



HISTORIC RESOURCES PRESERVATION BOARD REPORT

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.

Meeting Date: November 8, 2023

Property Owner: HH Gulfstream Land Holdings, LLC

Applicant: Amy Gill, Checkmate Design, LLC
(Restoration St. Louis, Inc.)

Addresses: 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 (inclusive of vacated alleyways)

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

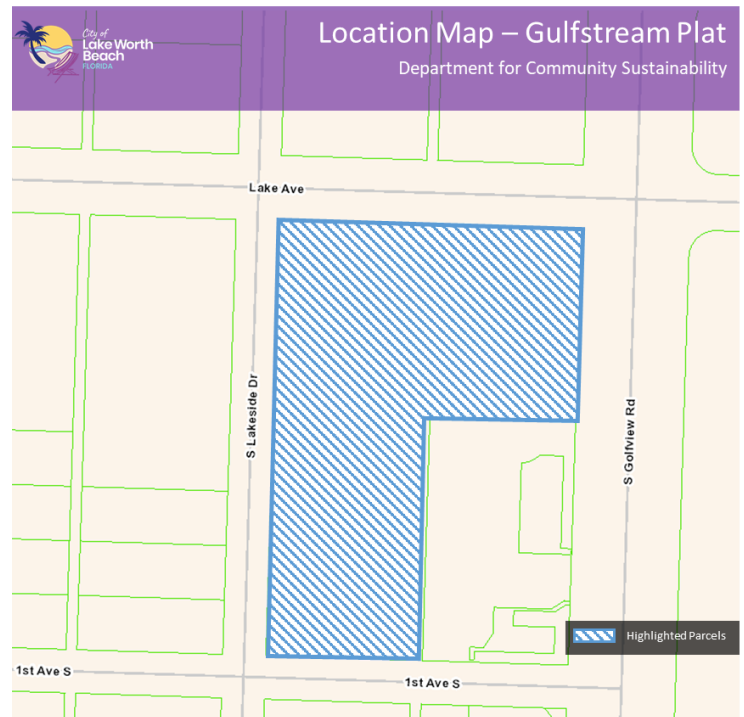
Size: +/- 1.82 ac Lot / +/- 59,100 sf. Existing Structures

General Location: South of Lake Avenue and north of 1st Avenue South, between South Lakeside Drive and South Golfview Road.

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

Future Land Use Designation: Downtown Mixed Use (DMU)

Zoning District: Downtown (DT)



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 Florida Statutes. Staff recommends that the Historic Resources Preservation Board (HRPB) forward a recommendation of approval with conditions to the City Commission. The conditions are located on pages 2-3 of this report.

PROJECT DESCRIPTION

The applicant, Amy Gill, is requesting a recommendation to the City Commission for approval of a final plat for the properties 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, commonly known as the Gulfstream Hotel project.

The plat proposes to create two parcels; one parcel will contain the historic structure and addition, while the other parcel will contain the new construction. The plat also establishes easements for access to utilities and to an existing alley, and releases a previous utility easement. A temporary easement will also be in place until the utilities in the released easement are relocated.

PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

PROJECT HISTORY

The subject properties received approval for a Certificate of Appropriateness for new construction, a Certificate of Appropriateness for Exterior Alterations, a Certificate of Appropriateness for an addition, a Base Flood Elevation Variance, and Pre-Construction approval for a Historic Preservation Tax Exemption at the HRPB meeting on April 27, 2022.

The subject properties also received approval for the creation of a Mixed Use Urban Planned Development District, Development of Significant Impact, Major Site Plan, Conditional Use Permit, and Sustainable Bonus incentives at the City Commission meeting on June 21, 2022 (Ordinance No. 2022-09). Platting of the properties was required as a condition of approval for the Planned Development.

The project proposes to renovate the existing hotel building (90 hotel rooms), construct a new addition to the historic hotel, and construct a new mixed-use building and parking garage (85 residential units, 50 hotel rooms, 284 parking spaces).

The subject properties applied for and received administrative time extensions for the development orders associated with the HRPB and City Commission approvals on June 14, 2023.

ANALYSIS

Consistency with the Land Development Regulations

Plats are subject to the regulations and criteria in LDR Section 23.5-2, *Subdivision Regulations*. The City's Site Plan Review Team (SPRT), City Attorney, Director of Community Sustainability, and consultant surveyor have reviewed the final plat for compliance with the City's LDRs and Florida Statutes. Their conditions of approval are included in the section below.

CONCLUSION AND CONDITIONS

The proposed plat, as conditioned, is consistent with the City's Land Development Regulations and Florida Statutes. Therefore, staff recommends that the HRPB forward a recommendation of approval with conditions to the City Commission.

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.

BOARD POTENTIAL MOTION:

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].

Consequent Action: *The Historic Resources Preservation Board will forward a recommendation to the City Commission. Should the City Commission approve this plat, the Chair of the Historic Resources Preservation Board will be authorized to sign the plat.*

ATTACHMENTS

- A. Plat
- B. Survey