



**City Of Lake Worth**  
**Department for Community Sustainability**  
**Planning, Zoning and Historic Preservation Division**  
1900 Second Avenue North · Lake Worth, Florida 33461 · Phone: 561-586-1687

**MEMORANDUM DATE:** February 10, 2016

**AGENDA DATE:** February 17, 2016

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **14 South Lakeside Drive**

**FROM:** William Waters, Director, Department for Community Sustainability  
Maxime Ducoste, Planning and Preservation Manager  
Aimee N. Sunny, Preservation Planning Coordinator

**TITLE: HRPB 15-00100214:** Consideration of a Certificate of Appropriateness (COA) for demolition of two existing buildings at **14 South Lakeside Drive**; PCN# 38-43-44-21-15-033-0050. The subject buildings were constructed around 1939 and are contributing resources within the South Palm Park Local Historic District.

<b>AGENT:</b> Bonnie Miskel, Esq. Dunay, Miskel and Backman, LLP 14 SE 4 <sup>th</sup> St, Suite 36 Boca Raton, FL 33432	<b>OWNER:</b> H.H. Gulfstream Land Holdings, LLC 310 SE 1 <sup>st</sup> Street Delray Beach, FL 33463
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**BACKGROUND:**

According to the city's survey files, the two-story Art Moderne style apartment building on this property was constructed in 1939 for owner Freida Kuebler and represents the Great Depression/New Deal Era in Lake Worth. The building has several characteristic Art Moderne features including a low-pitch hip roof, smooth exterior surfaces, rounded corners, and projecting overhangs. This building was originally 4 apartment units; however, it most recently served as accessory extended stay hotel rooms for the Gulfstream Hotel. The rear one-story building on the same property is a mixture of architectural styles, but can most accurately be described as a Masonry Vernacular building. The building has had several additions over time, including two flat-roof Florida rooms and several exterior sheds.

A request for demolition of these two buildings was approved in 2007 under HRPB Case #07-010022(2) and #07-010016(2). Although these approvals were issued several extensions, both approvals have lapsed and new approvals are being requested.

**REQUEST:**

The Applicant has requested a COA for total demolition of the two structures located at 14 South Lakeside Drive.

The Applicant has provided photo documentation of the property, basic structural evaluations, and a proposal for new construction on this site, which includes the required Major Site Plan and Conditional Land Use applications, as well as a Sustainable Bonus Incentive application, two historic waivers and a variance request.

**ANALYSIS:**

*Demolition:*

Section 23.5-4(k)4 of the historic preservation regulations state, “No certificate of appropriateness for demolition shall be issued by the HRPB unless the applicant has demonstrated that no other feasible alternative to demolition can be found.”

The applicant has expressed a desire to demolish these two buildings in order to accommodate a new development for an annex hotel building and parking garage, in conjunction with the renovation of the historic Gulfstream Hotel. The development of the half-block site would be compromised if these buildings were left in their current location.

*Relocation:*

Should the Board choose to deny the application for demolition, Section 23.5-4(k)4b requires that the Board also consider the request for demolition as a request for relocation.

Staff does believe that relocation could be considered as an option for the subject two-story Art Moderne building. Although the interior of the building is in need of a complete rehabilitation, the exterior building envelope is intact. Staff does not believe that relocation should be considered for the one-story building located on the rear of the property. The condition of the building and lack of significant architectural or historical features would not make this building a candidate for relocation.

*New Construction:*

Section 23.5-4(k)4c of the historic preservation regulations state, “Concurrent application for new construction required. Unless otherwise provided in this section, no designated landmark and no contributing structure within a historic district shall be demolished without the owner first applying for and receiving a certificate of appropriateness for new construction, unless the HRPB waives this requirement upon a good cause showing that such requirement would be unduly harsh or result in an unreasonable economic hardship to the owner. A showing of good cause may include, but is not limited to, substantial competent evidence that the owner cannot comply with the simultaneous permit requirement because of advanced age, infirmity, physical or other debilitating personal handicap or financial inability to comply. If the requirement is not waived, the owner shall submit such information and plans as required by subsection h.”

The Applicant has submitted a complete Certificate of Appropriateness application for redevelopment of the entire site, including new construction of an annex hotel building and parking garage. The Applicant is not requesting to waive this requirement.

**Historic Preservation**

Staff has reviewed and responded to the decision making criteria for granting Certificates of Appropriateness for demolition, Section 23.5-4(k)4, included as Attachment 1.

In this case, the renovation of these two structures in their current location is unfeasible given the redevelopment plans for this site. Relocation could be considered as an option for the two-story Art

Moderne building. Relocation previously was considered and offered in 2007; however, the attempt was unsuccessful.

**COMPREHENSIVE PLAN CONSISTENCY:**

The project is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

**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. (Objective 1.3.4)

**Goal 1.6** To discourage urban sprawl. (Objective 1.6.1)

**CONSEQUENT ACTION:**

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

**RECOMMENDATION:**

If the Board chooses to approve the Certificate of Appropriateness application for Demolition of two structures, Staff suggests the following conditions:

- 1) The building permit for demolition of the two structures shall not be issued until the COA for new construction and redevelopment of this site has been approved.
- 2) The building permit for demolition shall not be issued until the two-story Art Moderne building has been properly advertised for relocation. The Applicant shall advertise that the building is available for relocation, with a portion of the relocation fees to be provided by the Applicant, in a local newspaper of general circulation for a minimum of four consecutive weeks. The Applicant shall consider offers from interested parties, who can demonstrate a feasible plan for relocation, including a proposed site location, plans for relocation, and plans for rehabilitation of the property once moved. The applicant shall inform the Department for Community Sustainability and the Board of any such offers for relocation at the end of the advertisement period.

**POTENTIAL MOTION:**

I MOVE TO APPROVE/DENY HRPB PR# 15-00100214: Consideration of a Certificate of Appropriateness (COA) for demolition of two existing contributing buildings located at 14 South Lakeside Drive with conditions as recommended by Staff.

**ATTACHMENTS:**

1. Decision Criteria – Demolition
2. Photographs
  - a. Sign Posting
  - b. Existing Buildings
3. Proposed Site Plan & Survey
4. Structural Evaluation Report
5. Previous COA Staff Reports

LOCATION MAP

