



MEMORANDUM DATE: March 4, 2020

AGENDA DATE: March 11, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **722 North Ocean Breeze**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 20-00100053:** Consideration of a Certificate of Appropriateness (COA) for the new construction of a ± 2,256 square foot single-family structure at **722 North Ocean Breeze**; PCN# 38-43-44-21-15-226-0060. The subject property is a vacant lot within the Northeast Lucerne Local Historic District and the Single-Family Residential (SF-R) Zoning District.

OWNER/APPLICANT: Albert Heal
All 4 Construction Corp.
1191 Cherlynn Terrace
West Palm Beach, FL 33406

BACKGROUND:

The subject property is a vacant 50'x135' platted lot of record located within the Northeast Lucerne Local Historic District. The property has public frontage on North Ocean Breeze to the west. Photos of the existing vacant lot have been included in this report as **Attachment C**.

REQUEST:

The Applicant has submitted plans for a new +/- 2,256 square foot one-story single-family structure to be constructed on the vacant lot. The Applicant has provided proposed architectural plans for the building, including a site plan, floor plan, and elevation drawings. The proposed building is designed with elements of Anglo-Caribbean architecture.

The proposed building is designed with a symmetrical front façade with paired divided-light windows, a recessed covered entryway with a simulated courtyard, a vertical plank front door, circular gable vents, and a flat white concrete tile roof. The building will be constructed utilizing concrete block walls with applied stucco and a hip roof with forward projecting gables. Other proposed features for the building include a stucco water table, impact aluminum single-hung windows, a rear covered porch, and a rear-facing integral garage.

Proposed site features include a paver walkway, a paver tandem parking area side-loaded to the structure on the front yard, and a rear ribbon driveway that provides vehicular access from the alley to the garage. The architectural drawings and site plan has been included in this report as **Attachment E**.

The property is located in the Single-Family Residential (SF-R) zoning district.

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	5,000 sq. ft.	6,750 sq. ft.
Lot width	50'-0"	50'-0"
Lot depth	n/a	135'-0"
Front setback	20'-0"	20'-0"
Side setback	10% of lot width = 5'-0" each side	9'-0" (North Side) 5'-0" (South Side)
Rear setback	10% of lot depth = 13'-6"	47'-0"
Living Area	800 sq. ft.	1,827 sq. ft. (air conditioned)
Height (SF-R zoning)	30' for primary structure	Approx. 17'-2"
F.A.R. ¹	0.50 max (3,375 sq. ft.)	0.33 = (2,256 sq. ft.)
Max. Building Coverage ² for a Medium Lot	35% max (2,362 sq. ft.)	33.42% = (2,256 sq. ft.)
Impermeable surface	55% max. = 3,712 sq. ft.	36.68% = 2,696 sq. ft.*
Accessory Structure Limitations	Not to exceed 40% of the principal structure, or 1000 sq. ft. whichever is less	N/A

*Pending final review during the permitting process

Pursuant to LDR Section 23.4-10(f) Minimum parking requirements by use.

<u>Principal Use</u>	<u>Minimum Number of Parking Spaces</u>	<u>Additional Requirements</u>	<u>Proposed</u>
Single-Family Dwelling	2 spaces	1 space for 25' lots	2 spaces (off-street)

¹ *Floor area ratio*: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building's exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

² *Building lot coverage*: The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

ANALYSIS:

New Construction:

Zoning and Comprehensive Plan Consistency

The proposed new construction project is consistent with all site data requirements in the City's Zoning Code and Comprehensive Plan. The building as proposed meets the minimum off-street parking requirements and minimum living area requirements. There appears to be inconsistencies between the site data table impermeable surface calculations and the site plan. Staff has added a condition of approval that the site data table shall be revised. Final review will take place during the permitting process to ensure the impermeable surface maximum is not exceeded.

A landscape plan is included in **Attachment E**. The landscaping for the property will need to be evaluated to ensure it meets the minimum requirements of Section 23.6-1, Landscape Regulations. Final review and approval will take place during the building permit review process.

Historic Preservation

New construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k) of the City's historic preservation regulations. This criterion is provided in **Attachment B** and include Staff's response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

It is the analysis of Staff that the new construction project as proposed is generally compatible with the regulations set forth in the historic preservation ordinance. The proposed design utilizes architectural elements and building materials commonly found in residential construction in Lake Worth Beach. Staff has included an excerpt from the Jensen Beach Architectural Standards that examines Anglo-Caribbean architecture (**Attachment G**). The document was created by Treasure Coast Regional Planning Council, the same consultant that developed Lake Worth Beach's Historic Preservation Design Guidelines. This document is meant to be purely educational, as this is not a common architectural style found in Lake Worth Beach, and the style was not covered in the City's Design Guidelines. The structure's design utilizes elements found in the Anglo-Caribbean architectural style, such as a stucco finish, flat concrete tiles, simple detailing (shutters, beams, and decorative rafter tails), and a front courtyard. The application of two different stucco textures (smooth and textured) and use of a water table and stucco sill on the front façade, are atypical features for structures designed with elements of Anglo-Caribbean architect. Staff recommends that the Board discusses these design features and chooses the most compatible option.

In general, the proposed windows and doors create a regular rhythm of solid to voids. The proposed design largely responds to the lot size, shape, and configuration, and respects the lot development pattern in the neighborhood. Should the Board approve the proposal, Staff has recommended several conditions of approval to further increase visual compatibility.

Public Comment

At the time of publication of the agenda, Staff has received no public comment.

COMPREHENSIVE PLAN CONSISTENCY:

The project, as proposed, 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 3.1 To achieve a supply of housing that offers a range of residential unit styles and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of housing units. (Objective 3.1.1)

Staff response: The proposed design largely responds to the lot size, shape, and configuration, and respects the lot development pattern in the Northeast Lucerne Local Historic District. In addition, the proposal will add a new single-family structure to the City’s housing stock.

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:

Staff recommends approval of the request for the new construction of a single-family structure with the following conditions:

- 1) All proposed exterior entry doors shall be compatible with the Anglo-Caribbean architectural style, and shall be subject to Staff review at permitting. The windows, doors, and French doors shall be wood, wood-clad, aluminum, or fiberglass, and the windows shall utilize the water table as a sill or a historically compatible sill detail, subject to Staff review at permitting.
- 2) The windows shall be recessed a minimum of 2” in the wall, and shall not be installed flush with the exterior wall.
- 3) All window and door simulated divided light patterns shall be created utilizing exterior raised applied triangular muntins. No external flat muntins or “grids between the glass” shall be permitted.
- 4) The windows shall utilize clear glass or glass with a clear Low-E coating. Tinted or highly reflective glass shall not be used.
- 5) The impermeable surface calculations shall be revised on the site data table (Sheet SP) to correlate with the site plan.
- 6) The proposed design of the decorative vents on the front and rear gable ends shall be subject to Staff review at permitting. Staff recommends utilizing a design that replicates the historic circular decorative vents depicting tropical themes as commonly found on masonry buildings throughout the City.
- 7) The garage door shall be a recessed panel or carriage house style door, and shall not utilize raised panels.
- 8) The proposed flat concrete tile roof shall be finished in white or light grey.
- 9) The front door sidelights shall utilize five lights per sidelight.

- 10) The light fixtures shall be relocated from the front façade of the structure to the recessed entryway flanking the front door. Staff shall review the design of the light fixtures at permitting.
- 11) The knee-wall creating the front courtyard shall be recessed a minimum of three inches, to create a reveal line from the front façade. The knee-wall shall not utilize a water table.
- 12) All shutters shall be half the width of their corresponding windows and shall not be made of vinyl. Staff recommends applying shutter dogs or simulated hardware to the decorative shutters. Staff recommends that the windows on the front façade either be reduced in width or be further separated to accommodate appropriately sized shutters on both sides of the windows.
- 13) Staff recommends that the Board discuss the compatibility of the proposed stucco textures. The Applicant shall be responsible for contacting Staff to review and inspect a portion of the stucco siding prior to stucco completion.
- 14) Staff recommends that the Board discuss the compatibility of utilizing both a water table and stucco sill. Staff recommends that the water table be extended to the side and rear facades.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100053: Consideration of a Certificate of Appropriateness (COA) for the new construction of a ± 2,256 square foot single-family structure at **722 North Ocean Breeze**, with the conditions as recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations, Section 23.5-4.

I MOVE TO **DENY** HRPB Project Number 20-00100053: Consideration of a Certificate of Appropriateness (COA) for the new construction of a ± 2,256 square foot single-family structure at **722 North Ocean Breeze**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the Secretary of the Interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:

- A. Location Map – 722 North Ocean Breeze
- B. Decision Criteria – New Construction
- C. Current Photos
- D. Proposed Architectural Plans
- E. Historic Preservation Design Guidelines: New Construction, pp. 215-219.
- F. Proposed Product Information

Attachment A

