



CITY OF LAKE WORTH BEACH

Community
SustainabilitySM



Unfinished Business Item A

City Commission Meeting

December 5, 2023

**Consideration of a Proposed Plat for the Seven (7) Parcels
Associated with the Gulfstream Hotel Project**

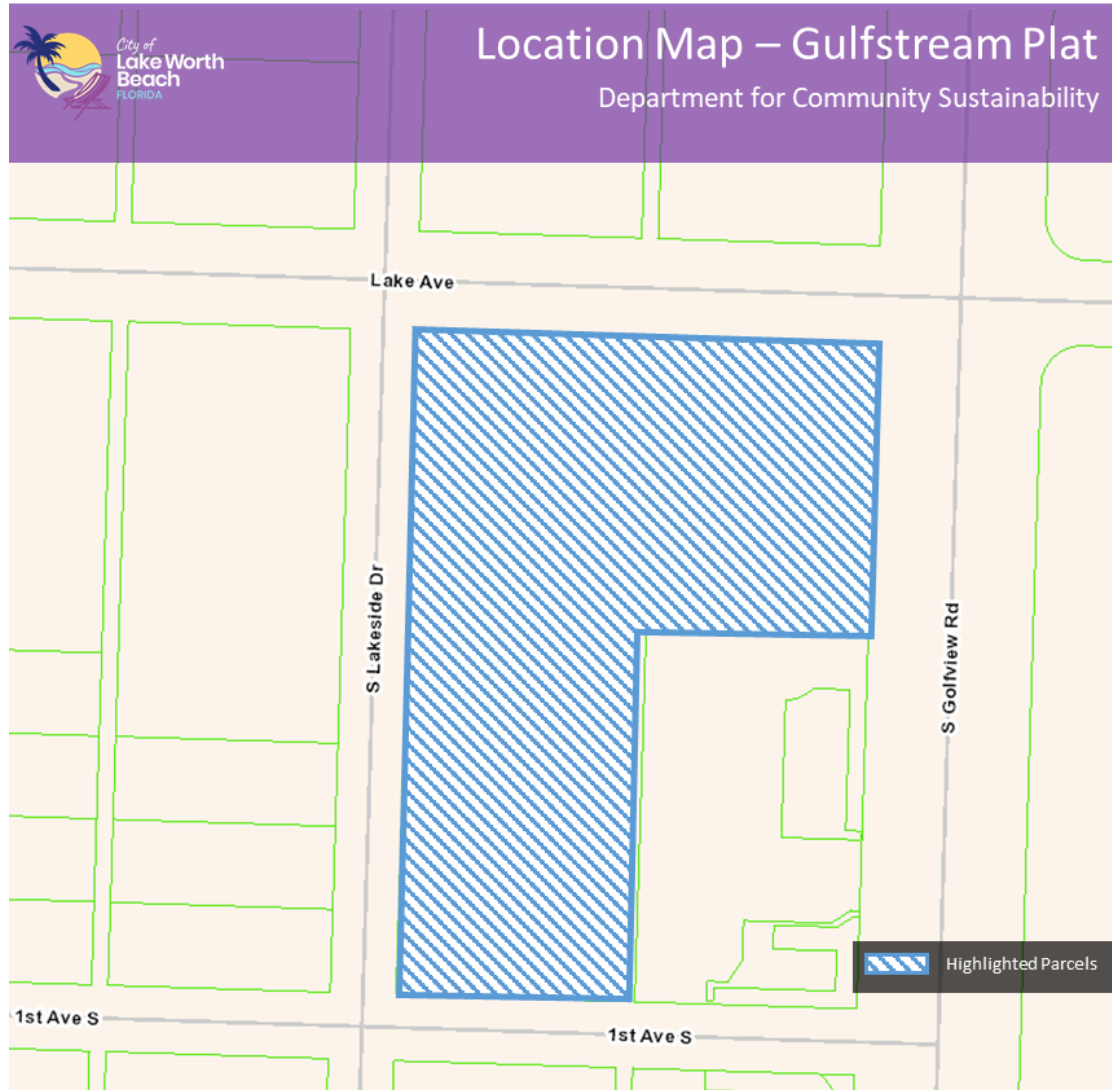


Unfinished Business Item A

HRPB Project Number 23-01100003: Consideration of a final plat map application for the Gulfstream Hotel project, generally located at 1 Lake Avenue, 11 Lake Avenue, and 12, 14, 20, 22, and 24 South Lakeside Drive. The subject site is located in the Downtown (DT) zoning district and has a future land use designation of Downtown Mixed Use (DMU). The subject site is also located in the South Palm Park Historic District.



Location Map



Property Description	
Owner	HH Gulfstream Holdings, LLC
General Location	South of Lake Avenue and north of 1st Avenue South, between South Lakeside Drive and South Golfview Road
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
Zoning	Downtown (DT)
Existing Land Use	Vacant land, vacant historic hotel building, private surface parking
FLU Designation	Downtown Mixed Use (DMU)



Timeline and Approvals

- April 2022 – HRPB approves:
 - COAs for exterior alterations, addition, & new construction
 - Base Flood Elevation Variance
 - Historic Preservation Tax Exemption
- June 2022 – City Commission approves:
 - Mixed Use Urban Planned Development District
 - *Platting of the properties required as a condition of the Planned Development approval*
 - Development of Significant Impact
 - Major Site Plan
 - Conditional Use Permit
 - Sustainable Bonus incentives
- August 2022 – City Commission approves economic incentive package
- November 8, 2023 – HRPB provided recommendation of approval regarding final plat
- December 5, 2023 – City Commission review of final plat and release of easements



Analysis & Staff Recommendation

- Plats are subject to the regulations & criteria in LDR Section 23.5-2, Subdivision Regulations
- The City Attorney, Site Plan Review Team (SPRT), Director of Community Sustainability, and consultant surveyor have reviewed the final plat and provided conditions of approval
- Staff recommends that the HRPB forward a recommendation of approval with conditions to the City Commission



Conditions of Approval

Planning and Zoning

1. Prior to City Commission approval, all data/documentation required per LDR Section 23.5-2(h)(4) shall be provided.
2. Prior to City Commission approval, the proposed plat and the easement language shall be revised to address all comments issued by the City Attorney and the Site Plan Review Team (SPRT) reviewers.
3. Prior to building permit issuance for work associated with or impacting utilities or rights-of-way, a letter of credit or cash bond shall be submitted to satisfy the requirements in [LDR Section 23.5-2\(h\)\(4\)\(A\)](#).

Utilities – Water & Sewer

1. A temporary utility easement is required for the 10' Access Drainage and Utility Easement that is to be released until utilities located in the easement have been relocated.



Motions

I MOVE TO **RECOMMEND APPROVAL** of HRPB Project Number 23-01100003 with staff-recommended conditions for a final plat for the Gulfstream Hotel project. The proposal meets the applicable criteria based on the data and analysis in the staff report.

I MOVE TO **RECOMMEND DISAPPROVAL** of HRPB Project Numbers 23-01100003 for a final plat for the Gulfstream Hotel project. The proposal does not meet the applicable criteria for the following reasons [Board member please state reasons].



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