

STAFF REPORT REGULAR MEETING

AGENDA DATE: December 5, 2023

DEPARTMENT: Community Sustainability

TITLE:

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

SUMMARY:

A new plat is proposed to consolidate all of the parcels associated with the historic Gulfstream Hotel project. There are seven (7) parcels with one being east of the former alley where the historic hotel is located and six (6) lying west of the former alley that are all vacant. The proposed plat includes the creation of two (2) parcels: one for the historic hotel and one of the proposed new addition. The two (2) parcels will be owned by the same umbrella ownership entity, but two separate parcels are recommended to allow for easier administration of historic tax credits and CRA property tax rebates

BACKGROUND AND JUSTIFICATION:

In June of 2022, the City Commission provided the final approval of the ordinance creating an Urban Mixed Use Planned Development to facilitate the renovation of the historic Gulfstream Hotel and an eight (8) story addition to the west on vacant parcels. One requirement of the entitlement approval was the creation of new plat consolidating the seven (7) parcels associated with project. Provided for consideration and approval is a proposed plat creating two new parcels including all required access/ingress/egress and utility easements. The plat provides two (2) parcels, which will be owned by the same umbrella entity, that facilitates a clear demarcation for taxing purposes between the historic renovation of the existing hotel to the east and the new addition to the west.

At its meeting of November 8, 2023, the Historic Resources Preservation Board (HRPB) reviewed the proposed plat and provided a recommendation of approval with a 6-0 unanimous vote including all conditions as included in the HRPB Staff Report. Prior to submission to the HRPB, the proposed plat was reviewed by the Site Plan Review Committee, including both the Electric Utility and Water/Sewer Utility as well as Public Works. The City Attorney's Office also reviewed the proposed plat. All required easements for new means of access/ingress/egress and utility easements for newly relocated water and sewer lines as well as underground electrical service. Lastly, the plat clears the northern portion of the former abandoned alley between the historic hotel parcel and those vacant parcels to the west for use in the construction of the western addition and hyphen between the old, historic and new portions of the project.

MOTION:

Move to approve/disapprove proposed plat for the Gulfstream Hotel Project including locations of access/ingress/egress and utility easements

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Proposed Plat
HRPB Staff Report
Survey