



**AGENDA**  
**CITY OF LAKE WORTH BEACH**  
**HISTORIC RESOURCES PRESERVATION BOARD MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, MARCH 12, 2025 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES**

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES:**

- A. [December 2024 Regular Meeting Minutes](#)

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS**

**PROOF OF PUBLICATION**

- 1) [HRPB 23-00500014- 1000 Lake Avenue](#)  
[HRPB 24-02100030 - 1028 N Federal Hwy](#)

**WITHDRAWALS / POSTPONEMENTS**

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- A. [HRPB Project Number 23-00500014: Conditional Use Permit, Alcohol Distance Waiver, and Historic Waiver requests to establish a restaurant with bar, a specialty brewery, a bar without live entertainment, a specialty retail shop, a banquet hall/ballroom/meeting room, and a museum with ±19,652 square feet of total use area at 1000 Lake Avenue. The subject property is located in the Transit Oriented Development-East \(TOD-E\) Zoning District and has a future land use designation of Transit Oriented Development \(TOD\). The property is a contributing resource in the Old Town Historic District.](#)
- B. [HRPB Project Number 24-02100030: A conditional use permit request for a 2,862 square-foot medical office located at 1028 North Federal Highway. The subject property is located in the Mixed Use - Federal Highway \(MU-FH\) zoning district and has a future land use designation of Mixed Use - East \(MU - E\). The subject property is a noncontributing resource to the Northeast Lucerne Historic District.](#)
- C. [HRPB Project Number 25-00100035: Consideration of a Certificate of Appropriateness \(COA\) for an addition to the front façade of the primary structure, enclosure of the existing carport, and](#)

[addition to the existing rear accessory structure at 516 North L Street. The subject property is a contributing resource to the Northeast Lucerne Historic District and is located in the Single Family and Two Family Residential \(SF-TF-14\) Zoning 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 MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, DECEMBER 11, 2024 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES** Present were: Robert D'Arinzo, Chair; Nadine Heitz, Vice-Chair; Edmond LeBlanc; Elaine DeRiso; Laura Devlin; Edmund Deveaux.

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES:**

A. November 13, 2024 Meeting Minutes

**Motion:** E. LeBlanc moved to approve the November minutes as presented; E. Deveaux 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** None required.

**WITHDRAWALS / POSTPONEMENTS** None

**CONSENT** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

A. **HRPB Project Number 24-00100231:** Consideration of a Certificate of Appropriateness (COA) for replacement windows and doors at the property located at 301 1st Avenue South. The subject property is a contributing resource to the South Palm Park Historic District and is located in the Medium Density Multi-Family Residential (MF-30) District.

**Staff:** Y. Terefe presents case findings and analysis of proposal. The structure is of the Mission Revival style and a contributing structure within the district. The appropriate door style would be an 8- panel solid door. Four openings (doors) in the front of the property are the subject of this meeting. Subsequent to a meeting with staff a compromise was reached regarding the doors and windows on the rear of the property as they are not visible, are part of a newer addition, and are not part of the original structure. Windows and doors are always character defining features of historic structures. Staff recommends denial of the front four door openings (6,8,9,10) for the following reasons: The original

front doors were not multi-light French Doors. The proposed doors will not be in compliance with the Historic Preservation guidelines.

**Board:** Are the existing doors original? **Response:** Although the plans were not found, it is believed they are the original doors on the structure according to the style.

**Applicant rep:** William Hammeke of Wright's Impact Window & Door LLC- States it is an auxiliary building, utilized for offices and daycare. The materials are not available any longer, only impact rated doors. The proposed doors would make the church more secure, take about 6 weeks to install and based upon the materials on the market, it would be the least change to the structure. The existing doors cannot be replicated. The proposed would provide increased hurricane protection and the R-value would be greater.

**Board Members:** Questions as to why solid wood 8-panel doors are no longer available on the market? Solid doors would be safe on the structure. The doors are visible from the street. Board member question re: Does staff provide a list of sources?

**Board Attorney:** Staff always ensures the product is available before making a recommendation to Board.

**Applicant rep:** CGI, Lawson, PS do not carry solid wood doors. Doors like this exist but it is a high-velocity wind zone.

**Board Members:** Remind applicant this is the Historic "Preservation" Board charged with maintaining the historic integrity of the structures in the various districts. Board members suggest the doors could be custom made rather than the standard impact doors from various manufacturers. Questions whether the company offers a wood door as putting glass doors on the front is not in keeping with the Historic Preservation Guidelines

**Applicant rep Case Warshall:** States the structure has termite damage and the owner wishes to never experience that problem again by utilizing something other than wood.

**Staff** is not making a recommendation on material rather the style. Fiberglass could be utilized if it meets the HP Guidelines with respect to the style.

**Board** suggests tenting to eliminate the termites and expresses that the current doors have lasted upwards of 100 years. The wood panel doors could be custom made to the specs provided by the company. Although they are expensive, there is an Economic Hardship application available as an avenue.

**Applicant rep Case Warshall:** The width of the door is not made in fiberglass, all products are custom made but the fiberglass slab does not come that wide; aluminum only comes with glass windows. States he is not quoting PGT but is quoting from another manufacturers, he does not know what they can do.

**Board** states the material is immaterial but the solid, raised panel look is what is being sought. The Historic Preservation guidelines are not: strong, secure, cost effective and look nice. The opening should not be re-sized.

**Applicant rep** requests staff to provide the sources. **Staff** states the burden is on the contractor to search that along with the specifications. **The Applicant rep** states staff is limiting the applicant from providing safe harbor to residents in a hurricane. **Board:** Question if it has ever been used as such? **Response:** It is not known but owner would like to be able to offer that to the community.

**Applicant rep** is asking for a Facetime meeting for the owner. In the future is there Zoom? Would like to have been apprised of that opportunity earlier.

**Staff** states they spoke with the owner today. As the owner was unable to make the meeting in person the opportunity to meet via Zoom was pro-offered and declined.

Further discussion of the Economic Hardship application.

If tabled, nothing will move forward. If denied, the previously agreed upon doors and windows could move forward while applicant prepares, if so desired, the Economic Hardship.

**Motion:** N. Heitz moves to deny **HRPB 24-00100231** 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 Guidelines; L. Devlin 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**PLANNING ISSUES:** None

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

**DEPARTMENT REPORTS:** Currently it does not appear there will be a January 2025 meeting. If Board members receive a packet the week of December 30 there will be a meeting.

**BOARD MEMBER COMMENTS:** E. Deveaux expresses his appreciation for the hard work put forth by staff and wishes all Happy Holidays.

**ADJOURNMENT** 6:45 PM

Order ID: 7774673

\* Agency Commission not included

**GROSS PRICE \* :** \$224.19

**PACKAGE NAME:** SSC\_Notice of Public Meeting

**Product(s):** Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com\_Legal

**AdSize(s):** 1 Column

**Run Date(s):** Friday, February 28, 2025

**Zone:** Full Run

**Color Spec.** B/W

Order ID: 7774673

## Preview

### LEGAL NOTICE

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, March 12, 2025, at 6:00 pm or as soon thereafter to consider the following application.

HRPB Project Number 24-02100030: A conditional use permit request for a 2,862 square-foot medical office located at 1028 North Federal Highway. The subject property is located in the Mixed Use - Federal Highway (MU-FH) zoning district and has a future land use designation of Mixed Use - East (MU - E). The subject property is a noncontributing resource to the Northeast Lucerne Historic District. PCN #38-43-44-21-15-300-0070.

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

Public comment will be accommodated in person at the meeting, or virtually prior to the meeting through the web portal: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, please email [historicpreservation@lakeworthbeachfl.gov](mailto: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 Planning and Zoning 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

**GROSS PRICE \* :** \$2

**PACKAGE NAME:** SSC\_Notice of Public Meeting

participation meeting, and 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 Planning and Zoning Board (PZB) 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](mailto:historicpreservation@lakeworthbeachfl.gov).

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2/28/2025 7774673

Order ID: 7774666

\* Agency Commission not included

**GROSS PRICE \* :** \$235.94

**PACKAGE NAME:** SSC\_Notice of Public Meeting

**Product(s):** Sun Sentinel, Affidavit, Floridapublicnotices.cor

**AdSize(s):** 1 Column

**Run Date(s):** Friday, February 28, 2025

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**Preview**

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2/28/2025 7774666



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project Number 23-00500014:** Conditional Use Permit, Alcohol Distance Waiver, and Historic Waiver requests to establish a restaurant with bar, a specialty brewery, a bar without live entertainment, a specialty retail shop, a banquet hall/ballroom/meeting room, and a museum with  $\pm 19,652$  square feet of total use area at 1000 Lake Avenue. The subject property is located in the Transit Oriented Development-East (TOD-E) Zoning District and has a future land use designation of Transit Oriented Development (TOD). The property is a contributing resource in the Old Town Historic District.

**Meeting Date:** March 12, 2025

**Property Owner:** 1000 Lake LLC

**Applicant:** Ryan Kowalski, Krieger Klatt Architects

**Address:** 1000 Lake Avenue

**PCN:** 38-43-44-21-15-506-0090

**Size:**  $\pm 0.47$  acre lot /  $\pm 19652$  square feet of use area

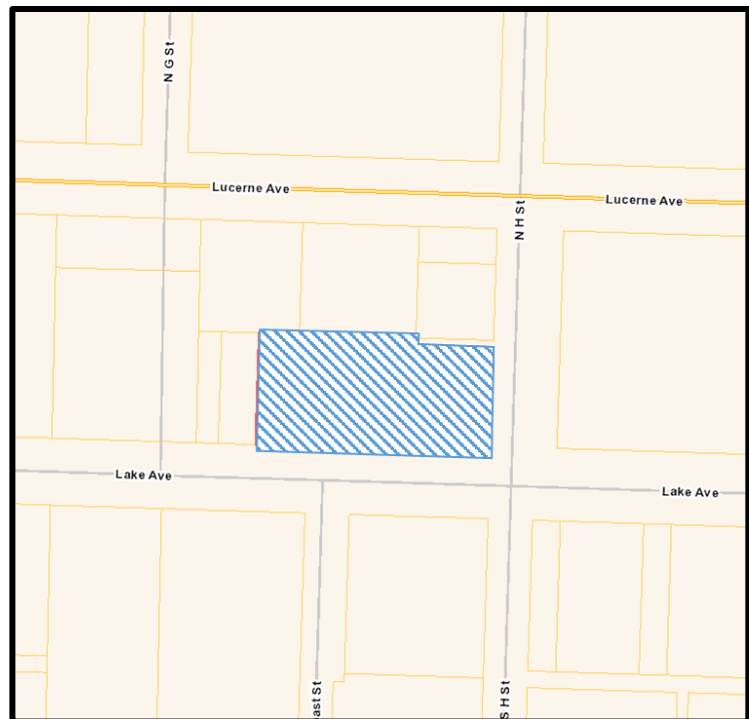
**General Location:** Northwest corner of Lake Avenue and North H Street

**Existing Land Use:** Vacant Commercial

**Current Future Land Use Designation:** Transit Oriented Development (TOD)

**Zoning District:** Transit Oriented Development-East (TOD-E)

Location Map



## RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and for consistency with the Comprehensive Plan and Strategic Plan. Staff recommends that the Historic Resources Preservation Board (HRPB) approve the proposed Conditional Use Permit (CUP), Alcohol Distance Waiver, and Historic Waiver, as they meet the criteria provided in the LDRs. If the HRPB approves the request, conditions of approval have been provided on pages 7-8 of this report.

## PROJECT DESCRIPTION

The applicant, Ryan Kowalski on behalf of 1000 Lake LLC, is requesting a **Conditional Use Permit (CUP), Alcohol Distance Waiver, and Historic Waiver** to establish a restaurant with bar, a specialty brewery, a bar without live entertainment, a specialty retail shop, a banquet hall/ballroom/meeting room, and a museum at 1000 Lake Avenue. The subject site is located in the Transit Oriented Development – East (TOD-E) zoning district and is a contributing resource in the Old Town Historic District.

## COMMUNITY OUTREACH

At the time of publication, staff have not received any letters of support or opposition for this application.

## BACKGROUND

Below is a summary of the property based on Palm Beach Property Appraiser's records and City records:

**Construction and Previous Approvals:** The existing building was constructed from 1921-1926. The building underwent substantial alterations due to damage in the 1928 Okeechobee Hurricane. The property was designated as a contributing resource in the Old Town National and Local Register Historic District in 2001. 1000 Lake Avenue received HRPB approval in June 2020 for a COA for exterior alterations (#20-00100082) and a Major Site Plan (#20-01400024) for rehabilitation of the existing structure and site improvements to the parking lot, landscaping, and exterior lighting.

**Use:** The property is currently vacant. City business license records show that the property was last actively used as a charitable organization and day care between 1999-2007.

**Code Compliance:** The property has one active code case, initiated on January 10, 2025, to register the parcel on the City's vacant/unimproved property register. Staff have added a condition of approval requiring all code compliance violations and fines to be resolved prior to business license issuance.

## ANALYSIS

### Consistency with the Comprehensive Plan and Strategic Plan

The subject site has a Future Land Use (FLU) designation of Transit Oriented Development (TOD). Per Policy 1.1.1.8, *the TOD FLU is established to promote compact, mixed-use development near proposed or existing transportation infrastructure to encourage diversity in the way people live, work and commute*. The proposed request is seeking to allow a mix of uses including retail, commercial, personal services, industrial, and institutional uses in the existing ±19,652 square foot building.

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. Pillars II.D, IV.A, and IV.D of the Strategic Plan state that the City shall preserve and protect historic resources, achieve economic and financial sustainability through a versatile and stable tax base, and influence the supply and expansion of jobs. Because the proposed Conditional Use permit will allow for the establishment of a multi-use development that will reuse a vacant historic building, contribute towards the City's tax base, and sustain or increase jobs, the proposal is consistent with Pillar II.D, Pillar IV.A, and Pillar IV.D.

Based on the analysis above, the proposed Conditional Use Permit and waiver requests are consistent with the goals, objectives, and policies of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

### Consistency with the City's Land Development Regulations

**The Transit Oriented Development – East (TOD-E) zoning district** is designed for the areas around the FEC railroad tracks and desired future locations for intra-city, light rail transit, specifically Lake Avenue, Lucerne Avenue, 1st Avenue South, 10th Avenue North and 9th Avenue South. The TOD-E district is intended to promote compact, mixed-use development, including multiple-family residential, office and retail, near proposed or existing transportation infrastructure. The TOD-E district is also intended to encourage arts, entertainment and cultural activities in the city.

**Analysis:** The applicant is requesting a Conditional Use Permit for multiple uses within the ±19,652 square-foot use area, including a restaurant with bar, a specialty brewery, a bar without live entertainment, a specialty retail shop, a banquet hall/ballroom/meeting room, and a museum. Based on staff analysis, the proposed uses are not anticipated to impact the surrounding area greater than uses permitted by right. The existing site is served by municipal services, including water, sewer, refuse, fire and police. The site is located at the intersection of a local roadway and an FDOT roadway. Therefore, no additional public expenditure is required to service the proposed use.

Per the City's Use Table (LDR Section 23.3-6), medium intensity (use area less than 7,500 square feet) Bar use and high intensity (use area greater than 7,500 square feet) Restaurant with Bar use require Conditional Use Permit approval. A medium intensity (use area less than 7,500 square feet) Specialty Brewery requires Administrative Use Permit approval and is subject to additional supplemental regulations per LDR Section 23.4-13(c)(18), *Breweries, distilleries, micro-breweries, micro-distilleries, specialty breweries, and specialty distilleries*; although AUPs can be administratively reviewed by staff, the use will be reviewed as part of the required Conditional Use Permit request. The proposed low-intensity (use area less than 2,500 square feet) Specialty Retail, Banquet Hall/Ballroom/Meeting Room, and Museum uses are permitted by right in the TOD-E zoning district. The proposed uses, as conditioned, are consistent with the intent of the TOD-E zoning district and supplemental regulations.

The Department of Community Sustainability is tasked in the LDRs to review conditional use applications for consistency with the City's LDRs (Section 23.2-29(i)), for compliance with the following findings for granting conditional uses and to provide a recommendation on the proposed project.

The analysis for the Conditional Use Permit is provided in the section below and is consistent with the review criteria located in **Attachment A**. The Specialty Brewery use is also consistent with the additional supplemental regulations located in **Attachment B**. Additionally, analysis for the historic waiver and alcohol distance waiver are provided in the sections below and are consistent with the review criteria provided in LDR Section 23.5-1 and City Code Chapter 5.

**Section 23.2-29(a), Conditional Use Permits:** *Conditional uses are defined as generally compatible with the other uses permitted in a district, but that require individual review of their location, design, structure, configuration, density and intensity of use, and may require the imposition of pertinent conditions to ensure the appropriateness and compatibility of the use at a particular location and to prevent or minimize potential adverse impacts to the surrounding area.*

**Section 23.2-29(b), Approval Authority:** *The historic resources preservation board, in accordance with the procedures, standards and limitations of this section, shall approve, approve with conditions, or deny an application for a development permit for a conditional use permit after review and recommendation by the development review official.*

**Analysis:** A recommendation by the development review official is provided on page 2 of this report.

**Section 23.2-29(c), General Procedures:** *The department for community sustainability shall review the application in accordance with these LDRs and prepare a report that summarizes the application and the effect of the proposed*

*conditional use, including whether the application complies with each of the findings for granting conditional uses stated below and provide a recommendation for whether the application should be approved, approved with conditions, or denied.*

**Analysis:** The existing structure was built in 1926. The existing site conditions do not conform to the current LDRs in regard to impermeable surfaces, setbacks, building height, and landscape; therefore, the nonconformities section of the Land Development Regulations, LDR Section 23.5-3, is applicable. The existing nonconformities are not proposed to be increased or negatively impacted by the subject Conditional Use request, and the landscaping nonconformity will be decreased per Major Site Plan 20-01400024. **The proposed conditional use is consistent with the City's LDRs as conditioned based on the following data and analysis.**

**Landscape Requirements, Refuse, Parking, and Signage** were addressed in Major Site Plan HRPB 20-01400024, ensuring compliance with City regulations.

**Off-Street Loading:** Per LDR Section 23.4-9, commercial and industrial buildings that have floor area over 10,000 square feet and require the receipt or distribution of materials and merchandise must have at least one off-street loading space for each 10,000 square feet of gross floor area or fraction thereof.

**Analysis:** The existing building has ±19,652 square feet of gross floor area, which requires two (2) off-street loading spaces, each with a minimum size of 25 feet by 12 feet. In compliance with the supplemental regulations for breweries, all deliveries will take place between 8am and 6pm, Monday through Saturday; no more than six (6) commercial truck deliveries will occur per week.

Because of existing site constraints and to avoid the loss of customer/staff parking area, the applicants have requested a historic waiver for one (1) of the two (2) required loading spaces. Staff has included a condition of approval to require a site plan amendment to address the loading space location prior to issuance of a site work permit. Analysis for the historic waiver is provided on pages 5-6 of this staff report.

#### Findings for Granting Conditional Uses

*Prior to approving any conditional use permit, the decision-making authority shall find based on competent and substantial evidence that the following criteria related to conditional uses are met:*

#### ***Section 23.2-29.d) General findings relating to harmony with LDRs and protection of public interest.***

**Analysis:** The proposed uses, as conditioned, are in general harmony with the surrounding area and consistent with the development of the corridor as conditioned. The requested uses are anticipated in the Transit Oriented Development – East (TOD-E) zoning district. The proposed uses will not result in less public benefit or more intensive development than anticipated in the zoning district in the comprehensive plan.

#### ***Section 23.2-29.e) Specific findings for all conditional uses.***

**Analysis:** The proposed conditional uses are not anticipated to impact the surrounding area greater than uses permitted by right. The site is already served by municipal services, including water, sewer, refuse, fire and police. The site is also located at the intersection of a local roadway and an FDOT roadway. Therefore, no additional public expenditure is required to service the proposed use. Staff has included a condition of approval regarding compliance with City Code Section 15-24, *Noise control*.

#### ***Section 23.2-29.g) Additional requirements.***

**Analysis:** There is currently one (1) open code compliance case for the subject property. Staff has added a condition of approval to ensure that code violations are resolved prior to the issuance of a business license on the property.

**Section 23.4-13 Administrative Uses and Conditional Uses**

*The following use(s) have been determined to carry the potential for substantial adverse impacts on neighboring properties and, therefore, are subject to development standards and regulations in addition to those required for the zoning district.*

**Analysis:** Per LDR Section 23.4-13.c.(18), specialty breweries are subject to additional design and performance standards. As outlined in **Attachment B**, the proposed use complies with the supplemental standards. Staff have included conditions of approval to ensure continued compliance with the supplemental standards.

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

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

*2. In addition, the HRPB may waive or modify certain land development regulation requirements.... **Waivers may include setbacks, lot width, area requirements, height limitations, open space requirements, vehicular parking and circulation requirements, design compatibility requirements and similar development regulations.***

Waiver Request		
LDR Citation	Required	Proposed
Off-Street Loading Regulations (Section 23.4-9): 1 loading space for each 10,000 square feet of gross floor area or fraction thereof	±19,652 square feet of gross floor area = 2 off-street loading spaces	<b>1 off-street loading space</b>

Pursuant to City of Lake Worth Beach LDR Section 23.5-4(r)(2), the HRPB may grant historic waivers if the request meets the criterion listed in the section below. Staff has listed each criterion and provided responses for the historic waiver request. Due to the building’s contributing status to the Old Town Historic District, the application is eligible for relief from the land development requirements of Section 23.4-9, should the Board determine that the criteria are sufficiently met. The applicant has provided a Justification Statement for the requests, which is included in **Attachment C**.

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

**Analysis:** The existing structure, built in 1926, has a total of ±19,652 square feet of use area; the existing site has no designated off-street loading areas. Inconsistencies with current parking and loading requirements are common in the City’s historic districts due to different development standards and practices in place over the course of the City’s development. The nonconformities of the site will be decreased as one loading space will still be required; however, based on analysis by City staff and the applicant, a second on-site loading space could not be created without reducing the parking spaces available for the future business’ staff and customers. The site, including the historic structure, is in harmony with the general appearance and character of the district. **Meets Criterion.**

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

**Analysis:** The project proposes to reuse an existing commercial structure for as a mixed-use restaurant and brewery project, while making alterations to the site to better accommodate parking, loading, and site circulation. The

approved Major Site Plan includes landscaping along the perimeter and interior of the parking and loading area, which will help minimize aural and visual impacts on adjacent properties. Staff has also included conditions of approval to ensure that the property maintains compliance with the City's noise control requirements, as well as supplemental regulations regarding deliveries for brewery uses. **Meets Criterion.**

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

**Analysis:** As conditioned, the waiver to reduce the off-street loading requirements by one (1) loading space will not be detrimental to public health, safety, or welfare. **Meets Criterion.**

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

**Analysis:** Based on analysis by City staff and the applicant, a second on-site loading space could not be created without reducing the parking spaces available for the future business' staff and customers. Staff contends that the historic waiver requested is the minimum adjustment necessary to allow the proposed reasonable use of the existing commercial building while maintaining its historic attributes. **Meets Criterion.**

## Chapter 5 – Alcoholic Beverages

**Section 5.5(d) – Standards for Review/Decision.** *A decision on a request for a waiver shall be guided by the following factors:*

1. *Whether approval of the waiver will result in two (2) or more alcoholic beverage establishments have a license within five hundred (500) feet of a protected land use or each other, or within five hundred (500) feet of a property zoned for residential uses;*

**Analysis:** The subject property is located in the City's downtown area, where there are numerous existing establishments with alcoholic beverage licenses within a 500-foot radius. Properties zoned for residential uses within the Transit Oriented Development-East (TOD-E), Downtown (DT), and Mixed-Use East (MU-E) zoning districts will also be within 500 feet of the proposed alcoholic beverage sales at 1000 Lake Avenue. Per LDR Section 5.5(a)(2), protected land uses are identified as churches, public or private schools, parks, and libraries; none of these uses will be located within 500 feet of the proposed alcohol sales.

2. *Whether the license is being added to or is a license upgrade of an existing use or to an establishment which is relocating to the subject location;*

**Analysis:** The proposed non-package alcohol sales will be part of a new business at 1000 Lake Avenue; the property does not currently have an active City business license, nor were alcohol sales part of the most recent previous use of the building.

3. *If the property contains a structure which is on the National Register of Historic Places or otherwise has been designated by the city as having historic architectural significance, whether the structure will be preserved or developed so as to retain its architectural and historic character; and*

**Analysis:** The subject property is classified as a contributing resource to the Old Town National and Local Historic District. The Applicant is not proposing any additional exterior alterations as part of the request for alcohol sales for on-site consumption; exterior alterations were previously approved as part of COA 20-00100082.

4. *Whether the waiver promotes the health, safety and welfare of the neighborhood and the public.*

**Analysis:** The waiver is necessary to allow non-package sales of alcohol at the subject property. Staff has added several conditions of approval so that the business operates within the allowed hours of sale to ensure the proposed accessory is not detrimental to the health, safety, and welfare of the surrounding community.

## CONCLUSION AND CONDITIONS

The Transit Oriented Development – East (TOD-E) zoning district is designed for the areas around the FEC railroad tracks and desired future locations for intra-city, light rail transit, specifically Lake Avenue, Lucerne Avenue, 1st Avenue South, 10th Avenue North and 9th Avenue South. The TOD-E district is intended to promote compact, mixed-use development, including multiple-family residential, office and retail, near proposed or existing transportation infrastructure. The TOD-E district is also intended to encourage arts, entertainment and cultural activities in the city. Based on the data and analysis in this report and the supporting documents provided by the applicant, the proposed uses, as conditioned, are not anticipated to negatively impact adjacent properties. The proposed Conditional Use Permit will be compatible with other uses provided within the TOD-E zoning district. The proposed historic waiver will enable the property to accommodate required deliveries without reducing staff and customer parking areas, and would not preclude the continuation of the structure’s contributing designation. The proposed waiver for non-package sales of alcohol for on-site consumption is not anticipated to have a direct impact on protected land uses, and will not be detrimental to the health safety and welfare of the neighborhood and public. **Therefore, a recommendation of approval is provided to the Historic Resources Preservation Board with the following conditions:**

### Planning, Zoning, and Landscaping:

1. This approval only applies to the subject property (1000 Lake Avenue) and will not constitute approval for any new location or unit.
2. The historic waiver to reduce the required off-street loading spaces by one (1) space shall be project-specific, and shall only apply to the scope of work approved under this application.
3. Prior to application for a site work permit, a site plan amendment shall be submitted and approved to address the required loading space location.
4. Confirmation of Wellfield Affidavit submittal to Palm Beach County ERM is required prior to business license approval.
5. Prior to the issuance of a City of Lake Worth Beach business license, any code violations shall be resolved.
6. An FDOT permit is required for any work within the FDOT Right of way, including the removal of the three existing Foxtail Palms.
7. No person shall sell, deliver, or permit the sale, delivery, of alcoholic beverages on the premises except for the following hours where a business holds a legal alcohol license: The hours of sale of alcoholic beverages, having more than one (1) percent of alcohol by weight (Section 5-4) shall be from 12:00 a.m. (midnight) to 2:00 a.m., and 7:00 a.m. to 11:59 p.m., each day.
8. The specialty brewery use shall comply with the following supplemental regulations per LDR Section 23.4-13(c)(18):
  - a. Outdoor display of any items is strictly prohibited.
  - b. Display windows must have engaging and pedestrian friendly vignettes. Covering of display windows with posters, paper, advertisements, written signs and similar shall be strictly prohibited. Vacant buildings shall have approved vignettes covering windows until an active business is established and operating.
  - c. All sales transactions, except during city approved special events, shall take place within the building.
  - d. Walk up sales windows shall not be allowed.
  - e. All storage, production, shipping and receiving associated with use must be confined within an approved building or structure.
  - f. All deliveries and distribution activities shall take place between the hours of 8 a.m. and 6 p.m. Monday through Saturday, except when located within an industrial zoning district.

- g. Specialty breweries and specialty distilleries shall have a production capacity of no more than three hundred twenty-five thousand (325,000) proof gallons on an annual basis, or one million nine thousand five hundred (1,009,500), 750 ml bottles production per year.
  - h. For micro-breweries, micro-distilleries, specialty breweries and specialty distilleries, guest taps may be allowed in conjunction with a tap or tasting room not to exceed thirty (30) percent of the number of taps or on-site production unless as part of a restaurant with bar or bar use approval.
  - i. All spoils generated as the result of the fermentation and production shall be disposed in an appropriate manner meeting all requisite health and safety standards.
9. Outdoor storage is not permitted.
  10. All conditions from HRPB #20-00100082 and #20-01400024 remain applicable unless specifically superseded in this approval. See Development Orders for full conditions of approval.
  11. No exterior alterations to the structure are included in the scope of this approval. Future exterior alterations shall require a Certificate of Appropriateness (COA) for historic approval.
  12. The use, handling, production, and storage of regulated substances in wellfield zones as defined in the PBC Unified Land Development Code shall be prohibited as provided for in the requirements of the PBC Wellfield Ordinance (ULDC, Article 14, Chapter B).
  13. All uses shall meet all the requirements and stipulations set forth in City Code Section 15-24, Noise control.
  14. Per City Code Section 14-32 and LDR Section 23.2-23, the occupant must obtain and maintain the required Lake Worth Beach Business License.
  15. The City shall revoke the business license and the approval of the conditional use permit if the property is declared a chronic nuisance as result of or related to the operations of the requested uses.

#### Electric Utilities

1. Before or at the time of application for a Building Permit, Developer must provide the load calculation and voltage requirements.
2. Developer to show the location of the meter center on the site plan.
3. Developer will be responsible for installing their own lightning for the parking areas.

#### Water & Sewer Utilities

1. Installation of grease trapper(s) is needed for the restaurant use.

#### Building Division

1. Accessible routes must be shown on permit plans.

#### BOARD POTENTIAL MOTION:

I move to **approve** HRPB Project Number 23-00500014 with staff recommended conditions for a **Conditional Use Permit, Alcohol Distance Waiver, and Historic Waiver at 1000 Lake Avenue** based on the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **disapprove** PZB Project Number 24-00500007 for a **Conditional Use Permit, Alcohol Distance Waiver, and Historic Waiver at 1000 Lake Avenue**. The project does not meet the conditional use, alcohol distance waiver, and/or historic waiver 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 Conditional Use Permit, historic waiver, and alcohol distance waiver. The Applicant may appeal the Board's decision to the City Commission.*

#### ATTACHMENTS

- A. Findings for Conditional Uses

- B. Administrative Uses and Conditional Uses
- C. Application Package (Survey, Justification Statement, Supporting documents)

### ATTACHMENT A - Findings for Granting Conditional Uses

Section 23.2-29(d) General findings relating to harmony with LDRs and protection of public interest.	Analysis
1. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.</i>	<b>In compliance</b>
2. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.</i>	<b>In compliance</b>
3. <i>The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the site for some use permitted by right or some other conditional use permitted on the site.</i>	<b>In compliance</b>
4. <i>The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.</i>	<b>In compliance</b>
Section 23.2-29(e) Specific findings for all conditional uses.	Analysis
1. <i>The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.</i>	<b>In compliance</b>
2. <i>The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets</i>	<b>In compliance</b>
3. <i>The proposed conditional use will not produce significant air pollution emissions or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.</i>	<b>In compliance</b>
4. <i>The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	<b>In compliance</b>
5. <i>The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	<b>In compliance</b>
6. <i>The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a</i>	<b>In compliance</b>

*demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.*

8. *The proposed conditional use will not generate light or glare which encroaches onto any residential property in excess of that allowed in section 23.4-10, Exterior lighting.* **In compliance**

<b>ATTACHMENT B – Administrative Uses and Conditional Uses</b>	
<b>Sec. 23.4-13(c)(18) - Breweries, distilleries, micro-breweries, micro-distilleries, specialty breweries, and specialty distilleries</b>	<b>Analysis</b>
1. <i>Minimum site area: Seventy-five hundred (7,500) square feet.</i>	<b>In compliance</b>
2. <i>Minimum lot width: Seventy-five (75) feet.</i>	<b>In compliance</b>
3. <i>Minimum distances. All such uses shall be located a minimum of five hundred (500) feet from each other. Distance shall be measured from property line to property line, without regard to intervening structures or objects.</i>	<b>In compliance</b>
4. <i>Landscape requirements. The site must be provided with a minimum five-foot-wide perimeter planting area when adjacent to residential uses. Site landscaping shall comply with adopted landscape regulations.</i>	<b>Not applicable</b>
5. <i>Buffering. A fence or wall shall be erected at a height of not less than six (6) feet when the parking area(s) or other common area(s) is within twenty-five (25) feet of a residential district, in addition to the landscaping requirements outlined in subsection (5), above. All fences and walls shall be constructed of concrete, masonry or metal. Metal fences shall be open weave chain link, vinyl coated type combined with a shrub hedge or ornamental in nature. Walls shall be finished with a graffiti-resistant paint.</i>	<b>Not applicable</b>
6. <i>Variances for minimum site area shall not be granted.</i>	<b>Not applicable</b>
7. <i>Specialty breweries and specialty distilleries must front one of the city's major thoroughfares.</i>	<b>In compliance</b>
8. <i>Outdoor display of any items is strictly prohibited.</i>	<b>In compliance as conditioned</b>
9. <i>Establishments must have at least twenty-five (25) percent clear glazing and fenestration along frontages with entrances clearly identifiable.</i>	<b>In compliance</b>
10. <i>Display windows must have engaging and pedestrian friendly vignettes. Covering of display windows with posters, paper, advertisements, written signs and similar shall be strictly prohibited. Vacant buildings shall have approved vignettes covering windows until an active business is established and operating.</i>	<b>In compliance as conditioned</b>
11. <i>All sales transactions, except during city approved special events, shall take place within the building.</i>	<b>In compliance as conditioned</b>
12. <i>Walk up sales windows shall not be allowed.</i>	<b>In compliance as conditioned</b>
13. <i>All storage, production, shipping and receiving associated with use must be confined within an approved building or structure.</i>	<b>In compliance as conditioned</b>

<p>14. All deliveries and distribution activities shall take place between the hours of 8 a.m. and 6 p.m. Monday through Saturday, except when located within an industrial zoning district.</p>	<p><b>In compliance as conditioned</b></p>
<p>15. Each facility shall abide by the following restrictions on production capacity:</p> <p>c. Specialty breweries and specialty distilleries shall have a production capacity of no more than three hundred twenty-five thousand (325,000) proof gallons on an annual basis, or one million nine thousand five hundred (1,009,500), 750 ml bottles production per year.</p>	<p><b>In compliance as conditioned</b></p>
<p>16. Each facility shall abide by the following restrictions on deliveries:</p> <p>d. Specialty breweries and specialty distilleries shall have no more than six (6) commercial truck deliveries for shipping, receiving and distribution each week and no deliveries or distribution on Sunday. All deliveries must take place on site and off public rights-of-way.</p>	<p><b>In compliance as conditioned</b></p>
<p>17. All micro-breweries, micro-distilleries, specialty breweries and specialty distilleries shall be required to have a retail sales component and a consumption on premises component. For micro-breweries, micro-distilleries, specialty breweries and specialty distilleries in mixed-use districts, no more than seventy (70) percent of the use area shall be used for brewery or distillery manufacturing or production, including packaging with the balance consisting of office, retail sales and taprooms/tasting areas.</p>	<p><b>In compliance</b></p>
<p>18. For micro-breweries, micro-distilleries, specialty breweries and specialty distilleries, guest taps may be allowed in conjunction with a tap or tasting room not to exceed thirty (30) percent of the number of taps or on-site production unless as part of a restaurant with bar or bar use approval.</p>	<p><b>In compliance as conditioned</b></p>
<p>19. All spoils generated as the result of the fermentation and production shall be disposed in an appropriate manner meeting all requisite health and safety standards.</p>	<p><b>In compliance as conditioned</b></p>
<p>20. Other appropriate conditions may be placed on the use approval depending on location, building/structure and orientation to ensure nuisance type of activities including but not limited to noise, dust, pollutants, odors, and waste by products and other use impacts do not occur.</p>	<p><b>In compliance</b></p>



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project Number 24-02100030:** A conditional use permit request for a 2,862 square-foot medical office located at 1028 North Federal Highway. The subject property is located in the Mixed Use - Federal Highway (MU-FH) zoning district and has a future land use designation of Mixed Use - East (MU - E). The subject property is a noncontributing resource to the Northeast Lucerne Historic District.

**Meeting Date:** March 12, 2025

**Property Owners:** C. Victor Combe and Melinda J. Combe

**Applicant:** Maria T Vega Diaz – ChildGarden Therapy

**Address:** 1028 North Federal Highway

**PCNs:** 38-43-44-21-15-300-0070

**Size:** 0.3099 Acre Lot / ±2,862 sf building

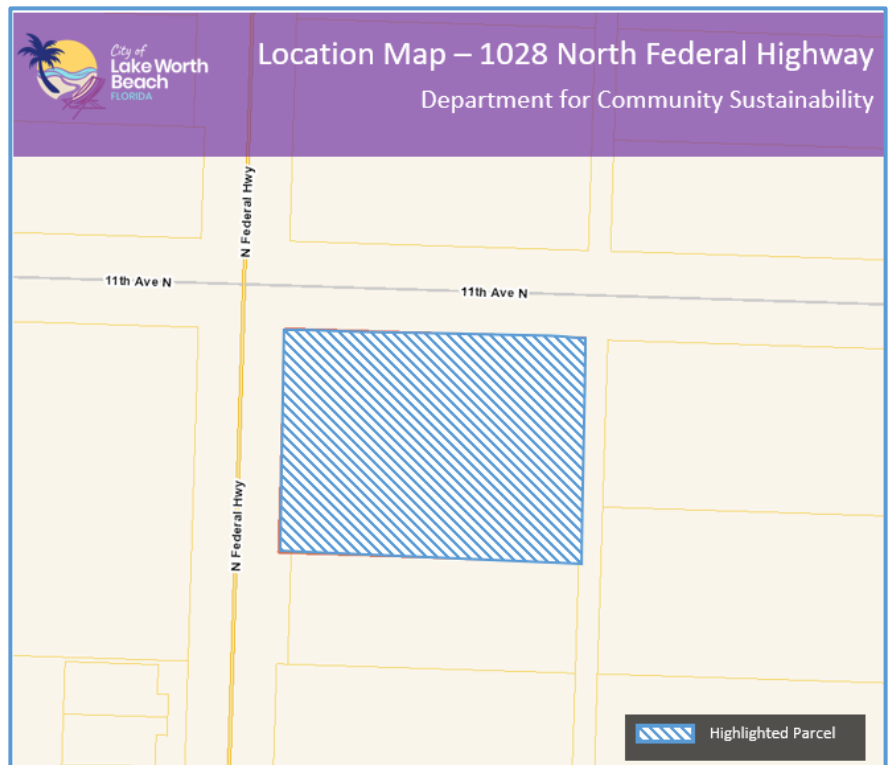
**General Location:** East side of North Federal highway between 10<sup>th</sup> Avenue North and 11<sup>th</sup> Avenue North

**Existing Land Use:** Commercial

**Future Land Use Designation:** Mixed Use - East (MU-E)

**Zoning District:** Mixed Use – Federal Highway (MU-FH)

### Location Map:



## RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), and for consistency with the Comprehensive Plan and Strategic Plan. The proposed use is consistent with the Comprehensive Plan, Strategic Plan, and LDRs as conditioned. Therefore, a **recommendation of approval with conditions** is provided to the Historic Resources Preservation Board. The conditions are located on pages 5- 6 of this report.

## PROJECT DESCRIPTION

The applicant, Maria T Vega Diaz, is requesting a **Conditional Use Permit (CUP)** to establish a medium-intensity (up to 7,500 square feet of use area) medical office use (outpatient clinic/medical office) in the Mixed-Use Federal Highway (MU-FH) zoning district. According to the applicant's justification statement, the proposed facility will provide Applied Behavior Analysis (ABA) therapy services for children with autism and developmental disabilities. The subject property is located on the east side of North Federal Highway between 10<sup>th</sup> Avenue North and 11<sup>th</sup> Avenue North.

## COMMUNITY OUTREACH

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

## BACKGROUND

Below is a summary of the property based on Palm Beach Property Appraiser's records and City records:

**Existing Development:** The structure was built in 1977 and sits on a 0.30-acre site. It features a single-story building with a total area of 2,862 square feet and includes 17 off-street parking spaces, one of which is designated as handicap accessible.

**Land Use:** The site has a history of being used for various medical and commercial purposes. 1028 North Federal Highway currently holds two active business licenses: one for commercial use, registered to The Billing Beast, and a rental business license held by the property owners, Victor Combe & Melinda J. Come

**Code Compliance:** There are no active code cases associated with this property.

## ANALYSIS

### *Consistency with the Comprehensive Plan and Strategic Plan*

The subject site has a Future Land Use (FLU) designation of Mixed Use - East (MU-E). The MU-E FLU land use category is established to provide for a mixture of residential, office, service and commercial retail uses within specific areas east of I-95, near or adjacent to the central commercial core and major thoroughfares of the City. The proposed request seeks to allow a medium-intensity medical office in the existing 2,862 square foot commercial unit.

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 IV.A, IV.D, and V.E of the Strategic Plan state that the City shall achieve economic and financial sustainability through a versatile and stable tax base, influence the supply and expansion of jobs, and support and foster an environment of inclusion and social consciousness. Because the proposed Conditional Use permit will allow for the establishment of a medium-intensity medical office use that will contribute towards the City's tax base, sustain or increase jobs, and foster inclusion, the proposal is consistent with Pillar IV.A, Pillar IV.D, and Pillar V.E.

Based on the analysis above, the proposed Conditional Use Permit, as conditioned, 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

The **Mixed Use – Federal Highway (MU-FH)** zoning district is intended to provide for limited retail, office, hotel/motel and low-density multiple-family residential development.

**Analysis:** The applicant is requesting a Conditional Use Permit for a medium-intensity (use area less than 7,500 square feet) medical office. Based on the data and analysis provided by the applicant, the proposed conditional use is not anticipated to impact the surrounding area greater than multiple uses permitted by right. The building is served by municipal services, including water, sewer, refuse, fire, and police. The site is located on a Major Thoroughfare. Therefore, no additional public expenditure is required to service the proposed use.

Per LDR Section 23.3-6, a medium-intensity medical office use in the MU-FH zoning district requires a Conditional Use Permit and is also subject to additional supplemental regulations per LDR Section 23.4-13(c)(15), *Medical related uses*. The use is consistent with the intent of the MU-FH zoning district as conditioned. The analysis for the conditional use permit is provided in the section below and is consistent with the review criteria located in Attachment A. The proposed medical office use is also consistent with the additional supplemental regulations located in Attachment B.

The Department of Community Sustainability is tasked in the LDRs to review conditional use applications for consistency with the City's LDRs (Section 23.2-29(i)), for compliance with the following findings for granting conditional uses and to provide a recommendation on the proposed project.

**Section 23.2-29.a), Conditional Use Permits:** *Conditional uses are defined as generally compatible with the other uses permitted in a district, but that require individual review of their location, design, structure, configuration, density and intensity of use, and may require the imposition of pertinent conditions to ensure the appropriateness and compatibility of the use at a particular location and to prevent or minimize potential adverse impacts to the surrounding area.*

**Section 23.2-29.b), Approval Authority:** *The historic resources preservation board, in accordance with the procedures, standards and limitations of this section, shall approve, approve with conditions, or deny an application for a development permit for a conditional use permit after review and recommendation by the development review official.*

**Analysis:** A recommendation of approval by the development review official is provided on page 2 of this report.

**Section 23.2-29.c), General Procedures:** *The department for community sustainability shall review the application in accordance with these LDRs and prepare a report that summarizes the application and the effect of the proposed conditional use, including whether the application complies with each of the findings for granting conditional uses stated below and provide a recommendation for whether the application should be approved, approved with conditions, or denied.*

**Staff Analysis:** The structure was built in 1977. The existing site conditions do not conform to the current LDRs related to the landscaping and impermeable surfaces. Therefore, the nonconformities section (23.5-3) of the Land Development Regulations is applicable. The existing nonconformities are not proposed to be increased by the subject Conditional Use Permit request. **The proposed Conditional Use Permit is consistent with the City's LDRs based on the following data and analysis:**

**Section 12-7, Dumpster Requirements:** *The location of all dumpsters shall be approved by the public services director or his designee and/or the building official or his designee. All dumpsters shall meet the requirements set forth in this section and all other ordinances, rules, regulations and policies adopted by the city.*

**Analysis:** Based on City records, the site currently uses refuse bins, not a dumpster. A condition of approval is proposed for the applicant/property owner to coordinate with Public Works on refuse service for the medical office.

**Per LDRs Section 23.4-10.f)2.A., Exceptions (Off-street Parking).** *Parking is not required for changes in use or occupancy or remodeling of existing buildings which do not increase floor area or number of overall existing dwelling units, located outside of the single-family residential SF-R zoning district.*

**Staff Analysis:** Generally, when a request for conditional use without increasing the existing building floor area is made, additional parking is not required per LDR Section 23.4-10.f)2.A., Exceptions (Off-street Parking). However, the supplemental regulations for medical uses require that sufficient parking be provided to serve the needs of the doctors, staff, clients, and patients (LDR Section 23.4-13(c)(15)(B)(3)).

One (1) parking space per 250 gross square feet of use area is required for medical offices. Therefore, a minimum of twelve (12) spaces is required for the 2,862 square-foot medical office use. The applicant's justification statement specifies that the site has sufficient space for parking. The survey indicates the site currently has 17 parking spaces including one (1) ADA parking space. The applicant states that the business will have up to ten (10) total employees working in alternating shifts, with most employees working at local schools or from home. Patients will be dropped off by their parents. Staff has added a condition of approval requiring documentation of the parking to satisfy the supplemental standards for medical offices as part of the business license. Staff has also added a condition of approval requiring site plan approval for the parking of commercial vehicles (FHA Class 3 vehicles or less) on the subject site.

**Signage:** Signage is required to comply with the size and design requirements in the Land Development Regulations. Any proposed signage will be reviewed at building permit for consistency with these requirements in conformance with Section 23.5-1.

**Section 23.6-1. - Landscape regulations:** *The objective of this section is to provide minimum standards for the installation and maintenance of landscaping within the city. Per Section 23.6-1(c)(2), "on the site of a building or open-lot use providing an off-street parking, storage or other vehicular use area, where such an area will not be screened visually by an intervening building or structure from an abutting right-of-way or dedicated alley, shall require landscaping" consistent with this section including a landscape strip ten (10) feet in depth.*

**Analysis:** A previous Administrative Use Permit for the site included a condition of approval requiring submittal of a landscape permit to reduce nonconformities insofar as feasible. Landscape permit #24-990 was submitted and approved on April 2, 2024, but the permit has not received the required final inspection. Staff has added a condition of approval that the existing landscape permit must pass the required inspection prior to issuance of a business license.

#### **Findings for Granting Conditional Uses**

*Prior to approving any conditional use permit, the decision-making authority shall find based on competent and substantial evidence that the following criteria related to conditional uses are met:*

#### **Section 23.2-29.d) General findings relating to harmony with LDRs and protection of public interest.**

**Staff Analysis:** The proposed Conditional Use Permit is in general harmony with the surrounding area and consistent with development of the corridor. The requested use is an anticipated use in the MU-FH zoning district. The proposed use will not result in less public benefit, nor will it result in more intensive development than anticipated in the zoning district in the comprehensive plan.

#### **Section 23.2-29.e) Specific findings for all conditional uses.**

**Staff Analysis:** The proposed Conditional Use Permit is not anticipated to impact the surrounding area greater than uses allowed on the property and within the zoning district. The building is already served by municipal services,

including water, sewer, fire, and police. No additional public expenditures are required to service the proposed use. The site is located on a Major Thoroughfare, and as such traffic flow and movements related to the proposed use is not anticipated to negatively impact the street greater than a use permitted by right. The proposed use will not change the existing on-site traffic circulation.

### **Section 23.2-29.g) Additional requirements.**

**Staff Analysis:** As of the date of this report transmittal, the site has no active code.

### **Section 23.4-13 Administrative Uses and Conditional Uses**

*The following use(s) have been determined to carry the potential for substantial adverse impacts on neighboring properties and, therefore, are subject to development standards and regulations in addition to those required for the zoning district.*

**Staff Analysis:** Per LDR Section 23.4-13.c.(15), medical-related uses are subject to design and performance standards. As outlined in Attachment B, the proposed use complies with the standards. Staff has included conditions of approval regarding hours of operation, parking, and future changes to services provided and/or use area.

## **CONCLUSION AND CONDITIONS**

The Mixed Use – Federal Highway (MU-FH) zoning district is intended to provide for limited retail, office, hotel/motel and low-density multiple-family residential development. The establishment of certain uses is subject to conditional use review to ensure they will not create excessive problems through traffic or have a negative impact on nearby residential areas or the commercial viability of their neighbors. Based on the data and analysis in this report and the supporting materials by the applicant, the requested medical office use is not anticipated to negatively impact adjacent properties as conditioned. Therefore, a recommendation of approval is provided to the HRPB with the following conditions:

### **Planning, Zoning, and Landscape**

1. This approval only applies to this address (1028 N Federal Highway) and will not constitute approval for any new location or unit.
2. Documentation of sufficient and adequate parking to serve the needs of doctors, staff, clients, and patients must be submitted with the Business License application.
3. Commercial vehicle parking (FHA Class 3 Vehicles or less) may be permitted on the site subject to site plan approval and as consistent with LDR Section 23.4-22(b).
4. Prior to the issuance of a new City of Lake Worth Beach Business License, all landscape permits shall be finalized and closed out.
5. The medical office shall comply with the following supplemental regulations per LDR Section 23.4-13(c)15., *Medical related uses:*
  - a. Hours of operation shall be weekdays anytime between 8:00 a.m. to 6:00 p.m.
  - b. Sufficient/adequate parking shall be documented to serve the needs of the doctors, staff, clients and patients of said use.
  - c. Once established, said use may not be expanded without conditional use approval regardless of increased size of use.
  - d. All medical services to be provided at said location must be included on the business license application and updated annually should the array of services change or expand. Changes in services and/or expansion of types of services will be evaluated to determine whether the additional services would constitute an expansion of use requiring an updated conditional use approval.
6. No outdoor patient areas, including smoking areas, are permitted in this approval.

7. Prior to business license approval, the applicant shall coordinate with Public Works regarding potential changes to refuse service that may be required for the medical office use.
8. All uses shall meet all the requirements and stipulations set forth in City Code Section 15-24, Noise control.
9. Per City Code Section 14-32 and LDR Section 23.2-23, the occupant must obtain and maintain the required Business License.
10. The City shall revoke the business license and the approval of the conditional use permit if the property is declared a chronic nuisance as result of or related to the operations of the requested use.
11. The proposed use may require a change of occupancy for the tenant space to comply with the Florida Building Code. Contact the Building Division directly regarding the change of use. Please note, their review may require improvements to the building (e. g. ADA bathroom). If required, these improvements must be permitted and completed prior to the issuance of business license(s).
  - Barry Schultz (City of Lake Worth Beach –Building Official): Office Phone: 561-227-6976 | Email: [bschultz@lakeworthbeachfl.gov](mailto:bschultz@lakeworthbeachfl.gov)
12. Signage shall be reviewed through the building permit process for consistency with the requirements of the Land Development Regulations.

#### BOARD POTENTIAL MOTION:

I move to **approve with conditions** HRPB Project Number 24-02100030 for a Conditional Use Permit for a medical office based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

I move to **disapprove** HRPB Project Number 24-02100030 for a Conditional Use Permit for a medical office. The project does not meet the conditional use criteria for the following reasons [Board member please state reasons.].

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

#### ATTACHMENTS

- A. Conditional Use Findings
- B. Administrative Uses and Conditional Uses
- C. Application Package (survey/site plan, floor plan, and supporting documents)

### ATTACHMENT A - Findings for Granting Conditional Uses

Section 23.2-29(d) General findings relating to harmony with LDRs and protection of public interest.	Analysis
1. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.</i>	<b>In compliance as conditioned</b>
2. <i>The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.</i>	<b>In compliance</b>
3. <i>The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the site for some use permitted by right or some other conditional use permitted on the site.</i>	<b>In compliance</b>
4. <i>The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.</i>	<b>In compliance</b>
Section 23.2-29(e) Specific findings for all conditional uses.	Analysis
1. <i>The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.</i>	<b>In compliance</b>
2. <i>The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets</i>	<b>In compliance</b>
3. <i>The proposed conditional use will not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.</i>	<b>In compliance</b>
4. <i>The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	<b>In compliance</b>
5. <i>The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.</i>	<b>In compliance</b>
6. <i>The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.</i>	<b>In compliance</b>

**ATTACHMENT B - Administrative Uses and Conditional Uses**

Sec. 23.4-13.(c)15. - Administrative uses and conditional uses/Standards/Medical related uses	Analysis
1. <i>All such uses shall front a major thoroughfare;</i>	<b>In compliance</b>
2. <i>Hours of operation shall be weekdays anytime between 8:00 a.m. to 8:00 p.m., unless an operational waiver allowing expanded hours is granted by the appropriate board. A waiver may be granted if it can be established that operating hours beyond the specified times will not constitute a nuisance or negatively affect surrounding properties. Under no circumstances shall a waiver be granted if the property is located next to a residential zoning district;</i>	<b>In compliance as conditioned</b>
3. <i>Sufficient/adequate parking shall be documented to serve the needs of the doctors, staff, clients and patients of said use;</i>	<b>In compliance as conditioned</b>
4. <i>In the DT zoning district, said uses may be established only if fronting Dixie Highway. No waiver or variance shall be granted for this requirement;</i>	<b>Not applicable</b>
5. <i>Said uses may not be established on properties that have frontages on either Lake Avenue or Lucerne Avenue. No waiver or variance shall be granted for this requirement;</i>	<b>Not applicable</b>
6. <i>Once established, said use may not be expanded without conditional use approval regardless of increased size of use;</i>	<b>In compliance as conditioned</b>
7. <i>All medical services to be provided at said location must be included on the business license application and updated annually should the array of services change or expand. Changes in services and/or expansion of types of services will be evaluated to determine whether the additional services would constitute an expansion of use requiring an updated conditional use approval.</i>	<b>In compliance as conditioned</b>



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project Number 25-00100035:** Consideration of a Certificate of Appropriateness (COA) for an addition to the front façade of the primary structure, enclosure of the existing carport, and addition to the existing rear accessory structure at **516 North L Street**. The subject property is a contributing resource to the Northeast Lucerne Historic District and is located in the Single Family and Two Family Residential (SF-TF-14) Zoning District.

**Meeting Date:** March 12, 2025

**Property Owner:** Lars B Bolander & Nadege Kalachnikoff

**Applicant:** R & Y Construction Inc.

**Address:** 516 North L Street

**PCN:** 38-43-44-21-15-156-0070

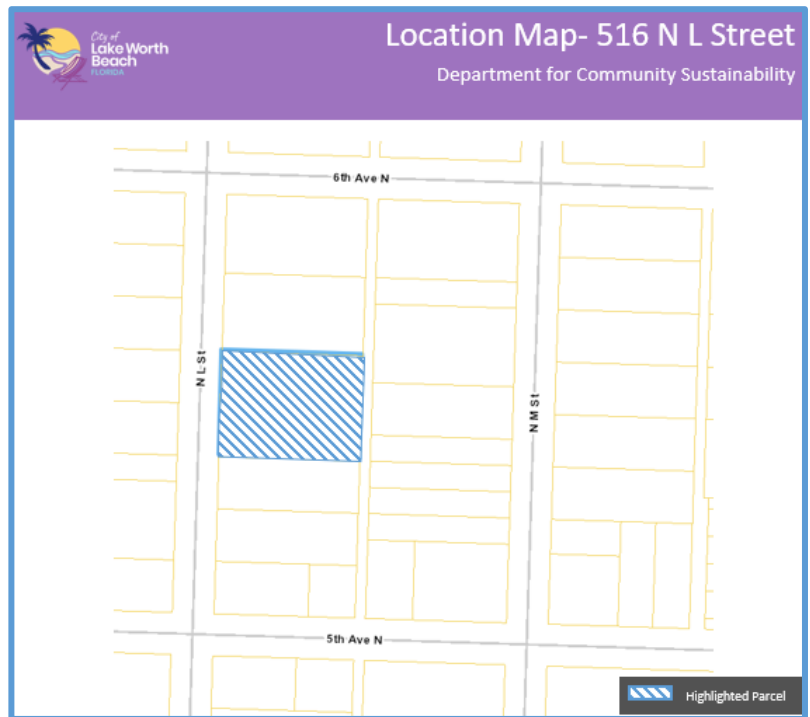
**Lot Size:** 0.31 acre /13,503 sf

**General Location:** West side of North L Street between 5<sup>th</sup> Avenue North and 6<sup>th</sup> Avenue North

**Existing Land Use:** Single-Family Residential

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

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



## RECOMMENDATION

The application is consistent with the City's Land Development Regulations, and the proposed carport enclosure and accessory structure addition are consistent with the requirements in the Historic Preservation Design Guidelines for additions and new construction as conditioned. The proposed front façade addition is not in keeping with the requirements in the Historic Preservation Design Guidelines and a condition has been added for the elimination of this feature. **Therefore, staff recommends approval of the application with conditions.**

## PROJECT DESCRIPTION

The applicant, R & Y Construction Inc, on behalf of the property owners, Lars B. Bolander and Nadege Kalachnikoff, is requesting a Certificate of Appropriateness for an addition to the front façade of the primary structure, enclosure of the existing carport, and addition to the existing rear accessory structure.

## PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application. Staff has received one public inquiry requesting the provided plans for this application.

## PROPERTY DEVELOPMENT HISTORY

The structure at 516 North L Street is a one-story Masonry Vernacular single-family residence designed in 1941 by architect Edgar S. Wartman for Mr. and Mrs. R.C. Roberts. Character defining features of the building include a colonial revival front entryway surround, decorative brick banding, masonry construction, and an open carport.

The original architectural plans for the building are available in the City's property files. Based on the information in the City's property file, the building has undergone significant changes over time including multiple roof replacements (including changing from the original shingle to S tile roof), window and door replacement, and alterations to the front façade.

This property previously received HRPB approval (HRPB 17-00100056) for a similar project in April of 2017 in order to enclose the existing carport. In this approval, the carport was proposed to be enclosed with a faux garage door in the existing carport opening. While these plans were subsequently never carried out under prior ownership and the prior approval therefore expired, the current carport enclosure proposal is generally in keeping with the previous approval.

The applicant first contacted staff about the currently proposed project in December of 2024. After discussion, the applicant expressed their interest in pursuing HRPB approval for the front carport enclosure, front façade addition and additions to the existing accessory structure. In February of 2025, Historic Preservation staff received a completed COA application and the project was scheduled for the March 12<sup>th</sup> meeting.

The proposed architectural plans and survey are included as **Attachment A**, and photographs of the site are included as **Attachment B**.

## ANALYSIS

### Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of Medium Density Residential (MDR). Per policy 1.1.1.3, the Medium Density Residential category is *"intended primarily to permit development of two-family and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household. Implementing zoning districts are SF/TF-14, MF-20 and NC."*

**Analysis:** The Medium-Density Residential designation is primarily intended to permit development of two-family and multi-family structures. 516 North L Street is an existing single family property, and the existing use is will remain unchanged.

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

**Consistency with the Land Development Regulations – Zoning**

**Single-Family and Two-Family Residential (SF-TF-14):** Per LDR Section 23.3-8(a), *The "SF-TF 14 single-family and two-family residential district" is intended primarily to permit development of one (1) single-family structure, a single-family primary structure and an accessory dwelling unit, or one (1) two-family structure per lot. Single-family structures are those which provide a dwelling unit for one (1) family or household; an accessory dwelling unit shall not exceed the maximum height or unit size of the primary structure. Two-family structures are those which provide two (2) principal dwelling units, each for occupancy by one (1) family or household. Provision is 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 single-family character. The "SF-TF 14 single-family and two-family residential district" implements the "medium-density multiple-family residential" land use category of the Lake Worth Comprehensive Plan.*

Per LDR Section 23.3-8, one single-family structure and a separate accessory dwelling unit may be established on a platted lot of record in the SF-TF-14 zoning district. The property at 516 North L Street consists of four platted lots of record, and has the density to allow two dwelling units on the property. Therefore, the property is permitted by right to have a single-family residential structure as is existing.

Formal and complete review for compliance with the City's Land Development Regulations, including landscaping, will be conducted at building permit review. The proposed site plan and architectural drawings are included in this report in **Attachment A**.

Development Standard		Single-Family and Two-Family Residential (SF-TF-14)	Provided
Lot Size (min)		5,000 sf	13,503 sf
Lot Width (min)		50'	100'
Density		2 du	1 du
Principal Structure Setbacks	Front	20'	33.2' (existing)
	Rear	13.5'	33.43'
	Side	10'	8.2', 41.8' (existing)
Accessory Structure Setbacks	Front	n/a	n/a
	Rear	5'	8.7'
	Side	5'	32.4', 45'
Impermeable Surface Coverage (max)		50%	29%
Structure Coverage (max)		30%	19%
Building Height (max)		Principal: 30' Accessory: 24'	Principal: 13' (existing) Accessory: 13'
Front Yard		75% permeable & landscaped	79% (estimated existing)
Accessory Structure Gross Floor Area		40% of principal structure's floor area	286 SF (12.8%)
Maximum Wall Height at Side Setback (Primary structure addition)		Up to 23' at 10' setback	Principal: 10.3' (existing) Accessory: 8'
Floor Area Ratio (FAR) (max)		0.45	0.19
Parking		2 spaces	2 spaces*

*\*To be verified at the time of permitting*

### Consistency with the Land Development Regulations – Historic Preservation

All exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below. The applicant has also submitted a Justification Statement, provided in this report in **Attachment D**.

#### **Section 23.5-4(k)2 – Additional guidelines for alterations and additions, contributing structures.**

- A. Is every reasonable effort being made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use the property for its originally intended purpose?

**Analysis:** Not applicable; no change to the use of the property is proposed.

- B. Are the distinguishing original qualities or character of a building, structure or site and its environment being destroyed? The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

**Analysis:** The proposed front “bump out” addition will destroy the existing form of the structure and be detrimental to the historic character of the structure, particularly the front roofline. Staff therefore is not supportive of this alteration, as the applicant could locate this addition to the rear of the structure instead.

While the carport is an original character defining feature of the property and carport enclosures are strongly discouraged on historic structures, the applicant has proposed an enclosure that generally retains the original opening sizes of the existing carport. Staff has concerns regarding the removal of the existing brick knee wall which is a character defining feature, and recommends that this feature be retained with the enclosure.

While the proposed addition to the accessory structure is more significant in scale, the proposed alterations are in keeping with the architectural character of the primary structure and the existing accessory structure. The applicant has proposed to incorporate detailing on the cabana which echoes the primary structure including decorative banding and a tile roof.

- C. Is the change visually compatible with the neighboring properties as viewed from a primary or secondary public street?

**Analysis:** With the exception of the proposed front addition, the proposed carport enclosure and accessory structure addition are visually compatible with the neighboring properties as viewed from the public right-of-way.

- D. When a certificate of appropriateness is requested to replace windows or doors the HRPB or development review officer, as appropriate, may permit the property owner's original design when the city's alternative design would result in an increase in cost of twenty-five (25) percent above the owner's original cost. The owner shall be required to demonstrate to the city that:

1. The work to be performed will conform to the original door and window openings of the structure; and
2. That the replacement windows or doors with less expensive materials will achieve a savings in excess of twenty-five (25) percent over historically compatible materials otherwise required by these LDRs. This factor may be demonstrated by submission of a written cost estimate by the proposed provider of materials which must be verified by city staff; and

3. That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.
4. If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.

**Analysis:** Not applicable – No windows or doors are being replaced.

**Section 23.5-4(k)3.A – Additional guidelines for new construction and for additions; visual compatibility:** *In approving or denying applications for certificates of appropriateness for new construction and additions, 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:** The proposed additions to both the main structure and the accessory structure are in keeping with the height of existing buildings located within the historic district and are not substantially different from the existing height.

- 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:** Both the proposed primary and accessory structure additions are in keeping with the width and height of both the existing structure and other structures in the district.

- 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 proposed carport enclosure is somewhat visually compatible with the existing carport openings as proposed. While enclosing a carport is generally not an appropriate alteration, staff is supportive of the carport enclosure given that the applicant received prior approval for a carport enclosure and has proposed to retain the existing carport openings. The openings should be altered to remove any lite divisions and keep a more open appearance.
  - Addition: The proposed front addition is not in harmony with the with the relationship of windows and doors on the existing structure. While the applicant proposes to replicate the existing (non-original) window opening on the new front addition, the shift forward creates an inappropriate visual symmetry with the existing large single hung window on the front façade. Therefore, the front addition should be eliminated; the proposed addition should instead be placed on the rear or side elevation of the structure.
  - Accessory structure: The openings for the proposed accessory structure are largely in keeping with the existing architectural style of the structure. Staff suggests that for additional visual compatibility the fenestration on the accessory structure should be single hung windows rather than full lite fixed and casement windows as proposed.
- 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 proposed carport enclosure is generally in keeping with the existing rhythm of solids to voids on the structure. While carport enclosures are generally heavily discouraged from a historic perspective in order to avoid altering the existing open visual appearance of a carport, the applicant's proposal includes infilling the existing openings with large expanses of windows, therefore retaining the visual appearance of an open carport. This is an improvement on the previous approval which proposed to enclose the carport with a faux garage door. However, staff has some concerns regarding the proposed fenestration. As proposed, the carport would be enclosed with a series of 4 lite windows. Staff recommends a condition of approval in which the carport is enclosed with larger expanses of undivided windows, which would more closely maintain the appearance of an open carport.
  - The proposed expansion on the front façade next to the front entryway is not generally in keeping with the existing rhythm of solids to voids. While the applicant proposes to replicate the existing fenestration on the new front addition, the expansion of this area of the structure creates a long, unbroken expanse on the front façade with no planar breaks. Therefore, staff strongly recommends eliminating this portion of the front addition.
  - Accessory structure: No portion of the accessory structure will be visible from the public right of way, and the proposed additions generally avoid large unbroken expanses of 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.

**Analysis:**

The proposed carport addition is within the footprint of the existing carport, and the proposed addition to the accessory structure does not substantially alter the relationship of structures on site and within the district as a whole. The proposed front façade addition does not impact the open space between the existing and adjoining 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 front addition is not in keeping with the existing entrance and porch configuration. Extending the front façade into one continuous expanse alters the visual prominence of the existing front entryway, and removes the planar differentiation and symmetrical appearance of the two front gabled features. Therefore, staff has added a condition that the front façade shall not be added on to and any further addition shall be to the side or rear in keeping with Historic Preservation best practices.
  - Accessory structure: This requirement is not applicable since the accessory structure's primary entrance is not visible from the public right-of-way.
- 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 addition to the primary structure is in keeping with the existing materials on the structure. Staff recommends that the existing brick knee wall is retained on the carport enclosure. The accessory structure addition is similarly proposed to incorporate elements of the existing structure, and is visually in keeping with the existing primary structure.

- 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:**

- While the proposed addition largely retains the existing roofline of the structure, the portion of the front façade that is proposed to be expanded forward alters the roofline inappropriately. The proposed addition creates a more complicated and visually unappealing intersection of rooflines, and eliminates the visual impact of the two matching hipped rooflines. Therefore, the proposed addition should be redesigned in order to retain the existing roofline.
- Accessory structure: The proposed accessory structure roofline is a change from a hipped roof to a gable roof, however, gable roofs are common in this district and visually compatible with the existing structure.

- 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:** No site work is proposed as a component of this application. Any applicable site work will be reviewed in accordance with the Land Development Regulations at time of building permitting.

- 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 massing of the primary structure is largely unchanged and therefore visually compatible in size and massing. However, the proposed front addition alters the massing of the structure negatively and therefore should be eliminated, with any additions made to the rear of the structure instead. The accessory structure is proposed to increase in size, however, the proposed massing is still compatible with the existing structure.

- 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 proposed additions to the primary and accessory structure are generally compatible with the neighboring structures.

- 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 additions to the primary and accessory structure are stylistically in keeping with the architectural style of the existing structure. However, the proposed front façade extension creates a false visual sense of history by altering the original configuration of the structure, and should therefore be eliminated or moved to the rear of the 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:** The applicant has not provided mechanical plans for staff review. Staff will review mechanical system locations at building permit.

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

**Analysis:** The applicant has not provided mechanical plans for staff review. Staff has included a condition that all new mechanical systems shall not be visible from the public right-of-way or placed on primary facades.

- (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:** The applicant has not provided mechanical plans for staff review. Should the HRPB move to approve the project, staff will recommend a condition that all mechanical systems shall be installed so as to cause the least damage to the structure's historic fabric.

- 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 applicant is not proposing any alterations to the existing site paving or walkways. Any further proposed alterations to the site circulation shall be permitted in keeping with the City's Land Development Regulations.

#### **Consistency with the Historic Preservation Design Guidelines: Addition**

The City's Historic Preservation Design Guidelines provide standards and recommendations for rehabilitation of historic buildings, including new additions. New additions should be designed and constructed so that the character defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process. New additions should be differentiated from, yet compatible with, the old so that the addition does not appear to be part of the historic fabric. The Masonry 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 C**.

**Analysis:** The proposed carport enclosure is designed with materials and detailing that are consistent with the existing structure's architectural style, including retaining most of the existing opening sizes for the carport. The proposed windows on the carport enclosure should be adjusted such that they appear more as one visual unbroken expanse rather than multiple openings, and the existing brick knee wall retained in order to be more visually compatible.

The design of the accessory structure similarly incorporates many elements from the existing structure, including tile roofing, stucco exterior wall finishes and decorative banding.

The addition to the primary structure should be redesigned to be placed on the rear elevation of the structure so as to minimize its visual impact to the historic building. As designed, the front addition is not sufficiently differentiated from the existing historic footprint of the structure; therefore, staff does not recommend approval of the front façade addition.

## **CONCLUSION AND CONDITIONS**

The proposed carport enclosure and addition accessory structure are generally consistent with the requirements in the Historic Preservation Design Guidelines for additions as conditioned below. The proposed front façade addition is not consistent with the requirements in the Historic Preservation Design Guidelines and therefore a condition has been added to eliminate this feature. The application is also consistent with the City's Land Development Regulations, although a full review will be done at the time of permitting. Therefore, staff recommends approval of the application with the conditions outlined below.

#### **Conditions of Approval:**

1. The proposed front "bump out" addition on the front façade of the principal structure shall be eliminated in favor of an addition to the rear of the structure.
2. All windows on the carport enclosure shall be revised to be full lite fixed windows rather than 4 lite as shown.
3. The existing brick knee wall and banding on the carport shall be retained, as conditioned in HRPB 17-00100056.
4. The windows on the accessory structure shall be revised to single hung to match the existing.
5. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grids between the glass" shall not be used.
6. All glazing shall be 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.
7. All windows and doors shall be installed recessed in the jambs and shall not be installed flush with the exterior wall.
8. The roofing on the accessory structure shall be a true barrel tile.
9. The carport enclosure and addition to the accessory structure shall utilize a stucco finish to match the existing structure.
10. Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
11. In addition to a Landscape Plan, a tree survey and disposition plan may also be required at building permit. Trees that are removed must be replaced on site and/or mitigated, and a tree removal permit shall be required. Landscaping shall be reviewed for compliance with the City's landscape requirements at building permit.
12. All mechanical equipment shall be located outside of required setbacks, shall not be placed on the primary façade, and shall be installed so as to minimize damage to the structure's historic fabric.

#### **BOARD POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 25-00100035 for a Certificate of Appropriateness (COA) for an enclosure of the existing carport and addition to the existing rear accessory structure **at 516 North L Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DISAPPROVE** HRPB Project Number 25-00100035 for a Certificate of Appropriateness (COA) for an addition to the front façade of the primary structure, enclosure of the existing carport, and addition to the existing rear accessory structure **at 516 North L Street**, because [Board member please state reasons].

**Consequent Action:** *The Historic Resources Preservation Board's decision will be final decision for the proposed additions to the primary and accessory structure. The Applicant may appeal the Board's decision to the City Commission.*

#### **ATTACHMENTS**

- A. Plan Set and Photos
- B. Design Guidelines – Masonry Vernacular Style and Additions
- C. Applicant's Justification Statement