



**AGENDA**  
**CITY OF LAKE WORTH BEACH**  
**HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, JANUARY 12, 2022 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES**

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA**

**APPROVAL OF MINUTES:**

- A. [November 17, 2021 Regular Meeting Minutes](#)
- B. [December 15, 2021 Regular Meeting Minutes](#)

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS**

**PROOF OF PUBLICATION**

**WITHDRAWALS / POSTPONEMENTS**

**CONSENT**

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE**

**UNFINISHED BUSINESS:**

- A. [HRPB Project Number 21-01400023: Consideration of a Certificate of Appropriateness \(COA\) for the construction of \(1\) new ± 4,125 square foot multi-family structure with four \(4\) units on Lots 12 and 13 of Block 48 at 226 North K Street. The subject property is located in the Medium-Density Multi-Family Residential \(MF-30\) zoning district and the Northeast Lucerne Local Historic District.](#)

**NEW BUSINESS:**

- A. Conceptual Review 1017 S Palmway - New single-family home construction in the South Palm Park Historic District.

**PLANNING ISSUES:**

**PUBLIC COMMENTS:** (3 minute limit)

**DEPARTMENT REPORTS:**

**BOARD MEMBER COMMENTS:**

## **ADJOURNMENT**

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

**NOTE:** ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (*Sec. 2-12 Lake Worth Code of Ordinances*)

**Note:** One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.



**MINUTES  
CITY OF LAKE WORTH BEACH  
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, NOVEMBER 17, 2021 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES** Present were: William Feldkamp, Chairman; Bernard Guthrie, Vice-Chair; Ricardo Martin; Robert D'Arinzo; Stephen Pickett; Judi Fox. Also present were: Erin Sita, Assistant Director for Community Sustainability; Susan Garrett, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA**

Addition of a second Conceptual Review for 307 North L Street

**APPROVAL OF MINUTES:**

A. Approval of Meeting Minutes from:

September 8 2021 September 15 2021 and October 13 2021

**Motion:** R. D'Arinzo moves to accept September 8, 2021 Regular Meeting Minutes as presented; S. Pickett 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous

**Motion:** S. Pickett moves to accept September 15, 2021 Regular Meeting Minutes as presented; R. D'Arinzo 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**Motion:** R. D'Arinzo moves to accept October 13, 2021 Regular Meeting Minutes as presented; S. Pickett 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS:** Board Secretary administered oath to those wishing to give testimony.

**PROOF OF PUBLICATION**

- 1) 812 S Lakeside Drive - Demo

**WITHDRAWALS / POSTPONEMENTS:** None

**CONSENT:** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:** W. Feldkamp drove by the projects prior to the meeting.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**A. HRPB Project Number 21-00100281:** Consideration of a request for a Certificate of Appropriateness (COA) to demolish an attached carport structure located at 812 South Lakeside Drive. The subject property is located in the Single-Family Residential (SF-R) Zoning District and the South Palm Park Local Historic District.

**Staff:** Demolition of the carport structure. Owner would like to demolish as it detracts from the architectural elements of the home. The home is a contributing structure and as the carport has not been condemned by the Building Official, it is required to be brought before the Board.

**Board:** Chairman states the carport is already gone. This similar homes, side by side, are two lots, separate parcels. The fencing is organized. Now that configuration couldn't happen, the driveway now requires a separation to allow for drainage.

**Motion:** R. D'Arinzo moves to approve HRPB 21-0010028, based upon competent substantial evidence in the staff report and testimony at the public hearing; S. Pickett 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous

**B. HRPB Project Number 21-00100284:** Consideration of a Certificate of Appropriateness (COA) for window additions and replacement on the second story of a building located at 704 Lake Avenue; PCN# 38-43-44-21-15-508-0091. The subject building is located within the Downtown (DT) zoning district with a future land use designation of Downtown Mixed Use (DMU). It is also located within the City's Community Redevelopment Agency (CRA) overlay district and is a contributing resource within the Old Town Historic District.

**Staff:** The windows would allow for the utilization of the commercial space. The applicant has uncovered windows on the second floor east and west facades (previously enclosed). Board should discuss the south façade proposal.

**Conditions of Approval:** #1 On the front façade of the building, the window configuration shall be consistent with alternate configuration #2 as in the presentation, shall be modified to have smooth stucco finish between the windows and mullions to align with first floor configuration.

**Motion:** R. D'Arinzo moves to approve HRPB 21-00100284 with staff recommended Conditions of Approval, as modified based upon competent, substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements; R. Martin 2<sup>nd</sup>.

B.Guthrie arrival- 6:23 PM

**Vote:** Ayes all, unanimous.

Recess:7:21-7:26 PM

C. Conceptual Review 226 N K Street - Modern multi-family four (4) unit building by Contin Architecture & Design.

**Presentation by Contin Architecture- Faten Almosawi**

3-unit two-story townhome style with garden and parking in the back. It also includes a one-bedroom unit over the parking area. The fenestrations facing the street have three options, to include privacy meshes or vegetation. Colors were selected based upon what is found in the City

**Board Suggestions:** S. Pickett would like some presence of entry from the street. R. Martin inquires about the size of the lot and parking requirements. Doesn't mind the modern style.

**Response:** That is dependent upon bedroom size. There are four parking spaces on site including a tandem spot, 2 on street.

**Architect Juan Contin** stated the concept on the front was to provide a tropical feel with vegetation and mid-century modern, side-loaded building with ten-foot ceilings which are very comfortable.

**Staff:** E. Sita reminds all the scope of the Board is to provide comments for the Certificate of Appropriateness as it is a staff reviewed item. Does the Board feel it meets code or does it require a variance?

**Board:** W. Feldkamp would like the oak tree moved away from the building and questions if architectural features are permitted in the setback? Appreciates the north elevation which is more horizontal than the south elevation. E. Sita – decorative elements cannot extend more than two feet into the setback. B. Guthrie- appreciates the cantilever over the parking. Asks if more glazing could be added to the front? **Response:** yes, willing to work with adding more glazing. Understands the verticality of the front façade.

**Board** prefers the horizontality of the north façade. B. Guthrie asks if the topography of the lot changes throughout the lot. **Response:** yes. S. Pickett reiterates it needs more street connectivity.

#### D. Conceptual Review 307 North L Street

**Architect:** Giorgio Antoniazzi took the initial conceptual review comments to heart. Believes the public thinks the developer is trying to take advantage of the 25-foot wide lots despite the proximity of other similarly situated new construction in the immediate area when it could be two-story townhomes facing single story cottages. Comments were made about the livability of the space and that the alleyway should be the service/parking side and the front yard for the recreational space in front. Eight-foot deep front porches on the front. Major volumes in the middle; ultimately decided on two roof types with different column and window layouts. Could be a six-plex or six townhomes, trying to do something good with the 25-foot wide lots.

**Board:** R. D'Arinzo asks about the separation between the lots for movement of trash cans. **Response:** total of seven feet. J. Fox asks why they all have to look the same. **Response:** If shown 10 homes on 25-foot lots, they would all really be similar. They will change over time. W. Feldkamp mentions the square footage being proposed is the worst land usage. Everyone likes the rhythm of the 25-foot lots but suggests T-shape houses for staggering of the front setbacks; vary the rooflines. B. Guthrie is not pleased with the amount of square footage being put on the lots.

**PLANNING ISSUES:** None

**PUBLIC COMMENTS:** (3 minute limit) None

**DEPARTMENT REPORTS:**

**A. 131 S. Palmway** - Demolition Permit was issued for the contributing garage structure per order of the building official as the structure was unsafe.

**BOARD MEMBER COMMENTS:** Discussion of building on 25-foot wide lots. Some Board members appreciate the construction on the small lots while other members believe the construction and massing on the narrow width lots should be constrained.

Staff: Reiterates the downtown core is where the smaller lots of records are found. It doesn't occur throughout the City.

**ADJOURNMENT:** 8:02 pm



**MINUTES  
CITY OF LAKE WORTH BEACH  
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, DECEMBER 15, 2021 -- 6:05 PM**

**ROLL CALL and RECORDING OF ABSENCES:** Present were- William Feldkamp, Chairman; Bernard Guthrie, Vice-Chair; Robert D'Arinzo; Stephen Pickett; Ricardo Martin. Absent: Judith Fox. Also present- Erin Sita, Assistant Director for Community Sustainability; William Waters, Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA**

**APPROVAL OF MINUTES:** None

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS:** Board Secretary administered oath to those wishing to give testimony.

**PROOF OF PUBLICATION**

- 1) 226 North K Street  
307 North L Street

**WITHDRAWLS / POSTPONEMENTS:** None

**CONSENT:** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:**

Board Attorney, Elizabeth Lenihan, clarifies for Board members precisely what a 'disclosure' should include. Among those items would be a demonstrated bias or prejudice toward any party in the hearing, any direct or indirect monetary interest in the outcome of any quasi-judicial item, pre-judgement of the issue at hand prior to hearing the facts on record; ex-parte investigations and the inability to render an impartial judgement. If the answer is yes, there will be a follow-up question.

S. Pickett received a voicemail from CC Herman Robinson expressing concern with the re: 4 individual 25-foot lots; saw Facebook posts about that issue and stopped reading so as to remain unbiased. Is able to render an impartial decision.

R. Martin received a voicemail from CC Herman Robinson; also spoke with staff. Is able to render an impartial decision.

B. Guthrie states both of these projects have been collectively discussed by the Board, with opinions at prior meetings. Additional investigations included speaking to several elected persons, CC Herman Robinson, included to obtain ideas mostly on the concept rather than the project. Can decide impartially, most of the additional investigation was focused on 307 North L Street. Also posted on Facebook to obtain opinion.

W. Feldkamp had no contact from anyone but drove by the site as usual.

R. D'Arinzo received a call from CC Robinson; is able to render an impartial decision.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

- A. HRPB Project Number 21-01400023:** Consideration of a Certificate of Appropriateness (COA) for the construction of (1) new ± 4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of Block 48 at 226 North K Street. The subject property is located in the Medium-Density Multi-Family Residential (MF-30) zoning district and the Northeast Lucerne Local Historic District.

**Staff:** E. Sita provides case analysis. The project was heard conceptually at the November 17, 2021 HRPB meeting. Mentions that new construction may include a type other than the 10 primary types found in the Preservation Design Guidelines. Staff recommends Option A or C and that Board discuss the fenestration of the proposal. The proposal is consistent with the Comprehensive Plan as it relates to density and provides a supply of housing for the community. The landscape plan is being reviewed at time of permitting for compliance with the City Landscape Code; this minor site plan is also being reviewed administratively at this time. The Board is responsible for the Certificate of Appropriateness, finding the proposal visually compatible with the surrounding historic area as well as 14 guidelines for new construction and additions. Styles should not be mixed. The flat roofline and façade design most closely resemble a modern architectural style.

**Agent for the Applicant:** Faten Almosawi. provides brief powerpoint of examples of fenestrations in the surrounding neighborhood.

**Public Comment:** Gael Silverblatt-414 N Ocean Breeze- Asks if the project meets Landscape Code requirements; If 3 mango trees and oak tree can be relocated to the Bryant Park bandshell.

Cuyler Ten Eyck/Debra Shulmier 219 North L Street #110– Overlooking the construction site. Concerns with alley access and construction noise.

Diane Skoglund/Michael Starr-318 North L Street – Does not believe it fits the neighborhood; dislikes the paint colors; finds the parking spots are confusing and insufficient; appreciates one or two trees will remain and the green spaces on north, south and west sides.

Elizabeth Bartlett -211 North L Street-Alley is shared by other properties and concerns with potential for accidents in the alley. No Handicap access and no elevator so why have a handicap parking space; Questions pervious calculations; doorways appear to open inwards and walkways too narrow; Garden area should be flipped to be on the south side. Stairwells should be more private so female residents and/or visitors do not feel vulnerable if staying alone at night. Mango trees are being removed and the mangos from those trees are especially delicious.



**Agent for applicant:** Juan Contin- The pervious/impervious requirement has been well vetted by staff and one unit has actually lost downstairs area to provide more parking beneath. Tandem parking on-site provides more on street parking. The alleyway parking should be afforded to this project as there are two other properties with the same occupancy. Sideloaded units have two, some have four, others have 6 allows for a garden in the front.

**Board:** S. Pickett-believes the front façade is still appearing a bit blank, prefers Option C. Recalls that the North façade (previously) was the favored side and suggested it for the south façade and it appears that it went in the opposite direction. R. Martin- Is okay with the Modern Architecture. Where will the eight trash cans will be accommodated? **Response:** in the front (west façade), screened from view. B. Guthrie- Option C is more in keeping with the architecture of the neighborhood. **Response:** The bronzed, copper metal screens lends privacy, diffused light to keep it open and airy; also lends privacy to neighbors. W. Feldkamp appreciates the patio areas; sees the parking code is met, however does not see compatibility or associated style. All of the powerpoint examples showed a cap at the roofline and were from Dixie Hwy, but not in this Historic District. The front is relentlessly vertical; bathroom windows could be larger and dislikes fins that are being used for shade **Response:** The applicant is willing to work with the color; explains the rationale for unifying each façade of the building to the whole. The fins work for shading the garden as well as providing shade to the rooms. R. D'Arinzo would prefer breeze blocks as opposed to the bronzed metal at stairwells and that reads 'rust'. S. Pickett believes the color blocking accentuates the verticality of the structure.

**Public Comment:** Janet Labanara - 223 North K Street believes the parking is tight and it is different from everything else in the neighborhood.

Staff discusses the ramifications of a denial versus a continuation. A denial would prevent the proposal/project from returning to the Board for a period of one year. Redesign would allow a return to Board.

**Motion:** R. D'Arinzo moves to continue **HRPB Project Number 21-01400023** to the February 9 2022 meeting; S. Pickett 2<sup>nd</sup>.

**Discussion:** B. Guthrie- is sufficient information being provided to the applicant to revise?

R. D'Arinzo reiterates the suggestions to: Improve upon the street facing façade including the fenestration and the coloration; raising the horizontal element to the 10-foot height. R. Martin-modern or contemporary, does it match the neighborhood? Verticality could be reduced by changing color scheme, better match the windows on the front and raise the horizontal element to ten feet.

Applicant prefers the January meeting.

**Motion amended and 2<sup>nd</sup> by original motion makers-** to January 12, 2022 meeting date.

**Vote:** Ayes all, unanimous.

**Recess: 7:00 pm-7:10 pm**

- B.** HRPB Project Number 21-00100250: Consideration of a Certificate of Appropriateness (COA) for the construction of four (4) new ± 1,489 square foot single-family structures on Lots 27, 28, 29, and 30 of Block 90 at 307 North L Street; PCN #38-43-44-21-15-090-

0270. The subject property is located in the Low-Density Multi-Family Residential (MF-20) zoning district and the Northeast Lucerne Local Historic District.

**Staff:** Previously heard at the September 8, 2021 HRPB meeting and the applicant has re-submitted based upon comments/suggestions from the Board. Suggestions/advise included adjusting the setback, reconsidering the elevations, utilization of materials for one style of structure (not combining one style with materials from another). Particularly Frame Vernacular cottage with materials utilized in Art Deco and Streamline Moderne. The revised style now is more fully a Wood Frame Vernacular. Board also suggested a staggered building placement. Staff received a request from the property owner to split the single parcel back to the original 25-foot wide platted lots of record. New parcel control numbers have yet to be issued by Palm Beach County Property Appraiser. Each lot would require COA approval/disapproval by the Board. The Board shall review for Certificate of Appropriateness only. The single-family site plan will be reviewed at time of permit as they are permitted by right to be constructed on the 25-foot wide lots. The purview of the Board is for compatibility with the architectural style and Historic Preservation Design Guidelines for new construction.

**Attorney for the applicant:** Spencer Siegel – 1600 S Dixie Hwy. Boca Raton, FL. Suggests the proposed structures are in the vernacular style and compatible with the neighborhood with the gable roofs, materials and design. Can't bring back the Craftsman style or order a house from Sears. References page 47 of the Design Guidelines, only criticism was the repetitiveness. Different finishes, to which the developer may agree, could resolve that issue. Two-story homes are not as attractive to tourist and retirement homes as they do not provide the cottage feel. It is the highest and best use for the property making single family homes in a multi-family zoning district.

**Architect:** Giorgio Antoniazzi- Continuous improvement to the project that meets staff requirements, Board requirements and are not maximizing the potential density of the project. Unequivocally Lake Worth Beach style with a cohesive style, urban rhythm in form and design. From the street/sidewalk realm it is Lake Worth Beach. Board is straddling a line between conscientiousness and delirium, time for moving on to realizing the project.

**Board:** R. Martin – where will the trash containers be placed? **Response:** Screened from view in the front.

**Architect:** The landscape comments- would love to keep the oak tree, but the project cannot be realized with the tree in that location. Will meet every landscape requirement in the code and mitigate the tree. The developer has graciously invited interested parties to find a place and relocate the tree.

**Public Comment:**

Diane Skoglund/Michael Starr – 318 North L Street – Concerns the replacement vegetation will not provide shade canopy due to removal of large mature trees. Questions why there is not more creativity with design and only two (2) designs being duplicated. Is concerned that the parking requirement is not being met.

Rich Raphael – 832 North J Street - The four designs were too homogeneous in appearance, requests the developer be required to plant replacement mango trees as opposed to the unspecified "shade trees". Requests a continuance to have the opportunity to evaluate the project.

Elizabeth Bartlett – 211 North L Street – The proposed structures resemble Hurricane Katrina Era FEMA trailers. Suggests the developer would better serve the community by building on two (2) fifty-foot lots.

Larry Reese/Mary McDermott – 315 North L Street – Believes the redesign is not significantly different from the previous and that the style is out of place for Lake Worth Beach. Density is different from the area's shorter homes and detached rear yard structures. Believes the impermeability of the lot will cause problems, there is a lack of landscaping and outdoor space. Parking seems insufficient for the unit. The architecture of four homes of the same shape, color and scale is out of character for the neighborhood.

**Board:** W. Feldkamp questions the height of the windows and doors? **Response:** Eight (8) foot. B. Guthrie questions why these are not four separate agenda items. Board previously spoke of staggering and/or going with 2- story structures. Why are they called non-conforming lots? **Response:** There will be findings for four (4) lots of record. Parcel is terminology utilized by the Property Appraiser for tax purposes. They are platted lots of record, platted prior to 1976. B. Guthrie questions why there a for sale sign suggesting all the possibilities for development specifically two single-family homes on two fifty-foot lots? Are we setting precedent and going to allow 50-foot parcels to be split into 25-foot non-conforming lots?

**Chairman:** The size of the lots are not under Board review at this time. The scope of the approval for this project is for Certificate of Appropriateness.

**Assistant Director:** Currently the Board is not acting as a Local Planning Agency (LPA). The Land Development Regulations shall be met and are not under review. A common type of 25-foot lot structure is a shotgun style home

**Director of Community Sustainability:** Platted lots of record have a right to be built upon. Meeting the Land Development Regulations for the district are not in question. If this were not in a Historic District, it would never be seen by this Board but go straight to permitting. Mass and bulk are the only two items that can be reviewed in this instance for being in harmony and complimentary to the neighborhood. Mass is an overall experience of a structure on a lot.

**Architect:** The perspective is not from the sky, a drone, or nearby high rise. The street view does not show the massing. Lot coverage is met.

**Board:** Other two-story townhomes in the area fill the lot. The "massing view" from the air is immaterial as there are many examples in the immediate neighborhood.

**Chairman:** Appreciates the parking as it is good urban design; visually compatible; clear glazing. Suggests the removal of the fence between the lots, recess the gates in the front, provide a jog in the front fence; reduce the width of the sidewalk, allowing more space for trash cans; remove the horizontal railing on the front porches. **Staff:** Although the project is not located in a flood zone, staff is considering bringing forth changes that may increase the required ground floor elevation to one foot above the crown of the road or FEMA plus one foot of freeboard.

**R. D'Arinzo:** The garbage cans being seen from the street seems to be a common issue especially as it brings code violations. The fence could be hedged. **Staff:** Each is an individual lot, neighbors frequently hook into each others' fences however it would be four individual fences, there would be a post at the corner of each lot.

Review of Conditions, some of which are standard requirements normally imposed by the Board, others are Land Development Regulations. Mention is made of Condition #9 and the one-foot setback of any impervious surface between the lots (i.e. sidewalk) Condition #11 contains a

typographical error, please disregard “Staff recommends horizontal fencing...slat aluminum fencing.”

**Motion:** S. Pickett moves to approve HRPB Project Number 21-00100250 with staff recommended Conditions of Approval for a Certificate of Appropriateness based upon competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements; R. D’Arinzo 2<sup>nd</sup>.

**Motion amended and 2<sup>nd</sup> by original motion makers** to include the mention of each lot number 27,28,29,30.

**Vote:** 3/2 motion carries. R. Martin and B. Guthrie dissenting.

**PLANNING ISSUES:** New City Manager began in early December; a Principal Planner, Scott Rodriguez, with about 16 years experience has been hired. Still seeking Historic Planners.

**PUBLIC COMMENTS:** (3 minute limit)

**DEPARTMENT REPORTS:** See above

**BOARD MEMBER COMMENTS:** R. Martin believes the parking spaces have to be looked at despite the urbanism, it can’t be ignored. B. Guthrie discusses the example of the Habitat for Humanity homes having to come before the CRA to get permission to build on the 25-foot wide lots.

William Waters –In 2010, the Land Development Regulations did not allow a 25-foot lot to be built upon unless by special exception, that was changed in 2013. Parking regulations have been adjusted at least twice since 2010. At one point there was a push to eliminate parking on the property altogether. Discussion will be coming regarding the City parking situation. The parking garage at the Bohemian will be opening soon giving an additional 120 spaces downtown. Dana Little from Treasure Coast Regional Planning Council, will be facilitating a Downtown Visioning Workshop.

B.Guthrie believes that any proposal to build on a non-conforming lot should come in front of a Board.

Board Attorney interjects that the topic was discussed at length in the previous meeting.

William Waters suggests that what Mr. Guthrie is speaking about would be form based code.

W. Feldkamp believes the future is higher density. Somehow during the Annual Street Painting Festival, 100,000 people manage to find parking. Mentions the publication ‘High Price of Free Parking.’

**Staff:** Direction is taken from the City Commission in regards to parking as there are really two camps and staff is in between those camps. It is illegal to require someone to mitigate/remedy with/on their property, a parking situation created by someone else. That is denying someone a property right. Alternate transportation is becoming more prevalent especially among the younger generations.

S. Pickett mentions the ugly side of exclusionary planning which creates unaffordability.

W. Feldkamp would like to discuss, at a future time, the size of the window sill reveal.

**ADJOURNMENT : 8:32 PM**



**MEMORANDUM DATE:** December 9, 2021 & Revised January 6, 2022

**AGENDA DATE:** December 15, 2021 & January 12, 2022

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **226 North K Street**

**FROM:** Department for Community Sustainability

**TITLE:** **HRPB Project Number 21-01400023:** Consideration of a Certificate of Appropriateness (COA) for the construction of (1) new  $\pm$  4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of Block 48 at 226 North K Street. The subject property is located in the Medium-Density Multi-Family Residential (MF-30) zoning district and the Northeast Lucerne Local Historic District.

**OWNER:** 226 North K Street, LLC  
1199 South Federal Highway Suite 359  
Boca Raton, FL 33432

**APPLICANT:** Contin Architecture and Design  
Faten Almosawi  
826 S. Federal Highway  
Lake Worth, FL 33460

**APPLICATION REVIEW HISTORY:**

This application received a conceptual review by the HRPB on 11/17/2021. The HRPB provided feedback primarily regarding minor design modifications to the front and side elevations. The applicant resubmitted on 11/30/2021 with plans that reflected the input from the HRPB. At the December HRPB meeting, the applicant was asked to add more windows to the street facing façade and given general direction on design modifications. The revised elevations are attached.

**PROPERTY DEVELOPMENT HISTORY:**

The subject property is vacant

**PROJECT DESCRIPTION:**

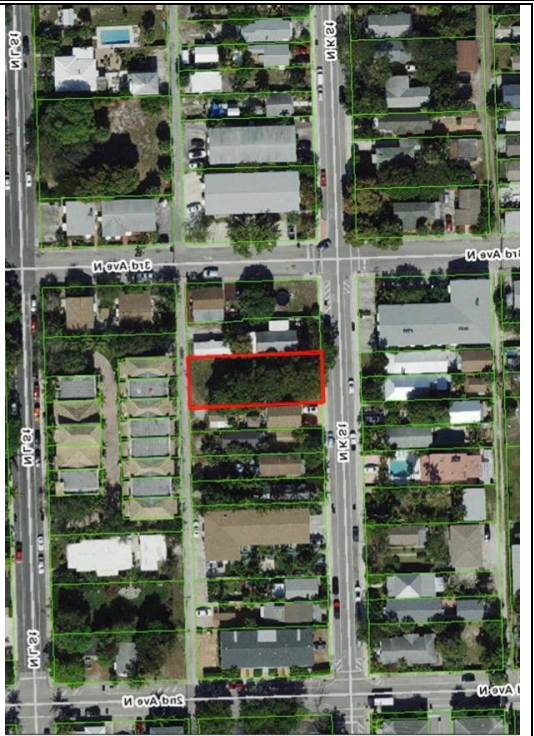
The applicant, Contin Architecture and Design, is requesting approval for the construction of one (1) new  $\pm$  4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of Block 48 at 226 North K Street. The lots are located on east side of North K Street, between 3rd Avenue North and 2nd Avenue North. The subject property is located in the Medium-Density Multi-Family Residential (MF-30) zoning district and the Northeast Lucerne Local Historic District and has a Future Land Use (FLU) designation of High Density Residential (HDR).

If approved, the subject application would allow the construction of one (1) new ± 4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of Block 48 at 226 North K Street. The application will require the following approvals:

1. **COA** for the construction of one (1) new ± 4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of Block 48 at 226 North K Street.

**STAFF RECOMMENDATION:** Staff recommends that the Board discuss the three (3) proposed front facades for the building and determine the most appropriate design for the district. The proposed project is generally consistent with the City’s Land Development Regulations and Historic Preservation Design Guidelines.

**PROPERTY DESCRIPTION:**

<b>Owner</b>	SUNDREAM DEVELOPMENT LLC	
<b>General Location</b>	East side of North K Street, between 3 <sup>rd</sup> Avenue North and 2 <sup>nd</sup> Avenue North	
<b>PCN</b>	38-43-44-21-15-048-0120	
<b>Zoning</b>	Medium-Density Multi-Family Residential (MF-30)	
<b>Existing Land Use</b>	Vacant	
<b>Future Land Use Designation</b>	High Density Residential (HDR)	

**SITE ANALYSIS:**

**Surrounding Properties**

The site is surrounded by residential properties 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. This parcel contains a FLU designation of HDR and a zoning designation of MF-30.

**SOUTH:** Immediately south of the subject site is a single-family structure. This parcel contains a FLU designation of HDR and a zoning designation of MF-30.

**EAST:** East of the subject site across North K Street is a single-family structure with detached accessory structure and a multi-family structure. These parcels contain a FLU designation of HDR and a zoning designation of MF-30.

**WEST:** West of the subject site across the rear alley is a multi-family structure. This parcel contains a FLU designation of HDR and a zoning designation of MF-30.

**Consistency with the Comprehensive Plan**

The subject site is located in the High-Density Residential Future Land Use (FLU) designation. Per Policy 1.1.1.3 in the City’s Comprehensive, the FLU designation allows for a maximum density of 30 per acre. As the proposed structure is a multi-family development with a proposed density of less than 30 units per acre, it is consistent with the intent of the High Density Residential designation.

The proposed multi-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.

**LAND DEVELOPMENT CODE REQUIREMENTS:**

<b>Land Development Code Requirements</b>		
<b>Code References</b>	<b>23.3-11 (MF-30); 23.4-10 (Off-street parking)</b>	
	<b>Required</b>	<b>Proposed – Site Plan</b>
Lot Area	5,000 sf.	<b>6,750 sf.</b>
Lot Width	50'-0"	<b>50'-0"</b>
Building Height	30'-0" (2 stories)	24'-4"
Setback - Front	20'-0"	20'-0"
Setback - Side	10% of lot width, 3' min. 5' min for two stories	North: 11'-0" South: 10'-0"
Setback - Rear	15 ft or 10% of lot depth	28'
Impermeable Surface Total (1)	60%	59%
Front Yard Impermeable Surface Total	900 sf. or 75% pervious and landscaped	In compliance as proposed, to be reviewed at landscape permit
Maximum Building Coverage (1)	40%	39.5%

Density/Number of Units	4 dwelling units	4 dwelling unit
Floor Area Ratio <sup>(1)</sup>	0.75 max.	0.61
Living Area	600 sf. Minimum – 1 bedroom 750 sf – 2 bedrooms	600 sf – 1 bedroom > 1,100 sf per 2-bedroom unit
Parking	7 spaces	7 spaces (4 on-site/2 on-street/1 bike rack)
Parking Dimensions	9’x18’ perpendicular or angled off street with 10’ backout on alley	9’x18’ perpendicular off alley with an additional 10’ backout

The proposed site plan is included in this report as **Attachment A**. The plans are generally consistent with all site data requirements in the City’s zoning code. A landscape plan was also provided in the application which will be reviewed at permitting for compliance with the City’s landscape requirements. The proposed site plan is being concurrently administratively reviewed.

**Site Design Qualitative Standards**

The intent of the City’s site design qualitative standards is to minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping, and other site improvements.

**HISTORIC PRESERVATION ANALYSIS**

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.

**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 buildings is visually compatible and in harmony with the heights of surrounding buildings.



- (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 window openings on the front facades are narrow with a smaller window on the second floor. Board members provided feedback at the November conceptual review that additional fenestration on this façade should be considered.

- (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 elevations generally avoid long 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.

**Staff Analysis:** The proposed siting of the buildings is generally appropriate and visually compatible with the spatial relationships found between neighboring and similar buildings throughout the district.

- (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 entrances are side loaded as is typical of this multi-family development pattern in the area.

- (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 façade of the building will be stucco on a masonry building. These materials are generally appropriate and found throughout the historic districts.

(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 Northeast Lucerne Local Historic District.

**Staff Analysis:** The proposed flat roof shape is compatible with the architectural design of the building.

(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:** The building placement and façade is visually compatible with buildings in the area.

(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 size and mass of the buildings are 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.

**Staff Analysis:** The proposal is compatible with the development patterns of the neighborhood, which feature a broad array of architectural styles, building materials, and site plans.

(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 design of the structure is consistent with current trends in modern building design.

(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:** Staff will condition the project so that all mechanical equipment be located within the side or back yards and outside of required setbacks.

(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:** This requirement is not applicable to the new construction project on a vacant property.

(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 generally consistent with all site data requirements in the City's Zoning Code. The proposed site design, including off-street parking, fencing, gates, and walkways are generally compatible with the surrounding neighborhood. This project is being processed for a concurrent minor site plan amendment as it is 3 units or more.

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:** The visual compatibility standards have only been applied to portions that will be visible from North K Street. The current proposal features is in a distinctive modern architectural style, which are not featured in the Historic Preservation Design Guidelines.

New Construction:

Per the LWBHPDG pg. 216; *“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.”*

Per the LWBHPDG pg. 218; *“When building a new structure within a historic district, the owner should consider the variety of historic styles in Lake Worth beach, choose one, and design a structure consistent with the details provided in this guide.”*

**Staff Analysis:** The building’s flat roofline and façade design is most commonly associated with the design of City’s collection of modern architectural styles.

**PUBLIC COMMENT:**

At the time of publication of the agenda, staff has received not received written public comment.

**CONCLUSION:**

Staff recommends approval of the application.

**Conditions of Approval**

- 1) All proposed exterior entry doors shall be compatible with the Modern architectural style, and shall be subject to Staff review at permitting.
- 2) The doors may utilize clear glass, frosted, obscure 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 shall be recessed a minimum of two inches (2”) in the wall, and shall not be installed flush with the exterior wall.
- 4) The windows 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.
- 5) The stucco texture shall be smooth, as proposed.
- 6) All improved surfaces shall be setback a minimum of 1’-0” from property lines to allow for adequate water runoff within the property boundary.
- 7) All mechanical equipment shall be located to the side and rear of the property and outside of required setbacks.
- 8) All fencing and gate locations, heights, and materials shall be reviewed by staff at permitting. Staff recommends horizontal fencing in a modern aesthetic.
- 9) A minimum of 1 shade tree shall be required in the front yard. Landscaping shall be reviewed for compliance with the City’s landscape requirements at permit.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 21-01400023 with staff recommended conditions for a Certificate of Appropriateness (COA) for the construction of (1) new ± 4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of Block 48 at 226 North **226 N 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 21-01400023 for a Certificate of Appropriateness (COA) the construction of (1) new ± 4,125 square foot multi-family structure with four (4) units on Lots 12 and 13 of

Block 48 at **226 N 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. Revised Elevation for January HRPB
- B. Applicant's Plans & Supporting Documentation