



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 22-00100321: Consideration of a Certificate of Appropriateness (COA) for the construction of a new ± 4,342 square foot single-family structure with a Sustainable Bonus Program Incentive request for additional FAR located at **324 North K Street**. The subject property is located in the Multi-Family Residential (MF-20) zoning district and is a non-contributing property in the Northeast Lucerne Local Historic District. The future land use is Medium-Density Residential (MDR).

Meeting Date: January 11, 2023

Property Owner: Maxime Fortune

Architect: Giorgio Antoniazzi, Antoniazzi Architecture, Inc.

Address: 324 North K Street

PCN: 38-43-44-21-15-090-0120

Size: ±0.15 acres / 6,750 sf

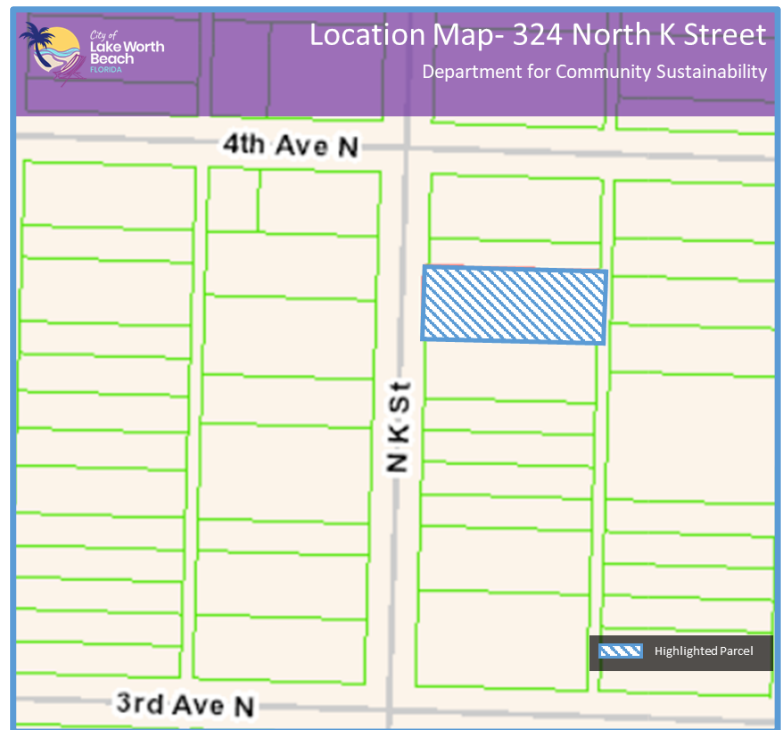
General Location: East side of North K Street between 3rd Avenue North and 4th Avenue North

Existing Land Use: Vacant

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

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

Location Map



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 and Strategic Plan. The proposed new single-family structure is consistent with the City's Land Development Regulations, and the structure's design is generally consistent with the Historic Preservation Design Guidelines requirements for new construction and site considerations. Staff recommends **approval with conditions** as provided on pages 7 and 8 of this report, which includes a condition requiring the addition of two windows on the front façade of the single-family structure.

PROJECT DESCRIPTION

The property owner, Maxime Fortune, is requesting approval for the construction of a new single-family residence. The applicant is also requesting an increase in the total Floor Area Ratio (FAR) through the Sustainable Bonus Program from a 0.55 FAR maximum to 0.64. The subject property is a 50-foot wide lot located on the east side of North K Street between 3rd Avenue North and 4th Avenue North. A survey of the vacant property is included as **Attachment A**. A current photo of the site is included as **Attachment B**. The vacant parcel is located in the Multi-Family Residential (MF-20) zoning district and retains a Future Land Use (FLU) designation of Medium Density Residential (MDR).

PUBLIC COMMENT

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

BACKGROUND

According to documentation in the City's property files and the Florida Master Site File, a one-story Wood Frame Vernacular home and one-car garage were built on the property c. 1924. The home was a front-gabled wood structure with a prominent brick chimney. The front stoop was enclosed in 1946, and some of the windows were replaced in 1962. The building underwent major remodeling in 2004, including door and window replacements, new flooring, and new drywall.

In the 2001-2002 survey, the property was given a contributing designation status in the Northeast Lucerne Local Historic District. The property was condemned by the City on February 22, 2022, due to significant termite and water damage that rendered the building likely to fully or partially collapse. The City issued a demolition permit for the structure on April 5, 2022. As the structure was condemned and was not part of a National Register Historic District, the demolition did not require HRPB approval. The property is now vacant, and due to the loss of the historic structure the property is now a non-contributing resource in the historic district.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site is located in the Medium Density Residential Future Land Use (FLU) designation. Per Policy 1.1.1.3 in the City's Comprehensive Plan, the FLU designation allows for a maximum density of 20 dwelling units per acre. As the proposed structure is a single-family development and has a proposed density of fewer than 20 units per acre, it is consistent with the intent of the Medium Density Residential designation.

Analysis: The proposed structure is a single-family development and has a proposed density of fewer than 20 units per acre, and is consistent with the intent of the Medium Density Residential designation. The proposed single-family structure 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. The project encourages architectural design that complements the City's appearance, consistent with Objective 3.2.4.

Based on the analysis above, 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 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 construction project is consistent with all site data requirements in the City's Land Development Regulations. The application also meets the minimum off-street parking requirements and complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The Floor Area Ratio exceeds the allowed maximum for the district, but the excess FAR will be accounted for at building permit through the Sustainable Bonus Incentive Program (SBIP). Formal and complete review for compliance with the City's Land Development Regulations, including landscaping, will be conducted at building permit review. The proposed site plan, architectural drawings, and renderings are included in this report as **Attachment C**.

Development Standard		Base Zoning District Multi-Family Residential (MF-20)	Provided
Lot Size (min)		5,000 sf	6,750 sf
Lot Width (min)		50'	50'
Setbacks	Front	20'	20'
	Rear	13'6"	15'
	Side	5'	5'
Impermeable Surface Coverage (max)		60%	58%
Structure Coverage (max)		40%	32%
Front Yard		75% impermeable & landscaped	76.67%
Building Height (max)		30'	23'
Maximum Wall Height at Side Setback		18' @ 5' setback up to 23' @ 10' setback	19'8" at 6'8" setback 21' at 8' setback
Floor Area Ratio (FAR) (max)		0.55 1.05 with Sustainable Bonus	0.64*
Parking		2 spaces	3 spaces

*Additional FAR will be requested through the Sustainable Bonus Incentive Program.

Consistency with the Land Development Regulations – Historic Preservation

The proposed single-family residence is designed in a contemporary style with elements of Mid-Century Modern architecture. The Mid-Century Modern architectural style gained popularity in the United States in the 1950s. Elements such as angled rooflines, geometric shapes in railings, glass curtain walls, projecting sills or eyebrows, and the use of multiple wall materials are all character-defining features of the style. The Mid-Century Modern architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment D**.

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 and has provided answers to the new construction criteria, provided in this report as **Attachment E**.

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 height of the building is taller than the height of immediately adjacent buildings, all of which are one story tall. However, the height of the building is similar to that of two (2) two-story multi-family buildings south of the site, as well as the two-story multi-family structures directly across the street from the subject site.

- (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 in scale with the surrounding properties. The height of the front elevation is taller than many of the surrounding properties but is in harmony with other two-story properties nearby.

- (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 proposal is new construction and not a landmarked or contributing building, but the openings are generally visually compatible and in harmony with visually related buildings in the Northeast 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: The front (west) elevation does have some expanses of blank façade. Therefore, staff has proposed a condition of approval to add two small windows to the front 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 garage towards the front of the property and places the front entrance further back on a secondary façade. Although this is an atypical configuration for structures within the Northeast Lucerne Historic District, it does enable the part of the building that is nearest to the public right-of-way to be thinner which is more in harmony with existing structures in the 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 proposed building will utilize a smooth stucco texture and composite siding. Smooth stucco is common for Mid-Century Modern and Contemporary buildings in the Northeast Lucerne Historic District.

- (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 building utilizes a “skillion and lean-to” roof, which is visually compatible with other buildings of a similar style in the Northeast Lucerne Historic District and is in harmony with the surrounding buildings, most of which have a gabled roof.

- (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 proposal does include masonry site walls. The site features are generally 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 proposed building is generally appropriate for the surrounding neighborhood.

- (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 applicant has provided a streetscape showing the building in relation to neighboring buildings on the street. The building’s height is more substantial than that of immediately neighboring properties, but its height is in harmony with that of other nearby two-story buildings.

- (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: Although the design of the structure is modern in nature, it does incorporate elements of the Mid-Century Modern style and is compatible with other buildings in the historical district.

(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 on a vacant property.

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

Analysis: Staff will condition the project so that all mechanical equipment is located outside of required setbacks and not visible from primary facades.

(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 new construction project on a vacant property.

(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 proposal does not include a landscape plan; a landscape plan will be required at building permit. The driveway for the structure is side-loaded to the south and the garage bays are located in such a way that they do not face the street, obscuring the garage's prominence. The proposed site design, including off-street parking, fencing, gates, and walkways, is generally compatible with the surrounding neighborhood. If approved by the Board, staff has included a condition that final site plan review and approval will occur 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 Mid-Century Modern architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment D**.

Analysis: New construction in the City's historic districts is not limited to any particular architectural style, but staff always recommends that projects are designed solely within one architectural style. Staff contends that the new construction project, as proposed, is generally compatible with the regulations set forth in the historic preservation ordinance and that the design of the structure displays massing and materials that are consistent with contemporary architecture and Mid-Century Modern features. Staff has included the Design Guidelines section on Mid-Century Modern architecture as **Attachment D**. The "skillion and lean-to" roof design, wall materials, and large fixed-pane windows, in particular, are character-defining features of the Mid-Century Modern style present in the proposed design. The proposed home is designed as a contemporary iteration of a Mid-Century Modern home and the window placement and fenestration pattern, as conditioned, generally avoids long expanses of blank façade facing the public right-of-way. Adding contemporary structures into historic districts creates an architectural record for present styles, which can add to the unique character and to the chronology of building styles constructed throughout the city's history.

Section 23.2-33(c) – Sustainable Bonus Incentive Program (SBIP)

The City of Lake Worth Beach Sustainable Bonus Incentive Program (SBIP) is intended to implement Objective 1.2.3 of the City's Comprehensive Plan, which states the City shall establish incentives to help support the creation of a compact, sustainable, community-oriented development by implementing a Sustainable Bonus Incentive Program. The Program offers the opportunity to attain an option for increased intensity (measured by floor area ratio) in exchange for the incorporation of sustainable design features, community-based improvements, and overall design excellence as part of a development proposal.

Analysis: Per LDR Section 23.3-10, an additional FAR of 0.50 may be granted by the HRPB through the Sustainable Bonus Incentive Program in the MF-20 Zoning District. The proposed FAR is 0.64, which equates to an additional 638 square feet. Per LDR Section 23.2-33, the required incentive award value for this additional square footage is \$4,785 (638 sf X \$7.50). Fifty percent (50%) of the incentive award value (\$2,392.50) is required to be paid to the City. The remaining award value can be provided through qualifying improvements or through payment of the remaining incentive value to the City. The applicant did not provide qualifying improvement prior to the publication of the staff report. Therefore, the total payment by the applicant to the City for the FAR is \$4,785.

CONCLUSION AND CONDITIONS

The proposed application is consistent with the City's Land Development Regulations, as conditioned, and the structure's design is generally consistent with the Historic Preservation Design Guidelines requirements on new construction and site considerations. Therefore, staff recommends approval with conditions of the new construction with the sustainable bonus request, as listed below. A condition was added to require two windows to be added on the front façade of the single-family structure.

Conditions of Approval:

- 1) Two (2) small windows shall be added to the front façade: one above and centered over the garage window and one below and centered on the bedroom window.
- 2) The front door 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.
- 3) 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.
- 4) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 5) The structure shall utilize smooth stucco and composite siding exterior finishes.
- 6) The exact design of the windows, entry doors, and garage doors shall be reviewed by staff at building permit.
- 7) All site walls shall comply with the height and placement requirements of LDR Sec. 23.4-4, Fences, Walls, and Gates, and will be reviewed at building permit.
- 8) All improved surfaces shall be setback a minimum of 1'-0" from property lines to allow for adequate water runoff within the property boundary.
- 9) All mechanical equipment shall be located behind the front façade of the structure and outside of required setbacks. Mechanical equipment shall be screened from rights-of-way and adjacent properties.
- 10) The applicant shall apply for the City's Sustainable Bonus Incentive Program at building permit to accommodate additional floor area ratio (FAR), per LDR Section 23.2-33(c).
- 11) Fifty percent of the sustainable bonus award value (\$2,392.50) shall be paid to the City within one year of approval, or prior to the issuance of the building permit, whichever comes first, as required by Resolution 23-2021.
- 12) The remaining fifty percent (50%) of the sustainable bonus award value (\$2,392.50) shall be paid to the City within one year of approval, or prior to the issuance of the building permit, whichever comes first.

- 13) This development order shall expire if payment of the sustainable bonus award value and all related program fees are not completed within one (1) year of the issuance of this development order.
- 14) A Landscape Plan shall be required at building permit. Landscaping shall be reviewed for compliance with the City's landscape requirements at permit.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 22-00100321 with staff recommended conditions for a Certificate of Appropriateness (COA) for the new construction a ± 4,342 square foot single-family structure with a Sustainable Bonus Program Incentive request for additional FAR at **324 North 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 22-00100321 for a Certificate of Appropriateness (COA) for the new construction a ± 4,342 square foot single-family structure with a Sustainable Bonus Program Incentive request for additional FAR at **324 North K Street**, as 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. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Property Survey and Flood Map
- B. Current Photo
- C. Architectural Plan Set
- D. Historic Preservation Design Guidelines – Mid-Century Modern
- E. Application and Justification Statement
- F. NOAs for Proposed Materials