



MEMORANDUM DATE: January 6, 2021

AGENDA DATE: January 13, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **207 Ocean Breeze (Block 95, Lot 11)**

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

TITLE: **HRPB Project Number 20-00100233:** A Certificate of Appropriateness for the construction of a ± 3,685 square foot multi-family building located at **207 Ocean Breeze (Block 95, Lot 11)**, pursuant to but not limited to Sections 23.2-7, 23.3-10, and Section 23.5-4 of the Land Development Regulations. The subject property is located in the Multi-Family (MF-20) Zoning District and is located within the South Palm Park Local Historic District.

OWNER: Grandview Heights Holding, LLC.
Robert Miller
1975 Sansbury's Way Ste. 114
West Palm Beach, FL 33411

ARCHITECT: LCA Architecture, Inc.
Denise Cravy, RA, AIA, NCARB
1975 Sansbury's Way Ste. 108
West Palm Beach, FL 33411

PROPERTY DEVELOPMENT HISTORY:

The southern parcel at 207 Ocean Breeze (Block 95, Lot 11) is a 50'x135' platted lot of record that is currently vacant. From documentation available in the City's property files, the parcel was developed circa 1925 with a single-family residence and a rear garage on the southern half of the parcel, a single-family residence and a rear garage on the northern half, and a shared driveway at the center of the parcel. The structures were small frame vernacular cottages that are commonly found on the city's 25' wide lots from the 1910's and 1920's. These two residences were captured in the 1990 historic resources survey for the South Palm Park district; addressed as 209 South O Street and 211 South O Street. The 1940's property appraiser's cards and the Florida Master Site Files from the 1990 survey are included in this report as **Attachment A**.

In 2004, the HRPB approved a demolition request for all structures on this parcel under COA#04080020, as the buildings were neglected and declared as unsafe. A new construction proposal was approved for this parcel, but never constructed. The buildings were demolished four years later under demolition

permit (Permit 08-404). In January 2020, the current property owner, Robert Miller, applied for a Zoning Verification Letter requesting approval to separate the vacant parcel (Block 95, Lot 11) from the existing improved property at 207 Ocean Breeze (Block 95, Lot 10). Once received, Palm Beach County Property Appraiser approved the parcel separation and provided a new parcel control number (PCN) for the vacant lot. The vacant lot will receive a new address from the City prior to the commencement of construction. Current photos of the parcel are included in this report as **Attachment B**.

PROJECT DESCRIPTION:

The property owner, Robert Miller of Grandview Holdings, LLC., is requesting approval of a Certificate of Appropriateness (COA) for the construction of a three-unit multi-family structure on the vacant parcel located at 207 Ocean Breeze (Block 95, Lot 11), which is also described as the southern parcel. The property is located within the South Palm Park Local Historic District on the west side of Ocean Breeze, between 2nd Avenue South and 3rd Avenue South. The parcel is a vacant 50' x 135' platted lot of record. The subject property is located in the Multi-Family (MF-20) Zoning District and maintains a Future Land Use (FLU) designation Medium Density Residential.

The application will require the following approval:

1. **Certificate of Appropriateness (COA)** for the new construction of a +/- 3,685 square foot multi-family building (3 units) at 207 Ocean Breeze (Block 95, Lot 11).

STAFF RECOMMENDATION: Staff recommends approval with conditions, provided on pages 10 and 11.

PROPERTY DESCRIPTION:

Owner	Grandview Heights Holding, LLC.
General Location	West side of Ocean Breeze between 2 nd Ave. S and 3 rd Ave. S.
PCN	38-43-44-21-15-095-0100
Zoning	Multi-Family 20 (MF-20)
Existing Land Use	Vacant
Future Land Use Designation	Medium Density Residential



LAND DEVELOPMENT REQUIREMENTS:

Land Development Code Requirements		
Code References	23.3-10 (MF-20)	
	Required	Proposed
Lot Area	5,000 square feet	6,750 square feet
Lot Width	50'-0" linear feet	50'-0" liner feet
Building Height	30'-0" (two stories)	25'-0" (two stories)
Setback - Front	20'-0"	20'-0"
Setback - Side	5'-0" (10% of lot width)	5'-0" (north and south)
Setback - Rear	13'-6" (10% of lot depth)	55'-4"
Setback – Rear (Accessory Structure)	5'-0"	N/A
Impermeable Surface Total ⁽¹⁾	60.0% maximum	59.6%
Front Yard Impermeable Surface Total	250 square foot maximum (25 % of the front yard area)	113 square foot (11% of front yard area)
Maximum Building Coverage ⁽¹⁾	40% maximum	33%
Density/Number of Units	Up to 3 dwelling units	3 dwelling units

Floor Area Ratio ⁽¹⁾	0.75 maximum	0.55
Living Area	Min. 800 square feet	Unit #1(2-Bed): 1,058 sq. ft. Unit #2(2-Bed): 1,058 sq. ft. Unit #3(3-Bed): 1,569 sq. ft.
Parking	6 parking spaces	2 on-street spaces 4 off-street spaces
Base Flood Elevation	9'-0" NAVD (Zone AE) (BFE 8'-0" + 12" Freeboard)	9.85' NAVD

(1) Medium Lot (Lots 5,000 square feet to 7,499 square feet).

Per LDR Sec. 23.2-30, requests for multi-family new construction under 7,500 square feet shall be reviewed administratively under a minor site plan application by the City's Site Plan Review Team (SPRT). This process consists comprehensive plan reviews by Palm Beach County Fire and the City's Building, Landscape, Planning, Historic Preservation, Urban Design, Public Works, Electric, and Water and Sewer Utilities Divisions to ensure consistency with the development requirements in the City's LDR's prior to permitting, or prior to review by the City's Historic Resource Preservation Board or Planning and Zoning Board.

The Applicant submitted the initial application on October 1, 2020 and received department comments on October 20, 2020. A resubmittal addressing items from the first review was received by staff on November 2, 2020. On December 16, 2020, the applicant was informed that all major items were sufficiently addressed, and that the application was being scheduled for the January 13, 2020 HRPB meeting.

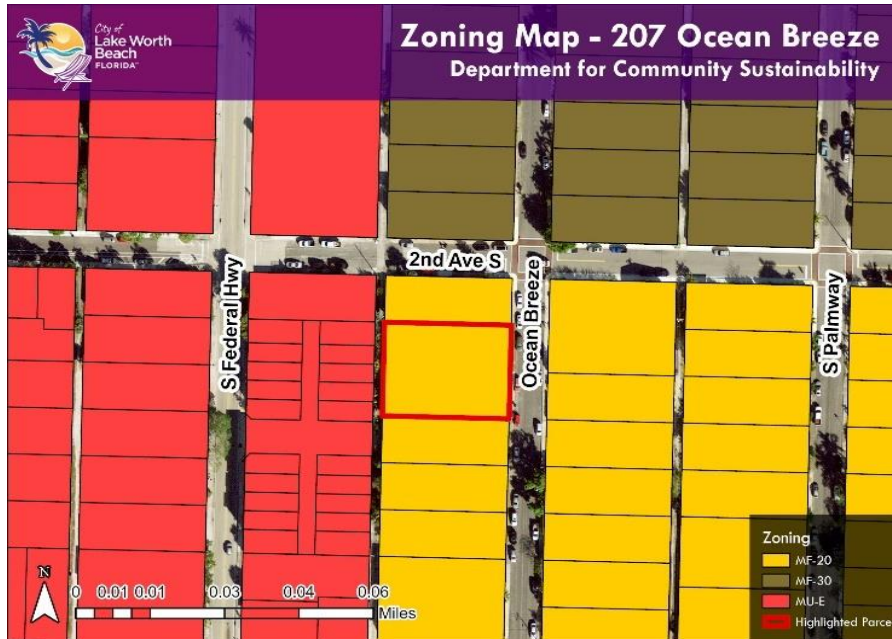
The proposed multi-family new construction project is consistent with all site data requirements in the City's Land Development Regulations. The application, as proposed, meets the minimum off-street parking requirements and complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. On the site plan, the required number of parking spaces is not listed. Staff has added a condition of approval to address this issue. The proposed site plan, architectural, and landscape drawings are included in this report as **Attachment C**.

SITE ANALYSIS:

Surrounding Properties

The site is largely surrounded by single-family and multi-family structures with similar Zoning and FLU designations, and thus, are found to be compatible with the proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: Immediately north of the subject site is a multi-family structure at 207 Ocean Breeze. This parcel contains a FLU designation MDR and a Zoning designation of Multi-Family Residential (MF-20).



SOUTH: Immediately south of the subject site is a two-family structure at 215 Ocean Breeze. This parcel contains a FLU designation MDR and a Zoning designation of Multi-Family Residential (MF-20).

EAST: East of the subject site is a parcel with two residential duplexes. This parcel contains a FLU designation of MDR and a Zoning designation of Multi-Family Residential (MF-20).

WEST: West of the subject site across the alley is Kingdom Villas, a townhouse development. This area contains a FLU designation MUE and a Zoning designation of Mixed-Use East (MU-E).

The applicant is requesting approval of a new ± 3,685 square foot multi-family building that is surrounded by two-family and multi-family structures and multi-family and mixed-use zoning districts. The multi-family use of the building is compatible provided its surrounding uses are similar in scale and density.

Consistency with the Comprehensive Plan

The subject property is located within the Medium Density Residential Future Land Use (FLU) designation. Per Policy 1.1.1.3 of 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 three-unit multi-family building and has a proposed density less than 20 units per acre, it is consistent with the intent of the Multi-Family Residential designation.

The proposed single-family structure is consistent with the following goals and objectives of the Comprehensive Plan:

GOAL 3.1: 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.

Objective 3.2.4: To encourage architectural design that complements the City's appearance and considers the objectives of all facilities and services provided by the City.

The proposed development will provide additional housing and utilizes a contextually appropriate architectural design that complements the City's appearance and the density permitted in this area.

HISTORIC PRESERVATION ANALYSIS:

Proposals for new construction should take their design cues from surrounding historic structures, utilizing 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.

Staff Analysis: It is the analysis of Staff that the new construction project, subject to the conditions of approval, is compatible with the regulations set forth in the historic preservation ordinance and within the Historic Preservation Design Guidelines.

As proposed, the design utilizes the scale and design elements found in Art Deco multi-family and commercial structures that gained widespread popularity throughout the United States in the 1930s. A favored style by the Works Progress Administration, many federally funded civic buildings, hospitals, and infrastructure projects utilized Art Deco architecture and art to illustrate the modern and hopeful reconstruction of American society in the waning years of the Great Depression. Elaborate in design and economical in materials, Art Deco buildings proliferated in cities like Lake Worth and Miami Beach, providing Americans with modern, spacious, and affordable apartment buildings and hotels in urban centers along the South Florida coast.



**The Marlin Hotel ca. 1939
1200 Collins Ave, Miami Beach, FL**

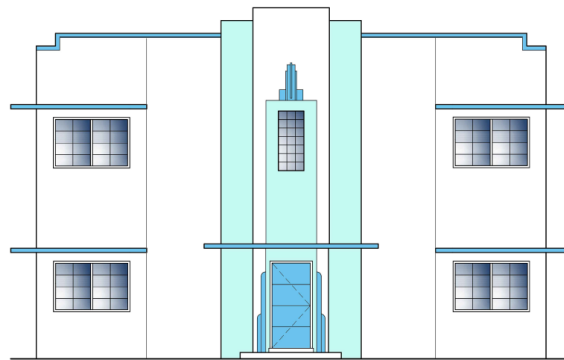
A character-defining feature for South Florida Art Deco buildings is an emphasis on verticality; most commonly achieved by utilizing a tall or projecting center stack with geometric motifs that were topped by a spire or zigurat shaped parapet.

Other character-defining features include flat roofs with short parapets, silver casement and awning windows arranged in bands and wrapping corners, stucco facades, and deep projecting eyebrows over windows, storefronts, and entry doors. Typically painted white or in bright pastels and adorned with neon signage, Miami Beach's collection of Art Deco buildings illustrate the style at its most playful.

In Lake Worth Beach, architectural examples of the style are more subdued, but still easily identifiable. Several examples from the 1930's exist throughout the City, including numerous multi-family structures south of Lake Avenue and the Palm Beach Cultural Council at 609 Lake Avenue. The Lake Worth Beach Historic Preservation Design Guidelines includes a chapter on Art Deco architecture, provided in this report as **Attachment D**.

The proposed multi-family structure at 207 Ocean Breeze features many of the character defining architectural features commonly associated with the Art Deco style. The building is two stories in height and features a symmetrical design with a central entry point featuring a small raised stoop and projecting eyebrow. The center stack of the façade features geometric stucco reliefs and a slightly recessed doorway.

**Proposed Front Façade
207 Ocean Breeze**



**The Savannah Building
Lake Worth Beach, FL**



Additional features include pairs of compatibly sized eight light casement windows and a center glass block window on the second story. The massing of the building is typical for the style and based off of local multi-family examples from the 1930's. The secondary side and rear facades avoid large expanses of black façade with windows at regular intervals Staff does have some remaining recommendations regarding exterior detailing that have been included in the conditions of approval at the end of this report. The site plan for the proposal is generally compatible with neighboring historic structures. The structure is sited at the customary 20'-0" front setback, and features a walkway connecting the entryway to the public sidewalk. Additional site features include a rear pool and patio, and four off-street parking spaces

off of the alley. The air conditioning units have been placed on the roof of the structure, and is proposed to be screened.

It is staff's analysis that the proposal responds adequately to the lot size, shape, and configuration, and respects the development pattern in the district. The design does not seek to fully replicate the historic architectural style; but nods to the Art Deco aesthetic with massing, material choices, and exterior detailing.

Staff has added a recommendation to the conditions of approval that the building be named. It was typical for Art Deco multi-family structures from the 1930's to have a name featured on the building's front façade above the entry door. The signage shall comply with LDR Section 23.5-1 and the lettering shall be compatible with the Art Deco architectural style section of the city's Design Guidelines.

Section 23.5-4(k)(3) – Review/Decision

- A. In approving or denying applications for certificates of appropriateness for new construction and additions (as applicable), 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. **Staff Analysis: The height of the proposed structure is visually compatible and in harmony with the height of existing multi-family buildings in the South Palm Park Local Historic District.**
 - (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. **Staff Analysis: The width and height of the front elevation of the proposed building are in scale with the surrounding properties.**
 - (3) 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. **Staff Analysis: The proposed drawings indicate large pairs of eight light casement windows, which are visually compatible with the architectural style and with neighboring structures.**
 - (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. **Staff Analysis: The front façade of the structure has a regular rhythm of solids to voids, and generally avoids long expanses of blank façade. Staff has coordinated with the Applicant on window sizes and locations on 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. **Staff Analysis: The proposed building adheres to setback requirements within the current zoning code and is generally compatible and in harmony with the relationships of buildings elsewhere in the districts.**

- (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. **Staff Analysis: The proposed design utilizes an entry stoop with a projecting eyebrow, a readily visible front door, and a walkway connecting the entryway to the public sidewalk, which is common in the districts.**
- (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. **Staff Analysis: The building features smooth stucco and silver casement windows, which is visually compatible and in harmony with the materials of visually related buildings.**
- (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 district. **Staff Analysis: The structure utilizes a flat roof with a stepped parapet, which is common for the architectural style.**
- (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 insure visual compatibility of the building to the buildings and places to which it is visually related. **Staff Analysis: New six-foot-tall wood privacy fences are proposed on the side and rear yards and extensive landscaping is proposed on the landscape plan.**
- (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. **Staff Analysis: The structure's size and mass in relation to its architectural features are generally compatible.**
- (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. **Staff Analysis: The applicant has provided a streetscape showing the building in relation to those to either side of it. The building's height and massing are visually compatible with other residential structures on Ocean Breeze.**
- (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. **Staff Analysis: The building is inspired by the Art Deco architectural style. However, it does not seek to replicate an existing historic structure since it utilizes a custom design with modern construction materials and impact products.**
- (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. **Staff 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. **Staff Analysis: The mechanical systems are located on the roof and 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. **Staff Analysis: The new mechanical systems are roof-mounted and will be screened with opaque metal panels to ensure they are not be visible from the street. Staff has drafted conditions requiring the screening material and height be subject to staff review at permitting.**

(14)The site should take into account the compatibility of landscaping, 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. **Staff Analysis: The proposed new construction project is consistent with all site data requirements in the City's Zoning Code and is compatible with visually related buildings and structures.**

B. In considering certificates of appropriateness for new buildings or structures, which will have more than one primary facade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary facade. **Staff Analysis: Staff's comments, conditions of approval, and synopsis of the project are primarily focused on the front façade facing Ocean Breeze.**

PUBLIC COMMENT:

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

CONCLUSION:

The proposed application, as conditioned, is consistent with the City's Land Development Regulations and the structure's design and site plan are consistent with the Historic Preservation Ordinance and the Lake Worth Beach Historic Preservation Design Guidelines. Therefore, staff recommends approval with the conditions listed below to allow construction of the new single-family residence.

Conditions of Approval:

1. The windows and doors shall be aluminum, steel, or fiberglass, subject to Staff review at permitting. All proposed exterior entry doors shall be compatible with the Art Deco architectural style, subject to Staff review at permitting.
2. The windows shall utilize clear-anodized frames.
3. The windows shall be recessed a minimum of three inches (3") as measured from the finished face of the exterior wall to the glass. Windows shall not be installed flush with the exterior wall.
4. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass must have a minimum 70% 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.
5. The divided-light patterns on the front façade shall be corrected to match the window and door elevations on sheet SP.3.
6. All window and door divided light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grids between the glass" shall not be used.
7. Detail drawings shall be submitted for the decorative Art Deco elements on the front façade, subject to Staff review at permitting.
8. On the site data table, the required parking shall be revised to list the total number of required parking spaces.

9. The materials used for rooftop screening shall be compatible with the architectural style, color, and materials of the principal building, subject to Staff review at permitting.
10. The minimum height of the rooftop screening shall be equal to the highest point of the systems/equipment, subject to staff review at permitting.
11. The space between the bottom of the projecting eyebrows and the window lintels shall be no greater than six inches (6”).
12. The building shall be named, and that the name be featured on the building’s front façade above the entry door, as typical for multifamily structures from the period. All signage shall comply with LDR Section 23.5-1 and the lettering shall be compatible with the Art Deco architectural style section of the city’s Design Guidelines.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-00100233 with staff recommended conditions ± 3,685 square foot multi-family building located at **207 Ocean Breeze (Block 95, Lot 11)**, 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 20-00100233 with staff recommended conditions ± 3,685 square foot multi-family building located at **207 Ocean Breeze (Block 95, Lot 11)**, because the Applicant has not established by competent substantial evidence that the application is consistent with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. Proposed Architectural Plans
- D. Historic Preservation Design Guidelines – Art Deco (Excerpt)