



**HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
January 24, 2019**

Project #	HPB19-006
Project Type	New Construction
Property Address	322, 324, & 325 S. Lake Avenue and 810 E. Lime Street
Historic District; FMSF#	East Lake Morton Historic District; N/A
Owner/Applicant	Lake Lime LLC / Mr. Steve Boyington and Ms. Erica Craig, WMB-ROI, Inc.
Zoning; Context District; SPI; Future Land Use	MF-22; Urban Neighborhood; Garden District SPI; Residential High
Existing Use	Vacant
Adjacent Properties	Residential
Previous Approvals	3/17/2006 (2006-060) - New Construction of an 8-Unit Multi-Family Building; This project was not realized due to the economic downturn beginning in 2007. 7/27/2017 (HPB17-114) Demolition and New Construction of a Single-Family House; Rehabilitation of existing house was determined infeasible and house was demolished in 2017; plan for new single-family house did not materialize.

REQUEST

The Applicants request Conceptual Approval for the construction of a new 90-unit residential apartment complex consisting of two three-story buildings and associated off-street parking lots on the subject properties.

SUMMARY OF BACKGROUND INFORMATION

The subject property consists of four individual, vacant parcels located northwest and northeast of the intersection of East Lime Street and South Lake Avenue, and consist of 0.46 acres (140' X 140') at 325 S. Lake Avenue (western parcel), and 0.88 acres (approximately 180' X 200') for the remaining parcels (eastern parcels).

Two three-story buildings are proposed; the western building will have a total floor area of approximately 24,500 square feet with 36 units and the eastern building will have a total floor area of approximately 36,750 square feet with 54 units. Each building will have two full-lite entry doors into a shared corridor from the respective parking lot. On the ground floors of each building, about half of the units will have a small porch approximately four feet deep by nine feet wide with a decorative metal railing. On the second and third floors, these features are balconies. The corner units will have sliding glass doors with 'Juliet' balconies with decorative railing. The windows are to be awning or single-hung sash windows. The roof is a low-sloped roof behind a low parapet wall. The buildings will each have an approximate building height of 35 feet measured to the finished surface of the highest elevation of the roof surface, which excludes the parapet.

The proposed apartment buildings feature a contemporary aesthetic and monolithic massing featuring a combination of cladding styles, a modern fenestration pattern, and stylized gable and rounded parapets. According to the Applicant, the materials are subject to change pending budget pricing and approval of the property owner.

Materials that are being considered for this project include:

Scope	Material
Exterior Cladding	Wood frame construction with painted Hardie board siding and trim; Precast concrete panels with painted/textured finish; or CMU walls with painted stucco or Hardie siding.
Windows and Doors	Vinyl or Aluminum with low-E glazing.
Decorative Railings	Powder coated aluminum or steel.
Roof	Membrane roofing behind a parapet wall

Setback dimensions were not shown on the submitted site plan, but appear to meet the setbacks required by the property’s MF-22/Urban Neighborhood Context District zoning district. The site plan shows a rain garden feature along the street frontages and east elevation of the eastern building.

APPLICABLE GUIDELINES:

The Secretary of Interior’s Standards for Rehabilitation and the City of Lakeland’s Design Guidelines: A Guide to the Exterior Design of Buildings in the Dixieland, Beacon Hill, East Lake Morton, South Lake Morton, Lake Hunter Terrace, and Biltmore/Cumberland Historic Districts (“Design Guidelines”) are the basis for review per the City of Lakeland Land Development Code (“LDC”), Article 11: Historic Preservation Standards. The Garden District Special Public Interest District regulations (“Garden District Regulations”) also apply to this project.

The following Design Guidelines apply to this project:

Chapter 4, New Construction Guidelines, pages 4-1 to 4-9.

- Proportion – the scale and massing of the new building, including its fenestration, roof height and shape, and elevation should be consistent with surrounding contributing buildings.
- Orientation of new buildings should be toward the primary road and building setbacks should reflect traditional siting dimensions.
- Materials should respect adjacent historic buildings.
- Details and ornamentation should reflect those of surrounding buildings.
- Window material, style, size, and trim should be consistent with historic windows and include dimensional mullions and exterior muntins, if applicable.
- Doors should be of an appropriate design reflective of the architectural style of the building.
- Roof design and details should reflect those of surrounding buildings
- Colors should complement surrounding buildings.

The following Garden District Regulations apply to this project:

1. Intent
 - To provide incentive and mechanism for quality infill development.
 - To remove regulatory impediments.
 - To allow a variety of building forms that are sympathetic to the character of the area and that incorporate good urban design.
 - To preserve the historic fabric and assure architectural compatibility of new construction.
2. Sub-District 4 Principle Uses Permitted By Right
 - Multiple-family residential buildings
3. The subject property is located in the area of Sub-District 4 not eligible for a height bonus.

ANALYSIS:

In evaluating this project with the applicable Design Guidelines and Garden District Regulations, staff finds:

1. Building Bulk/Massing:

- The monolithic horizontal massing of the street facing walls reads as flat despite the porches/balconies provided, and is inconsistent with the small scale massing of contributing buildings within the district. Building façades should be articulated to provide recesses and projections, a minimum of three feet in depth, in order to break up this massing and relate to the scale of the surrounding residences.
- The front width of new buildings should be compatible with that of surrounding residences and could be accomplished by pushing out/pulling in façade sections to create the appearance of separate or a series of buildings (the guidelines call for dividing large buildings into smaller elements for compatibility in the district).
- To continue the building pattern and street rhythm of the district, the buildings should be extended further along the S. Lake Avenue frontages. This would also help to hide the surface parking lot on the interior of the site. Alternatively, a decorative knee wall could be used on the S. Lake Avenue frontages, but continuing the building façade to extend the street wall is preferred.

2. Entrance Feature: A distinct public entrance should be provided for both buildings along the E. Lime Street frontage and/or at the corners of S. Lake Avenue to establish compatible orientation toward the primary street and create a pedestrian connection between the building and sidewalk.

3. Design Elements:

- The ground floor should be distinguished from the upper floors along the building façade through significant changes in building material and texture. This also provides a distinct base or foundation for the building as well as provides a visual break in the vertical plane of the façade.
- Juliet balconies on the ground floor elevations are not appropriate as they create a visual barrier between the public (sidewalk/street) and private (dwelling units) areas of the building and site; terraces that extend toward the street from the building setback are suggested and provide a transitional zone between these public and private spaces. These balcony features should be limited to second and third floors.
- The gable and rounded parapet details are abstract and postmodern in terms of how they are applied to the roofline. While these details reference elements of historical styles found in the district, they are not integrated as part of a coherent architectural style. The profile of the parapet should be simplified using horizontal parapet features in a consistent style or a modern cornice.

4. Materials: The proposed materials are consistent with the Design Guidelines; precast concrete panels are compatible for use as long as a finish material or veneer is provided, such as brick, stone, or stucco, and in conjunction with using two or more such finishes.

5. Regarding the note included on page two of the Certificate of Review (Major Review) Application for this project concerning colors, materials, and design details being subject to change pending budget pricing and owner approval, any change to the design details, colors, or materials of this project following final approval by the Design Review Committee (DRC) is subject to subsequent design review of that change by the DRC.

Although the DRC is not tasked with making decisions related to conformance with zoning requirements, staff evaluated the project with the Land Development Code (LDC), Article 3, Urban Form Standards, and made the following findings for the information of the Applicant and the DRC members:

1. The requirement for a publicly-accessible entrance feature along the primary street is not met. Entrance Features for Multi-Family Buildings (Section 3.4.5.g) : “shall include an operable entrance and the associated design elements... Entrances shall provide a clear, obvious, publicly accessible connection between the primary street (front lot line) and the principal use(s) within the building(s). For multi-family buildings, the entrance feature shall be located on the primary street, on a corner at the primary street, or on any part of a forecourt that is open to the primary street.” Porches, Stoops, and Forecourts are appropriate entrance features for multi-family structures.
2. Compliance with building setbacks and height (Table 3.4-1 Urban Neighborhood Standards) needs to be demonstrated at the time of site plan review by the Development Review Team. If necessary, an Administrative Adjustment of 10% may be granted for these standards. Building setback and height requirements for this property consist of:
 - Main street (E. Lime Street): Minimum 0’ Maximum 15’
 - Local street (S. Lake Avenue): Minimum 10’ Maximum 20’
 - Interior side: 10’
 - Rear: 20’
 - Building height limited to 40’.
3. A ‘Type A Buffer’ will be required for screening parking areas from adjacent property with a single-family residential use. A frontage buffer will also be required where off-street parking is shown as located immediately adjacent to a public street.
4. Concept Plan Review by the Development Review Team is necessary for this project, as well as dimensioned drawings of the project to ensure compliance with LDC and engineering standards.

STAFF RECOMMENDATION:

Staff recommends Conceptual Approval of the request with the following conditions, to be reviewed by the DRC for Final Approval at a future scheduled DRC meeting:

1. To lessen the massing of the buildings, articulate the facades with a minimum offset of three feet in the horizontal plane of street-facing elevations and extend ground floor porches across the rain garden to connect the building to the sidewalk;
2. Create a publicly accessible entrance feature on the E. Lime Street elevations to establish proper orientation for the buildings and create a pedestrian connection to the sidewalk/street.
3. Extend the buildings along S. Lake Avenue frontages or construct a knee wall on these frontages;
4. Remove the Juliet balcony railing from the ground floor units and convert this feature to a patio area;
5. Convert the gable and arch parapet features to a squared profile; a cornice can be used; and
6. Use significant texture, such as brick or rusticated stone, on the ground floor wall cladding to differentiate the base of the building from the smoother textures of the second and third floors.

A dimensioned site plan and elevation drawings for this project will be required for Final Review and Approval by the DRC.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board



**Application for Certificate of Review
MAJOR REVIEW
HISTORIC PRESERVATION BOARD**

RECEIVED
JAN 04 2019
COMMUNITY DEVELOPMENT DEPARTMENT

Application Requirements

All Applications must be complete and include required support documents listed on page 3 of this form. Incomplete applications will not be reviewed by the Historic Preservation Board / Design Review Committee ("HPB/DRC").

Application Deadline

Applications are due by 5:00 p.m. on the first Thursday of the month*. Complete Applications submitted by the deadline are eligible to be reviewed by staff and the HPB/DRC at that month's HPB/DRC meeting. *Due to holidays, the application deadline is the last Thursday of the month in October and November.

Application Submission

Return one copy of this completed application and all supporting documents (see page 3 of this application) to:

City of Lakeland
(City Hall, First Floor, Historic Preservation)
Attn: Senior Planner, Historic Preservation
228 S. Massachusetts Avenue
Lakeland, Florida 33801
Phone (863) 834-6094
Fax (863) 834-8432
Email: emily.foster@lakelandgov.net

Application Hearing

Complete Applications will be reviewed and decided by the HPB/DRC at their regular meeting held the fourth Thursday of the month at 7:30 a.m. in the Building Inspections Conference Room of City Hall. Please note that due to holidays, these meetings are held on the third Thursday in November and December.

Building Permit Requirements

In addition to this Application, a building permit must be acquired from the Building Inspection Division. *Building permits shall not be issued within Lakeland's Historic Districts without an approved Certificate of Review.*

Precedence of Decisions

Each application will be considered by the HPB/DRC on its own merit with reference to the Secretary of the Interior's Standards for Rehabilitation and the published Design Guidelines of the Historic Preservation Board. While the HPB/DRC may consider past actions when making decisions on an Application for a Certificate of Review, it is not held by those decisions when considering new applications that may appear similar in character.

PROPERTY OWNER INFORMATION		DEPARTMENT
NAME: <u>Lake Lime LLC</u>		
MAILING ADDRESS: <u>100 S KENTUCKY AVE STE 290, Lakeland, FL 33801</u>		
EMAIL ADDRESS: <u>mclark@resbroadway.com</u>		
TELEPHONE NUMBER: <u>(863) 683-3425</u>		
APPLICANT/AGENT INFORMATION		<input type="checkbox"/> SAME AS ABOVE
NAME: <u>Steven Boyington</u>		
MAILING ADDRESS: <u>110 S Kentucky Ave, Lakeland, FL 33801</u>		
EMAIL ADDRESS: <u>stevenboyington@wmb-roi.com</u>		
TELEPHONE NUMBER: <u>863-687-3573</u>		

P R O J E C T I N F O R M A T I O N	PROPERTY ADDRESS: <u>322/324/325 S Lake Ave & 810 E Lime St</u>	
	PROJECT TYPE (check all that apply):	
	<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Demolition
	<input type="checkbox"/> Addition	<input type="checkbox"/> Relocation
	<input type="checkbox"/> Major Rehabilitation/Restoration	<input type="checkbox"/> Accessory Buildings (larger than 300 SF)
	<input type="checkbox"/> Minor Exterior Alteration	<input type="checkbox"/> Other _____
	RETROACTIVE REQUEST: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
	CODE ENFORCEMENT ACTION: <input type="checkbox"/> YES <input type="checkbox"/> NO	
	HISTORIC DISTRICT:	
	<input type="checkbox"/> BEACON HILL	<input type="checkbox"/> BILTMORE-CUMBERLAND
<input type="checkbox"/> DIXIELAND	<input checked="" type="checkbox"/> EAST LAKE MORTON	
<input type="checkbox"/> LAKE HUNTER TERRACE	<input type="checkbox"/> MUNN PARK	
<input type="checkbox"/> SOUTH LAKE MORTON		
CURRENT USE: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL		
<input type="checkbox"/> OTHER _____		
DESIGN PROFESSIONAL/CONTRACTOR/CONSULTANT: <u>WMB-ROI, Inc.</u>		

FOR STAFF USE ONLY			
Date Received: <u>1/4/19</u>	HPB/DRC Meeting Date: <u>1/24/19</u>		
Project # HPB: <u>19-006</u>	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FMSF# <u>valant</u>	
Zoning: <u>MF-22</u>	Context District: <u>UNH</u>	Future Land Use: <u>RH</u>	
Conceptual Review: <input checked="" type="checkbox"/> Yes	HPB/DRC Final Review Meeting Date: <u>2/28/19</u>	<input type="checkbox"/> No	

APPLICATION FEE: 170.00
(Fee applies if project cost exceeds \$10,000)

Fee Received: Yes No

Payment Type:
check # 10046 1/2/19

Project Description

NOTE: It is our understanding that the current process for review of new buildings within the Garden District is by city staff only and not the HPB and Design Review Committee.

EXISTING CONDITIONS AND MATERIALS:

PROPOSED PROJECT:

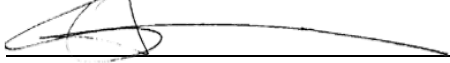
PROPOSED MATERIALS (SEE PAGE 4 FOR TYPES OF MATERIALS NEEDED FOR EACH BUILDING COMPONENT):

NOTE: ALL COLORS, MATERIALS, AND DESIGN DETAILS ARE SUBJECT TO CHANGE PENDING BUDGET PRICING AND FINAL APPROVAL OF OWNER.

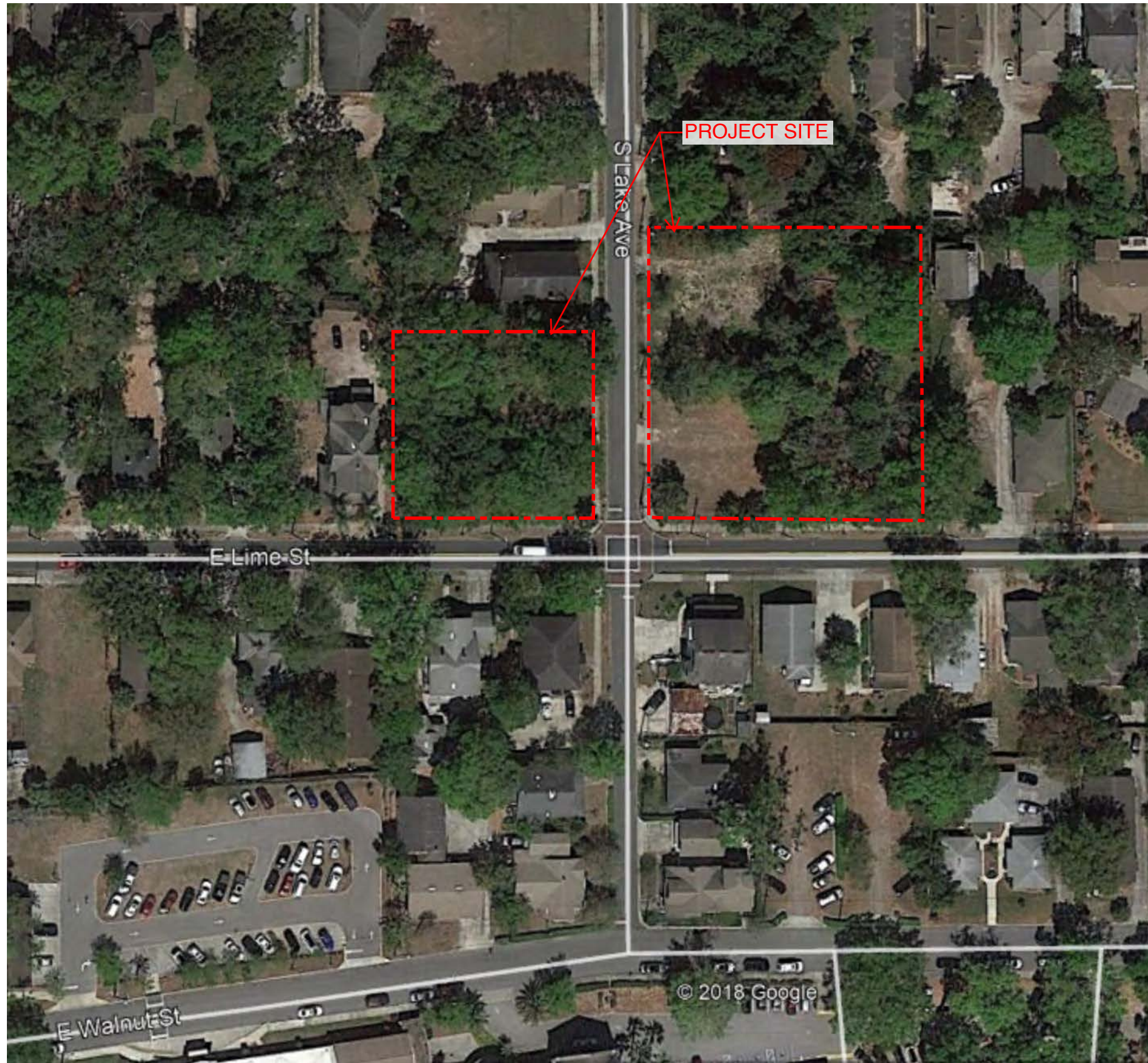
CERTIFICATION AND AUTHORIZATION

I certify that the information contained in this application is true and correct to the best of my knowledge at the time of submission. I understand that this application will not be accepted and deemed complete until all supporting and/or requested information has been supplied. I understand that this application may require a site visit to the subject property by City of Lakeland staff. I understand that this application is required to be heard a public meeting of the Lakeland Historic Preservation Board and its Design Review Committee. Either I or my authorized representative will be in attendance at this meeting. I understand that the issuance of a Certificate of Review does not relieve the responsibility of obtaining a building permit and following all other applicable codes and requirements of the City of Lakeland, Polk County, State of Florida.

In consideration for review of this application by the Historic Preservation Board/Design Review Committee for a proposed change to a property within one of Lakeland's Historic Districts, the applicant and owner agree to allow access to the property by City of Lakeland staff for inspection purposes during the review process, during the time that work is performed, and upon completion of the project.


Owner/Applicant Signature

Date



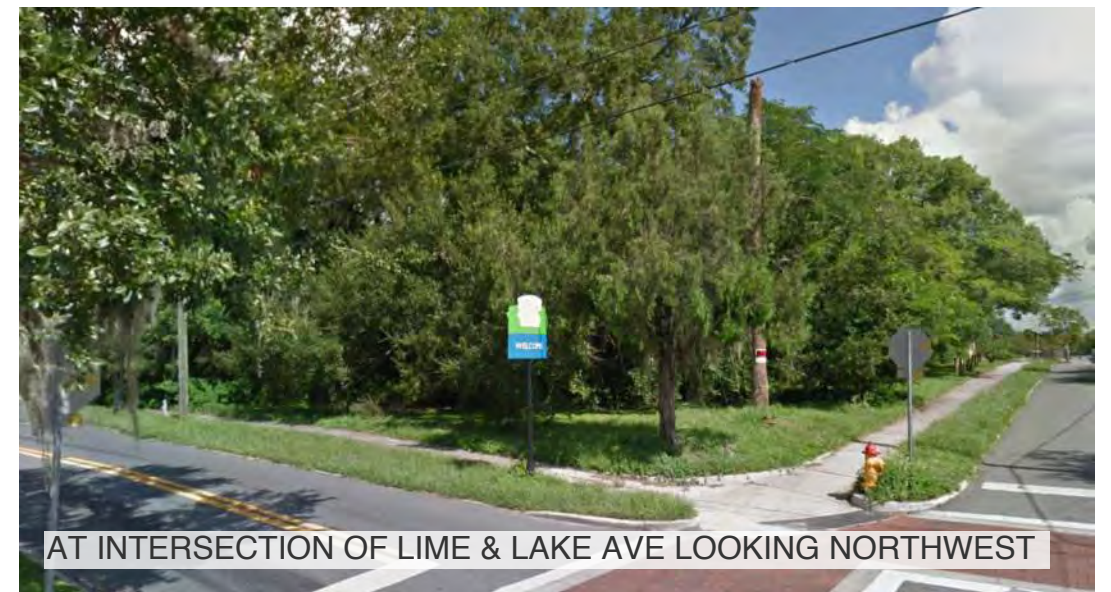
AERIAL VIEW



AT 810 E LIME ST LOOKING WEST



AT INTERSECTION OF LIME & LAKE AVE LOOKING NORTHEAST



AT INTERSECTION OF LIME & LAKE AVE LOOKING NORTHWEST







1 BEDROOM ~ 90 APARTMENTS
 PARKING 95
 PORCHES (INCL JULLIET) APPROX 45% OF
 LIME FACADE

ATTACHMENT "D"
 DEVELOPMENT REGULATIONS BY TYPE OF BUILDING

Building Type	Sub-Districts Where Allowed	Build-To-Line*	Interior Side Setback**	Rear Setback	Transition Spaces Required
Single Family Detached	4,5	20'	Min. 5' Max. 20' Curbcut min. 2'	Min. 20'	Porches required (Min. 40% width of facade, Min. setback 10', Min. depth 6') Porches elevated min. 18" above grade
Two-Three Family Attached	4,5	20'	Min. 5' Max. 20' Curbcut min. 2' 0' between attached units	Min. 20'	Porches required (Min. 40% width of each unit facade, Min. separation between porches 5', Min. setback 10', Min. depth 6') Porches elevated min. 18" above grade
Multi-Family	1,2,3,4,5,6	20'	Min. 5' Max. 20' Add'l side setback for each unit's terrace above 2 stories: 2.5'	Min. 20'	Porches required (Min. 40% width of facade, Min. setback 10', Min. depth 6')
Courtyard	1,2,3,4	20'	Min. 5' Max. 20' Add'l side setback for each unit's terrace above 2 stories: 2.5'	Min. 20'	Courts required (Min. 40' deep behind build-to-line, Min. 20' wide) Porches permitted (Min. 40% width of facade, Min. setback 10', Min. depth 6')
Live/Work	1,3,6	15'	Min. 5' Max. 10'	Min. 20'	Porches or terraces required (Min. 75% width of facade, Min. depth 7')
Commercial	6	15'	Min. 5' Max. 10'	Min. 20'	Porches or terraces required (Min. 75% width of facade, Min. depth 7')

* Build-To-Line: A line parallel to the front lot line where the front wall or facade of the building must be placed. Porches and terraces extend toward the street from the build-to-line.
 ** Minimum Street Side Setback for all building types: 15 feet.
 Other:
 Maximum Lot Coverage: 45 percent
 Maximum Row and Side Setbacks for Accessory Structures: 10 Feet Row, 7 Feet Side

WMB-ROI
 (architecture)

ROI SOLUTIONS.

110 South Kentucky Avenue
 Lakeland, Florida 33801
 863.687.3573
 wmb-roi.com
 Corp. Lic. No. AAC001165

CONSULTANTS:

SEAL: J. MICHAEL MURPHY, Fla. Certificate No. 9346
 STEVEN J. BOYINGTON, Fla. Certificate No. 9652
 MATTHEW ROBERT CRAIG, Fla. Certificate No. 72335

DATE:
 PROJECT NAME:

**BROADWAY APARTMENTS
 LIME & LAKE**

LAKELAND, FL.

ISSUED DATES:

MARK	DATE	DESCRIPTION
DR. BY: SJB	QAL: MRL	
CHKD. BY: SJB	QAM: MRL	
DATE: 12/21/2018		
SCALE: 1" = 40'		
PROJ. NO.: 18-186		

DWG TITLE:
 PRELIMINARY PROPERTY
 CONCEPT

DWG No.:
C-01



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Plans of and/or improper reliance on this document, without construction administration or written authorization and approval by WMB-ROI, Inc. shall be without liability to WMB-ROI, Inc.

