



DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
Planning Zoning Historic Preservation Division  
1900 2<sup>ND</sup> Avenue North  
Lake Worth Beach, FL 33461  
561-586-1687

July 9, 2021

HH Gulfstream Land Holdings, LLC  
3299 NW 2<sup>nd</sup> Ave  
Boca Raton, FL 33431

**RE:** Zoning Verification Letter for the properties located at 1 Lake Ave, 11 Lake Ave, 12 S Lakeside Dr, 14 S Lakeside Dr, 20 S Lakeside Dr, 22 S Lakeside Dr, and 24 S Lakeside Dr.

PCNs: 38434421150330090, 38434421150330070, 38434421150330060, 38434421150330050, 38434421150330040, 38434421150330030, and 38434421150330010

To whom it may concern,

The Gulfstream Hotel at 1 Lake Avenue is a contributing resource to the South Palm Park Local Historic District and is listed on the National Register of Historic Places. The other referenced seven (7) parcels, commonly known as the Gulfstream Hotel Properties, are located within the Downtown (DT) zoning district and within the Hotel District Overlay. All seven parcels have a future land use designation of Downtown Mixed Use (DMU). This letter outlines the development standards for the base zoning district (DT) and all incentive programs offered by the City that allow additional height, density, and intensity, inclusive of the City's Charter Amendment to allow development up to eight-seven feet (87').

According to the Palm Beach County Property Appraiser, the subject seven (7) parcels have an approximate combined area of approximately 1.82 acres (79,375 square feet) including the abandoned ten-foot (10') alleyway.

Below please find a zoning analysis of the allowable height, floor area ratio (FAR), and density in the DT zoning district (Hotel District Overlay) and planned development with all incentive programs available:

**Base Zoning including Hotel District Overlay**

The Hotel District Overlay is intended to provide a mechanism through a conditional land use process to encourage and facilitate hotels or motels of at least fifty (50) rooms as individual projects or as part of an overall mixed-use project.

- Gulfstream Hotel
  - Height: 87 feet (existing)
  - Stories: 7 (existing)
  - Floor Area Ratio (FAR): 2.7 (existing)
  - Density: 21 dwelling units
- Gulfstream Hotel Vacant Properties
  - Height: 45 feet without a hotel and 65 feet with a hotel
  - Stories: 4 without a hotel and 6 with a hotel
  - Floor Area Ratio (FAR): 2.2
  - Density: 51 dwelling units
- Gulfstream Hotel, Gulfstream Hotel Vacant Properties and Alleyway
  - Height: 87 feet (existing Gulfstream Hotel); 65 feet (other properties)
  - Stories: 7 on existing Gulfstream Hotel parcel and 6 on Gulfstream Hotel Properties parcels
  - Floor Area Ratio (FAR): 2.7 (existing Gulfstream Hotel); 2.2 (Gulfstream Hotel Properties)
  - Density: 72 dwelling units

### **Planned Development including Sustainable Incentive Program (SBIP)**

Planned development districts use innovative land planning and development techniques to create more desirable and attractive development in the City, these include relaxing or waiving of certain land development requirements such as parking and setbacks, while providing for height, density, and intensity incentives. The SBIP offers the opportunity to attain an increased height, intensity and density in exchange for the incorporation of sustainable design features, community-based improvements and overall design excellence as part of a development proposal.

- Gulfstream Hotel
  - Height: 87 feet (existing)
  - Stories: 7
  - Floor Area Ratio (FAR): 3.0625
  - Density: 27 dwelling units
- Gulfstream Hotel Vacant Properties
  - Height: Up to 81.25 feet
  - Stories: 5 (without a hotel) and 7 (with a hotel)
  - Floor Area Ratio (FAR): 3.0625
  - Density: 64 dwelling units
- Gulfstream Hotel, Gulfstream Hotel Vacant Properties and Alleyway
  - Height: 87 feet (existing Gulfstream Hotel); 81.25 feet (Gulfstream Hotel Properties)
  - Stories: 7
  - Floor Area Ratio (FAR): 3.0625
  - Density: 91 dwelling units

### **Planned Development including Sustainable Incentive Program (SBIP) and Transfer of Development Rights (TDR) and City Charter Building Height**

The City's Transfer of Development Rights Incentives allow developers to buy development rights, such as density. The development rights are banked by transferring unused entitlements from City properties and allowing those rights to be purchased and used as an incentive for private development. In addition, Ordinance 2019-16 was approved by voter referendum, which amended the City's Charter to allow a maximum building height of 87 feet for those properties located north of 1<sup>st</sup> Avenue South and south of Lake Avenue and east of South Lakeside Drive and west of South Golfview Road. This area includes the Gulfstream Hotel and the Gulfstream Hotel Vacant Properties. The Charter amendment sets a new overall building height for the block. In addition, the Charter amendment supports the issuance of a historic waiver to all new development on the block to have increased height inclusive of an additional stories and FAR. The maximum historic waiver allowed that is in line with the City's Comprehensive Plan is an additional 10% of FAR and an additional story of no more than fifteen (15) feet in height.

- Gulfstream Hotel
  - Height: 87 feet (existing)
  - Stories: 8 (with historic waiver)
  - Floor Area Ratio (FAR): 3.3687 (with historic waiver)
  - Density: 32 dwelling units
- Gulfstream Hotel Vacant Properties
  - Height: 87 feet (with historic waiver)
  - Stories: 5 stories (without a hotel) and 8 (with a hotel and historic waiver)
  - Floor Area Ratio (FAR): 3.3687 (with historic waiver)
  - Density: 76 dwelling units

- Gulfstream Hotel, Gulfstream Hotel Vacant Properties and Alleyway
  - Height: 87 feet (existing and with historic waiver)
  - Stories: 8 (with historic waiver)
  - Floor Area Ratio (FAR): 3.3687 (with historic waiver)
  - Density: 109 dwelling units

Please be advised that this letter does not serve as a development approval or identify any potential code compliance violations. A development approval request will need to be submitted and reviewed by staff with subsequent review by the Historic Resources Preservation Board (HRPB). A planned development shall require review by the Historic Resources Preservation Board (HRPB) and the City Commission.

As the subject properties have frontage on Lake Avenue, any new development is required to comply with the City's Major Thoroughfare Design Guidelines. In addition, any exterior alterations and/or additions to the Gulfstream Hotel shall comply with the City's Historic Preservation Ordinance, Historic Preservation Design Guidelines, and the Secretary Standards for Rehabilitation. Development on the other properties also shall comply with these standards as they relate to new construction.

For additional information on potential code compliance violations, please contact the Code Compliance Division at 561-586-1652.

Should you have any additional questions, please feel free to contact our office at (561)-586-1687 or Jordan Hodges, Senior Preservation Coordinator, at (561) 586-1703.

Sincerely,

  
William Waters (Jul 9, 2021 14:14 EDT)

William Waters, AIA, NCARB, LEED AP BD+C, ID, SEED  
Community Sustainability Director  
City of Lake Worth Beach Department for Community Sustainability

Attachment – Original development overview prepared for CBRE Real Estate Brochure to market the sale of the hotel properties.



## City of Lake Worth Beach Zoning Summary Gulfstream Hotel (1 Lake Ave.) and S. Lakeside Drive properties

Both properties are located in the Downtown Hotel Zone and within a Historic District.

The Downtown area is intended to provide for the establishment and expansion of a broad range of office, retail, commercial and higher density residential uses, including higher intensity commercial. The downtown area east of Federal Highway is the City's hotel district and encourages hotels of 50 rooms or more including a mixed of ground floor uses.

### A. Gulfstream Hotel Site

- a. 23,556 sq. ft. (+/-) site - non-conforming building of seven stories and 85 +/- feet. Existing FAR is 2.70. FAR can go as high as 3.0625 with an urban planned development. Zoning is Downtown within Hotel district.
- b. FAR could go to 3.00, which allow for a 7,000 sq. ft. addition.
- c. Additional FAR and/or Density requires an urban planned development approval, which takes up to 120 days and requires two hearings before the City Commission. City Commission meets the first and third Tuesday of each month.
- d. Certificates of Appropriateness (CoA), conditional uses, variances and site plans can be approved by the Historic Resources Preservation Board (HRPB), which is usually no more than 75 days. HRPB meets every second Wednesday of the month.

### B. S. Lakeside Drive properties

- a. 55,819 sq. ft. (+/-) site inclusive of alley or 1.28 acres
- b. Base density is 40 units per acre and 45' (four stories) and FAR of 2.45 maximum.
- c. Unit count for Lakeside properties inclusive of vacated alley would be 51 units.
- d. With an urban planned development, density is 50 units per acre and 56.25' height (five stories) and FAR of 3.0625 maximum. Unit count for Lakeside properties inclusive of vacated alley would be 64 units.
- e. 10 additional units per acre are available under Transfer Development Rights program but no additional height or FAR. Unit count could go as high as 76 units inclusive of vacated alley. Cost approx. \$10 per sq foot.
- f. Additional FAR and/or Density requires an urban planned development approval, which takes up to 120 days and requires two hearings before the City Commission. City Commission meets the first and third Tuesday of each month.
- g. Certificate of Appropriateness (CoA), conditional uses, variances and site plans can be approved by the Historic Resources Preservation Board (HRPB), which is usually no more than 75 days. HRPB meets every second Wednesday of the month.

### **Gulfstream Hotel site and S. Lakeside Dr. properties**

- a. 79,375 sq. ft. (+/-) parcel inclusive of alley or 1.82 acres
- b. Zoning is Downtown within Hotel district.
- c. Base density is 40 units per acre and 45' (four stories) and FAR of 2.45 maximum. Unit count for Lakeside properties inclusive of vacated alley would be 72 units.
- d. With an urban planned development, density is 50 units per acre and 56.25' height (five stories) and FAR of 3.0625 maximum. Unit count for Lakeside properties inclusive of vacated alley would be 91 units.
- e. 10 additional units per acre are available under Transfer Development Rights program but no additional height or FAR. Unit count could go as high as 109 units inclusive of vacated alley.
- f. The Hotel District Incentive would allow a building of 65' (six stories) if a hotel of 50 rooms or more is incorporated as part of the project.
- g. Possibility in combining all of the properties together including the Gulfstream Hotel as a hotel of 50 rooms or more would allow for the height on the entire parcel (all 7 properties) to go to 65 ft overall height and six stories.
- e. Additional FAR and/or Density requires an urban planned development approval, which takes up to 120 days and requires two hearings before the City Commission. City Commission meets the first and third Tuesday of each month.
- h. Certificate of Appropriateness (CoA), conditional uses, variances and site plans can be approved by the Historic Resources Preservation Board (HRPB), which is usually no more than 75 days. HRPB meets every second Wednesday of the month.

### **Other Items of Note**

- ✓ Gulfstream Hotel is on the National Register of Historic Places. Therefore, could qualify for the Historical Tax Credit of 10% on hard and soft cost. Advised to check with your tax advisor and historical preservation boards at the State of Florida.
- ✓ City preference is to restore the classic hotel. But zoning does allow for residential or extended stay at the current hotel site.
- ✓ The City has vacated approximately 1,750 sq feet of alley between the hotel and the S Lakeside Drive properties. This square footage is included in the S. Lakeside Drive analysis. However, if transferred to the Hotel site would result in approximately 10,000 overall sq feet added to the hotel.