



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, NOVEMBER 08, 2023 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

BOARD MEMBER ELECTION

Election of Chair and Vice-Chair

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

A. [October 11, 2023 Meeting Minutes](#)

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

WITHDRAWALS / POSTPONEMENTS

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A.** [HRPB Project Number 23-00100241: Consideration of a Certificate of Appropriateness \(COA\) for window and door replacements at the property located at 213 Fordham Drive. The subject property is a non-contributing resource to the College Park Historic District and is located in the Single-Family Residential \(SFR\) zoning district.](#)
- B.** [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 property is also located in the South Palm Park Historic District.](#)

PLANNING ISSUES:

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

BOARD MEMBER COMMENTS:

ADJOURNMENT

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)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. *(Sec. 2-12 Lake Worth Code of Ordinances)*

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, OCTOBER 11, 2023 -- 6:03 PM

ROLL CALL and RECORDING OF ABSENCES Present were: Robert D'Arinzo; Laura Devlin; Edmond LeBlanc; Edmund Deveaux. Absent: Nadine Heitz; Jamie Foreman; Elaine DeRiso. Also present were: Anne Greening, Senior Preservation Planner; Yeneneh Terefe, Preservation Planner; Erin Sita, Asst. Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

Within New Business, a zoning training will be held prior to Item C.

APPROVAL OF MINUTES:

A. September 13, 2023 minutes

Motion: L. Devlin moves to approve the minutes as presented; E. Deveaux 2nd.

Vote: Ayes all, unanimous.

CASES

SWEARING IN OF STAFF AND APPLICANTS: Board Secretary administered oath to those wishing to give testimony.

PROOF OF PUBLICATION: Provided in the meeting packet.

1) 802 North Federal Hwy

WITHDRAWALS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE: R. D'Arinzo had a conversation with applicant for Item C. They are both realtors and Item C topic came up. R. D'Arinzo states he can remain unbiased with regard to Item C.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. HRPB Project Number 23-00100221: Consideration of a Certificate of Appropriateness (COA) for roof replacement and an Unreasonable Economic Hardship application at 415 North Ocean Breeze. The subject property is a contributing resource to the Old Lucerne National Historic District and is located in the Single Family Residential (SFR) Zoning District.

Staff: A. Greening explains how the property has retained a high level of historic integrity and thus remains a contributing structure in the Old Lucerne National Historic District. From the property files, it seems the metal shingle roof is the original roof from 1938. The applicant is requesting an economic hardship determination from the Board to allow roof replacement with light grey, dimensional asphalt shingles. Per the direction of the State office, as well as City Land Development Regulations, an alternative remedy can be requested provided it is accompanied by an Economic Hardship application.

Applicant's daughter: The roof is in need of replacement. Metal shingles are expensive and difficult to find. A retired resident with health problems and associated medical bills, on a fixed income of social security. The asphalt is the only relatively affordable option at this time. \$25-30K for the metal shingles whereas asphalt shingles are 14-15K. Citizens Insurance is requiring a new roof.

Motion: E. Deveaux moves to approve HRPB 23-00100221 with staff recommended Conditions of Approval for the light grey asphalt shingle roof due to the unreasonable economic hardship for the property owner; based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; L. Devlin 2nd.

Vote: Ayes all, unanimous.

B. HRPB Project Number 23-00100216: Consideration of a Certificate of Appropriateness for two historic waivers for a swimming pool in the front yard and minimum required front setback for the structure located at 401 North Lakeside Drive. The subject property is located within the Single Family Residential (SFR) zoning district and has a future land use designation of Single Family Residential (SFR). The property is a contributing resource in the Old Lucerne Historic District.

Staff: Y. Terefe presents case analysis. The pool installation in the front yard setback and between the house and the street are contrary to historic preservation and to the City LDR's. The rear of the property cannot accommodate a pool. While not having a pool does not deprive anyone of reasonable use of their land, it is a reasonable expectation to have a pool in South Florida.

Board: Question about the height of the fence in the front yard and whether that is sufficient for a pool fence.

Contractor Larry Rowe: The pool will have outswing gates and meets code with regard to height.

Staff clarifies that the pool fence height, according to Florida Building Code, is meant to prevent infants, toddlers and small children from entering the pool. At some point, people, once beyond a certain age, should respect what a fence represents. For young children it is safety. Landscaping in South Florida is also great for year round privacy.

Motion: E. LeBlanc moves to approve HRPB 23-00100216 with staff recommended Conditions of Approval based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements: E. Deveaux 2nd.

Vote: Ayes all, unanimous.

Zoning Training

Staff - E. Sita: In addition to reviewing projects with historic requirements (COA's), building code (variances, historic waivers) there is also review for zoning code (setbacks, Conditional uses, Variances, Site plans and Comprehensive plan amendments) to name a few. Modern zoning originated in 1926 as a result of a suit in Ohio. Zoning is a valid police power utilized to uphold the health, safety and welfare of any given community. 1985 saw the origination of the Comprehensive Plan. Within the Comprehensive Plan are the Elements, which lay out the vision of land development in the City. The Land Development Regulations are the implementation of the vision. There are also the Major Thoroughfare Design Guidelines. Outside the Historic District, the City is not allowed to

review for architecture of Single Family dwellings. Once the Comprehensive Plan is adopted, it is binding on all development orders / permit property. Zoning uses and Land Uses must always be in agreement. Development Orders allow for development permits. Making the law versus applying the law.

C. HRPB Project Numbers 23-01400014 and 23-00100179: Consideration of a Major Site Plan and Certificate of Appropriateness (COA) to construct a 6-unit apartment building at 802 North Federal Highway. The subject site is located in the Mixed Use – Federal Highway (MU-FH) zoning district and has a future land use designation of Mixed Use – East (MU-E). The subject property is a non-contributing resource in the Northeast Lucerne Historic District.

Staff: A. Greening presents case findings and analysis. The impermeable coverage is slightly over the allowed amount and is conditioned to meet the code. Parking is met with a combination of on-street and on-site spaces. The windows were adjusted to meet the Major Thoroughfare Design Guidelines of 25% glazing. The style is successful with the creation of a Streamline Moderne structure (flat roof with parapet, porthole openings, horizontality with stucco banding, and aluminum railings. The landscape plan is compliant with code as reviewed by the City horticulturist.

#3 of Public Works condition should be deleted.

Applicant Robert Miller: Agrees with the Conditions of Approval and intends on meeting the impermeable lot coverage by reducing the square footage of pavers around the pool. Regarding landscape, the native plantings will include Sabal palms, Palatka holly, White Geiger and Silver Buttonwood.

Board: Double Casement with raised external horizontal muntins added. Typically triangular or ogee shaped. The windows appear to be awning windows which is the intent. Each unit is just over 1,000 square feet with windows. Parking calculations, for residential multi-family, are based on number of bedrooms. The ground units are ADA accessible.

Staff recognizes the Board concerns with the conflict between renderings versus site plans. Board should always rely upon the architectural drawings as opposed to the rendering.

Public Comment: None

Motion: L Devlin moves to approve HRPB 23-01400014 and 23-00100179 with staff recommended Conditions of Approval based on the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Bach Land Development Regulations and Historic Preservation requirements; E. Deveaux 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 7:08 pm



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100241: Consideration of a Certificate of Appropriateness (COA) for window and door replacements at the property located at **213 Fordham Drive**. The subject property is a non-contributing resource to the College Park Historic District and is located in the Single-Family Residential (SFR) zoning district.

Meeting Date: November 8, 2023

Property Owner/Applicant: Amanda Kahan and Colin Shalo

Address: 213 Fordham Drive

PCN: 38-43-44-15-06-008-3290

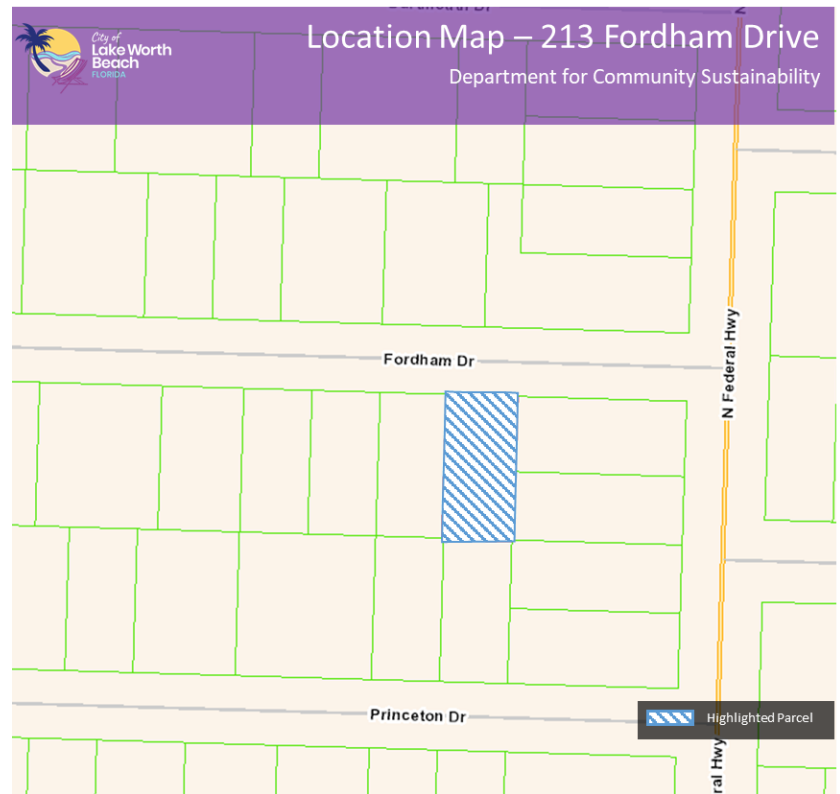
Lot Size: 0.12 acre /5,250 sf

General Location: South side of Fordham Drive between Pennsylvania Drive and North Federal Highway

Existing Land Use: Single-Family Residential

Current Future Land Use Designation: Single-Family Residential (SFR)

Zoning District: Single-Family Residential (SFR)



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 Historic Preservation Design Guidelines. Based on the requirements in the Historic Preservation Design Guidelines, staff cannot administratively approve the proposed doors for openings #1-2 or the window for opening #4 and recommends denial of the application.

PROJECT DESCRIPTION

The property owners, Amanda Kahan and Colin Shalo, are requesting a Certificate of Appropriateness for replacement doors and windows on the structure located at 213 Fordham Drive. The application proposes to replace three doors and seven windows. 213 Fordham Drive is currently designated as a non-contributing structure in the College Park Historic District but has been recommended to become contributing in the non-adopted 2020 district re-survey.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The single-family house at 213 Fordham Drive was constructed in 1965 in the Masonry Vernacular architectural style. The building's design included a concrete tile roof, stucco exterior wall finish with brick veneer accents, awning windows, jalousie and flush doors, and an integrated carport with decorative classical-inspired columns and wide segmental arches. The structure has had minimal alterations over time, including repairs and replacement of the carport columns in 1971 and 1992, and replacement of the roofing with new concrete tiles in 2016.

While the property at 213 Fordham Drive is currently designated as a non-contributing resource, the updated historic resource survey from 2020 recommends that the property be re-designated as a contributing resource as it now meets the 50-year threshold for historic designation and retains sufficient historic integrity.

On August 1, 2023, the property owners applied for a Certificate of Appropriateness (COA) and permit for replacement windows and doors. Historic preservation staff disapproved the COA and permit application on August 15, 2023, noting that the replacement doors and window for openings #1-4 were not compatible with the Historic Preservation Design Guidelines. As a non-contributing resource, staff review of window and door replacements extends only to openings that can be seen from the public right-of-way; for this project, staff review only applies to openings #1-4.

Staff communicated with the applicants via email and in person from September 20th – October 2nd. Per those discussions, staff proposed a compromise to allow the proposed 2-panel door in opening #3 and to use muntins to help the proposed window in opening #4 better imitate the historic two-light awning window. Staff also provided the applicants with examples of impact doors that meet the Design Guidelines for Masonry Vernacular structures. However, as the Design Guidelines do not allow textured, decorative, or leaded glass in the historic districts, staff could not approve the applicants' preferred doors for openings #1 and #2. Following those discussions (**see Attachment A**), the applicants requested to bring the project to the HRPB at the November 8th meeting.

The original architectural drawings for the property are included as **Attachment B**. An installation map, photos of the existing doors and sidelights, and quote forms for the proposed doors and sidelights are included as **Attachment C**. The property owner's justification statement is included in **Attachment D**.

ANALYSIS

Consistency with the Land Development Regulations and Historic Preservation Design Guidelines

All exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and

standards found in the City's Historic Preservation Ordinance, detailed in the section below. The Masonry Vernacular and window replacement sections of the City's Historic Preservation Design Guidelines are included as **Attachment E**.

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: Based on the original architectural drawings and the City's Historic Preservation Design Guidelines, staff contends that the proposed doors for openings #1 and #2 are not appropriate, as they use textured and leaded glass designs. The replacement of doors with inappropriate glazing would adversely alter the appearance of the resource. While the proposed full-light window for opening #4 is not an appropriate replacement to replicate the original 2-light awning window, the window design can easily be brought into compliance through the use of a horizontal muntin. The proposed two-panel door for opening #3, while not an ideal replacement, is sufficiently appropriate for a utilitarian storage entrance and does not use leaded or textured glass; therefore, as proposed by staff in their email to the applicants on September 20th, the proposed door for opening #3 could be approved by staff.

- 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 door and window replacements will have no direct physical effect on any surrounding properties within the College Park Historic District. However, the replacement doors for openings #1 and #2, which have textured and leaded glazing, will have a visual impact on the surrounding structures within the College Park Historic District.

- 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: Based on the information in the property file, this project will replace the structure's original windows and front door, and therefore will have a major effect on the property's historic architectural design and materials. Per the regulations outlined in the City's Historic Preservation Design Guidelines, replacement windows and doors should replicate the appearance of the original windows and doors. If replacement windows and doors do not replicate the original, the replacements should use designs that are appropriate for the architectural style. The proposed doors for openings #1 and #2 do not replicate the historic designs, and the glazing proposed is not visually consistent with the requirements for properties in the City's historic districts.

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

Staff Analysis: No, denial of the COA would not deprive the applicant of reasonable use of the property.

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

Staff Analysis: Yes, the applicant's plans can be completed 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: The proposed doors for openings #1 and #2 are not consistent with the City's Historic Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the City's Historic Preservation Ordinance (LDR Sec. 23.5-4). As previously discussed, the proposed window for opening #4 can be brought into compliance through the addition of a horizontal muntin, and the proposed door for opening #3 could be administratively approved.

As established in the Historic Preservation Design Guidelines, windows and doors in Lake Worth Beach historically used clear glass. Any decorative patterning was accomplished through the use of muntins, not leaded glass designs. Per the Guidelines, glazing within historic districts shall be clear, non-reflective, and without tint.

Furthermore, the architectural design of Masonry Vernacular houses, such as 213 Fordham Drive, would not have historically used decorative or leaded glass designs such as those proposed for doors #1 and #2. Nationwide, leaded glass designs were occasionally used in certain architectural styles, such as Tudor Revival, French Eclectic, or high-style Prairie. None of those styles are common or present in the Lake Worth Beach historic districts, nor are any of those styles emulated at 213 Fordham Drive. Leaded or textured decorative glass designs are not permitted for any property within the City's historic districts; while some examples of decorative glass doors are currently present in the districts, they were generally installed before the implementation of standardized historic review and/or the Design Guidelines. When existing leaded or textured glass doors are replaced, their replacements are required to come into compliance with the Design Guidelines.

- 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 structure is designated as a non-contributing resource within the College Park Historic District. As a non-contributing structure, historic review of window and door replacements only extends to openings that are visible from the public right-of-way; for this project, historic review only applies to openings #1-4.

While the property at 213 Fordham Drive is currently designated as a non-contributing resource, the updated historic resource survey from 2020 recommends that the property be re-designated as a contributing resource as it now meets the 50-year threshold for historic designation and retains sufficient historic integrity. Historic review of exterior alterations to non-contributing structures is intended to promote architecturally appropriate alterations over time, such that non-contributing structures may eventually be able to gain contributing status. Staff contends that the proposed doors in openings #1 and #2 would have an adverse effect on the structure's integrity and its relationship with the surrounding historic district.

Section 23.5-4(k)(2) Additional guidelines for alterations and additions, non-contributing structures.

- A. Is this a change to the primary façade?

Staff Analysis: Yes, the doors and window in openings #1-4 are located on a façade that is visible from the public right-of-way.

- B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

Staff Analysis: No, the proposed doors for openings #1 and #2 are not visually compatible with the Masonry Vernacular architectural style of the structure or with other neighboring structures of similar architectural styles. While the proposed window for opening #4 is not an appropriate replacement, it could be made visually compatible through the addition of a horizontal muntin; the proposed door for opening #3 could be administratively approved by staff.

CONCLUSION

The proposed application is not consistent with the requirements established in the Historic Preservation Design Guidelines or the Historic Preservation Ordinance. Therefore, staff recommends denial application.

BOARD POTENTIAL MOTION:

I MOVE TO **DENY** HRPB Project Number 23-00100241 for a Certificate of Appropriateness (COA) for window and door replacements for the property located at **213 Fordham Drive**, because 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.

I MOVE TO **APPROVE** HRPB Project Number 23-00100241 for a Certificate of Appropriateness (COA) window and door replacements for the property located at **213 Fordham Drive**, because [Board member please state reasons].

ATTACHMENTS

- A. Staff Review Comments and Correspondence
- B. Original Architectural Plans
- C. Installation Map, Photos, and Quote Forms
- D. Applicant's Justification Statement
- E. Historic Preservation Design Guidelines – Masonry Vernacular Windows and Doors



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

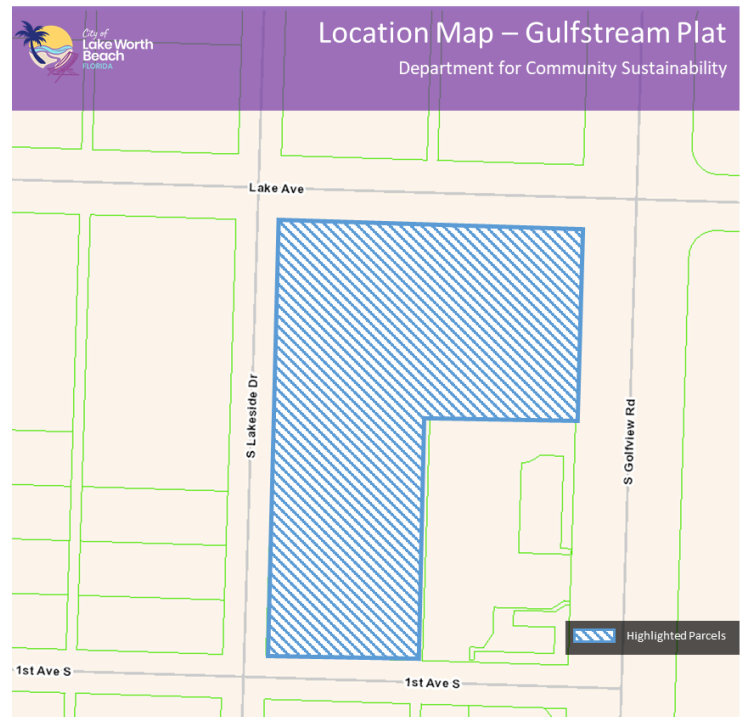
Size: +/- 1.82 ac Lot / +/- 59,100 sf. Existing Structures

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