



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JULY 10, 2024 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

- A. [June 12, 2024 Regular Meeting Minutes](#)

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [31 South Ocean Breeze](#)
[1209 N Lakeside Drive](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. [HRPB Project Number 23-00100276](#): Consideration of a Certificate of Appropriateness (COA) to construct a 4-unit apartment building at 31 South Ocean Breeze. The subject site is located in the Medium-Density Multi-Family Residential (MF-30) zoning district and has a future land use designation of Downtown Mixed Use (DMU). The property is a non-contributing resource in the South Palm Park Historic District.
- B. [HRPB Project Number 24-01500005](#): A request for a variance to allow 43.5 linear feet of up to 7.5-foot high fencing along the south side property line at 1209 North Lakeside Drive. The subject property is a non-contributing resource within the Northeast Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is Single Family Residential (SFR).

PLANNING ISSUES:

- A. **COA Approval Matrix Amendment:** [Consideration of an amendment to the COA Approval Matrix to provide flexibility for administrative review of roofing replacement on non-contributing resources with flat white concrete tile roofs, and to clarify review processes for replacement of flat white concrete tile roofs on contributing resources and replacement of metal shingle roofs.](#)

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 MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JUNE 12, 2024 -- 6:02 PM

ROLL CALL and RECORDING OF ABSENCES Present were: Robert D'Arinzo, Chairman; Edmond LeBlanc; Laura Devlin; Edmund Deveaux; Elaine DeRiso. Absent: Nadine Heitz, Vice-Chair. Also present were: Yeneneh Terefe, Historic Planner; Annie Greening, Principal Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; Elizabeth Lenihan, Board Attorney (virtual).

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA One additional item for discussion during Planning Issues.

APPROVAL OF MINUTES:

A. May 8, 2024 Meeting Minutes

Motion: L. Devlin moved to accept the May 8, 2024 meeting minutes as presented; E. Deveaux 2nd.

Vote: Ayes all, unanimous.

CASES

SWEARING IN OF STAFF AND APPLICANTS Raquel Josephs, Notary Public, administered oath to those wishing to give testimony.

PROOF OF PUBLICATION None required

WITHDRAWLS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. **HRPB Project Numbers 24-00100097 and 24-00000012:** Consideration of a Certificate of Appropriateness (COA) for installation of a mural at 601 Lake Avenue. The subject site is zoned Downtown (DT) and has a future land use designation of Downtown Mixed Use (DMU).

Staff: A. Greening provides detail on the proposed mural to replace the existing mural at the location. All artists are from Palm Beach County.

Mural #1 depicts a utopian circle of peace, love and health enveloped in abstract flower petals.

Mural #2 represents healing through an active lifestyle with water and sun as the background and vibrant colors representing diversity.

Mural #3 depicts a natural symbiotic beauty with flowers and bees representing mutual growth and our place in nature.

The Mural criteria has been met through location, zoning district, and no signage or messages within the mural. All are in good taste and design as well as in harmony with existing murals. There will be no destruction of Historic features; historically murals were used on the side and rear elevations of commercial buildings.

A building permit will be required as well as recording of the mural removal agreement with PBC Clerk of the Court.

Board: There was a question about the mural removal agreement and the purpose; and how long has the existing mural been there?

Applicant: The normal lifespan would be 4-5 years but the existing is about 7 years old. Public feedback is being collected by Palm Beach Cultural Council. The three murals will be reviewed by a Cultural Council and other professional muralist's. Intent is to be complete by September however the weather will be a factor in the completion date.

The Board finds all three to be visually appealing however preference is for Mural #1. Question about the condition of the building being repaired before the mural is installed.

Motion: E. Deveaux moves to approve HRPB 24-00100097 and HRPB 24-000012, installation of a mural, with staff recommended Conditions of Approval as it meets the mural criteria based on the data and analysis in the staff report; L. Devlin 2nd.

Vote: Ayes all, unanimous.

B. Ordinance 2024-08: Consideration of an ordinance amending Chapter 23 "Land Development Regulations," Article 4 "Development Standards," Section 23.4-10 – Off-Street Parking

Board Attorney reads the Ordinance title.

Staff: The proposed change would remove the Fee in Lieu of Parking from the Land Development Regulations. The fee would now be found only in the City of Lake Worth Beach Fee Schedule. This allows for updates to fees on an annual basis without changes or amendments to the Land Development Regulations. On the Ordinance page 4 line 205 and page 5 line 212-213 would be stricken.

Board: E. Deveaux asks why the parking section is not being changed with this Ordinance. Questions if the fee is being deleted at this time, why not discuss and change the parking code now?

Staff: Still trying to coordinate the joint workshop with both Boards. The item can be added to the agenda for the workshop.

Motion: E. DeRiso moves to recommend approval of Ordinance 2024-08 to City Commission; L. Devlin 2nd.

Vote: Ayes all, unanimous.

- **PLANNING ISSUES:** A revision to the Approval Matrix will be brought to the Board in July for discussion. Items for discussion would be flat concrete tile roofs and metal shingles. Should revisions be made to the matrix or not? This would pertain only to non-contributing structures and what type of material could staff approve?

Board chair reminds all that several years ago the number of cases heard by the Board were so numerous that Board granted staff the ability to administer cases re: non-contributing structures, without bringing those to Board. This was through changing the Approval Matrix.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: Interest in whether Planning & Zoning Board members and Historic Preservation Board members could substitute for each other to ensure that a quorum is met for each meeting.

Will any other items re: Gulfstream come before the Board? Generally no, unless there would be a Minor modification. The post-renovation Ad-Valorem Tax Exemption approval will come before the Board when the renovation is completed.

ADJOURNMENT 6:38 pm

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Historic Resources Preservation Board (HRPB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on Wednesday, July 10, 2024, at 6:00 pm or soon thereafter to consider the following:

HRPB Project #24-01500005: A request for a variance to allow 43.5 linear feet of up to 7.5-foot high fencing along the south side property line at 1209 North Lakeside Drive. The subject property is a non-contributing resource within the Northeast Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is the Single Family Residential (SFR). PCN 38-43-44-21-15-362-0142.

The public can view the meeting via YouTube, <https://www.youtube.com/c/CityofLakeWorthBeach>. The agenda and back-up materials are available: <https://lakeworthbeachfl.gov/government/advisory-board-agendas-and-minutes/>

Public comment will be accommodated in person at the meeting, or virtually through the web portal: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, email historicpreservation@lakeworthbeachfl.gov for a comment to be read into the record by a staff member. Written responses or comments can be sent to the Department for Community Sustainability PZHP Division, 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record.

Affected parties, as defined in Section 23.1-12 of the Lake Worth Beach Code of Ordinances, **who are interested in participation must notify the City of their status at least five (5) days before the hearing.** Failure to follow the process will be considered a waiver of the right to participate as affected party in the hearing, but does not preclude the party from making public comment. Affected parties shall submit the evidence they wish the Historic Resources Preservation Board to consider a minimum of one (1) full business day prior to the date of the meeting. **Affected parties, whether individually or collectively and irrespective of the number of affected parties, shall have the right to request one (1) continuance** provided that the request is to: address neighborhood concerns or new evidence, hire legal counsel or a professional services consultant, or is unable to be represented at the hearing. **For additional information, please contact City staff at 561-586-1687 or historicpreservation@lakeworthbeachfl.gov.**

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Publish: The Lake Worth Herald
June 27, 2024

PLEASE TAKE NOTICE that the City of Lake Worth Beach's Historic Resources Preservation Board (HRPB) will conduct a meeting at 7 North Dixie Highway, Lake Worth Beach on July 10, 2024, at 6:00 pm or soon thereafter to consider the following:

HRPB Project #23-00100276: Consideration of a Certificate of Appropriateness (COA) to construct a 4-unit apartment building at 31 South Ocean Breeze. The subject site is located in the Medium-Density Multi-Family Residential (MF-30) zoning district and has a future land use designation of Downtown Mixed Use (DMU). The property is a non-contributing resource in the South Palm Park Historic District. PCN 38-43-44-21-15-027-0160.

The public can view the meeting via YouTube, <https://www.youtube.com/c/CityofLakeWorthBeach>. The agenda and back-up materials are available: <https://lakeworthbeachfl.gov/government/advisory-board-agendas-and-minutes/>

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Publish: The Lake Worth Herald
June 27, 2024



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100276: Consideration of a Certificate of Appropriateness (COA) to construct a 4-unit apartment building at 31 South Ocean Breeze. The subject site is located in the Medium-Density Multi-Family Residential (MF-30) zoning district and has a future land use designation of Downtown Mixed Use (DMU). The property is a non-contributing resource in the South Palm Park Historic District.

Meeting Date: July 10, 2024

Property Owner: Tomas Restrepo, Ocean Breeze LW, LLC

Applicant: Juan Contin, Contin Architecture & Design

Address: 31 South Ocean Breeze

PCN: 38-43-44-21-15-027-0160

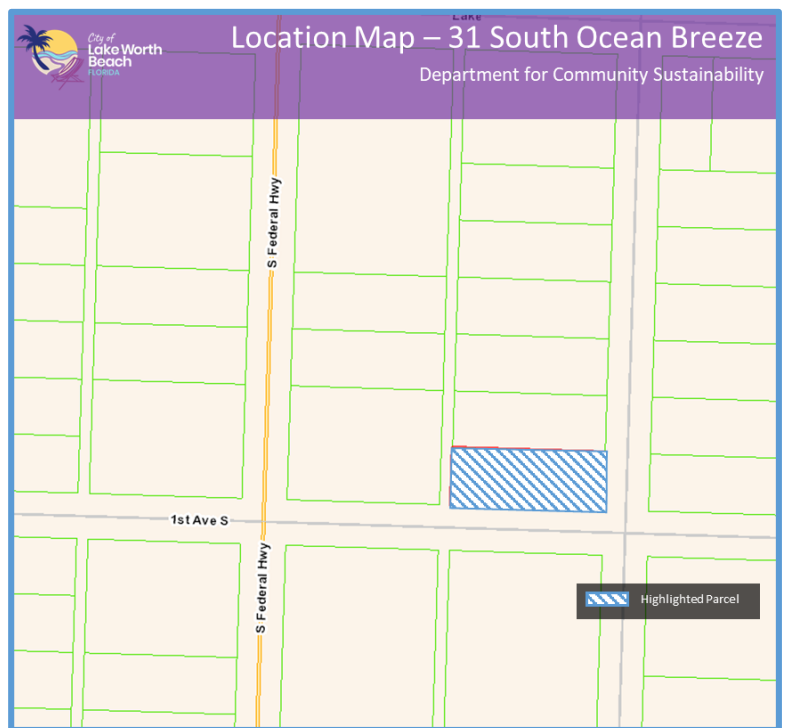
Size: ±0.155 acres / 6,750 sf

General Location: Northwest corner of South Ocean Breeze and 1st Avenue South

Existing Land Use: Vacant

Future Land Use Designation: Downtown Mixed Use (DMU)

Zoning District: Medium-Density Multi-Family Residential (MF-30)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan and Strategic Plan. The proposed Certificate of Appropriateness (COA) request is consistent with the Comprehensive Plan, Strategic Plan, LDRs, and Historic Preservation Design Guidelines, as conditioned. **Therefore, staff recommends approval with conditions.** The conditions are located on page 7 of this report.

PROJECT DESCRIPTION

The applicant, Juan Contin, is requesting COA approval for the construction of a new one-story, four-unit residential building at 31 South Ocean Breeze. The building is designed with four residential units; three are one-bedroom units and one is a two-bedroom unit. Site improvements will include a surface parking area accessed from the alley as well as landscaping and fencing.

PUBLIC COMMENT

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

BACKGROUND

A one-story wood frame residence was constructed on the property c. 1922. The building was demolished in 1979. The site has been vacant since that demolition and has no active code cases or outstanding violations.

The applicants received a Minor Site Plan approval for the proposed four-unit building on June 21, 2024. The Minor Site Plan approval letter (#23-01400042) is included in this report as **Attachment D**.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). Per policy 1.1.1.7, the Downtown Mixed Use category is *intended to provide for the establishment and expansion of a broad range of office, retail, and commercial uses, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed Use category because they would be detrimental to the shopping or office functions of the area. The maximum density of permitted residential development is 40 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential.*

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar II and Pilar IV of the Strategic Plan state that the City shall strengthen Lake Worth Beach as a community of neighborhoods and navigate towards a sustainable community. Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan state that the City shall diversify housing options; continue crime reduction and prevention in achieving a safe, livable and friendly community; achieve financial sustainability and stable tax base; and ensure facility placement, construction and development that anticipates and embraces the future.

Analysis: The proposed multi-family residential use is appropriate and intended in the DMU FLU designation. The project would allow for the infill of a vacant property near one of the City's Major Thoroughfares and in one of the City's Historic Districts with an architecturally appropriate and attractive design. The proposed building and associated site improvements will contribute towards Pillars II.A, II.B, IV.A, and IV.E of the City's Strategic Plan.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

Consistency with the Land Development Regulations - Zoning

Medium-Density Multi-Family Residential (MF-30): Per LDR Section 23.3-11(a), the "MF-30 medium-density multiple-family residential district" is intended to permit development of multiple-family structures. It is also intended to permit development of one-family and two-family structures. Provision is made for a variety of dwelling unit types in multiple-family structures on lots which meet minimum lot size requirements for multiple-family structures. Permitted dwelling unit types could include efficiency, one-bedroom, two-bedroom, and larger types. Provision is also made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall residential character.

The proposed new construction project is consistent with all site data requirements in the City's Land Development Regulations, as determined in the Minor Site Plan review process and approved in Minor Site Plan #23-01400042. The proposed site plan and architectural drawings are included in this report in **Attachment A**.

Development Standard		Required	Provided
Lot Area (min)		5,000 sf	6,750 sf
Lot Width (min)		50'	50'
Max. Density (units per acre)		30 du/ac x 0.155 ac = 4 du	4 du
Building Setbacks	Front	20'	20.75'
	Rear	10% depth = 13.5'	28'
	Side	10% width = 5'	6'
Minimum Living Area	1 bedroom	600 sf	600 sf
	2 bedrooms	750 sf	880 sf
Maximum Impermeable Surface	Entire lot	60%	59.5%
	Building	40%	39.7%
	Front Yard	75% permeable & landscaped	83%
Max Building Height		30' (2 stories)	17.5' (1 story with attic)
Maximum Wall Height at Side Setback		26' @ 5' setback up to 31' @ 10' setback	15' @ 6' setback
Max Floor Area Ratio (FAR)		0.75	0.62
Parking		7 spaces: (1.5 spaces/unit x 3 1-bed units) + (1.75 spaces/unit x 1 2-bed unit)	10 spaces: 3 off-street spaces, 1 bike rack, 6 on-street spaces
Alley Parking Backout		28' depth	28'

Consistency with the Land Development Regulations – Historic Preservation

The proposed multi-family residential structure's design is described by the applicants as a Modern Vernacular design, inspired by the Wood Frame Vernacular style. Wood Frame Vernacular architecture describes the wood frame buildings that were common in early construction in South Florida from the 1890s until the 1930s, with limited construction of this style into the 1940s. These structures were built by local craftsmen, and typically had very little ornamental detailing. Covered front stoops or front porches were common, and windows were tall, typically with a 1:2 vertical proportion. Common, simple forms of architectural detailing included exposed rafter ends, decorative brackets under roof eaves, accented shingles, decorative gable vents, or ornamental porch columns. The Wood Frame Vernacular architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment B**.

All new construction within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements

that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district. The visual compatibility criteria for new construction within the city's historic districts is located in [Section 23.5-4\(k\)\(3\)\(A\)](#) in the LDRs. Staff has reviewed the criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement, provided in this report as **Attachment C**.

Section 23.5-4(k)3.A – Additional Guidelines for New Construction: *In approving or denying applications for certificates of appropriateness for new construction, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:*

- (1) *The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.*

Analysis: While the height of the proposed building to the peak of the roof is slightly taller than the height of some of its immediate neighbors, it is in harmony with a number of other residential buildings along South Ocean Breeze, as shown in the applicant's streetscape drawings.

- (2) *The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.*

Analysis: The width of the front elevation, as well as the relationship of the width and height of the front elevation (facing South Ocean Breeze) is in scale with the surrounding properties. The proposed new construction maintains the appropriate verticality for the Wood Frame Vernacular style.

- (3) *For landmarks and contributing buildings and structures, the openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.*

Analysis: The proposal is new construction and therefore will not be a landmarked or contributing building. The proposed casement and fixed windows and glazed doors are compatible with the Wood Frame Vernacular inspiration of the design and are visually compatible with the surrounding district. The windows and doors are symmetrically placed along the elevations, and the placement of the windows and doors on the front elevation is drawn from existing Wood Frame Vernacular 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.*

Analysis: The elevations facing the adjacent streets (South Ocean Breeze and 1st Avenue South) have a regular rhythm of solids to voids and avoid expanses of black façade. The relationship of solids to voids is generally in harmony with neighboring buildings.

- (5) *The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.*

Analysis: The proposed building adheres to setback requirements within the current zoning code and is spaced appropriately in relation to neighboring buildings.

- (6) *The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.*

Analysis: The proposed design provides separate exterior entrances for each unit, with three units accessed from 1st Avenue South (south elevation) and one unit accessed from South Ocean Breeze (front/east elevation). This entrance configuration allows the structure to effectively interact with both adjacent streets while maintaining a similar front façade to that of a historic Wood Frame Vernacular structure. The entrances are given visual emphasis full-size shutters and/or a small shed roof feature over the door.

- (7) *The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.*

Analysis: The proposed building will primarily have a smooth stucco exterior finish. Vertical siding will be added to the south elevation of units 2 and 3 to provide additional visual texture, differentiate them from the other units, and to better reference the Wood Frame Vernacular style. Stucco and siding are compatible and common to multiple architectural styles in the surrounding historic district.

- (8) *The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.*

Analysis: The proposed structure has a steeply pitched gable roof, with the primary gable roofline running east-west, and two smaller cross gables and two dormers facing the south. A steeply pitched gable roof is appropriate for Wood Frame Vernacular architecture and is visually compatible with other structures in the South Palm Park Historic District.

- (9) *Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to ensure visual compatibility of the building to the buildings and places to which it is visually related.*

Analysis: The site features are appropriate for the structure and its context in the neighborhood.

- (10) *The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.*

Analysis: The structure's size and mass are architecturally compatible in relation to its architectural features.

- (11) *A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.*

Analysis: The applicant has provided a streetscape showing the building in relation to those to either side of it. The building is taller than some of the nearby one-story properties, but the building is similar in height to other residential structures in the neighborhood and is significantly shorter than the nearby church structures. Furthermore, the vertical emphasis of the building's design is in harmony with the verticality of many of the neighboring properties.

- (12) *The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction*

or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.

Analysis: The building is inspired by the Wood Frame Vernacular architectural style, while acknowledging and incorporating more contemporary design elements such as smooth stucco. The structure utilizes architectural features of the Frame Vernacular style but does not seek to replicate an existing historic structure.

(13) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:

(a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.

Analysis: This requirement is not applicable to the new construction project.

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

Analysis: As shown in the submitted site plan, all mechanical equipment is placed outside the required side setbacks and will not be visible from the primary façade on South Ocean Breeze. Mechanical equipment that is nearest to 1st Avenue South will be screened by wood fencing and landscaping.

(c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.

Analysis: This requirement is not applicable to the new construction project.

(14) The site should take into account the compatibility of parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

Analysis: The off-street parking spaces are located at the rear of the property with access from the alley, which is a common configuration for parking throughout the City's historic district. The proposed site design is compatible with the surrounding neighborhood.

Consistency with the Historic Preservation Design Guidelines

Per the Lake Worth Beach Historic Guidelines, *"New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style."* The Wood Frame Vernacular architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment B**.

Analysis: New construction in the City's historic districts is not limited to any particular architectural style, but staff always recommends that projects are designed solely within one architectural style. The proposed multi-family structure at 31 South Ocean Breeze incorporates character-defining features commonly associated with the Wood Frame Vernacular architectural style.

The one-story building has steeply pitched gable roofs and dormers. While Wood Frame Vernacular buildings in Lake Worth Beach traditionally had wood shingles, rolled roofing, or metal shingles for their roofing material, the proposed design uses standing seam metal roofing. While this roofing material is atypical for historic structures in Lake Worth Beach, standing seam metal roofing does have historic precedent on Wood Frame Vernacular structures elsewhere in Florida.

The primary elevations (east and south) feature symmetrical designs; the units' front doors are given visual emphasis by full-size shutters (units #1 and 4) or a small shed roof over the entrance (units #2 and 3). Each unit is further differentiated from the others by a cross gable or dormer over the entrance (units #1-3) and vertical siding on the south elevation (units #2 and 3). The fenestration incorporates four-light and six-light casement and fixed windows as well as multi-light glazed doors. Shutters on units #1 and 4 also add visual interest to the design.

The proposed building will primarily have a smooth stucco wall finish, which is atypical for a Wood Frame Vernacular design; this design choice most explicitly conveys the applicant's intent to provide a modernized version of the Frame Vernacular style. The vertical siding on units #2 and 3 more directly references the Wood Frame Vernacular style. The vertical siding will also terminate one foot above the ground to provide the appearance of a raised foundation, which was a common construction feature of early houses in Lake Worth Beach for ventilation and air circulation.

CONCLUSION AND CONDITIONS

The proposed COA application, as conditioned, is consistent with the City's Land Development Regulations and the Historic Preservation Design Guidelines for new construction. Therefore, staff recommends approval with conditions, provided below:

Conditions of Approval:

1. The windows and doors 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.
 - a. Front doors and bathroom windows may utilize a white interlayer for privacy.
2. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grids between the 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 exact design of the windows and doors shall be reviewed by staff at permitting.
5. The south elevation of units #2 and 3 shall utilize vertical cementitious lap siding (often called Hardie siding). Plans submitted at permit shall show corner boards and sill plate details for the faux board and batten siding.
6. The roofing material shall be standing seam metal roofing in a white finish. The seams of the roofing shall not be more than one (1) inch high.
7. All conditions from 23-01400042 still apply, unless specifically superseded in this approval.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100276 with staff-recommended conditions for a Certificate of Appropriateness (COA) to construct a 4-unit apartment building at **31 South Ocean Breeze**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DISAPPROVE** HRPB Project Number 23-00100276 for a Certificate of Appropriateness (COA) to construct a 4-unit apartment building at **31 South Ocean Breeze**, because the Applicant has not established by competent substantial

evidence that the application complies with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

Consequent Action: *The Historic Resources Preservation Board's decision will be the final decision for the COA. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Architectural Plan Set, Renderings, and Survey
- B. Historic Preservation Design Guidelines – Wood Frame Vernacular and New Construction
- C. Applicant's Justification Statement
- D. Minor Site Plan Approval Letter (#23-01400042)



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 24-01500005: A request for a variance to allow 43.5 linear feet of up to 7.5-foot high fencing along the south side property line at 1209 North Lakeside Drive. The subject property is a non-contributing resource within the Northeast Lucerne Historic District and is located in the Single Family Residential (SFR) zoning district. The future land use designation is Single Family Residential (SFR).

Meeting Date: July 10, 2024

Property Owners: Jeffrey Arnold and Donald Barshaw

Address: 1209 North Lakeside Drive

PCN: 38-43-44-21-15-362-0142

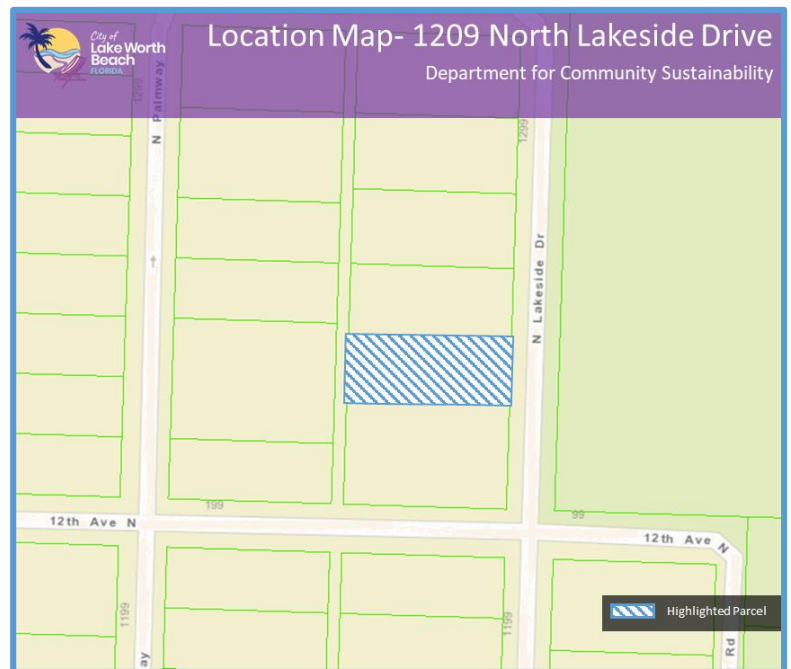
Size: ±0.155 acres / 6,750 sf

General Location: East side of North Lakeside Drive between 12th Avenue North and 13th Avenue North

Existing Land Use: Single Family Residential

Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and for consistency with the Comprehensive Plan. The proposed variance request is not consistent with the variance criteria in the LDRs. Therefore, staff is recommending that the HRPB not approve the variance request.

PROJECT DESCRIPTION

The property owners, Jeffrey Arnold and Donald Barshaw, are requesting a variance to allow approximately 43.5 linear feet of fencing ranging from 7 feet tall to 7.5 feet tall along the side property line of 1209 North Lakeside Drive. The fencing was previously installed without building permits. The parcel is located in the Single Family Residential (SFR) zoning district and has a Future Land Use (FLU) designation of Single Family Residential (SFR). A survey of the property is included in **Attachment A**.

PUBLIC COMMENT

Staff has received a letter of support for the application from the owners of the adjacent property to the south, 1205 North Lakeside Drive. That letter is included as **Attachment C**.

BACKGROUND

The existing single-family house was designed by architect Gerhard Selzer and constructed in 1980. At some point prior to 2007, the structure's front door (facing North Lakeside Drive) was removed and replaced with a circular window. In 2020, the property received approval from the HRPB (#20-00100028) to demolish a rear sunroom and part of the existing garage, build a new family room, reconfigure the rear driveway, construct a new pool and outdoor shower, construct a front addition and covered front porch, and window and door replacement. The property received a COA in 2022 (#22-00100396) to apply stone veneer on the front façade and porch columns. The property also received approval in 2024 for new fencing in the backyard and along part of the south side property line.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Single Family Residential (SFR). Per policy 1.1.1.2, the Single Family Residential category is *"intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes, or modular units."*

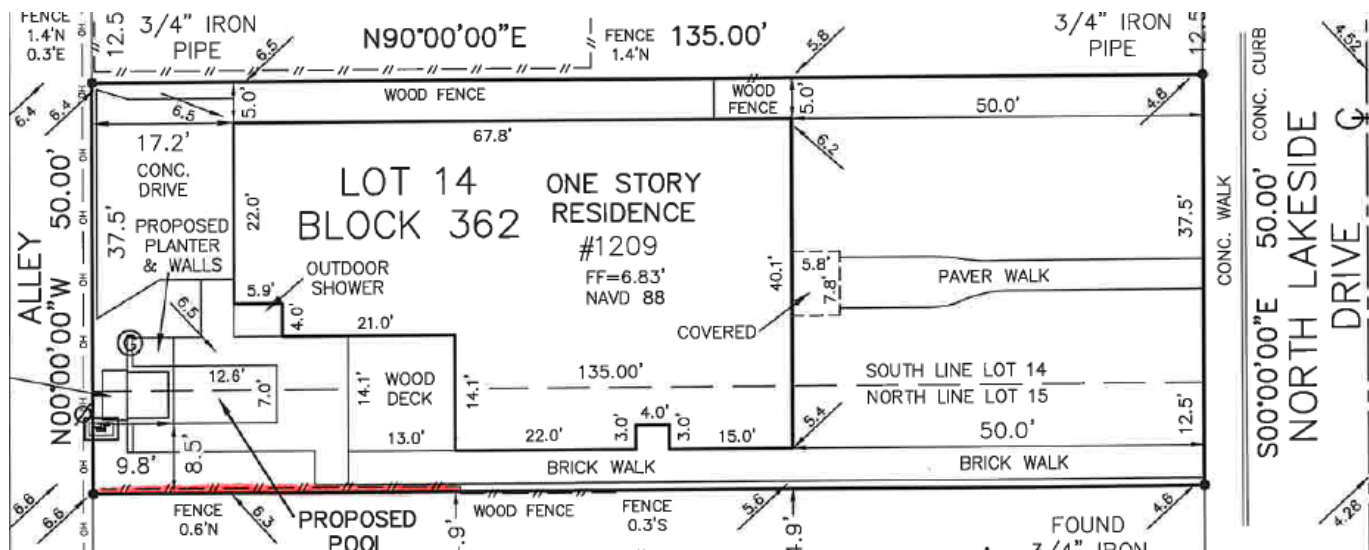
Analysis: The existing principal structure is a single family house that is consistent with the intent of the Single Family Residential designation. The variance being sought will not change the use of the property. As such, a formal consistency review of the comprehensive plan is not applicable to a project of this scale.

Consistency with the Land Development Regulations

Per Section 23.2-26, variances are authorized for height, area, size of structures, size of yards, parking requirements, and other area requirements and open spaces. The Department of Community Sustainability is tasked in the Code to review variance applications for consistency with the City's LDRs, for compliance with the findings for granting variances (analyzed in the next section), and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

Analysis: The fencing on the south side property line at 1209 North Lakeside Drive conflicts with the requirements in the City's Land Development Regulations, specifically the limitations for maximum fence height along side property lines.

Per LDR Section 23.4-4(d)(1)(C), the maximum height of fences or walls on the side property line is six (6) feet. The applicants are proposing about 43.5 linear feet of fencing on the south side property line that ranges from 7 to 7.5 feet in height (see survey image below).



Subject fencing at 1209 North Lakeside Drive, ranging from 7-7.5 feet tall (marked in red)

Required by Code	Proposed
<p>LDR Section 23.4-4(d)(1)(C): On the rear property line (not adjacent to an alley) and on that portion of the side property line from the rear property line to the front building setback line, a fence or wall shall have a maximum height of six (6) feet from the natural grade of the lot.</p>	<p>Approximately 43.5 linear feet of fencing along the south side property line, ranging in height from 7 feet to 7.5 feet</p>

Section 23.2-26(b) – Variances, Required findings for approval:

According to the City of Lake Worth Beach, Land Development Regulations Section 23.2-26, “the power to grant any such variance shall be limited by and be contingent upon documentation that all required findings are made by the appropriate Board.” As this property is located in the Northeast Lucerne Historic District, the HRPB is tasked with making the required findings to grant a variance. The following analysis addresses each of the required findings for the requested variance. In addition, the applicant's justification statement is included in **Attachment B**.

- A. *Special circumstances or conditions exist which are peculiar to the land or building for which the variance is sought and do not apply generally to nearby lands and buildings and that this is not the result of an action of the applicant.*

Analysis: 1209 North Lakeside Drive is a 50' x 135' parcel; this is the most common lot size throughout Lake Worth Beach. Single-family homes in the surrounding neighborhood and throughout the City are all required to comply with requirements for maximum fence height along their side property lines. Furthermore, the requested variance is the result of unpermitted work done by the applicants. However, the applicants contend that their property has special circumstances due to the location and height of their neighbor's home, which is a two-story structure situated approximately 1.5 feet from their shared property line. As the circumstances of 1209 North Lakeside Drive apply generally to nearby lands and buildings and the variance request is the result of actions of the applicants, the requested variance does not meet the intent of this criterion. **Does not meet the criterion.**

- B. *The strict application of the provision of these LDRs would deprive the applicant of any reasonable use of the land or building for which the variance is sought;*

Analysis: The property has accommodated a single-family use for over 40 years. Strict application of the LDRs would require fencing along the side property line to have a maximum height of six feet as measured from the average height of the natural grade on either side of the fence; this configuration would not deprive the applicants of reasonable use of the land as a single-family residence. **Does not meet the criterion.**

- C. *That the variance proposed is the minimum variance which makes possible the reasonable use of the land or building;*

Analysis: As established above, the proposed variance is not required for reasonable use of the land. While a code-compliant six-foot-tall fence would provide slightly less privacy from the neighboring house, fencing that meets the code would still provide the property owners with privacy for their backyard and would visibility of their neighbors' utility meters, which is a concern expressed in the applicants' justification statement. **Does not meet the criterion.**

- D. *That the granting of the variance will be in accordance with the spirit and purpose of this chapter, and will not be unduly injurious to contiguous property or the surrounding neighborhood nor otherwise detrimental to the public welfare.*

Analysis: In 2013, the City's new Land Development Regulations were adopted through Ordinance 2013-34. The new LDRs included fence height regulations for front yards, side property lines, and rear property lines. The granting of the variance would be contrary to the intent of the fence regulations. However, the granting of the fence height variance will likely not be unduly injurious to contiguous property, as owners of the adjacent property (1205 North Lakeside Drive) have provided a letter of support for the requested variance. **Does not meet criterion.**

Consistency with the Historic Preservation Design Guidelines

Fencing within historic districts does not require COA review.

CONCLUSION AND CONDITIONS

Variance requests are required to be reviewed for consistency with the criteria set forth in LDR Section 23.2-26(b), including the requirement that a hardship be established related to the circumstances of the property. As the circumstances of the subject lot are typical, a hardship was not established. Further, the applicant has not established by competent and substantial evidence that the proposed variance is consistent with the required review criteria, including that the strict application of the LDRs would deprive the property owner of reasonable use of the land. Therefore, staff is recommending that the HRPB not approve the proposed variance based on the data and analysis in this report.

BOARD POTENTIAL MOTION:

I MOVE TO **DISAPPROVE** HRPB Project Number 24-01500005 for a variance to allow 43.5 linear feet of up to 7.5-foot high fencing along the south side property line at 1209 North Lakeside Drive. The application does not meet the variance criteria based on the data and analysis in the staff report.

I MOVE TO **APPROVE** HRPB Project Number 24-01500005 for a variance to allow 43.5 linear feet of up to 7.5-foot high fencing along the south side property line at 1209 North Lakeside Drive. The project meets the variance criteria for the following reasons [Board member please state reasons.]

Consequent Action: *The Historic Resources Preservation Board's decision will be the final decision for the variance. The Applicant may appeal the Board's decision directly to circuit court.*

ATTACHMENTS

- A. Survey and Photos
- B. Applicant's Justification Statement
- C. Neighbor's Letter of Support



DATE: July 3, 2024

TO: Chair and Members of the Historic Resources Preservation Board

FROM: William Waters, Director
Department for Community Sustainability

THROUGH: Annie Greening, Principal Planner
Department for Community Sustainability

MEETING: July 10, 2024

SUBJECT: **COA Approval Matrix Amendment**: Consideration of an amendment to the COA Approval Matrix to provide flexibility for administrative review of roofing replacement on non-contributing resources with flat white concrete tile roofs, and to clarify review processes for replacement of flat white concrete tile roofs on contributing resources and replacement of metal shingle roofs.

BACKGROUND

The Certificate of Appropriateness (COA) Approval Matrix is a document that provides a summary of authority (Staff Approval vs. Board Approval) for actions that impact the exterior appearance of properties located within the historic districts. At the June 12, 2024, Historic Resources Preservation Board (HRPB) meeting, staff initiated a discussion about replacement of flat white concrete tile roofs on non-contributing resources in the City's historic districts. The Historic Preservation Design Guidelines state that flat white concrete tile roofs can only appropriately be replaced in kind with new concrete tiles roofing. In alignment with the Design Guidelines and COA Approval Matrix, staff can currently only administratively approve replacement in-kind; any requests for replacement with an alternative roofing type must be brought to the Historic Resources Preservation Board, typically with a simultaneous Unreasonable Economic Hardship application.¹

Flat white concrete tiles roofs are an important character-defining feature of Masonry Vernacular and Masonry Minimal Traditional resources, and are occasionally a character-defining feature on Mid-Century Modern and Ranch resources. As resources with this roof type generally range from about 50 years old to about 90 years old, growing numbers of homeowners in Lake Worth Beach are applying to replace their historic concrete tile roofs. Recently, staff has received a handful of requests for alternatives for tile replacement on non-contributing structures, and staff anticipates that these requests will increase in the coming years.

PROPOSAL:

To provide for additional flexibility for owners of non-contributing resources and avoid taking numerous projects to the HRPB for review, the Director of Community Sustainability recommended that the HRPB consider amending the COA Approval Matrix to allow for alternative roofing options for non-contributing resources with existing

¹ For more information about Unreasonable Economic Hardship applications, please see the definition in [LDR Section 23.1-12](#) and the supplemental standards in [LDR Section 23.5-4\(I\)](#).

concrete tile roofs. The amended COA Approval Matrix will also codify HRPB direction from May 2022 regarding the replacement of historic metal shingles.

City staff contacted the State Historic Preservation Office (Bureau of Historic Preservation, Florida Department of State) for input regarding the proposed matrix amendment. In email communications on July 1, 2024, a representative from the State Historic Preservation Office confirmed that the proposed amendment would be appropriate to provide flexibility for non-contributing resources and would have no negative impact on the City's status as a Certified Local Government (see Attachment B).

Alternative Materials for Flat White Concrete Tile Roofing: Below are examples of alternate roofing materials that are known to staff and that meet Florida Building Code requirements as of the date of publication of this staff report. See Attachment C for images of roofing brands noted below.

Dimensional Asphalt Shingles (most common brands in Lake Worth Beach):

- Owens Corning – Duration Shingles and Oakridge Shingles – Shasta White, Antique Silver
- GAF – Timberline Shingles – Birchwood, Fox Hollow Gray
- CertainTeed – Landmark Shingles – Silver Birch
- TAMKO – Heritage Shingles – Glacier White

Stone-Coated Steel Shingles:

- Westlake Royal Roofing – Pine Crest Shake – Dover
- Westlake Royal Roofing – Granite Ridge Shingle and Cottage Shingle - *currently no appropriate color options in their pre-made colorways; custom color options may be available*

Metal Shingles:

- Classic Metal Roofing Systems – Oxford Shingle – White
- EDCO – Arrowline Shake Steel Roofing – Pewter
- TAMKO – MetalWorks StoneCrest Tile Shingles – *currently no appropriate color options in their pre-made colorways, but a custom color option is available*

Implementation:

The review process(es) for replacement of concrete tile and metal shingle roofing will be included in the COA Approval Matrix as footnotes #6 and 7. In addition, Staff will require all administrative Certificate of Appropriateness applications for replacement of concrete tile roofing with an alternate material on non-contributing structures to provide an image showing the color of the proposed replacement roofing.

STAFF RECOMMENDATION:

Staff recommends that the Historic Resources Preservation Board carefully discuss the proposed amendment to the COA Approval Matrix and assess whether the proposed amendment aligns with the intent of the Historic Preservation Ordinance (LDR Section 23.5-4).

POTENTIAL MOTION:

I move to **ADOPT/NOT ADOPT** the amended COA Approval Matrix.

Attachments

- A. Draft Amended COA Approval Matrix
- B. State Historic Preservation Office Communication
- C. Roofing Material Images