



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100008: Consideration of a Certificate of Appropriateness for exterior stucco repairs, and six (6) historic waivers for the primary structure located at 501 North K Street. The subject property is located within the Single-Family and Two-Family Residential (SF-TF 14) zoning district and has a future land use designation of Medium Density Residential (MDR). The property is a contributing resource in the Northeast Lucerne Historic District.

Meeting Date: March 8, 2023

Property Owner/Applicant: Kamal Ahmed

Address: 501 North K Street

PCN: 38-43-44-21-15-152-0320

Lot Size: 0.077 acre / 3,375 sf

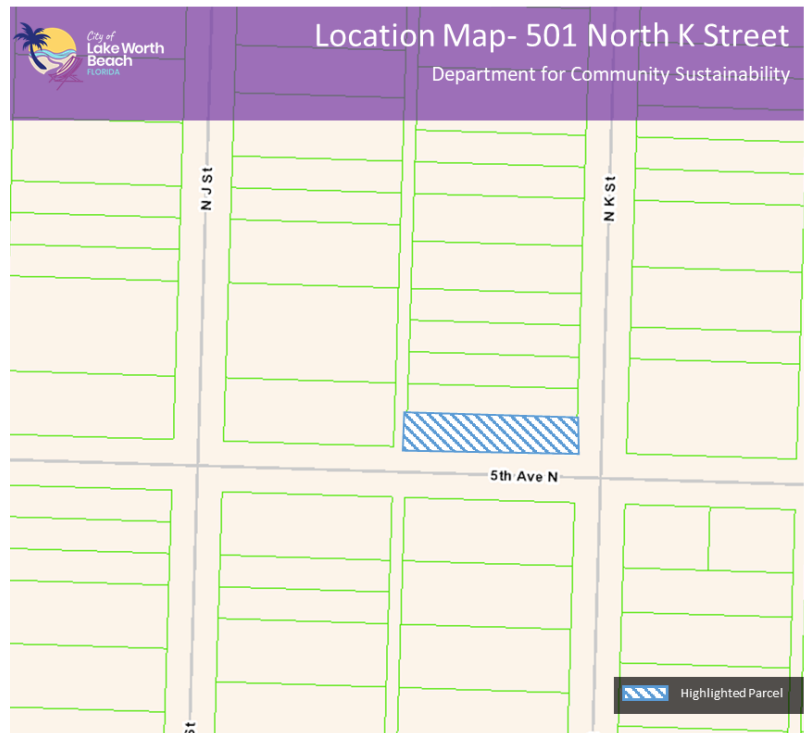
General Location: Northwest corner of North K Street and 5th Avenue North

Existing Land Use: Multi-Family Residential

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

Zoning District: Single-Family and Two-Family Residential (SF-TF 14)

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) and for consistency with the Comprehensive Plan. Staff recommends approval with conditions, listed on page 4, for the Certificate of Appropriateness for stucco repairs and historic waivers for the minimum required front setback, north and south side setbacks, impermeable surface coverage, structure coverage, and Floor Area Ratio.

PROJECT DESCRIPTION

The property owner, Kamal Ahmed, is requesting six historic waivers for the existing primary structure at 501 North K Street. The property owner plans to repair the exterior stucco and renovate the interior of the primary structure, including repairs and replacement of existing framing, to facilitate the building's continued use as multi-family rental units. The City Building Official has determined that over 50% of the structural members will be replaced in the proposed renovation. Per the Building Code and Land Development Regulations (LDRs), the extent of the proposed renovations triggers the requirements that the structure be brought into compliance with the current Building Code and LDRs.

The structure does not comply with the current LDRs. The waivers, if approved, would allow the structure to retain its current front and side setbacks and exceed the allowed maximums for impermeable surfaces, structure coverage, and Floor Area Ratio. However, staff has added conditions of approval that would require the applicant to address non-conformities with the City's fence and landscaping requirements.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The two structures at 501 North K Street were constructed c. 1925 in the Mission Revival and Wood Frame Vernacular architectural styles. The primary structure was originally used as a grocery store on the first floor with two apartment units on the second floor; the rear cottage has always been used as a single-family residence. The first story of the primary structure was converted to another apartment unit in 1971. Both buildings have undergone alterations over time, including window, door, and roof replacements, as well as various structural repairs due to termite damage, water damage, and damage from automobile accidents.

On October 12, 2022, the property owner applied for a remodeling permit for the primary structure at 501 North K Street. The application was disapproved by the Building Department on October 16th, with comments asking the applicant to schedule a meeting with the Building Official. The applicant met with Peter Ringle and was informed that the project would require historic waivers, as the work would replace over 50% of the structural members. The applicant re-submitted the permit on December 20, 2022, and it was disapproved again as no waivers had been requested or received.

Historic staff met with the property owner on January 12, 2023, and discussed the zoning non-conformities at 501 North K Street, as well as the process for requesting historic waivers from the HRPB. Staff received a completed COA application for six historic waivers and stucco repairs on February 3, 2023, and the project was placed on the March 2023 HRPB agenda.

A survey of the property is included as **Attachment A**, photos of the property are included as Attachment B, and the submitted plans for the renovations, conceptual landscape improvements, and the location of stucco repairs are included as **Attachment C**.

ANALYSIS

Consistency with the Land Development Regulations - Zoning

Section 23.5-4(r)2. Waiver or Modification of Certain Land Development Regulations

Pursuant to City of Lake Worth Beach LDR Sec. 23.5-4(r) *Incentives for improvements to designated landmark and contributing properties:*

*2. In addition, the HRPB may waive or modify certain land development regulation requirements. Waiver or modification may occur concurrently with issuance of a certificate of appropriateness or upon initial designation of a landmark or of a historic district. **Waivers may include setbacks, lot width, area requirements, height limitations, open space requirements, vehicular parking and circulation requirements, design compatibility requirements and similar development regulations. No waiver shall be permitted for permitted land uses, density or environmental and health standards.***

Waiver Requests		
LDR Citation	Required	Proposed
Minimum Front Setback (Section 23.3-8(c)3.A)	Minimum front setback of 20 feet	Existing front setback of 0-0.3 feet
Minimum Side Setback (Section 23.3-8(c)3.B(1))	Minimum 3-foot side setback for 25-foot lots	Existing south side setback of 0-0.3 feet
Minimum Side Setback (Section 23.3-8(c)3.B(1))	Minimum 3-foot side setback for 25-foot lots	Existing north side setback of 2.1 feet
Impermeable Surface Coverage (Section 23.3-8(c)5)	Maximum 60% impermeable coverage for small lots	Existing impermeable coverage at 65%
Structure Coverage (Section 23.3-8(c)6)	Maximum 40% structure coverage for small lots	Existing structure coverage at 60%
Floor Area Ratio (FAR) (Section 23.3-8(c)7)	Maximum 0.55 FAR for small lots	Existing FAR at 0.97

Pursuant to City of Lake Worth Beach LDR Sec. 23.5-4(r)(2), the HRPB may grant historic waivers if the requests meet the criterion listed in the section below. Staff has listed each criterion and provided responses for the historic waiver requests. Due to the building's contributing status to the Northeast Lucerne Local Historic District, the application is eligible for relief from the land development requirements of Section 23.3-8, should the Board determine that the criterion is sufficiently met. The applicant has provided a Justification Statement for the requests and has provided responses for each request. The applicant's justification statement is included in **Attachment D**.

- (A) The waiver or modification is in harmony with the general appearance and character of the neighborhood or district.

Analysis: Due to the historic nature of the parcel's development over time, particularly its original use as a mixed-use building, the existing c. 1925 primary structure currently encroaches on the front setback, the south side setback, and the north side setback. Inconsistencies with current setback requirements are common in the surrounding historic districts due to different development standards and practices in place over the course of the city's development, and it is common for buildings with commercial uses, such as the historic grocery store use, to be built with little to no setback from adjacent sidewalks. The structure's size and two-story height also bring the property over the permitted maximum lot coverage, structure coverage, and Floor Area Ratio. The structure's size is indicative of many two-story commercial structures from the City's early development in the 1920s, and is a unique reminder of the neighborhood's development history. The proposed renovation and repairs will not further any of the existing non-conformities as the proposed work will take place within the existing footprint of the structure. Furthermore, staff has added conditions of approval that would reduce existing non-conformities with the City's fence and

landscaping requirements. The existing structure is in harmony with the general appearance and character of the district. **Meets Criterion.**

- (B) The project is designed and arranged in a manner that minimizes aural and visual impact on adjacent properties while affording the owner reasonable use of the land.

Analysis: The project proposes to renovate and repair the existing primary structure for its continued use as multifamily rental units, while maintaining exterior appearance of the structure. It is staff's analysis that the project returns the structure to a safe, usable condition while maintaining its historic appearance. The design and arrangement of the building does not have a substantial aural or visual impact on adjacent properties; the building has existed in this size and location for nearly 100 years. **Meets Criterion.**

- (C) The waiver or modification will not injure the area or otherwise be detrimental to the public health, safety or welfare.

Analysis: Maintaining the structure in its current location will not be detrimental to public health, safety, or welfare. Staff has added conditions of approval that would reduce existing non-conformities with the City's fence and landscaping requirements, which will improve the property's appearance. **Meets Criterion.**

- (D) The waiver or modification is the minimum necessary to allow reasonable use of the property while preserving its historical attributes.

Analysis: Staff contends that the historic waivers requested are the minimum adjustment necessary to allow the proposed reasonable use of the existing multifamily building while maintaining its historic attributes. **Meets Criterion.**

CONCLUSION AND CONDITIONS

The proposed renovation project is designed to maintain the use of 501 North K Street as a multifamily residence, while providing necessary repairs to the structure, including the exterior stucco and the framing. The project as proposed adheres to the recommendations provided within the City's Historic Preservation Design Guidelines. Staff recommends approval for the request for a Certificate of Appropriateness for stucco repairs and historic waivers as the contributing structure meets the eligibility requirements for these requests and the proposed renovation and repair work would not preclude the continuation of the structure's contributing designation. However, staff has added conditions of approval that require the applicant comply with current requirements for fencing and landscaping.

Conditions of Approval:

1. The subject historic waivers, which allow the existing structures to maintained as historically developed with no additions or expansions, are project specific, and shall only apply to the scope of work approved under this application. Should any structures on the parcel be destroyed, moved, demolished or redeveloped, then all such future development/redevelopment shall adhere to the current City of Lake Worth Beach Land Development Regulations at that time.
2. Stucco repairs shall be consistent with the existing stucco in style, color, and texture.
3. Prior to the issuance of a Certificate of Completeness (CC), the applicant shall decrease the property's non-conformities with the City's landscaping requirements in so far as feasible as reviewed and approved by staff through a landscape permit. The required landscape permit shall include a landscape plan that at a minimum removes all invasive species and adds native plant material to the site. All landscaping shall be installed prior to the issuance of a CC of the renovation building permit. Contact the City Horticulturalist, David McGrew, for more information.

4. The landscape plan shall identify a screened refuse bin storage area on the plan that is approved by the Public Works Department and the Department of Community Sustainability staff.
5. Prior to the issuance of a CC, the chain link fencing shall be removed. If replaced, the fence shall comply with Section 23.4-4 Fences, walls and gates.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100008 with staff recommended conditions for a Certificate of Appropriateness for stucco repair and six historic waivers for the primary structure located at 501 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 **DISAPPROVE** HRPB Project Number 23-00100008 for a Certificate of Appropriateness for stucco repair and six historic waivers for the primary structure located at 501 North K Street, because the applicant has not established by competent substantial evidence that the application is in compliance 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 waivers. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Property Survey
- B. Photos
- C. Plan Set
- D. Justification Statement