section 23.5-4(k)(3) – Review/Decision**

A. In approving or denying applications for certificates of appropriateness for new construction and additions (as applicable), the city shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:

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

**Staff Analysis:** The height of the new building is proposed to be visually compatible and in harmony with the height of existing building located within the historic district. In addition, the proposed building height is compliant with all City regulations. The height of the new construction is the same as the height of the adjacent historic hotel. 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.

- (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.

**Staff Analysis:** The width to height proportions of the new construction project will be similar to the existing Historic Gulfstream Hotel. The width of the 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. 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 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 area. 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 can 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's design and scale do not

detract from the attractiveness of the surroundings due to the fact the applicant has taken care to set back portions of the building from 1st Avenue South and from the condominium buildings to the east.

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

**Staff Analysis:** The fenestration on the new building is designed to complement that of the Historic Hotel. To compliment, but not replicate, the historic 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.

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

**Staff Analysis:** 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. Staff's condition to add more fenestration on floors 3 through 7 facing Lake Avenue will further strengthen the relationship to the existing hotel by the ratio of solid to void on both will be similar.

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

**Staff Analysis:** 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, and will be 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 also is designed to provide a façade that is visually compatible and in harmony with the existing residential uses to the east and west.

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

**Staff Analysis:** The arcade gallery 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 and serve to make the space pedestrian friendly and accessible.

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- (7) The relationship of the materials, texture, and color of the façade 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.

**Staff Analysis:** The predominant exterior finish is cementitious stucco for the existing Gulfstream Historic Hotel and all adjacent buildings. These materials are generally appropriate and found throughout the historic districts. The addition of cast stone, where appropriate, is encouraged to add warmth and visual interest to the façade.

- (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 Northeast Lucerne Local Historic District.

**Staff Analysis:** 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.

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

**Staff Analysis:** The existing Gulfstream Hotel has elevated arcades with precast concrete balustrades on Lake Avenue and South Golfview Road. Some portions of that railing system will need restoration. The 3<sup>rd</sup> floor recessed green area will provide landscaping for the condominium property on the south, as more commonly near the residential buildings in the adjacent project areas.

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

**Staff Analysis:** The size and mass of the buildings are generally appropriate for the surrounding neighborhood. The new building will conform to the required setbacks and height restrictions as the adjacent buildings and consequently will share similar massing and size. It also provides for increased setbacks from 1<sup>st</sup> Avenue South than are required by the City's LDRs as well as provides a significant setback from the east to respect the condominium buildings across the alley.

- (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.

**Staff Analysis:** The new building is visually compatible and in harmony vertically, horizontally and non-directionally. It is similar in verticality to the historic and the surrounds while also being compatible with the massing of the 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.

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- (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.

**Staff Analysis:** The new building is contemporary in style, reflecting today's architecture while acknowledging the Mediterranean revival style of the historic hotel. It has segmentations that reflect the style of the historic hotel 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 is styled to be more contemporary. In addition, the glass in the new veranda has transoms like the original although they are styled in a more contemporary way. The new building has been designed to be different than, but compatible with, the historic hotel.

- (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.

**Staff Analysis:** This requirement is not applicable to the new construction project.

- (b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.

**Staff Analysis:** Mechanical equipment for the new building will not be visible from primary facades.

- (c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.

**Staff Analysis:** The mechanical systems of the new building will be installed 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 landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

**Staff Analysis:** The proposed connector between the historic building and the new building, utility and service areas, walkways/arcade and appurtenances are designed to be in keeping visually with the existing historic hotel and the 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.

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B. In considering certificates of appropriateness for new buildings or structures, which will have more than one primary facade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary facade.

**Staff Analysis:** The visual compatibility standards have been reviewed for all elevations

#### New Construction:

Per the LWBHPDG pg. 216; *“New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style.”*

Per the LWBHPDG pg. 218; *“When building a new structure within a historic district, the owner should consider the variety of historic styles in Lake Worth beach, choose one, and design a structure consistent with the details provided in this guide.”*

**Staff Analysis:** The new building is contemporary in style, while acknowledging the Mediterranean revival style of the historic hotel. It has segmentations that reflect the style of the historic structure while still retaining its “newer” feel. The massing elements of the new building also are broken into 3 main parts to have them be similar size and orientation as the original hotel. For example, the façade is designed in 3 sections with the center recessed. It has a veranda like the original but is 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. It has been designed to be different than, but compatible with, the historic hotel. The new structure is compatible with the historical structure on site and with other buildings in the historical district.

#### Conclusion

The proposed application is consistent with requirements for new construction in historic districts based the review and analysis of the application materials for consistency with the review criteria by staff and the City’s historic preservation consultant. As such, the following recommended conditions of approval for the new construction have been provided.

#### Conditions of Approval

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 in keeping with the colorful diversity and charm of the City is suggested. Color palette should remain in the citrus tones and shades.
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### Potential Motion

I move to **recommend approval with conditions** of HRPB Project Number 22-00100166, a request for new construction, based upon the competent substantial evidence in the staff report and in the testimony at the public hearing, pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I move to **recommend denial** of HRPB Project Number 22-00100166. The applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements. As such, the project does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons.].

## Base Flood Elevation Variance (22-01500001)

FEMA Base Flood Elevation for Finished Floor (NAVD)	<p>AE Flood Zone - Current FEMA BFE: 7' AE Flood Zone - Proposed FEMA BFE: 10'</p> <p><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.</i></p>	<p>New Building: 10' Existing/Addition: 5.94' – 7'</p>
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### **Base Flood Elevation Analysis**

Per LDR Section 23.7-7, the applicant is requesting a variance from Florida Building Code 1201.3, Flood Hazard Areas. In flood hazard areas, if all proposed work, including repairs, work required because of a change of occupancy, and alterations, constitutes a substantial improvement, then the building shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.

The only exception to this requirement is if the program that designated the building as historic determines that it will continue to be an historic building after the proposed work is completed, then the proposed work is not considered to be substantial improvement. For the purposes of this exception, an historic building is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing resource within a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

The existing Federal Emergency Management Agency (FEMA) Flood Map indicates the property is located in Zone AE, which requires a 6'-0" NAVD elevation for finished floors. The Florida Building Code also requires finished floors to be constructed an additional 12" above the base flood elevation. Therefore, the required elevation for the addition is 7'-0" NAVD, which is 1.06' above the lowest level of the existing finished floor elevation.

Because the subject building is a contributing resource within the South Palm Park Local Historic District and was placed on the National Register of Historic Places in 1982 (Florida Master Site File as PB00202), the proposed substantial improvement is eligible for an exception from the Florida Building Code to allow substantial improvements and/or alterations that do not meet the current flood resistant construction requirements. Although this proposal meets the criteria for an exemption within the Florida Building Code, the City of Lake Worth Beach Land Development Regulations require that applicants seeking to utilize this exemption apply for a formal variance from the Historic Resources Preservation Board. The existing historic structure and +/4,700 sf addition do not comply, as proposed, with the Base Flood Elevation requirements established within the Florida Building Code. If the variance is not granted, then the finished floor elevation of the structure will need to be elevated to meet the FEMA requirement.

### **City of Lake Worth Beach LDR Section 23.7-7, Variances and Appeals:**

Pursuant to City of Lake Worth Beach LDR Section 23.7-7(g)(2), variances to flood resistant construction requirements have their own specific variance criteria. Provided below are the variance criteria and staff analysis.



**Variance Review Criteria per LDR Section 23.7-7(g)(2):**

- A. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

**Staff Analysis:** Staff contends that complying with the strict interpretation of the Florida Building Code could result in a disruption to the structure's historic appearance and may have the potential to jeopardize the remaining structural integrity of the property. The building has existed at its current finished floor height since it was constructed in 1925 and the structure is compromised due to neglect and deterioration. Failure to grant the variance could result in further losses of historic materials and a visual disruption to the streetscape.

- B. 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; and

**Staff Analysis:** Allowing the structure to remain in its historic configuration below the current required base flood elevation will not increase flood heights, cause additional threats to public safety, public expense, or create a nuisance.

- C. The variance is the minimum necessary, considering the flood hazard, to afford relief;

**Staff Analysis:** The variance is the minimum necessary to allow the structure to be maintained at its current base flood elevation and to maintain the exterior appearance of the historic structure. The proposed design allows the property to retain its contributing designation as the work proposed and approved under COA# 22-00100167 and COA# 22-00100168 are consistent with design and material usage guidelines found within the City's Historic Preservation Ordinance, the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation.

## Conclusion

The proposed application is consistent with requirements for a Base Flood Elevation Variance in historic districts based the review and analysis of the application materials for consistency with the review criteria by staff and the City's historic preservation review consultant. As such, a recommendation of approval of the variance is provided.

## Potential Motion

I move to **recommend approval** of HRPB Project Number 22-01500001, a request for Base Flood Elevation Variance for the historic hotel and addition, based upon the competent substantial evidence in the staff report and in the testimony at the public hearing, pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I move to **recommend denial** of HRPB Project Number 22-01500001. The applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements. As such, the project does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons.].

## Historic Preservation Tax Exemption (22-12700001) Pre-construction Review

Pre-Construction Approval for a Historic Preservation Ad Valorem Tax Exemption for the contributing resource located on the subject property. The scope of work is noted as described in the sections labeled *Scope of Work*, and reviewed in the sections labeled *Certificate of Appropriateness for Exterior Modifications/Alterations (22-00100167)* and *Certificate of Appropriateness for an Addition (22-00100168)*.

As part of the Tax Exemption requirements, the HRPB must approve the scope of work prior to the commencement of construction and all work must comply with the Secretary of the Interior's Standards for Rehabilitation. Pursuant to Section 23.5-5 of the historic preservation ordinance, in the review of preconstruction applications for the historic ad valorem tax exemption program, the HRPB is required to make findings pursuant to three criteria and determine the following:

- 1) Whether the property for which the proposed exemption is requested satisfies section 196.1997(11)(a), Florida Statutes.

**Staff Analysis:** The subject property is a contributing historic resource in the Northeast Lucerne Local Historic District, designated by local ordinance. It is also listed on the National Register of Historic Places (NR 83001435)

- 2) Whether the proposed improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (revised 1990), U.S. Department of the Interior, National Park Service, which are hereby incorporated by reference in this section, and the criteria specified in Chapter 1A-38, F.A.C.

**Staff Analysis:** As outlined and discussed during the review of the (COA) for the exterior alterations, the proposal is compatible with the historic character of the existing buildings and will not have an adverse effect on the historic integrity of the property. Staff has recommended conditions of approval, and with these conditions, it is the analysis of Staff that the proposed alterations meet the intent of the Secretary of the Interior's Standards and the Guidelines for Rehabilitating Historic Buildings.

- 3) For applications submitted under the provisions of section 196.1998, Florida Statutes, whether the improvements meeting the criteria Rule 1A-38.001(3) and (4), F.A.C.

**Staff Analysis:** Not applicable. The building is not intended to be used for non-profit or governmental purposes.

### Conclusion

The proposed application qualifies and meets the criteria for a historic preservation tax exemption for the renovation of the historic hotel and addition. As such, recommended conditions of approval have been provided for the pre-construction approval for a tax exemption relating to the scope of work identified in the applications for Certificate of Appropriateness for Exterior Modifications/Alterations (22-00100167) and Certificate of Appropriateness for an Addition (22-00100168).

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## Conditions of Approval

- 1) All work shall be conducted per the submitted and approved COAs for exterior alterations and the addition, including all conditions of approval included in the Development Order. Any revisions or changes to this approval shall be reported to Staff and may require additional Staff or HRPB approvals.
- 2) All work shall be conducted in accordance with the Secretary of the Interior's Standards.
- 3) The Applicant shall be responsible for fully documenting the rehabilitation process so that the Board will have sufficient documentation to evaluate the completed work to make a recommendation on the tax exemption application to City Commission.

## Potential Motion

I move to **recommend approval with conditions** of HRPB Project Number 22-1270001 for the pre-construction approval for a historic tax exemption based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing, pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I move to **recommend denial** of HRPB Project Number 22-1270001. The applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements. As such, the project does not meet the review criteria [Board member state applicable review criteria] for the following reasons [Board member please state reasons.].