



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project #26-00100130:** Consideration of a Certificate of Appropriateness (COA) for new construction of a new two-family structure of approximately ±1,600 square feet to the rear of the existing single-family structure at 218 S K Street. The subject property is located in the Multi-Family Residential (MF-20) zoning district and has a future land use designation of Medium Density Residential (MDR). The property is a contributing resource in the Southeast Lucerne Historic District.

**Meeting Date:** June 10, 2026

**Applicant:** Gerald Green, Alpha Omega Builders LLC

**Property Owners:** Brian Atchley & Rebecca Goldblatt

**Address:** 218 S K Street

**PCN:** 38-43-44-21-15-089-0070

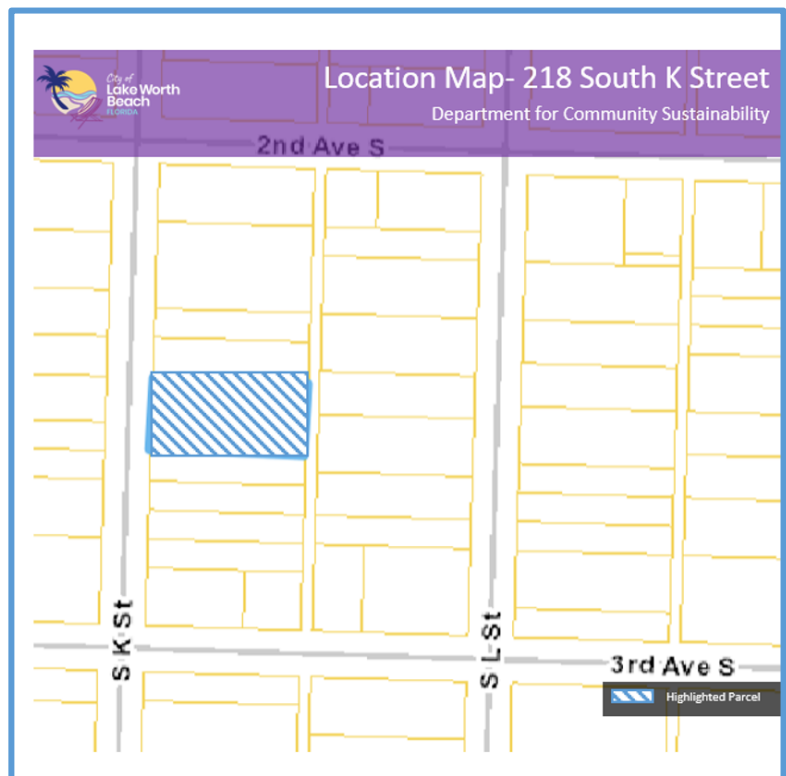
**Lot Size:** 0.2 acre

**General Location:** East side of South K Street between 2<sup>nd</sup> Avenue South and 3<sup>rd</sup> Avenue South

**Existing Land Use:** Single-Family Residential

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

**Zoning District:** Multi-Family Residential (MF-20)



## RECOMMENDATION

The documentation and materials provided with the application 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, and for consistency with the Comprehensive Plan. The proposed structure's design is overall consistent with the Historic Preservation Design Guidelines requirements for new construction, and provides an appropriate contrast to the existing single-family structure on site. **Therefore, staff recommends approval with conditions.**

## PROJECT DESCRIPTION

The applicant, Gerald Green of Alpha Omega Builders LLC, on behalf of the property owners, Brian Atchley and Rebecca Goldblatt, is requesting a Certificate of Appropriateness for construction of a new ±1,600 square foot two-family structure to the rear of the existing single-family structure at 218 S K Street. The subject property is located in the Multi-Family Residential (MF-20) 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.

## PROPERTY DEVELOPMENT HISTORY

The existing single-family structure at 218 S K Street was constructed in 1939 in the Wood Frame Minimal Traditional style, featuring horizontal wood siding, metal shingle roofing, a side gabled roof, and an asymmetrical gabled front porch. An associated detached garage was also constructed, at likely the same time.

The original wood siding was replaced with aluminum siding in 1969, an addition was made to the rear of the structure in 1969 and the metal shingles were replaced with asphalt shingles with approval by the HRPB at the August 14, 2013 meeting (HRPB 13-00100174). Additional alterations include addition of window awnings (1970), replacement and enlargement of window openings (date unknown) and enclosure of porch with new vestibule and replacement of front door (date unknown).

The detached garage was inspected and given a Declaration of Unsafe Conditions by the Building Official on August 12, 2025, due to the potential for collapse of the structure. The applicant provided a complete submittal for HRPB review of the new structure on May 14, 2026, and was subsequently scheduled for the July HRPB meeting. The architectural plans, survey, and photographs of the site are included as **Attachment A**.

## 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 existing structure at 218 S K Street is a single-family structure, the proposed new rear structure would feature two additional units for a total of 3 units on site. Based on the analysis above, the proposed development request is consistent with the goals, objectives, and policies 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.*

The proposed new structure is consistent with all site data requirements in the City's Land Development Regulations and has been reviewed by the City's Site Plan Review Team as a Minor Site Plan request. The applicant has addressed all outstanding items from previous review cycles, with the exception of minor outstanding landscape-related requirements which the applicant is currently working with City Staff to address.

Formal and complete review for compliance with the City's Land Development Regulations, will be conducted at building permit review. The proposed site plan and architectural drawings are included in this report in **Attachment A**.

Development Standard		Multi-Family and Two-Family Residential (MF-20)	Provided
Lot Size (min)		5,000 sf	8,437 sf
Lot Width (min)		50'	50'
Density		20 du/ac (3 units)	3 du
Existing Structure Setbacks	Front	20'	20'
	Rear	13.5'	69'
	Side	5'	4.5', 29.7'
New Structure Setbacks	Front	n/a	97'
	Rear	5'	17'
	Side	5'	6.25', 16.17'
Impermeable Surface Coverage (max)		55%	37%
Structure Coverage (max)		35%	23%
Front Yard		75% permeable & landscaped	n/a; existing
Building Height (max)		30'	24'
Maximum Wall Height at Side Setback (new structure)		18' @ 5' setback Up to 23' at 10' setback	18' @ 6.3' setback
Floor Area Ratio (FAR) (max)		0.5	0.33
Living Area (min)		750 sf for 2-bedroom unit	800 sf for 2 bedroom unit
Parking		1.75 spaces/2-bed units X 2 = 3.5 2 spaces/3-bed units = 2 Total: 6 spaces	6 spaces: 2 on-street, 4 on-site

#### **Consistency with the Land Development Regulations – Historic Preservation**

All new 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 applicant has also submitted a Justification Statement, provided in this report in **Attachment D**.

**Section 23.5-4(k)3.A – Additional guidelines for new construction and for additions; visual compatibility:** *In approving or denying applications for certificates of appropriateness for new construction and additions, 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 proposed new structure is 2 stories tall; this is taller than the existing one story structure, but is visually compatible with other 2-story structures in the vicinity of the subject property.

- (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 relationship of the width and height of the proposed structure is visually compatible and in harmony with the existing principal structure on the property. While the width and height of the proposed structure is greater than the one-story single family structure, it is set behind the structure as shown on the provided street elevation and is largely blocked from view of the public right-of-way.

- (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 windows and doors on the new structure are compatible in width and height to the windows and doors of the existing principal structure, as well as typical windows and doors of visually related buildings in the Southeast Lucerne Historic District.

- (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:** Because the new structure is located towards the rear of the property behind the existing single-family structure at 218 S K St, there is not a traditional "front façade." The front entrance is oriented toward the rear alleyway, with a porch spanning the north façade and providing access to both the ground and second floor units. The applicant has worked with staff to ensure that all elevations feature an appropriate rhythm of solids to voids, and no elevations feature large expanses of blank façade.

- (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.

- (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 places the entrances to the two new units via a two story porch oriented toward the rear alley. This provides convenient access for the tenants from the rear parking spaces and alley, which is not uncommon for a rear structure within the surrounding district.

- (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 submitted plans propose a smooth stucco wall texture. This is a common exterior wall material in the City and the Southeast Lucerne Historic District and differentiates the new structure from the existing historic Minimal Traditional structure.

- (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 plans propose an architectural shingle roof typically found in Masonry Vernacular structures in a gabled shape. The proposed roof is visually compatible with other structures within the Southeast Lucerne Historic District and the existing historic structure on site.

- (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 largely appropriate for the structure and its context in the neighborhood.

- (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 new structure is larger than the existing one-story structure but is set back substantially and therefore will not overwhelm the existing structure. Furthermore, the two story height of the proposed structure is in keeping with other nearby multi-family residential properties.

- (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 proposed new rear duplex structure will largely be blocked from view on the public right-of-way by the existing 1-story single-family structure. The building is similar in height and massing to other currently existing multi-family structures in the neighborhood.

- (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 design incorporates elements of the Masonry Vernacular style, such as smooth stucco wall finish and gable shingle roof, but incorporates single hung windows and full lite French doors to differentiate the structure as a modern new construction.

- (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 construction of the new structure; the mechanical systems for the existing historic structure will not be affected.

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

**Analysis:** The new mechanical equipment for the new structure, as shown on the site plan, shall be outside the required setbacks and will not be visible from the public right-of-way.

- (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 this 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 includes two parallel and two stacked alley-accessed spaces, as well as two on-street parking spaces. The parking is appropriately situated behind the structure and accessed from the alleyway, in keeping with the development pattern in the vicinity.

#### **Consistency with the Historic Preservation Design Guidelines**

The City's Historic Preservation Design Guidelines provide standards and recommendations for new additions and new construction within historic districts. New structures on properties with existing historic structures should be differentiated from, yet compatible with, the historic structure.

**Analysis:** The proposed new structure is designed with materials and detailing that are generally consistent with a contemporary interpretation of a Masonry Vernacular architectural style. The structure is proposed to have a smooth stucco exterior wall finish, asphalt shingle roofing with a gable roof, paired and single one over one single hung windows and full lite French doors. The structure features a balcony spanning the length of the north façade, which features simple railing detailing and provides access to the second floor unit. Generally, the structure is differentiated from the existing single family structure as a new construction but does not clash in architectural style.

#### **CONCLUSION AND CONDITIONS**

The application is consistent with the City's Land Development Regulations and the Historic Preservation Design Guidelines requirements. The new structure is in a differentiated yet compatible architectural style to the existing structure and does not overwhelm the one-story structure by virtue of being substantially set back from the road. Staff has recommended standard conditions below to ensure the proposed new construction is in keeping with the requirements of the Design Guidelines and Land Development Regulations.

**Conditions of Approval:**

1. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grids between the glass” shall not be used.
2. All glazing shall be 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.
3. The windows shall be recessed a minimum of two inches (2”) in the wall, and shall not be installed flush with the exterior wall.
4. All improved surfaces shall be set back a minimum of 18” from property lines to allow for adequate water runoff within the property boundary.
5. All mechanical equipment shall be located outside of required setbacks and appropriately screened.
6. Formal and complete review for compliance with the City’s Land Development Regulations will be conducted at building permit review, and shall comply with all conditions of approval from Minor Site Plan HP 25-01400033 once approved.
7. 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 26-00100130 with staff-recommended conditions for construction of a new two-family structure at **218 South K Street**, 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 **DENY** HRPB Project Number 26-00100130 for a Certificate of Appropriateness (COA) construction of a new two-family structure at **218 South K Street**, 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.

**ATTACHMENTS**

- A. Plans, Survey, and Photos
- B. Declaration of Unsafe Conditions
- C. New Construction Design Guidelines
- D. Applicant’s Justification Statement