

HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project #25-00100314: Consideration of a Certificate of Appropriateness (COA) for new construction of a multi-family structure of approximately ±3,675 square feet at 309 S Ocean Breeze. The subject property is located in the MF-20—Multi-Family and Two-Family Residential Zoning District and has a future land use designation of Medium Density Residential (MDR). The property is a non-contributing resource in the South Palm Park Historic District.

Meeting Date: January 14, 2026

Property Owner: Daniel and Rachel Tanner

Applicant: Cameron Majak, Project and Property LLC

Address: 309 S Ocean Breeze

PCN: 38-43-44-21-15-242-0040

Size: ±0.16 acres / 6,750 SF

General Location: West side of South Ocean Breeze between 3rd Avenue South and 4th Avenue South

Existing Land Use: Vacant

Current Future Land Use Designation: Medium Density Residential (MDR)

Zoning District: Multi-Family and Two-Family Residential (MF-20)



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), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. The proposed new duplex structure is consistent with the City's Land Development Regulations. As proposed, the structure's design is consistent with the Historic Preservation Ordinance and the Historic Preservation Design Guidelines' requirements for new construction. The proposed design successfully integrates characteristic features of Streamline Moderne style architecture and is largely in keeping with the architectural styling and scale of neighboring structures in the surrounding historic district.

PROJECT DESCRIPTION

The applicant, Cameron Majak, on behalf of the property owners Daniel and Rachel Tanner, is requesting approval for the construction of a new ±3,675 square foot three-unit multi-family structure at 309 S Ocean Breeze. The subject parcel is a vacant 50'x 135' lot, a survey of which is included in **Attachment A**. The subject property is located in the MF-20—Multi-Family and Two-Family Zoning District and has a future land use designation of Medium Density Residential (MDR).

PUBLIC COMMENT

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

BACKGROUND

The property at 309 N J Street currently consists of a vacant, currently undeveloped parcel.

The applicant's design team contacted the City's historic preservation staff in March of 2025 to discuss architectural plans for new construction of a multi-family structure on the property. Staff met with the applicants regarding their proposed design for the structure on March 14th, 2025 and May 14th 2025. The applicant subsequently submitted for Minor Site Plan review in July of 2025, and review comments were subsequently provided in August of 2025. In October of 2025 the applicant submitted a COA for review, and was advised that they could not be scheduled for a board hearing until their proposed impermeable surface design was substantially revised as it was not compliant with the City's Land Development Regulations as proposed. The applicant subsequently provided an updated site plan on December 22nd, 2025, and was scheduled for the next available HRPB meeting.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Medium Density Residential (MDR). Per policy 1.1.1.3, the Medium Density Residential FLU *"is intended primarily to permit development of two-family and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household."*

Analysis: The Medium Density Residential FLU is primarily intended to permit the development of two-family and multi-family structures. The proposed multi-family structure would accommodate a total of three dwelling units on the property each featuring two bedrooms, thereby suitably maximizing the allowable density on the property. The proposal is also consistent with Goal 3.1, which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units. As the proposed structure will create three separate dwelling units on a previously undeveloped property, this proposal promotes the City's objectives by creating new housing stock where none previously existed.

Therefore, the proposed development request is consistent with the goals, objectives, and polices of the City of Lake Worth Beach's Comprehensive Plan.

Consistency with the Land Development Regulations - Zoning

Multi-Family and Two-Family Residential (MF-20): Per LDR Section 23.3-10(a), *The "MF-20 low-density multiple-family residential district" is intended to permit development of multiple-family structures. It is also intended to permit development of one-family and two-family structures. Provision is made for a variety of dwelling unit types in multiple-family structures on lots which meet minimum lot size requirements for multiple-family structures. Permitted dwelling unit types include efficiency, one-bedroom, two-bedroom and larger types. Provision is also made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall residential character. The "MF-20 multiple-family residential district" implements the "medium-density multiple-family residential" land use category of the Lake Worth Comprehensive Plan.*

Per LDR Section 23.3-10, multiple-family structures which contain three (3) or more principal dwelling units each for occupancy by one (1) family or household may be established on a platted lot of record which meets the minimum lot area requirements within the MF-20 zoning district. The property at 309 S Ocean Breeze consists of a 6,750 SF vacant lot, which therefore meets the minimum lot area requirements and has the density to allow three dwelling units on the property.

Development Standard		Multi-Family and Two-Family Residential (MF-20)	Provided
Lot Size (min)		5,000 SF	6,750 SF
Lot Width (min)		50'	50'
Setbacks	Front	20'	20'
	Rear	13.5'	37.7'
	Side	5'	5', 9.7'
Impermeable Surface Coverage (max)		60%	60% (4,087 SF)
Structure Coverage (max)		40%	33% (2,235 SF)
Front Yard		75% permeable & landscaped	81% (816 SF)
Building Height (max)		30' principal structure (2 stories)	20.5'
Maximum Wall Height at Side Setback		18' @ 5' setback up to 23' @ 10' setback	17.75' (Site data table, elevations show 19.18')
Floor Area Ratio (FAR) (max)		0.55	0.54 (3,675 SF)
Parking		1.75/unit (6 spaces total)	7 spaces (4 on-site, 2 on-street and 1 bike rack)

The applicant has concurrently submitted for Minor Site Plan approval for the proposed structure (HP 25-01400021) and undergone one round of Site Plan Review Team review. At this time of publication of this report, a resubmittal is required in order to address minor Planning and Zoning, Landscaping, and Building related comments, however, the applicant wished to proceed to HRPB approval in order to receive design approval concurrently with their application.

As proposed, the site design is generally compliant with the City's Land Development regulations, however, the applicant must revise their Site Data table and elevations to fully clarify their compliance with the MF-20 regulations. As notated on sheet 3.1, the overall building height is measured from the Base Flood Elevation as required by the City of Lake Worth Beach (FEMA Base Flood Elevation + an additional 1' freeboard) to the parapet. However, the definition of "Building Height" requires the applicant to measure from either the minimum required BFE or 12" above the crown of road (whichever is greater) to the average height of the parapet. The applicant should clarify that the indicated base

measurement is the greater of the two, and should furthermore specify that the overall height is measured to the average height of the parapet. Similarly, the wall height at side setback should be clarified: the site data table indicates a height of 17.75', but the elevations show a height of 19.18' above the required BFE of 9'. A condition has been added to address this.

The proposed design of the impervious coverage of the structure should similarly be clarified: while the applicant has indicated that as drafted certain areas such as the private patio areas for each unit are composed of pervious pavers and are therefore eligible to be counted at 50% towards the required impervious paver coverage of the structure. However, these areas are partially covered by balconies on the second floor (making them roofed, and as such no longer semi-permeable) and are therefore not eligible for this reduction in the partially covered areas. The applicant must revise their impermeable calculations to take this into account.

Consistency with the Land Development Regulations – Historic Preservation

The proposed structure is designed as an excellent contemporary interpretation of Streamline Moderne style architecture which is occasionally found in historic examples scattered throughout the City of Lake Worth Beach, including two doors down from the subject site at 303 3rd Avenue South. This architectural style gained popularity in the United States around 1930 as a “stripped down” version of the Art Deco style which was popular in the 1920-30s, and features elements reminiscent of the sleek, streamlined forms popular during this period for trains, automobiles and home appliances.

This style traditionally features design elements which emphasize proportional horizontality and simple, sleek detailing, such as projecting eyebrow features, horizontal banding and rounded edges on walls and windows. Fenestration typically features multi-lite casement or awning windows, with occasional glass block or porthole windows. For visual reference, the Streamline Moderne architectural style is mentioned in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C**.

All new construction within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district. The visual compatibility criteria for new construction within the city's historic districts is located in [Section 23.5-4\(k\)\(3\)\(A\)](#) in the LDRs. Staff has reviewed the criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement, provided in this report as **Attachment D**.

Section 23.5-4(k)3.A – Additional Guidelines for New Construction: *In approving or denying applications for certificates of appropriateness for new construction, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:*

- (1) *The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.*

Analysis: The surrounding structures in the general vicinity of this property are generally a mix of one-story single-family structures and two-story multi-family structures. The height of the proposed structure is generally compatible with these surrounding multi-family structures and is not substantially larger or smaller in scale than its surroundings.

- (2) *The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.*

Analysis: The width of the front elevation is visually compatible with the surrounding structures and does not appear to be overly wide or tall in comparison. The structure features the characteristic horizontal massing associated with the Streamline Moderne style while also fitting in to the patterning of the predominant visual orientation of the surrounding structures located in the immediate vicinity along South Ocean Breeze and within the historic district as a whole.

- (3) *For landmarks and contributing buildings and structures, the openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.*

Analysis: The proposed design is new construction and therefore the requirements for landmarked or contributing buildings do not apply. The proposed structure features a mix of fenestration types: large fixed picture windows mullied to a single hung window, square casement windows, and horizontal fixed rectangular windows divided 1/3 to 2/3 with a muntin. The front doors to each unit are proposed as a full lite French door. As proposed, the sizing, patterning and operation style of the proposed windows are not visually compatible with the Streamline Moderne style. Traditionally, the Streamline Moderne style features casement, fixed or awning windows, always in a multi-lite configuration. A more appropriate stylistic choice would be to incorporate horizontal lites to divide the proposed French doors into 5 lites; the applicant could alternatively explore a decorative flush panel door for each unit if preferable. The proposed window patterning should be adjusted to eliminate the square casement and divided fixed windows and replace them with more historically-appropriate multi-lite casement windows. Furthermore, the proposed sliding glass doors are not historically appropriate and should be changed for 5 lite double French doors, with sidelites appropriate on the center lower courtyard doors of the middle unit. A condition has been added to address the fenestration.

- (4) *The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.*

Analysis: The front elevation of the structure generally successfully avoids large expanses of blank façade, but as previously outlined the patterning of the openings could be refined to more successfully replicate the Streamline Moderne style and provide relief to blank expanses on each façade. However, the rhythm of solids to voids and proposed fenestration types on the structure require refinement and are somewhat unbalanced between the various facades. As designed, the fenestration is concentrated on the courtyard facing facades of the structure, and is less visually organized and proportional on the other facades of the structure. The applicant should adjust the proposed fenestration patterns to provide a pleasing visual patterning on all facades of the structure, a condition has been added to address this.

- (5) *The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.*

Analysis: The proposed building adheres to setback requirements within the current zoning code and is spaced appropriately in relation to neighboring buildings. The location of the structure will generally follow the rhythms and setbacks of the surrounding structures and create an appropriate visual relationship between the proposed structure and the surrounding context.

- (6) *The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.*

Analysis: The proposed design features projecting eyebrow features over each individual unit entrance which serves a dual purpose of providing valuable coverage for tenants entering their units and as a key visual indicator of the Streamline Moderne Style. The applicant could further refine this feature by wrapping the extending projections around the corner of the structure and continuing them 2-3 ft along the adjacent façade, and by incorporating matching projecting eyebrow features over the larger picture/single hung combination windows on each façade to continue this visual element across the structure. A condition has been added to address this.

- (7) *The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.*

Analysis: The proposed building will feature a smooth stucco exterior finish, typical of historic examples of Streamline Moderne architecture.

- (8) *The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.*

Analysis: The proposed new structure will feature a flat roof with a parapet, which is typical for a Streamline Moderne structure. In order to provide more visual interest and more closely align with the proposed architectural style, the applicant should incorporate coping at the roofline and stucco banding or “racing stripes” below the line of the parapet. A condition has been added to address this.

- (9) *Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to ensure visual compatibility of the building to the buildings and places to which it is visually related.*

Analysis: The site features are appropriate for the structure and its context in the neighborhood. The U-shaped courtyard design allows for private courtyard amenities and greenspace for the tenants while creating a visually compatible streetscape along South Ocean Breeze and a cohesive overall site design.

- (10) *The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.*

Analysis: The size and mass of the proposed building are similar to several of the neighboring properties, which are two-story multi-family structures. The proportions of window and door openings are visually compatible with the surrounding neighborhood as well, and are sized appropriately in scale to the structure itself and its surroundings.

- (11) *A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.*

Analysis: The Streamline Moderne style traditionally features a horizontal emphasis which is incorporated successfully in the proposed design’s massing. Several of the nearby multi-family structures in the surrounding vicinity feature similar horizontal massing and the proposed design will create a pleasing visual relation with these structures.

(12) *The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.*

Analysis: The proposed new structure is designed as a contemporary iteration of the Streamline Moderne style. This style is found in Lake Worth Beach, including a very closely situated example located two doors down from the subject site at 303 3rd Avenue South. The design successfully replicates styling cues from a traditional architectural style while incorporating new features such as the decorative planter features on the two attached balconies—a decidedly modern touch.

(13) *In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:*

(a) *Retain and repair, where possible, historic mechanical systems in their original location, where possible.*

Analysis: This requirement is not applicable to the new construction project.

(b) *New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.*

Analysis: In the submitted site plan, all mechanical equipment is placed outside the required setbacks and is placed and appropriately screened so as to be unobtrusive to the general design of the structure and site layout. Any additional proposed mechanical equipment shall be subject to review at the time of building permitting, and shall similarly be appropriately screened.

(c) *New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.*

Analysis: This requirement is not applicable to the proposed new construction project.

(14) *The site should take into account the compatibility of parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.*

Analysis: The site plan proposes to provide separate access to each unit. The front unit features a bike rack as well as a paved walkway to the front entry and a path leading to the middle and rear unit. The rear unit faces the alley and rear parking area, which consists of 4 parking spaces including one ADA space. The rear parking area also features an enclosure for refuse. The proposed site plan provides adequate parking and outdoor spaces for three units without an overwhelming visual impact from the right-of-way. The applicant has proposed to utilize two on-street parking spaces in order to address their parking requirement, which allows them to locate their remaining required parking in the rear. In addition to a landscape plan, a tree survey and disposition plan shall be required at building permit.

Consistency with the Historic Preservation Design Guidelines

Per the Lake Worth Beach Historic Guidelines, *“New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. It is very important that new construction not*

hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style.” The Streamline Moderne architectural style is covered in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment C**.

Analysis: New construction in the City’s historic districts is not limited to any particular architectural style, but typically should align with one architectural style consistently rather than utilizing elements from many different styles.

Conditions of approval have been recommended in order to more closely align the proposed structure’s design with traditional Streamline Moderne architecture, including refinement of the window and door patterning, further expression of the horizontality of the design by emphasizing elements such as the proposed eyebrow features and the addition of features such as stucco banding and coping along the parapet.

Overall, the proposed design is generally in keeping with Streamline Moderne style architecture through the incorporation of key elements of this style such as a smooth stucco exterior finish, decorative eyebrows, and horizontality of design.

CONCLUSION AND CONDITIONS

The proposed new construction application is consistent with the City’s Land Development Regulations. As proposed, the structure’s design is consistent with the Historic Preservation Ordinance and the Historic Preservation Design Guidelines’ requirements for new construction. The proposed design successfully creates a contemporary interpretation of a Streamline Moderne style apartment structure which will be generally compatible with the surrounding neighborhood and South Palm Park Historic District as a whole. If the HRPB moves to approve the new construction request, staff has drafted conditions of approval below.

Conditions of Approval:

- 1) Formal and complete review for compliance with the City’s Land Development Regulations will be conducted upon resubmittal for Minor Site Plan application HP 25-01400021. Once approved, all conditions from this application shall apply.
- 2) At the time of Minor Site Plan resubmittal, the applicant shall provide a detailed percolation test prepared by a licensed engineer demonstrating that the all proposed permeable paver surfaces meet the required percolation rate in order to be counted as 50% toward impermeable surface coverage. Any permeable pavers located under a roofed overhang or terrace shall be calculated at 100% of their area toward impermeable surface coverage. If necessary, the applicant shall revise their overall impermeable surface coverage if they cannot demonstrate compliance with this condition.
- 3) All improved surfaces shall be setback a minimum of 18” from property lines to allow for adequate water runoff within the property boundary, the proposed parking apron shall be revised to comply with this condition.
- 4) The notation of the overall height of the structure on the site data table and elevations shall be revised to measure from either the minimum required BFE or 12” above the crown of road (whichever is greater) to the average height of the parapet.
- 5) The maximum wall height @ 5’ side setback shall be revised on elevations to measure from either the minimum required BFE or 12” above the crown of road (whichever is greater) and shall not exceed 18’. While the provided site data table indicates a 17.75’ wall height, the provided elevations depict a 19.18’ wall height.
- 6) The structure shall utilize a smooth texture stucco exterior wall finish.
- 7) The applicant shall incorporate stucco banding near the roofline and coping along the parapet in order to provide more visual interest and differentiation to the design.
- 8) All proposed mechanical equipment shall be located behind the front façade of the structure and outside of required setbacks.

- 9) The applicant shall work with staff to adjust the fenestration pattern of the structure, including:
 - a. The entry door of each unit shall be a 5 lite French door, or shall have an alternative design proposed consistent with the Streamline Moderne style
 - b. All windows shall be changed to proportional multi-lite casement windows or an alternative design such as glass block to be approved by staff.
 - c. All sliding doors shall be replaced with double French doors with 5 lites per pane, the ground floor central courtyard doors of the middle unit shall be revised to double 5 lite French doors with sidelites.
- 10) The proposed eyebrow canopies shall wrap around corners and shall at minimum be incorporated over the larger windows on both the front and rear facades.
- 11) The front doors and bathroom windows may utilize clear glass, frosted glass, or glass with a Low-E coating (60% minimum VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 12) The windows and doors (excluding the bathroom windows and front door) shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
- 13) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 14) All divided light patterns shall be created utilizing exterior raised applied muntins with a pyramid or ogee profile. Exterior flat muntins or "grids between the glass" shall not be used.
- 15) In addition to a Landscape Plan, a tree survey and disposition plan shall also be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City's landscape requirements at building permit.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 25-00100314 with staff recommended conditions for the construction of a new multi-family structure at **309 S Ocean Breeze**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100314 for a Certificate of Appropriateness (COA) for the construction of a new multi-family structure at **309 S Ocean Breeze**, 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.

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the new construction proposal. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Survey
- B. Plans
- C. Historic Preservation Design Guidelines – Streamline Moderne Style and New Construction
- D. Applicant's Justification Statement