



AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, FEBRUARY 14, 2024 -- 6:00 PM

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

- A. [HRPB Project Number 23-00100140: Consideration of a Certificate of Appropriateness \(COA\) for roof replacement at 611 7th Avenue North. The subject property is a non-contributing resource to the Northeast Lucerne Historic District and is located in the Single-Family and Two-Family Residential \(SF-TF-14\) Zoning District. This project was continued from the January 10, 2024 HRPB meeting.](#)**
- B. [HRPB Project Number 23-00100138: Consideration of a Certificate of Appropriateness \(COA\) for roof replacement and an Unreasonable Economic Hardship application at 623 North Ocean Breeze. The subject property is a contributing resource to the Old Lucerne National Historic District and is located in the Single Family Residential \(SFR\) Zoning District.](#)**

NEW BUSINESS:

- A. [HRPB Project Number 23-00100211: Consideration of a Certificate of Appropriateness \(COA\) for construction of a new accessory dwelling unit at 118 South J Street. The subject property is a contributing resource to the Southeast Lucerne Historic District and is located in the Medium Density Multi-Family Residential \(MF-30\) 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.



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100140: Consideration of a Certificate of Appropriateness (COA) for roof replacement at **611 7th Avenue North**. The subject property is a non-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: February 14, 2024

Property Owner/Applicant: David Cohen

Address: 611 7th Avenue North

PCN: 38-43-44-21-15-176-0172

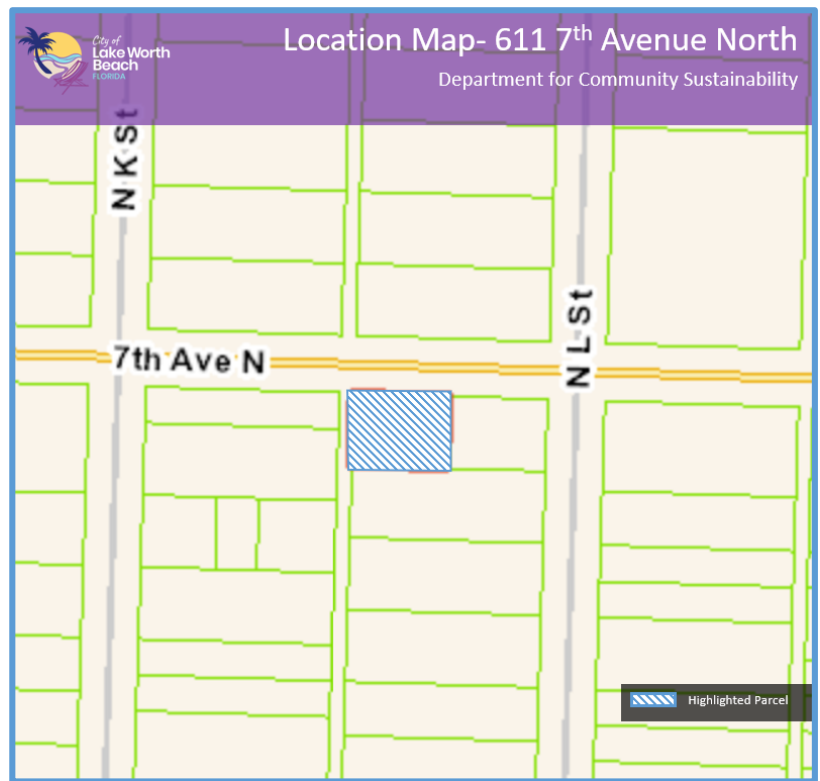
Lot Size: 0.07 acre /3380 sf

General Location: South side of 7th Avenue North between North K Street and North L Street

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 documentation and materials provided with the application were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. Staff is recommending denial of the roof replacement, as it does not comply with the Historic Preservation Design Guidelines for roofing replacements.

PROJECT DESCRIPTION

The property owner, David Cohen, is requesting a Certificate of Appropriateness to replace the existing asphalt shingle roof with a metal standing seam roof at 611 7th Avenue North.

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The existing structure at 611 7th Avenue North was constructed c. 1929 in the Wood Frame Vernacular style. Based on city records, the structure has had few alterations over time and retains much of its historic integrity. The original plans are not available, but according to city records, the roof was a composition rolled roofing system in 1956. By 1976, the roof was replaced by a composition shingle roofing system and remains so to this day. Another alteration was carried out in March 1990 to replace the original wood siding with vinyl siding.

Although the property is currently designated as non-contributing, in the 2015-2020 updated survey, it is recommended to be a contributing resource in the Northeast Lucerne Historic District.

On March 22, 2023, historic preservation staff received a completed COA application to replace the dimensional asphalt shingle roofing with metal standing seam roofing. Staff disapproved the application on the same day and provided comments to the applicant noting that the appropriate replacement for a dimensional asphalt shingle roof was a new dimensional asphalt shingle roof. The applicants chose to pursue HRPB approval of the metal standing seam and started an application for an HRPB review on June 13, 2023. On November 14, 2023, the applicant provided all the necessary documents, and the project was placed on the HRPB agenda for December 13, 2023. The applicant contacted staff prior to the December meeting and requested that the project be placed on the agenda for January 10th instead.

Staff presented the request at the January HRPB meeting; the applicant did not attend the meeting. Consequently, the HRPB made a motion to continue the item to the February 14th meeting and to request that the applicant attend the meeting so that they could answer the Board's questions.

Photographs of the site are included as **Attachment A**, the proposed metal standing seam is included as **Attachment B**, and the applicant's justification statement is included as **Attachment C**.

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 structures 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 dwelling units, each for occupancy by one family or household. Implementing zoning districts are SF/TF-14, MF-20, and NC."*

Analysis: While the Medium-Density Residential designation is primarily intended to permit the development of structures with two or more dwelling units, one of the implementing districts is the Single-Family and Two-Family Residential zoning district (SF-TF-14), which is intended to permit the development of one-family and two-family structures. The existing structure at 611 7th Avenue North is a single-family house, which is consistent with the implementing zoning district for the Medium-Density Residential FLU designation. However, the proposed metal

standing seam roof is not consistent with Objectives 1.4.2 and 3.4.1, which seek to provide for the protection, preservation, or sensitive reuse of historic resources.

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 Wood Frame Vernacular section of the Historic Preservation Design Guidelines, as well as the roofing section, are included as **Attachment D**.

Section 23.5-4(k)1 – General guidelines for granting certificates of appropriateness: *In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:*

- A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

Analysis: The proposed work will replace the dimensional asphalt shingle roof with a metal standing seam roof. Based on the City's Historic Preservation Design Guidelines, staff contends that the proposed metal standing seam roof is not a successful replacement for the existing dimensional asphalt shingles. According to the Historic Preservation Design Guidelines, the typical roofing options for this architectural style are wood shingle/shake, metal shingle, or composition rolled roofing. A dimensional asphalt shingle will be an appropriate replacement for both the original composition rolled roofing and the existing composition shingles.

- B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

Analysis: The proposed roof replacement will detract from the overall historic character of the Northeast Lucerne Local Historic District since metal standing seam roofs are not compatible with the architectural style of 611 7th Avenue North, per the Historic Preservation Design Guidelines.

- C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

Analysis: Per the regulations set forth in the City's Historic Preservation Design Guidelines, replacement roofs shall replicate the appearance of the original roofing material. The metal standing seam roof will reduce the overall historic character of this property since typically Wood Frame Vernacular homes had composition rolled roofing, wood/shake shingles, or metal shingles. The most successful replacement option is dimensional asphalt shingles. A metal standing seam is not compatible with the architectural style.

- D. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

Analysis: No, denial of the COA would not deprive the applicant of reasonable use of the property.

- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

Analysis: Yes, the applicant's plans can be completed in a reasonable timeframe.

- F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

Analysis: The proposal is not in compliance with the City’s Historic Preservation Design Guidelines, the Secretary of the Interior’s Standards for Rehabilitation, or the City’s Historic Preservation Ordinance (LDR Sec. 23.5-4), since a metal standing seam is not architecturally compatible with a Wood Frame Vernacular style.

- G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

Analysis: The resource is a Wood Frame Vernacular building, which has a distinct set of architectural characteristics. According to the Historic Preservation Design Guidelines, original Wood Frame Vernacular roofs used wood shingles/shake, metal shingles, or composition rolled roofing. The appropriate replacement for both the original composition rolled roofing and the current composition shingle roofing is a composition shingle roof. The proposed metal standing seam is not an appropriate replacement.

In addition, according to the 2020 Northeast Lucerne Designation Report, 611 7th Avenue South is recommended to be a contributing resource in the Northeast Lucerne Historic District. Inappropriate roofing replacement may negatively impact the property’s future status as a contributing historic resource.

Section 23.5-4(k)(2) – Additional guidelines for alterations and additions, noncontributing structures:

- A. Is this a change to the primary façade?

Analysis: The roof replacement will be visible from the public right-of-way. Therefore, the roof must comply with the Historic Preservation Design Guidelines, and a metal standing seam is not a successful replacement.

- B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

Analysis: No, in this case the original qualities and character of the building would be adversely impacted by the removal and replacement of the dimensional asphalt shingles with a metal standing seam roof, since the latter roofing type is not an appropriate replacement for the Wood Frame Vernacular architectural style.

CONCLUSION AND CONDITIONS

Staff contends that the proposed application to replace the dimensional asphalt shingle roofing with metal standing seam roofing is not an appropriate replacement material for this structure, and is not consistent with the replacement material guidance in the Historic Preservation Design Guidelines. Therefore, staff recommends denial of the application.

BOARD POTENTIAL MOTION:

I MOVE TO **DENY** HRPB Project Number 23-0010140 for a Certificate of Appropriateness (COA) for roof replacement for the property located at **611 7th Avenue North**, because the applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

I MOVE TO **APPROVE** HRPB Project Number 23-00100140 for a Certificate of Appropriateness (COA) for roof replacement for the property located at **611 7th Avenue North**, because [Board member please state reasons].

ATTACHMENTS

- A. Photos
- B. Proposed Metal Standing Seam
- C. Applicant’s Justification Statement
- D. Design Guidelines – Wood Frame Vernacular Style and Roofing



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100138: Consideration of a Certificate of Appropriateness (COA) for roof replacement and an Unreasonable Economic Hardship application at 623 North Ocean Breeze. The subject property is a contributing resource to the Old Lucerne National Historic District and is located in the Single Family Residential (SFR) Zoning District.

Meeting Date: February 14, 2024

Property Owner/Applicant: Christopher Pope

Address: 623 North Ocean Breeze

PCN: 38-43-44-21-15-170-0100

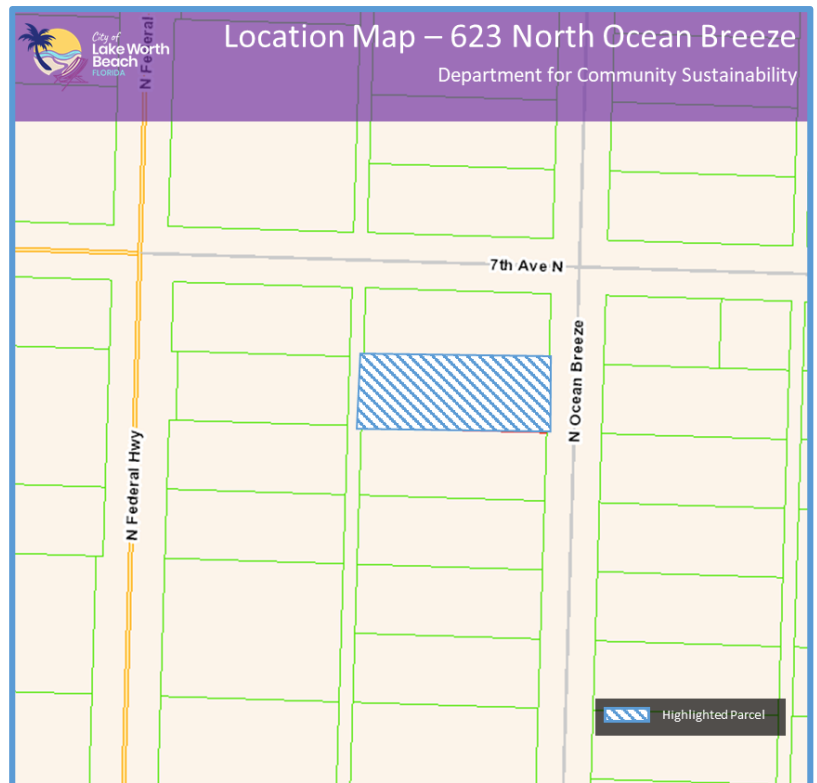
Lot Size: 0.15 acre / 6750 sf

General Location: East side of North Ocean Breeze between 6th Avenue North and 7th Avenue North

Existing Land Use: Single Family Residential

Current Future Land Use Designation: Single Family Residential (SFR)

Zoning District: Single Family Residential (SFR)



RECOMMENDATION

The documentation and materials provided with the application were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan.

Many original Frame Vernacular and Frame Minimal Traditional buildings originally utilized metal shingle roofs. However, few examples of these original metal shingle roofs remain on our historic structures. It is important to the character of Lake Worth Beach's historic districts to maintain the few remaining examples or replace them with in-kind products. Staff recommends that the Board review the criteria and documentation supplied by the applicant to determine if replacing the roof with a new metal shingle roof would pose an unreasonable economic hardship for the property owner.

PROJECT DESCRIPTION

The property owner, Christopher Pope, is requesting a Certificate of Appropriateness to replace the original metal shingle roof with a light gray dimensional asphalt shingle roof at 623 North Ocean Breeze. The request is accompanied by an Unreasonable Economic Hardship application (LDR Section 23.5-4(I)).

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The existing structure at 623 North Ocean Breeze was constructed in 1939 in the Wood Frame Minimal Traditional Style. The house was designed by local architect Edgar S. Wortman with wood siding, galvanized metal shingles, 6-over-6 double hung windows, a brick chimney, decorative shutters, decorative siding in the front-facing gable above the entry door, a rear screened porch, and an attached carport.

Based on information in the property file, the screens on the rear porch were replaced with jalousie windows in 1954, the carport was enclosed as a garage between 1953-1956, a wood deck was built in the backyard in 2002, and windows were replaced in 2004. A COA was administratively approved in 2021 to install new single hung windows, a pair of French doors, and cementitious siding on the rear porch.

On February 28, 2022, historic preservation staff received a building permit and COA application to replace the historic metal shingle roofing with standing seam metal roofing. Staff disapproved the application on March 2, 2022, noting that standing seam roofing was not an appropriate replacement material. The project was scheduled for the May 11, 2022 HRPB meeting; however, due to lack of quorum the meeting was converted to a workshop and the project was continued. The applicant requested further continuance to the July 2022 meeting. The HRPB was unable to meet in July and August 2022 due to lack of quorum, and the property owner decided to void the application.

The property owner submitted a new COA application on May 31, 2023 to replace the metal shingles, and the project was subsequently placed on the July 12th HRPB agenda. At the July 12th HRPB meeting, the Board voted to continue the application to the September 2023 HRPB meeting and requested that the applicant submit an economic hardship application for the roofing. Staff met with the applicant on Wednesday, July 19th to review the economic hardship requirements and discuss the required affidavit and evidence that could be submitted to support the hardship claim.

The applicant submitted the required economic hardship affidavit and supplemental evidence to staff on Tuesday, January 2, 2024, and the project was subsequently placed on the February HRPB agenda. The updated COA request also proposes dimensional asphalt shingle roofing as a replacement for the existing metal shingles.

Photographs of the site are included as **Attachment A**.

ANALYSIS

Consistency with the Comprehensive Plan

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

Analysis: The existing principal structure is a single-family house that is consistent with the intent of the Single-Family Residential designation. However, the proposed dimensional asphalt shingle roof is not consistent with Objectives 1.4.2 and 3.4.1, which seek to provide for the protection, preservation, or sensitive reuse of historic resources.

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 Minimal Traditional section of the Historic Preservation Design Guidelines, as well as the roofing section, are included as **Attachment C**.

At the Historic Resources Preservation Board workshop on May 11, 2022, the Board gave direction that staff can administratively approve replacement of historic metal shingle roofs with new metal shingles that meet the Florida Building Code and the Florida Wind Code; staff has identified at least four metal shingle options that meet these requirements: the Oxford Shingle by Classic Metal Roofing Systems, the MetalWorks StoneCrest Tile Steel Shingles by TAMKO Building Products, the Arrowline Permanent Metal Slate and Steel Shake by EDCO Products, and the Victorian Shingles by Berridge Manufacturing. The Board also gave direction that they would consider applications to replace metal shingles with light gray asphalt shingles on a case-by-case basis, preferably with an economic hardship claim to justify the alternative material.

Section 23.5-4(k)1 – General guidelines for granting certificates of appropriateness: *In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:*

- A. *What is the effect of the proposed work on the landmark or the property upon which such work is to be done?*

Analysis: The proposed work will replace the original metal shingle roof with a light gray dimensional asphalt shingle roof. Based on the City’s Historic Preservation Design Guidelines, the proposed asphalt shingle roof is considered a “less successful” replacement for metal shingles, and requires HRPB approval.

- B. *What is the relationship between such work and other structures on the landmark site or other property in the historic district?*

Analysis: The proposed roof replacement would detract from the overall historic character of Old Lucerne National Historic District the by reducing an already limited number of original metal shingle roofs in this district. However, per previous direction from the HRPB and the Florida Division of Historical Resources, replacement with a compatible substitute material may be appropriate when an in-kind replacement of a historic roof is not economically feasible. If an economic hardship is established, replacement with light gray asphalt shingles would be considered a compatible substitute roofing as they retain the color and pattern that the historic roof provided.

- C. *To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?*

Analysis: Per the regulations set forth in the City's Historic Preservation Design Guidelines, replacement roofs shall replicate the appearance of the original roofing material. The asphalt roof will impact the overall historic integrity of this property by removing a character-defining feature.

- D. *Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?*

Analysis: No, denial of the COA would not result in a loss of reasonable use of the property.

- E. *Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?*

Analysis: Yes, the applicant's plans can be completed in a reasonable timeframe.

- F. *Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?*

Analysis: The proposal is not in compliance with the City's Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, or the City's Historic Preservation Ordinance (LDR Sec. 23.5-4).

- G. *What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?*

Analysis: The structure is designated as a contributing resource within a National Register historic district. The resource is a Wood Frame Minimal Traditional building, which has a distinct set of architectural characteristics. The proposed roof is not a successful replacement for the original metal shingle roofing system.

Section 23.5-4(k)(2) – Additional guidelines for alterations and additions, Landmark and contributing structures: *In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines:*

- 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: Yes; some of the original qualities and character of the building would be destroyed by the removal and replacement of the original metal shingles with an asphalt shingle roof.

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

Analysis: Asphalt shingle roofing is common roofing material among properties in the Northeast Lucerne Historic District. Many wood-frame structures in the City have lost their original metal shingle roofs over time. They have largely been replaced with asphalt shingles. A change from metal shingles to asphalt shingles would not be visually incompatible with neighboring properties.

- 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:*
- a. *The work to be performed will conform to the original door and window openings of the structure; and*
 - b. *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*
 - c. *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.*
 - d. *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: This section is not applicable to this COA request for roofing replacement.

Consistency with the Land Development Regulations – Unreasonable Economic Hardship

According to the City of Lake Worth Beach Land Development Regulations, Section, 23.5-4(I)(1), no decision of the development review officer, HRPB, or the city commission shall result in an unreasonable economic hardship for the property owner. The HRPB shall have the authority to determine the existence of an unreasonable economic hardship in accordance with the criteria set forth in this section. The applicant shall have the burden of proving by substantial competent evidence that denial of a certificate of appropriateness or imposition of conditions on a certificate of appropriateness have caused or will cause an unreasonable economic hardship for the owner of the property. The following addresses the submission of evidence with respect to the applicant's requested economic hardship.

The applicant's Unreasonable Economic Hardship Affidavit and supporting materials are included as **Attachment D**; for confidentiality reasons, Attachment D will be provided to the members of the HRPB but will not be published.

LDR Section 23.5-4(I)(3): Evidence considered for all property

- A. *Whether the owner knew or should have known of the landmark or historic district designation at the time of acquisition and whether the structure or district was designated subsequent to acquisition.*

Analysis: The Old Lucerne Historic District was locally designated in 1999 and nationally designated in 2001; the property owner acquired the home in 2021. Per the applicant's affidavit, he did not know at the time of acquisition that the property was located within a historic district.

- B. *The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between seller and buyer.*

Analysis: The property's ownership was transferred in November 2021 from the current owner's brother through a Personal Representative's Deed; while the submitted affidavit lists a payment of \$100,000 for the property, the deed available through the Property Appraiser lists a payment of \$10 (see **Attachment E**).

- C. *The form of ownership of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture or other form, and whether or not it is a homestead property.*

Analysis: The property owner resides at the property, and is homesteaded at this location.

- D. *An estimate of the cost of the proposed construction, alteration, demolition or removal.*

Analysis: Cost estimates were not provided in the applicant's affidavit. The applicant's previous justification statement for the July 2023 HRPB meeting listed cost estimates for two types of metal shingle installation at \$26,290 and \$26,750. No cost estimate for asphalt shingle roofing was provided.

- E. *The assessed value of the property according to the two (2) most recent assessments.*

Analysis: Per Palm Beach County Property Appraiser, in 2023 the property had an assessed land value of \$242,000 and an improvement value of \$118,008 with a total market value of \$360,008. In 2022, the property had an assessed land value of \$189,000 and an improvement value of \$98,114 with a total market value of \$287,114.

- F. *The real estate taxes for the previous two (2) years.*

Analysis: Per the applicant's affidavit, the real estate taxes totaled \$6,160 in 2023 and \$6,046 in 2022.

- G. *Annual debt service or mortgage payments if any, for the previous two (2) years.*

Analysis: Not applicable.

- H. *All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property.*

Analysis: Not applicable.

- I. *Any information that the property is not marketable or able to be sold, considered in relation to any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years, including testimony and relevant documents regarding:*

- a) *Any real estate broker or firm engaged to sell or lease the property.*
- b) *Reasonableness of the price or rent sought by the applicant.*
- c) *Any advertisements placed for the sale or rent of the property.*

Analysis: Not applicable; the applicant does not intend on selling the property.

- J. *Any Phase I or any other environmental analysis prepared for the site.*

Analysis: Not Applicable.

- K. *Any information regarding the unfeasibility of adaptive or alternative uses for the property that can earn a reasonable economic return for the property as considered in relation to the following:*

- a) *A report from a professional engineer registered in the State of Florida or an architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.*

Analysis: Not provided by the applicant. The structural soundness of the building is not in question.

- b) *An estimate of the costs of construction, alteration, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendation and decision of the HRPB concerning the appropriateness of the proposed alterations.*

Analysis: Staff directs attention to item D and the justification statement from July 2023, located in **Attachment B**.

- c) *The estimated market value of the property in its current condition, after completion of the demolition, after completion of the proposed construction and after renovation of the existing property for continued use.*

Analysis: Not provided by the applicant.

- d) *In the case of a proposed demolition, an estimate from an architect, developer, licensed contractor, real estate consultant, appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.*

Analysis: Not applicable; demolition is not proposed.

- e) *Financial documentation of the ability to complete the replacement project, which may include, but is not limited to, a performance bond, a letter of credit or a letter of commitment from a financial institution.*

Analysis: Not provided by the applicant.

- f) *The fair market value of the property, as determined by at least two (2) independent certified appraisals.*

Analysis: Not provided by the applicant. However, the estimated Zillow values for 2-bedroom/ 1-bathroom structures in the immediate area on North Ocean Breeze were listed for around \$480,000 on 1/17/2024.

- L. *Any state or federal income tax returns relating to the property or the owner for the past two (2) years. These forms may be redacted for confidentiality purposes.*

Analysis: The applicant provided their tax returns from 2021 and 2022 (Forms 1040, 8949, 8880, 8995, 8962, 8829, and 7202), which are included in **Attachment D**.

- M. *Any other information considered necessary by the HRPB in making its determination.*

Analysis: Not applicable; the HRPB has not currently requested additional information.

Alternative remedies per LDR Section 23.5-4(1)(7): *If the HRPB determines that the applicant has proved that an unreasonable economic hardship exists, it shall consider whether other relief is available that will not result in unreasonable economic hardship but which will provide the least adverse effect on the site or its historic, architectural, archeological or cultural features. If found, and within its power, the HRPB may grant this relief, or grant the requested relief with appropriate conditions attached thereto, so as to insure the least possible adverse effect on the historic property which does not result in unreasonable economic hardship.*

Analysis: Based on previous direction from the HRPB, as well as additional direction from the Florida Division of Historical Resources, replacement of metal shingles with light gray dimensional asphalt shingles may be used as an

alternative remedy that will not result in unreasonable economic hardship and will have the least adverse effect on the contributing resource.

CONCLUSION AND CONDITIONS

The request is not in compliance with the Lake Worth Beach Historic Preservation Design Guidelines criteria for compatible roof replacement. The City's Historic Preservation Ordinance tasks the Board to review the criteria and documentation supplied by the applicant and determine if replacing the historic metal shingle roof with a new metal shingle roof would pose an unreasonable economic hardship for the property owner. Should the Board determine that replacing the roof with a metal shingle roof would cause an unreasonable economic hardship, staff has included conditions of approval to help mitigate the visual impact of the replacement material.

Conditions of Approval:

1. The replacement roof shall utilize light gray dimensional asphalt shingles.
2. This approval does not include any modification or alteration to the structural elements of the roof system that may alter its configuration and height. This approval does not include any alterations to the decorative trim, fascia, and soffits.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100138 for a Certificate of Appropriateness (COA) for roof replacement with asphalt shingles due to an unreasonable economic hardship for the property located at **623 North Ocean Breeze**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 23-00100138 for a Certificate of Appropriateness (COA) for roof replacement with asphalt shingles for the property located at **623 North Ocean Breeze**, because the applicant has not established by competent substantial evidence that the request is consistent with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements and because replacing the roof with a metal shingle roof does not pose an unreasonable economic hardship.

ATTACHMENTS

- A. Current Photos
- B. Applicant's Justification Statement (from July 2023 submittal)
- C. Design Guidelines – Minimal Traditional Style and Roofing
- D. Economic Hardship Affidavit and Supporting Materials
- E. Personal Representative's Deed for 623 N Ocean Breeze



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 23-00100211: Consideration of a Certificate of Appropriateness (COA) for construction of a new accessory dwelling unit at 118 South J Street. The subject property is a contributing resource to the Southeast Lucerne Historic District and is located in the Medium Density Multi-Family Residential (MF-30) Zoning District.

Meeting Date: February 14, 2024

Property Owner: Brock V. Featherstone

Applicant: Edel Travieso

Address: 118 South J Street

PCN: 38-43-44-21-15-049-0080

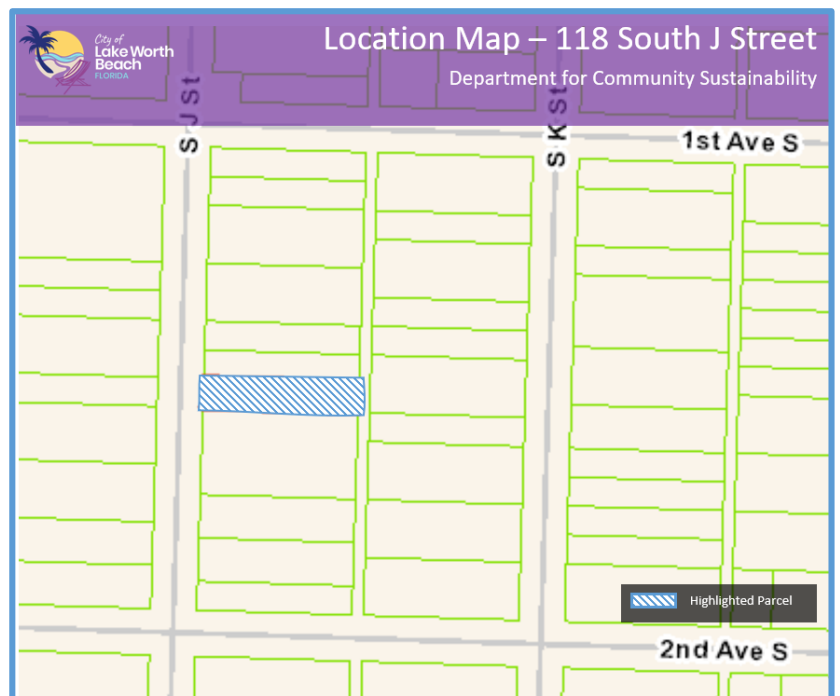
Lot Size: 0.077 ac / 3,375 sf

General Location: East side of South J Street
between 2nd Avenue South and 1st Avenue
South

Existing Land Use: Single-Family Residential

Current Future Land Use Designation: High
Density Residential (HDR)

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



RECOMMENDATION

The documentation and materials provided with the application were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan. Due to unpermitted work to the property and insufficient site plan information, staff was unable to conduct a full zoning review and the application is not consistent with multiple requirements of the City's Land Development Regulations, including but not limited to side setbacks, total impermeable surface coverage, front yard landscaping, off-street parking requirements, and total accessory structure area requirements. The proposed structure's design is mostly consistent with the Historic Preservation Design Guidelines requirements. **Therefore, staff recommends approval of the proposed design with conditions.**

PROJECT DESCRIPTION

The property owner, Brock V. Featherstone, is requesting a Certificate of Appropriateness for construction of a new structure for use as an accessory dwelling unit at 118 South J Street. The subject property is located on the east side of South J Street between 2nd Avenue South and 1st Avenue South. The property is in the Medium Density Multi-Family Residential (MF-30) zoning district and has a future land use of High Density Residential (HDR).

PUBLIC COMMENT

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

PROPERTY DEVELOPMENT HISTORY

The principal and accessory structure (garage) at 118 South J Street were constructed in 1925; the accessory structure was demolished in 1969 to build an accessory dwelling unit, but the proposed dwelling unit was never built. The existing single-family principal structure was built in the Wood Frame Vernacular style.

On March 30, 2023, the project manager met with Historic Preservation staff to discuss construction of a new accessory dwelling unit. On December 29, 2023, the project manager provided an incomplete submittal; a site data table, a streetscape, elevations of principal structure were not provided. Inconsistencies have also been noted in the site plan and in the dimensions provided for the new ADU. The architectural plans, survey, and photographs of the site are included as **Attachment A**.

The project was placed on the HRPB agenda for February 14, 2024, for design review of the proposed ADU. Compliance with all Land Development Regulations is conditioned to be resolved at permitting.

Code Compliance: On January 26, 2024, the property was cited by the Code Compliance Division for work without permits, included replacement and/or addition of windows, doors, fencing, wood decking, a shed, pavers, as well as removal of front landscaping (Code Case #24-158). Unpermitted work must be addressed and come to compliance with the LDRs prior to permit approval of the proposed accessory dwelling unit.

ANALYSIS

Consistency with the Comprehensive Plan

The subject site has a Future Land Use (FLU) designation of High Density Residential (HDR). Per policy 1.1.1.4, the High Density Residential is *"is intended to permit development of multi-family structures. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household."*

Analysis: While the High Density Residential is primarily intended to permit the development of multi-family structures, one of the implementing districts is the Medium Density Multi-Family Residential zoning district (MF-30), which is intended to

permit the development of multi-family structures as well as one-family and two-family structures. The existing structure at 118 South J Street is a single-family house with a proposed accessory dwelling unit.

The proposal is also consistent with Goal 3.1, which seeks to achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units.

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

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

Per LDR Section 23.3-13, one single-family structure and a separate accessory dwelling unit may be established on a platted lot of record in the MF-30 zoning district. The property at 118 South J Street is a platted lot 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 with an accessory dwelling unit.

The subject property has a number of existing non-conformities (unrelated to the work without permit), including lot size, lot width, side setbacks, and maximum wall height at side setback, but those will not be affected or expanded by the proposed project. Any non-conformities that were created or expanded by work without permits shall be resolved prior to permit issuance for the proposed ADU.

Due to unpermitted work to the property and insufficient site plan information, staff was unable to conduct a full zoning review. Based on the information available to staff, the application is not consistent with multiple requirements of the City’s Land Development Regulations, including but not limited to side setbacks, total impermeable surface coverage, front yard landscaping, off-street parking requirements, and total accessory structure area requirements. Formal and complete review for compliance with the City’s Land Development Regulations, including landscaping, will be conducted at building permit review.

Development Standard		Medium Density Multi-Family Residential (MF-30)	Provided
Lot Size (min)		5,000 sf	3375 sf*
Lot Width (min)		50'	25'*
Density		30 du/ac X 0.77 ac = 2 du	2 du
Principal Structure Setbacks	Front	20'	29.4'
	Rear	13.5'	63.1'
	Side	3'	2.7'*
New Structure Setbacks	Front	n/a	n/a
	Rear	5'	Unable to accurately calculate due to site plan issues

	Side	3'	2.8'
Impermeable Surface Coverage (max)		65%	Unable to accurately calculate due to site plan issues and work without permits
Structure Coverage (max)		45%	Unable to accurately calculate due to site plan issues and work without permits
Habitable Floor Area		60% of principal	57%
Minimum Unit Size		400 sf	446 sf
Distance Between Buildings on The Same Lot		10'	Unable to accurately calculate due to site plan issues
Front Yard		75% permeable & landscaped	Unable to accurately calculate due to work without permits
Building Height (max)		Principal: 30' Accessory: 24'	Principal: 17.44' Accessory: 12.06'
Maximum Wall Height at Side Setback (new structure)		22' @ 3' setback up to 26' @ 5' setback	8' @ 2.8' setback
Floor Area Ratio (FAR) (max)		0.75	0.364
Parking		Single-family on lot less than 50' wide: 1 space Accessory dwelling unit: 1 space Total: 2 spaces	Unable to accurately calculate due to site plan issues

* Existing nonconformities

Consistency with the Land Development Regulations – Secondary (Accessory) Dwelling Unit

Section 23.4-1 Secondary (Accessory Dwelling Unit) Design Standards for Accessory Dwelling Unit: All secondary dwelling units shall conform to the following standards:

- 1) Existing development on lot. A single-family dwelling must currently exist on the lot or will be constructed in conjunction with the secondary unit.

Analysis: Yes, currently there is an existing single-family residential structure

- 2) Number of secondary units per parcel. Only one (1) secondary dwelling unit shall be allowed for each parcel.

Analysis: The applicant is proposing only one secondary dwelling unit.

- 3) 3) Unit size:

- (a) The habitable floor area for secondary units shall not exceed sixty (60) percent of the habitable floor area of the primary residence with a maximum unit size of 1,000 sf unless a waiver is granted to this subsection for the purpose of providing affordable / workforce housing, or to allow for an accommodation for accessibility. However, in no case shall a waiver related to these purposes allow the size of the secondary dwelling unit to exceed the size of the principal structure. See Section 23.2-27. And

Analysis: The proposed habitable floor area is 57 percent of the habitable floor area of the primary residence, which is less than the allowed maximum sixty (60) percent.

- (b) The minimum unit size shall be a minimum of four hundred (400) square feet for an efficiency, six hundred (600) square feet for 1 bedroom, seven-hundred and fifty (750) square feet for 2 bedrooms, and nine hundred (900) square feet for 3 bedrooms.

Analysis: The proposed accessory dwelling unit is a 446-square foot efficiency/studio, exceeding the required minimum of four hundred (400) square feet.

- 4) Accessory Structure/s Maximum Total Area. The total area of all accessory structures for properties with both detached accessory structure/s and a secondary dwelling unit shall not exceed 60% of the total area of the primary building, including any attached structures having a roof.

Analysis: The total area of all accessory structures on the property (proposed ADU and shed added without permits) is 61 percent of the total area of the primary building, including any attached structures having a roof. Therefore, the ADU will have to be decreased in size or the shed will have to be removed prior to permit approval.

- 5) Setbacks for detached secondary dwelling units. The side-yard setback for detached single story structures containing a secondary dwelling unit shall not be less than three (3) feet. The rear-yard setback for detached single story structures containing a secondary dwelling unit shall not be less than five (5) feet. Secondary units higher than one (1) story shall provide side yard setbacks of five (5) feet and rear yard setbacks of ten (10) feet. If any portion of a secondary dwelling unit is located in front of the main building, then the front and side yard setbacks shall be the same as a main building in the zoning district. The distance between buildings on the same lot must be a minimum of ten (10) feet. Secondary dwelling units are not eligible for variances or waivers for setbacks or minimum building separation.

Analysis: The proposed accessory dwelling unit meets the rear-yard setback requirements, and will be able to meet the minimum of ten (10) feet distance between the principal structure and the proposed accessory dwelling unit. However, the proposed ADU encroaches slightly into the required 3-foot side setbacks. The plans provided by the applicant incorrectly measure from the center of the exterior walls rather than the outside of the exterior walls; because of this error, the proposed ADU encroaches slightly over 2 inches into each side setback. The applicant will have to slightly reduce the proposed ADU size to meet side setbacks at permit.

- 6) In zoning districts where secondary dwelling units are currently permitted, a waiver of land development regulations related to the construction of an accessory dwelling unit may be granted as part of a certificate of appropriateness to allow for the conversion of a contributing accessory structure in a designated historic district or landmark accessory structure to a secondary dwelling unit, or to allow for a larger newly constructed secondary dwelling unit in support of preservation of all sides of a contributing or landmark principal structure. See applicable waiver sections 23.2-27 and 23.5-4 of these LDRs.

Analysis: Not Applicable

- 7) Secondary dwelling units shall comply with the more restrictive of either the requirements in this section or the regulating zoning district unless otherwise stated.

Analysis: Not Applicable

- 8) Design. The design of the secondary unit shall relate to the design of the primary residence by use of the similar exterior wall materials, window types, door and window trims, roofing materials and roof pitch, and shall be compatible in architectural style.

Analysis: The existing principal structure was built in the Wood Frame Vernacular style; the proposed ADU is designed in the Mission Revival style. While these two styles are characterized by different exterior wall materials, roof shapes, and decorative architectural features, Lake Worth Beach does have a historic development pattern that reflects this combination of styles. Properties such as 310 North Federal Highway, where the principal structure was built in the Wood Frame Vernacular style in 1922 and the rear accessory structure was built in the Mission Revival

style in 1926, exemplify this development pattern. Therefore, staff contends that the proposed combination of styles is contextually appropriate for the property.

- 9) Minimum housing code. All secondary dwelling units shall meet the city's established minimum housing code requirements.

Analysis: The proposed accessory dwelling unit will be reviewed for compliance with the City's minimum housing code at building permit.

Consistency with the Land Development Regulations – Historic Preservation

All new 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)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 new structure is one (1) story tall and is visually compatible with the existing one (1) story principal structure on the property. The proposed 1-story height is also compatible with the height of other residential buildings on the 100 block of South J Street.

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

Analysis: The relationship of the width and height of the proposed structure is visually compatible and in harmony with the existing principal structure on the property.

- (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 windows and doors on the new structure are mostly compatible in width and to architecturally related buildings (Mission Revival architectural style) in the Southeast Lucerne Historic District except for the for the full-light window on elevation C.

- (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: Because the new structure is located towards the rear of the property behind the existing principal structure at 118 South J St, there is not a traditional "front façade." The east, west, and south elevations largely avoid large expanses of blank façade. The north elevation has large areas of blank façade. Staff recommends

changing the full-light on elevation C to a three-over-one single hung window to match other proposed window and adding windows or faux shutters (non-operable shutters attached to the exterior wall to give the appearance of window openings) on to elevation D to add visual interest and break up the expanse of a blank wall.

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

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

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

Analysis: The proposed design places the entrances towards the alley. The surrounding buildings have a variety of entrance and porch configurations; an alley facing entrance for a rear structure is in harmony with the surrounding district.

- (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 submitted plans propose a textured stucco exterior wall finish. This is a common exterior wall material in the Southeast Lucerne Historic District and does differentiate the new structure from the historic structure, it is also a typical wall finish for Mission Revival architectural style.

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

Analysis: The plans propose a flat roof with parapets. Flat roofs are appropriate roofing material for Mission Revival architecture style.

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

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

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

Analysis: The size and mass of the new structure is in harmony with the existing principal structure and other nearby residential properties.

- (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 new structure will largely be blocked from view on the public right-of-way by the existing one (1) story principal structure. The building is similar in height and massing to the existing principal structure, as well as existing structures in the neighborhood.

- (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 design successfully incorporates Mission Revival architectural design elements, with the exception of the full-light window on elevation C. Staff recommends that the applicants revise the fixed window to use a single-hung window to match the windows on the rest of the structure, or add muntins to the proposed fixed window to imitate the rest of the single-hung windows.

- (13) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:
- (a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.

Analysis: This requirement is not applicable to the construction of the new structure; the mechanical systems for the existing historic structure will not be affected.

- (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 new mechanical equipment for the new structure, as shown on the site plan, shall be outside the required setbacks and will not be visible from the public right-of-way.

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

Analysis: This requirement is not applicable to this project.

- (14) The site should consider 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: Per LDR Section 23.4-10, the property is required to provide two off-street parking spaces: one space for the single-family home and one space for the ADU. Because the subject property is located within a multi-family zoning district, the property may use on-street parking spaces that abut the frontage of the property to count towards up to 50 percent of the required off-street parking. Therefore, the property may count one (1) on-street parking space to their off-street parking requirement.

The site plan depicts three parking spaces with access from the alley, but the spaces shown do not meet the minimum parking space dimensions or the required 20' backout.

To meet the off-street parking requirements, the applicants may utilize one of the following parking configurations:

- Two (2) standard parking spaces off the alley, each with the required backout;
- One (1) on-street parking space and one (1) standard parking space off the alley with the required backout;
OR
- One (1) on-street parking space and one (1) parallel parking space off the alley

The parking configuration will be reviewed at permitting, and must take into consideration total impermeable surface, setbacks, and the required minimum distance between the principal structure and accessory dwelling unit. If one or more standard parking spaces are proposed off the alley, the proposed ADU will have to be shifted west to accommodate the required backout.

Consistency with the Historic Preservation Design Guidelines

The City's Historic Preservation Design Guidelines provide standards and recommendations for new additions and new construction within historic districts. New structures on properties with existing historic structures should be differentiated from, yet compatible with, the historic structure. The Mission Revival 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 new structure is designed with materials and detailing that are consistent with the Mission Revival architectural styles. The applicant has sought to differentiate the new structure from the historic Wood Frame Vernacular structure by selecting a Mission Revival architectural style.

While the proposed ADU uses a different architectural style than the principal structure, the development pattern of a Wood Frame Vernacular house with an accessory Mission or Mediterranean Revival structure has historic precedents in Lake Worth Beach. Therefore, staff finds the proposed architectural style to be compatible with the subject property as well as the surrounding historic district.

The structure is proposed to have a textured stucco exterior wall finish, which is a typical wall finish for Mission Revival architecture. The design also proposes to use flat roofing with parapet on the new structure which is also typical for Mission Revival architectural style.

The fenestration design includes three-over-one single hung windows, one full-light fixed window, and vertical panel doors. Staff recommends that the applicants revise the full-light fixed window to be a single-hung window to match the windows on the rest of the structure, or add muntins to the proposed fixed window to imitate the rest of the single-hung windows. The north elevation also has a large area of blank façade. Staff recommends adding windows or faux shutters (non-operable shutters attached to the exterior wall to give the appearance of window openings) to this elevation to add visual interest and break up the expanses of blank walls. Conditions of approval have been added to address these staff recommendations.

CONCLUSION AND CONDITIONS

Unpermitted work and insufficient site plan submittals prevented staff from reviewing the project for full compliance with the Land Development Regulations. Consequently, staff has added conditions of approval that the property shall resolve all code violations prior to permit submittal for the ADU, and that full compliance with the LDRs shall be required at permit.

The proposed structure's design is mostly consistent with the Historic Preservation Design Guidelines requirements; staff has added conditions of approval to eliminate expanses of blank wall and revise the fixed window design to match the rest of the structure. Therefore, staff recommends approval of the application with the conditions outlined below.

Conditions of Approval:

1. All outstanding code violations shall be resolved prior to permit application submittal for the Accessory Dwelling Unit (ADU).
2. Formal and complete review for compliance with the City's Land Development Regulations will be conducted at building permit review.
3. The applicant shall replace the full-light fixed window on elevation C with a single-hung window to match the windows on the rest of the structure, or add muntins to the proposed fixed window to imitate the rest of the single-hung windows

4. The applicant shall add windows and/or faux shutters (non-operable shutters attached to the exterior wall to give the appearance of window openings) to elevation D to break up the expanses of blank wall.
5. The windows and doors shall be compatible with the Mission Revival architectural style, subject to staff review at permitting.
6. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or “grids between the glass” shall not be used.
7. 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.
8. The windows shall be recessed a minimum of two inches (2”) in the wall, and shall not be installed flush with the exterior wall.
9. All improved surfaces shall be set back a minimum of 1’-0” from property lines to allow for adequate water runoff within the property boundary.
10. All mechanical equipment shall be located outside of required setbacks.
11. In addition to a Landscape Plan, a tree survey and disposition plan shall 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.

BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100211 with staff-recommended conditions for construction of a new accessory dwelling unit at **118 South J Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 23-00100211 for a Certificate of Appropriateness (COA) construction of a new accessory dwelling unit at **118 South J Street**, because [Board member please state reasons].

ATTACHMENTS

- A. Plans, Survey, and Photos
- B. Mission Revival Design Guidelines
- C. Applicant’s Justification Statement