



Planning Zoning Historic Preservation Division
1900 2nd Avenue North
Lake Worth Beach, FL 33461
561.586.1687

**AGENDA
REGULAR MEETING
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD
CITY HALL COMMISSION CHAMBER
WEDNESDAY, JANUARY 08, 2020 -- 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 11, 2019 Regular Meeting Minutes

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- [1\)](#) Proof of Publication

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- [A.](#) Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 1,495 square foot single-family residence at **417 South J Street (Lot 24)**; PCN#38-43-44-21-15-151-0240. The subject property is located in the Single-Family Residential (SFR) Zoning District and the Southeast Lucerne Local Historic District.
- [B.](#) Consideration of a Certificate of Appropriateness (COA) for the demolition of an existing non-contributing structure and the new construction of a ± 2,592 square foot multi-family structure at **230 North L Street**; PCN#: 38-43-44-21-15-046-0150. The subject property is located in the Medium Density Multi-Family Residential (MF-30) Zoning District and the Northeast Lucerne Local Historic District.

- C.** Consideration of a Certificate of Appropriateness (COA) for exterior alterations and the construction of a +/- 233 sq. ft. addition to the single-family residence at **217 South J Street**; PCN# 38-43-44-21-15-085-0240. The subject property is a contributing resource to the Southeast Lucerne Local Historic District and located within the Multi-Family Residential (MF-20) Zoning District.
- D.** A request for a Conditional Use Permit and a request for Mural Installation for the contributing structure located at **921 Lake Avenue**, pursuant to but not limited to Sections 23.2-7, 23.3-14, and 23.5-4 of the Land Development Regulations. The subject property is located in the Downtown (DT) Zoning District and the Old Town Local Historic District.
- E.** Consideration of a Certificate of Appropriateness (COA) for the Demolition of the existing contributing single-family structure, an Economic Hardship Request, and a Certificate of Appropriateness for the construction of a new ± 7,435 square foot single-family structure at **920 South Lakeside Drive**; PCN# 38-43-44-27-01-033-0040. The subject property is a contributing resource to the South Palm Park Local Historic District.

PLANNING ISSUES:

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

BOARD MEMBER COMMENTS:

ADJOURNMENT

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

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

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

All project-related back-up materials, including full plan sets, are available for review by the public in the Planning, Zoning and Historic Preservation Division located at 1900 2nd Avenue North.



DEPARTMENT FOR COMMUNITY SUSTAINABILITY
Planning Zoning Historic Preservation Division
1900 2ND Avenue North
Lake Worth Beach, FL 33461
561-586-1687

**Minutes
Regular Meeting
City of Lake Worth
Historic Resources Preservation Board
City Hall Commission Room
7 North Dixie Hwy; Lake Worth, FL**

WEDNESDAY, DECEMBER 11, 2019 6:00 PM

1. Roll Call and Recording of Absences: Present were-William Feldkamp, Chairman; David Cavorsi, Judi Fox, Robert D'Arinzo. Absent-Judith Just, Bernard Guthrie. Also present- Jordan Hodges, Senior Preservation Planner; Abraham Fogel, Preservation Planner; Mark Stivers, Deputy Director for Community Sustainability; Pamala Ryan, Board Attorney; Sherie Coale, Board Secretary.

2. Pledge of Allegiance

3. Additions/Deletions/Reordering and Approval of the Agenda: The re-ordering of the agenda is due to the following change:

HRPB 19-00100258: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 1,495 square foot single-family residence at 417 South J Street (Lot 24); PCN#38-43-44-21-15-151-0240. Item G.1 shall be postponed to January in order to comply with the mailing notice requirement which was not timely for this meeting.

Motion: J. Fox moved to approve the agenda as re-ordered, D. Cavorsi 2nd.

Vote: Ayes all, unanimous.

4. Approval of Minutes

A. November 13, 2019 Meeting Minutes

Motion: R. D'Arinzo moves to accept the November minutes as presented, D. Cavorsi 2nd.

Vote: Ayes all, unanimous

5. Cases

A. Swearing in of Staff and Applicants: Board Secretary administered oath to those wishing to give testimony.

B. Proof of Publication: Provided in meeting packet

C. Withdrawals/Postponements: See above.

D. Consent: None

E. Public Hearings

1. Board Disclosure: W. Feldkamp and D. Cavorsi drove by the sites on the agenda.

F. Unfinished Business: None

G. New Business

1. HRPB Project No. 19-00100258: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 1,495 square foot single-family residence at 417 South J Street (Lot 24); PCN#38-43-44-21-15-151-0240. The subject property is located in the Single-Family Residential (SFR) Zoning District and the Southeast Lucerne Local Historic District.
2. HRPB Project No. 19-00100254: Consideration of a Certificate of Appropriateness (COA) for exterior alterations to the front gable for the structure located at 331 South M Street; PCN# 38-43-44-21-15-111-0320. The subject property is a contributing resource to the Southeast Lucerne Local Historic District.

Staff: J. Hodges presents history of structures, case findings and analysis. The installation of single rows of scalloped wood shingles (rather than overlapping) in the gable end is atypical. It is a change in design of a contributing structure and per the matrix, it is a Board review. Wood shingles in general would be compatible. The Building Official has advised use of adhesive in order to install the shingles.

Applicant: Pat Alshut- to give it more flair, also painting blue and green so as not to be boring.

Board: There are concerns regarding the asbestos siding, applicant is advised not to drill or hammer into the existing asbestos shingles but to glue the new shingles. The paint and shingle addition are purely decorative.

Public Comment: None

Motion: D. Cavorsi moves to approve HRPB 19-00100254 based upon competent substantial evidence and pursuant to the City of Lake Worth Beach Land Development Regulations subject to staff recommended Conditions of Approval. J. Fox 2nd.

Vote: Ayes all, unanimous.

3. HRPB Project No. 19-00100272: Consideration of a Certificate of Appropriateness (COA) for the installation of a pair of ribbon driveways in the front yard of the property located at 220 South M Street; PCN# 38-43-44-21-15-093-0030. The subject property is located in the Mixed-Use East (MU-E) Zoning District and the Southeast Lucerne Local Historic District.

Staff: J. Hodges presents history of structures on the parcel, case findings and analysis. Initially there were two (2) structures, one built circa 1925, which was demolished; the other built circa 1955 (a non-contributing structure). Parking was accessed through the alley for the rear structure and parking fronting on M Street for the front structure. Multiple site changes to the parcel such as a fence and walkway have led to the disappearance of the parking spots. A permit application (19-3759) for the installation of a new double driveway (concrete and paver pads) was received and failed. The submittal

indicated the impermeable coverage and front yard coverage was exceeded, the survey was over 2 years old and there was no submittal of a COA application. The applicant who had been parking in the location for several years and was advised the current parking location was illegal. Staff will typically review and approve, administratively, a 1 vehicle wide driveway leading to a side loaded garage or carport; or a driveway leading to a garage or carport, 1 vehicle wide. The parcel has neither. The request is for a pair of ribbon driveway utilizing permeable pavers to meet the permeability requirement. The development pattern in the area is to access parking through the alley. It is atypical to accommodate parking in the front yard. A R-O-W application would need to be submitted to Public Services should the request be granted.

Applicant: Linda Monica- it is difficult to find parking during certain City events (Christmas parade, Street Painting festival) due to proximity to downtown. Decorative permeable pavers that are more Mid-Century.

Board: J. Fox asks what material will be between the pavers? Staff states gravel is acceptable as permeable for SFR and SF-TF 14 zoning districts. 75% front yard needs to be permeable, living ground cover. She has @ 8 feet before maxing out the impermeable surface totals.

Discussion of curb-cut: the road is almost the same height as the curbing, there has never been a curb-cut. The street improvements are scheduled for January.

Applicant: A large palm exists between the two spaces and a bamboo clump

Board: Could be amenable to the proposal so long as the ribbons or pads are pushed as far to the south as possible. The precedent is there by the neighbor to the south having front yard parking. The typical parking space is 22 feet, by limiting to 20 feet plus apron, a 1/2 space of on-street parking will be preserved.

Public Comment: None

Motion: D. Cavorsi moves to approve HRPB 19-00100272 with staff recommended conditions including a curb-cuts no greater than twenty (20) feet plus appropriate aprons and permeable surfaces to be live ground cover based upon competent substantial evidence and pursuant to the City of Lake Worth Beach Land Development Regulations; R. D'Arinzo 2nd.

Vote: Ayes all, unanimous.

6. Planning Issues: M. Stivers mentions the rezoning case being heard at City Commission on December 12. The area may in the future become part of a historic district, it was recently surveyed. The Planning & Zoning Board denied the request. J. Fox asks the reason for the rezoning request? M. Stivers stated that there is currently no proposal. Mention was made that one of the parties to the rezoning may have withdrawn which would cause the application to be in jeopardy.
7. Public Comments (3 minute limit): None
8. Departmental Reports: J. Hodges provides an update regarding the two (2) grants. The fourth and final phase of the surveying process will include portions of Old Lucerne and Southeast Lucerne. The digitization grant would eventually allow the public to access the files and drawings of a property online through a search query.

The January agenda appears to be lengthy.

9. Board Member Comments: W. Feldkamp. D. Cavorsi; M. Stivers indicates an extension was applied for as the owner/applicants are also seeking an Ad Valorem tax exemption and Federal Tax Credits.
J. Fox mentions the Parrot Cove Home & Garden Tour January 26, 2020 with 14 homes on tour. Tickets are available for \$40 each.
D. Cavorsi- inquires about the status of the Boutique hotel.
Staff states they are in an extension period and seeking Federal tax credits and Ad-Valorem tax exemption status. There seems to be good faith of moving forward.
W. Feldkamp- confirms there is no curb-cut at 322 S L Street. Staff states the applicant selected landscaping today to resolve the landscape condition.
R. D'Arinzo- the property that proposed to demo a garage apartment, invited Brokers who made initially made offers to revisit the property. It is back on the market with a higher price.
10. Adjournment: 6:46 pm

Submitted By:

Sherie Coale, Board Secretary

Minutes Approved:

Date

Public Notice

Public Notice

Legal Notice No. 36013

PLEASE TAKE NOTICE that the City of Lake Worth Beach, Florida, Historic Resources Preservation Board, will hold a public hearing in the City Hall Commission Room, 7 N Dixie Hwy, in said City at 6:00 P.M., or as soon thereafter as possible, on Wednesday, January 8, 2020 to consider the following:

HRPB 19-00500003 and 19-00000011: Consideration of a request for a Conditional Use Permit and a request Mural Installation for the contributing structure located at 921 Lake Avenue, pursuant to, but not limited to Sections 23.2-7, 23.3-14, and 23.5-4 of the Land Development Regulations. The subject property is located in the Downtown (DT) Zoning District and the Old Town Local Historic District. PCN#: 38-43-44-21-15-015-0110.

Written responses can be sent to the Lake Worth Beach Historic Resources Preservation Board at 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony. For additional information on the above issues, please visit the City of Lake Worth Beach Division of Planning, Zoning and Historic Preservation located at 1900 2nd Avenue North, Lake Worth Beach, Florida 33461 or contact City Staff at 561-586-1687. 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. (FS 286.0105) In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 no later than five (5) days before the hearing if this assistance is required.
Publish: The Lake Worth Herald
December 26, 2019

Legal Notice No. 36012

PLEASE TAKE NOTICE that the City of Lake Worth Beach, Florida, Historic Resources Preservation Board, will hold a public hearing in the City Hall Commission Room, 7 N Dixie Hwy, in said City at 6:00 P.M., or as soon thereafter as possible, on Wednesday, January 8, 2020 to consider the following:

HRPB 19-00100275: Consideration of a request for the demolition of a contributing single-family structure, an economic hardship request, and the new construction of a ± 7,435 square foot single-family structure located at 920 South Lakeside Drive, pursuant to but not limited to Sections 23.2-7, 23.3-7, and 23.5-4 of the Land Development Regulations. The subject property is located in the Single-Family Residential (SF-R) Zoning District and the South Palm Park Local Historic District. PCN#: 38-43-44-27-01-033-0040.

Written responses can be sent to the Lake Worth Beach Historic Resources Preservation Board at 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony. For additional information on the above issues, please visit the City of Lake Worth Beach Division of Planning, Zoning and Historic Preservation located at 1900 2nd Avenue North, Lake Worth Beach, Florida 33461 or contact City Staff at 561-586-1687. 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. (FS 286.0105) In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 no later than five (5) days before the hearing if this assistance is required.
Publish: The Lake Worth Herald
December 26, 2019

Legal Notice No. 36011

PLEASE TAKE NOTICE that the City of Lake Worth Beach, Florida, Historic Resources Preservation Board, will hold a public hearing in the City Hall Commission Room, 7 N Dixie Hwy, in said City at 6:00 P.M., or as soon thereafter as possible, on Wednesday, January 8, 2020 to consider the following:

HRPB 19-00100276: Consideration of a request for the demolition of an existing non-contributing structure and the new construction of a ± 2,592 square foot multi-family structure located at 230 North L Street, pursuant to but not limited to Sections 23.2-7, 23.3-11, and 23.5-4 of the Land Development Regulations. The subject property is located in the Medium Density Multi-Family Residential (MF-30) Zoning District and the Northeast Lucerne Local Historic District. PCN#: 38-43-44-21-15-046-0150.

Written responses can be sent to the Lake Worth Beach Historic Resources Preservation Board at 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony. For additional information on the above issues, please visit the City of Lake Worth Beach Division of Planning, Zoning and Historic Preservation located at 1900 2nd Avenue North, Lake Worth Beach, Florida 33461 or contact City Staff at 561-586-1687. 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. (FS 286.0105) In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 no later than five (5) days before the hearing if this assistance is required.
Publish: The Lake Worth Herald
December 26, 2019



MEMORANDUM DATE: December 31, 2019

AGENDA DATE: January 8, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **417 South J Street (Lot 24)**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 19-00100258:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 1,495 square foot single-family residence at **417 South J Street (Lot 24)**; PCN#38-43-44-21-15-151-0240. The subject property is located in the Single-Family Residential (SFR) Zoning District and the Southeast Lucerne Local Historic District.

APPLICANT/OWNER: Nestor Rivera
JENS Properties LLC
1027 South Palmway
Lake Worth Beach, FL 33460

BACKGROUND:

The subject property is a 25' x 135' vacant platted lot of record located in the Single-Family Residential (SFR) Zoning District and the Southeast Lucerne Local Historic District.

PROJECT HISTORY:

At the August 14, 2019, Historic Resources Preservation Board (HRPB) meeting, a Variance was approved to allow a 2.3' side setback, compared to the required 3'-0" side setback, between the primary structure and the north property line on Lot 25. The Variance allowed the Applicant to proceed with a lot separation request from the Palm Beach County Property Appraiser to separate Lot 24 and Lot 25 back to two platted lots of record.

REQUEST:

The Applicant has submitted plans for the construction of a new +/- 1,495 square foot two-story single-family residence to be constructed on the lot. The Applicant has provided proposed architectural plans for the building, including a site plan, floor plan, landscape plan, and elevations. The proposed building is designed in a Wood Frame Vernacular architectural style.

The building is proposed to be built utilizing wood frame construction with a smooth stucco finish on the ground floor and a fiber-cementitious lap siding on the second floor (alternate option: simulated stucco lap siding) and a galvalume metal roof (alternate option: dimensional asphalt shingles) with bracketed

overhanging eaves. A single-story side covered porch is proposed with cedar balusters, decorative wood railings, and a shed roof with exposed rafter tails that replicates the appearance of a gable roof on the front façade. The building is designed with full-view aluminum impact single-hung windows with historically compatible window trim, sill, and mullion details. Proposed site features include concrete walkways and a rear-parking pad that provides vehicular access to the structure from the alley.

The property is zoned Single-Family Residential (SFR) and is subject to the requirements of LDR Section 23.3-7.

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	5,000 sq. ft.	3,375 sq. ft. (existing platted lot of record)
Lot width	50'-0"	25'-0" (existing platted lot of record)
Lot depth	n/a	135'-0"
Front setback	20'-0"	20'-0"
Side setback	10% of lot width (min. 3') = 3'-0" each side <i>Two-story buildings shall be set back a minimum of 5'-0"</i>	3'-0" (one-story elements) 5'-0" (two-story elements)
Rear setback	10% of lot depth for primary structures = 13'-6"	65'-0"
Height (SFR zoning)	30' for primary structure	Approx. 19'-1½"
F.A.R. ¹ for a Small Lot	0.55 max. (1,856 sq. ft.)	0.44 = (1,495 sq. ft.)
Max. Building Coverage ² for a Small Lot	40% max. (1,350 sq. ft.)	23.6% = (785 sq. ft.)
Impermeable surface for a Small Lot	60% max. (2,025 sq. ft.)	43.6% = (1,472 sq. ft.)

¹ *Floor area ratio*: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building's exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

² *Building lot coverage*: The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

ANALYSIS:

New Construction:

Zoning and Comprehensive Plan Consistency

The proposed new construction project is consistent with all site data requirements in the City's Zoning Code and Comprehensive Plan. The application as proposed meets the minimum off-street parking requirements (one space for a single-family dwelling on a 25' wide lot) and is in compliance with all impermeable surface requirements.

A landscape plan is included in **Attachment D**. The landscaping for the property will need to be evaluated to ensure it meets the minimum requirements of Section 23.6-1, Landscape Regulations. Final review and approval will take place during the building permit review process.

Historic Preservation

New construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k) of the City's historic preservation regulations. This criterion is provided in **Attachment B** and include Staff's response to each criterion. The criteria deal primarily with massing, scale, materials, and design compatibility with the surrounding historic district.

After reviewing the decision making criteria, it is the analysis of Staff that the new construction project as proposed is generally compatible with the regulations set forth in the historic preservation ordinance and the City of Lake Worth Beach Historic Preservation Design Guidelines portions on new construction and site plan considerations.

The proposed design utilizes regularized window sizes, appropriate material usage, and has a balanced layout. The structure as designed utilizes elements of Wood Frame Vernacular architecture commonly found in early twentieth century residential structures throughout Lake Worth Beach, and the resulting drawings propose a complimentary and compatible design for the Southeast Lucerne Local Historic District.

Overall, the proposed design responds to the lot's size, shape, and configuration, and respects the lot development pattern in the neighborhood. The massing and height of the structure, although taller than its immediate neighbors to the north and south, is visually compatible to nearby two-story buildings. Staff has recommended several standard conditions of approval to further ensure visual compatibility, specifically material choices for the exterior of the new single-family structure.

Public Comment

At the time of publication of the agenda, Staff has received no public comment.

COMPREHENSIVE PLAN CONSISTENCY:

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.3 To preserve and enhance the City's community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Goal 3.1 To achieve a supply of housing that offers a range of residential unit styles and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of housing units. (Objective 3.1.1)

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

If the Board chooses to approve the application, Staff suggests the following conditions:

- 1) All proposed exterior entry doors shall be compatible with the Wood Frame Vernacular architectural style, and shall be subject to Staff review at permitting. The windows and doors shall be wood, wood-clad, aluminum, or fiberglass, and the windows shall utilize a historically compatible sill detail, subject to Staff review at permitting.
- 2) All paired windows shall utilize a 6" wide mullion between windows. Wood trim, fiber-cement trim, or simulated wood stucco trim shall be applied to the exterior of mullion to replicate the appearance of a historic wood mullion.
- 3) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 4) The windows shall utilize clear glass or glass with a clear Low-E coating. Tinted, highly reflective, grey, or colored glass shall not be used.
- 5) The doors may utilize clear glass, frosted, obscure glass, or glass with a clear Low-E coating. Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
- 6) The porch balusters and beam details shall be constructed out of wood and shall be compatible with the Wood Frame Vernacular architectural style and shall be subject to Staff review at permitting.
- 7) The second-floor siding shall have a texture, reveal, and profile that is compatible with wood lap siding commonly found on Wood Frame Vernacular style structures. Staff shall review and inspect a portion of siding prior to completion.
- 8) Staff *recommends* that the Board select a siding material for the second-floor or approve both proposed options:
 - a. Fiber-cementitious lap siding
 - b. Simulated stucco lap siding
- 9) Staff *recommends* that the Board select a roofing material or approve both proposed options:
 - a. Galvalume metal roof
 - b. Dimensional asphalt shingles

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 19-00100258: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 1,495 square foot two-story single-family residence at **417 South J Street (Lot 24)**, with the conditions as recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Beach Land Development Regulations, Section 23.5-4.

I MOVE TO **DENY** HRPB Project Number 19-00100258: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 1,495 square foot two-story single-family residence at **417 South J Street (Lot 24)**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulations Section 23.5-4 and the City's Comprehensive Plan.

ATTACHMENTS:

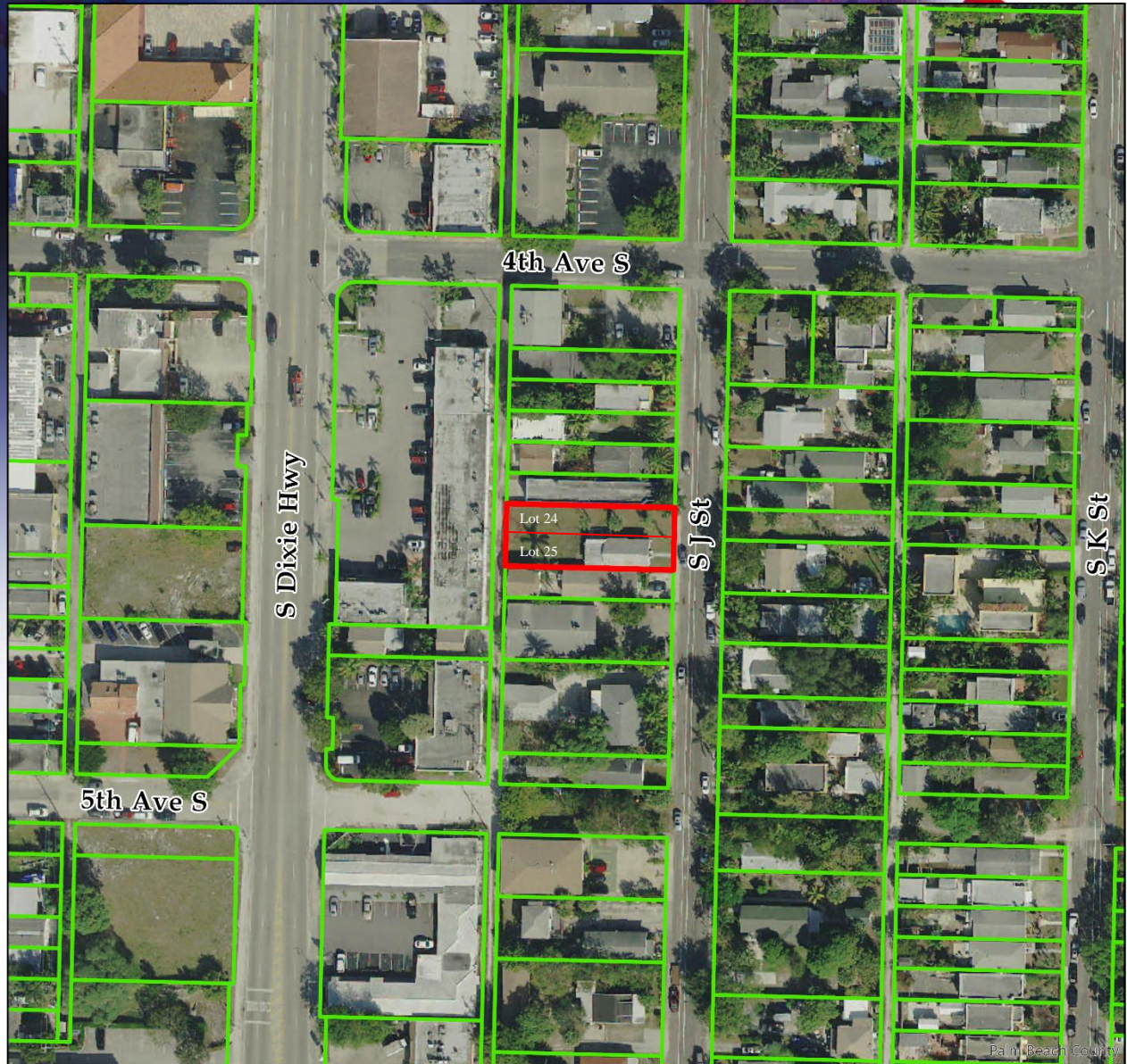
- A. Location Map – 417 South J Street (Lot 24)
- B. Decision Criteria – New Construction
- C. Current Photos
- D. Proposed Architectural Plans
- E. Proposed Product Information

ATTACHMENT A



Location Map: 417 South J Street

Department for Community Sustainability
Planning, Zoning & Historic Preservation



Map Legend

 417 South J Street

0 62.5 125 250 Feet





MEMORANDUM DATE: December 31, 2019

AGENDA DATE: January 8, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **230 North L Street**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 19-00100276:** Consideration of a Certificate of Appropriateness (COA) for the demolition of an existing non-contributing structure and the new construction of a ± 2,592 square foot multi-family structure at **230 North L Street**; PCN#: 38-43-44-21-15-046-0150. The subject property is located in the Medium Density Multi-Family Residential (MF-30) Zoning District and the Northeast Lucerne Local Historic District.

Owner:	Ezra Kassin 18 Waves LLC 7300 Biscayne Boulevard #200 Miami, FL 33138	ARCHITECT:	Shulman and Associates 100 NE 38 th Street Miami, FL 33137
---------------	--	-------------------	---

BACKGROUND:

The 75'x135' property located at 230 North L Street has public frontage on North L Street to the west and 3rd Avenue North to the north. The original structure at 230 North L Street was constructed c. 1914 in a Wood Frame Vernacular architectural style. Although no architectural drawings of this building are available, a property card from 1944 (included as **Attachment D**) describes the main structure as being a two-story multi-family wood frame structure with a screened front porch. A single-car wood frame garage was also constructed at the rear of the lot in the same time period. In 1946, the garage structure was condemned due to structural issues. In 1950, a duplex was constructed in a Mid-Century Modern architectural style to the rear of the parcel. The structure was designed by architect Dillard Duff at a cost of \$5,000. The architectural drawings for this structure illustrates a one-story duplex with a smooth stucco exterior finish, flat roof with eyebrow, and casement windows. In 1994, the two-story primary structure was demolished. In 2003, the remaining structure on the lot was converted from a duplex to a single-family residence. The structure was captured in the 2002 designation report for the Northeast Lucerne Local Historic District and was classified as a non-contributing resource. The property in its current state is mostly vacant with a rear single-family structure remaining. Photos of the remaining structure can be found in this report as **Attachment E**.

PROJECT HISTORY

A similar request by the same Applicant (HRPB Project Number 19-00100234) was heard at the November 13, 2019 meeting. The Board voted unanimously to deny the demolition of the existing non-contributing structure and the new multi-family construction because the proposed design regarding height, massing, and the relationship of solids to voids did not follow the development pattern common with the district. The Applicant is proposing two (2) revised design options in this request for the Board to review.

REQUEST:

The Applicant is currently requesting approval for the demolition of the existing non-contributing structure and a Certificate of Appropriateness for a new ± 2,592 square foot multi-family structure to be constructed on the lot. The Applicant has provided proposed architectural plans for the building, including a site plan, floor plan, elevations, and streetscape elevations, included in this report as **Attachment F**. The proposed building is Modular in design with elements of Contemporary architecture. The Application submitted two (2) design options, each containing three (3) variations of exterior finishes.

Option A

The proposed building is designed with six modular units that form a two-story multi-family building. Each module is rectangular in shape and utilizes:

- a) Corrugated metal exterior finish;
- b) Hardy board siding; or,
- c) Smooth stucco

The exterior is also detailed with accent panels and large full-view windows. Three modular units are connected horizontally on the first floor to create frontage on 3rd Avenue North. The second floor is comprised of three modular units placed perpendicular to the ground floor units. On 3rd Avenue North, the first-floor façade features three distinct ramp entrances to each unit with full-view glass doors and large vertical windows. The second-floor façade is characterized by large vertical windows and metal canopies that create covered outdoor living space. On North J Street, the first-floor façade features large vertical windows, vertical metal screening that visually supports the second story, and staircases leading up to the cantilevered second-floor units. Site features include front walkways and patios to each unit on the ground floor, walkways to access the rear yards, and parking pads and carports below the second-floor units that provide vehicular access from North L Street and the alley.

Option B

The proposed building is designed with six modular sited around a central courtyard that form a two-story multi-family building. Each module is rectangular in shape and utilizes:

- a) Corrugated metal exterior finish;
- b) Hardy board siding; or,
- c) Smooth stucco

The exterior is also detailed with accent panels and large full-view windows. Four modular units are connected on the first floor around a centralized courtyard to create frontage on 3rd Avenue North and North L Street. The second floor is comprised of two modular units connected horizontally, positioned

above the primary courtyard entrance on 3rd Avenue North. On 3rd Avenue North, the first-floor façade features a main entrance with decorative metal screens that leads directly to an open-air courtyard. The second-floor façade is characterized by large vertical windows and decorative accent panels. On North J Street, the first-floor façade features large vertical windows, metal canopies that create covered outdoor living space, and decorative accent panels. Site features include front walkways to each unit on the ground floor, a centralized courtyard, and parking pads that provide vehicular access from the alley.

The property is located in the Medium Density Multi-Family Residential (MF-30) Zoning District.

<u>Dimension</u>	<u>Required by Code</u>	<u>Option A - Proposed</u>	<u>Option B - Proposed</u>
Density	30 dwelling units/acre max. (6 units)	6 units	6 units
Lot size	5,000 sq. ft.	10,125 sq. ft.	10,125 sq. ft.
Lot width	50'-0"	75'-0"	75'-0"
Lot depth	n/a	135'-0"	135'-0"
Front setback	20'-0"	20'-0"	20'-0"
Side setback	10% of lot width (min. 3') = 7'-6" each side	16'-4" (north) 25'-4" (south)	13'-6" (north) 13'-6" (south)
Rear setback	10% of lot depth = 13'-6"	15'-0"	43'-0"
Height	30'-0" for the primary structure	25'-10"	25'-10"
F.A.R. ¹	0.70 max. (7,087 sq. ft.)	0.24 (2,400 sq. ft.)	0.26 (2,592 sq. ft.)
Max. Building Coverage ² for a Large Lot	35% max. (3,544 sq. ft.)	11.85% (1,200 sq. ft.)	17.06% (1,728 sq. ft.)
Impermeable surface	55% max. (5,569 sq. ft.)	44.87% (4,543 sq. ft.)	49.70% (5,032 sq. ft.)
Living Area (Multi-Family)	400 sq. ft. efficiency	400 sq. ft. efficiency	432 sq. ft. efficiency

¹ *Floor area ratio*: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building's exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

² *Building lot coverage*: The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

Accessory Structure Limitations	Not to exceed 40% of the principal structure, or 1000 sq. ft. whichever is less	No accessory structure is proposed	No accessory structure is proposed
---------------------------------	---	------------------------------------	------------------------------------

Pursuant to LDR Section 23.4-10(f) Minimum parking requirements by use.

<u>Principal Use</u>	<u>Minimum Number of Parking Spaces</u>	<u>Additional Requirements</u>	<u>Option A - Proposed</u>	<u>Option B - Proposed</u>
Multi-Family Dwelling	1 space per bedroom with a max. of 2 spaces per unit; additional 0.5 guest space per efficiency and 1-bedroom unit; no additional guest spaces required for units containing 2 or more bedrooms Total of 9 Parking Spaces	On-street parking may be counted towards required parking	6 (Off-Street) 6 (On-Street)	6 (Off-Street) 8 (On-Street)

ANALYSIS:

New Construction:

Zoning and Comprehensive Plan Consistency

The proposed new construction (Options A and B) is consistent with all site data requirements in the City's Zoning Code and Comprehensive Plan. The application (Options A and B) as proposed meets the minimum off-street parking requirements, minimum living area requirements, and is in compliance with all impermeable surface requirements. The six-unit multi-family structure is also permitted in the Medium Density Multi-Family Residential (MF-30) Zoning District. The site plan generally meets the City's Zoning Code, and final review and approval will take place during the minor development review which is conducted administratively by Staff.

A landscape plan is included in **Attachment F**. The landscaping for the property will need to be evaluated to ensure it meets the minimum requirements of Section 23.6-1, Landscape Regulations. Final review and approval will take place during the building permit review process.

Historic Preservation

After reviewing the Decision Criteria for Demolition, included as **Attachment B**, it is the analysis of Staff that the existing non-contributing structure may be considered for demolition. The structure has been altered from its original design and does not display fine examples of craftsmanship.

Proposals for new construction within the City's local historic districts are subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k) of the City's historic preservation regulations. This criterion is provided in **Attachment C**, and includes Staff's response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

Both proposed designs are constructed utilizing modular units and utilize elements commonly found in contemporary architectural styles. Staff has included an excerpt from a publication that discusses modular construction (**Attachment G**). The informative document was created by The American Institute of Architects (AIA) and National Institute of Building Sciences. This document is meant to be purely educational, as this is not a common construction method found in Lake Worth Beach, and was not covered in the City's Design Guidelines. The majority of historic structures in Lake Worth Beach were built on site with the exception of relocated properties. The proposed project is comprised of modular units (volumetric construction) joined to form a single multi-family building. The project's architect has submitted a diagram illustrating the overall massing of the proposals (P. 16 of the architectural plans), included as **Attachment F**.

The Applicant has submitted two (2) design options for the multi-family building. Staff has some remaining concerns regarding the proposed massing of **Option A**, although the project architect has addressed many of HRPB's comments provided at the November meeting. The second story units have been pushed back to align with the front façade of the first floor units, and metal screening has been proposed on the east and west elevations to visually support the rear second story cantilevered elements. The Applicant is also proposing multiple new exterior siding treatments, which are more compatible with the surrounding neighborhood.

Option B emulates a typology of several Mid-Century multi-family structures found throughout the City that are designed around a central courtyard. This design features a two-story symmetrical façade fronting 3rd Avenue North with an open central entryway. The design utilizes large vertical expanses of glass, decorative panels, and metal screening. The massing elements for Option B are also similar to other multi-family structures within the district as viewed from the street. Additionally, the Applicant is also proposing multiple exterior siding treatments outlined in the architectural drawings for the Board to review.

Staff recommends that the Board review the design options and determine which is most visually compatible with the neighboring structures and development patterns found within the district. Both proposals feature exterior circulation paths, contemporary design, and provide the Board with multiple options for exterior siding materials. Both proposals are in compliance with the City's zoning code and adequately address parking requirements.

Should the Board approve the request, Staff has recommended several conditions of approval to further increase compatibility, specifically regarding the exterior building materials.

Public Comment

At the time of publication of the agenda, Staff has received no formal public comment.

COMPREHENSIVE PLAN CONSISTENCY:

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.3 To preserve and enhance the City's community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Goal 3.1 To achieve a supply of housing that offers a range of residential unit styles and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of housing units. (Objective 3.1.1)

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:

If the Board chooses to approve the request for the demolition of an existing non-contributing structure and the new construction of a six-unit multi-family structure, Staff suggests the following conditions:

- 1) A sample piece of the accent paneling shall be provided to staff for review prior to permitting.
- 2) All window, door, and sliding glass door frames shall utilize a black or clear-anodized silver finish.
- 3) All windows shall be recessed and shall not be installed flush with the exterior wall.
- 4) The windows, doors, and sliding glass doors shall utilize clear glass or glass with a clear Low-E coating. Tinted, grey, colored, and/or mirrored glass shall not be used.
- 5) Staff **recommends** that the Board discuss the site plans and proposed designs of Options A and B, and determine which design is the most visually compatible with the neighboring structures and development patterns found within the district.
- 6) Staff **recommends** that the Board discuss the exterior finish variations, and determine the most compatible option for the chosen design.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 19-00100276: Consideration of a Certificate of Appropriateness (COA) for the demolition of an existing non-contributing structure and the new construction of a ± 2,592 square foot multi-family structure at **230 North L Street**, with the conditions as recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Beach Land Development Regulations, Section 23.5-4.

I MOVE TO **DENY** HRPB Project Number 19-00100276: Consideration of a Certificate of Appropriateness (COA) for the demolition of an existing non-contributing structure and the new construction of a ± 2,592 square foot multi-family structure at **230 North L Street**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach

Land Development Regulations Section 23.5-4, the Secretary of the Interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:

- A. Location Map – 230 North L Street
- B. Decision Criteria – Demolition
- C. Decision Criteria – New Construction
- D. Property File Documentation
- E. Current Photos
- F. Proposed Architectural Plans
- G. Design for Modular Construction: An Introduction for Architects (Excerpt)

ATTACHMENT A





MEMORANDUM DATE: December 31, 2019

AGENDA DATE: January 8, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **217 South J Street**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 19-00100264:** Consideration of a Certificate of Appropriateness (COA) for exterior alterations and the construction of a +/- 233 sq. ft. addition to the single-family residence at **217 South J Street**; PCN# 38-43-44-21-15-085-0240. The subject property is a contributing resource to the Southeast Lucerne Local Historic District and located within the Multi-Family Residential (MF-20) Zoning District.

Owner: Chris Couture
217 South J Street
Lake Worth Beach, FL 33460

BACKGROUND:

The single-story single-family residence located at 217 South J Street was constructed c.1925 in a Wood Frame Vernacular architectural style. The property has frontage on South J Street to the east. Although no architectural drawings of the building are available in the City's property files, a property card from 1944 (included as **Attachment C**) describes the structure as being of wood frame construction on a concrete block foundation, having a gable roof with asphalt shingles, wood windows, and two screened porches. The property card also indicates that a rear cottage and detached garage were constructed on the lot. City permit records indicate the structure has had alterations over time, including permits for roof replacement, installation of asbestos siding, and window replacement. Overall, the structure retains a high degree of historic integrity of location, setting, and design, and a moderate degree of historic integrity of materials due to window, siding, and roof replacement.

REQUEST:

The Applicant has submitted plans for a new +/- 233 square foot one-story front porch addition to the east of the structure, included as **Attachment E**. The proposed addition will accommodate a new porch and additional enclosed living area for the structure. The addition is proposed to attach to the existing historic structure on the east (front) façade and extend the existing gable roof by removing the smaller gable roof over the projecting enclosed front porch. The new front porch is designed with simple wood beams and posts, wood railings, decorative brackets, and a gable vent. New dimensional asphalt shingles

will be installed in the gable roof extension to match the existing structure. Photos of the existing structure are included in this report as **Attachment D**.

The request also includes exterior alterations to the existing structure. The proposal includes partial window replacement with new aluminum impact 4/1 single-hung, awning, and horizontal roller windows. The majority of windows being replaced are altering or relocating the existing window openings. All the existing jalousie windows will remain on the north façade. In addition, the exterior doors will be replaced with new aluminum impact full-view French doors.

The property is located in the Multi-Family Residential (MF-20) Zoning District.

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	5,000 sq. ft.	6,750 sq. ft.
Lot width	50'-0"	50'-0"
Lot depth	n/a	135'-0"
Front setback	20'-0"	Existing: 29'-8" Proposed: 20'-0"
Side setback	10% of lot width = 7'-6" each side	26'-4" (north) 17'-5" (south)
Rear setback	10% of lot depth = 13'-6"	61'-11"
Height	30' for principal structure	14'-0" (roof ridge)
F.A.R. ¹	0.50 max. (5,062 sq. ft.)	0.29 (2,972 sq. ft.)
Max. Building Coverage ² for a Large Lot	35% max. (3,544 sq. ft.)	18.28% (1,850 sq. ft.)
Impermeable surface	55% max. (5,569 sq. ft.)	29.36% (2,972 sq. ft.)
Accessory Structure Limitations	Not to exceed 40% of the principal structure, or 1000 sq. ft. whichever is less	No accessory structure expansion is proposed.

¹ *Floor area ratio*: A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building's exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

² *Building lot coverage*: The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

ANALYSIS:

Exterior Alterations and Addition:

Zoning and Comprehensive Plan Consistency

The proposed addition is consistent with all site data requirements in the City's Zoning Code and is generally consistent with the Comprehensive Plan. The addition as proposed would be conforming, and would not require any variances from the zoning code. A determination to see if a landscape review will be required will be performed at permitting.

Historic Preservation

Additions within a local historic district are subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k) of the City's historic preservation regulations. This criterion is provided in **Attachment B** and include Staff's response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

The proposed exterior alterations and addition alter character-defining features of the historic structure and obscure the front façade. The majority of the proposed new windows create new openings and significantly alter the existing historic openings. The property is characterized by pairs and triplets of windows, specifically on the enclosed front porch. The current proposal removes these configurations and the spatial relationships of solids to voids on the exterior walls are significantly altered. In addition, the property retains its original wood window trim, sills, and mullions, which Staff recommends not to be removed. The proposal's elimination of the existing window configuration on the front façade completely removes the character defining projecting enclosed porch, which is an important character-defining feature for a structure of this period. The Staff recommends that the original window openings be maintained.

The existing historic structure is also characterized by three staggered gable ends that can be found on similar Wood Frame Vernacular structures that date from this period. The proposed front porch addition will remove the existing gable roof above the enclosed front porch and extend the gable roof of the main structure to cover the proposed front porch, significantly altering the massing and design of the structure. The new façade design will not distinguish the old from the new and could create a false sense of historical development. The proposed front porch design is also atypical for the City's Wood Frame Vernacular structures, which typically did not have broad and deep open front porches under the main roofline of the structure. Staff recommends that if a new open front porch is desired, that it should be located under the south gable, and set back from the front façade, or be redesigned to not obscure the existing historic front façade.

Staff has discussed the concerns noted above with the project architect. Because the concerns were not addressed, Staff has added several conditions of approval to increase the overall visual compatibility of the exterior alterations and addition should the Board approve the request, to ensure consistency with the City's historic preservation regulations and the Historic Preservation Design Guidelines. Staff also proposed an alternate design, which incorporates the addition that the Applicant is requesting, but retained the historic window openings and incorporated a covered porch to the south side of the front façade. An elevation and partial plan drawing of this design can be found as **Attachment F**.

Public Comment

At the time of publication of the agenda, Staff has received no written public comment.

COMPREHENSIVE PLAN CONSISTENCY:

The project, as proposed, is generally consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.4 Encourage preservation and rehabilitation of historic and natural resources and where appropriate restrict development that would damage or destroy these resources. (Objective 1.4.2)

Objective 3.2.5: To encourage the identification of historically significant housing, and to promote its preservation and rehabilitation as referenced by the Surveys of Historic Properties conducted for the City of Lake Worth.

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

If the Board chooses to approve the application, Staff suggests the following conditions:

- 1) All proposed exterior entry doors shall be compatible with the Wood Frame Vernacular architectural style, and the final design shall be subject to Staff review at permitting. The windows and doors shall be wood, wood-clad, aluminum, or fiberglass.
- 2) The windows shall be recessed a minimum of two inches (2") in the wall, and shall not be installed flush with the exterior wall.
- 3) The windows and doors shall utilize clear glass or glass with a clear Low-E coating. Tinted or highly reflective glass shall not be used.
- 4) The proposed siding shall have the same reveal, design, and proportions as the asbestos siding on the existing structure, and all window trim and sills shall replicate the trim and sills on the historic structure.
- 5) The proposed front porch detailing (rafter tails, fascia, beams, posts, and railings) shall be created out of wood, and shall be compatible with the Wood Frame Vernacular architectural style. The Applicant shall submit a detailed measured drawing of the front porch detailing at permitting.
- 6) Staff *recommends* that windows and doors be replaced in their original openings, and the openings are not made smaller by building in the framing or made larger by expanding the opening. In addition, the divided light patterns shall be revised to maintain consistently proportioned light sizes utilizing exterior raised applied triangular muntins. The proposal may be continued at the Board's discretion to facilitate a review of the design change, or could be reviewed by Staff at permitting.
- 7) Staff *recommends* the new front porch be redesigned to not obscure the existing historic front façade by lowering the roof height and relocating the porch to the south gable. The proposal may be continued at the Board's discretion to facilitate a review of the design change, or could be reviewed by Staff at permitting.

POTENTIAL MOTIONS:

I MOVE TO **APPROVE** HRPB Project Number 19-00100264: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and the construction of a +/- 233 sq. ft. front porch addition to the single-family residence at **217 South J Street**, with the conditions as recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations, Section 23.5-4.

I MOVE TO **DENY** HRPB Project Number 19-00100264: Consideration of a Certificate of Appropriateness (COA) for exterior alterations and the construction of a +/- 233 sq. ft. front porch addition to the single-family residence at **217 South J Street**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4, the Secretary of the Interiors Standards for the Rehabilitation of Historic Properties, and the City's Comprehensive Plan.

ATTACHMENTS:

- A. Location Map – 217 South J Street
- B. Decision Criteria – Exterior Alterations and Additions
- C. Property File Documentation
- D. Current Photos
- E. Proposed Architectural Plans
- F. Staff's Recommended Design

ATTACHMENT A





MEMORANDUM DATE: December 31, 2019

AGENDA DATE: January 8, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **921 Lake Avenue**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 19-00500008** and **19-00000011:** A request for a Conditional Use Permit and a request for Mural Installation for the contributing structure located at **921 Lake Avenue**, pursuant to but not limited to Sections 23.2-7, 23.3-14, and 23.5-4 of the Land Development Regulations. The subject property is located in the Downtown (DT) Zoning District and the Old Town Local Historic District.

Owner: Ahu Serter
Lucky Feet Baking Goods LLC
921 Lake Avenue
Lake Worth Beach, FL 33460

BACKGROUND:

The two-story structure located at 921 Lake Avenue was constructed c.1930. The 2001 Designation Report for Old Town Local Historic District classified the contributing resource as a Masonry Vernacular structure, although City records indicate the primary structure fronting Lake Avenue is wood framed. The property has frontage on South J Street to the east. Although no architectural drawings of the building are available in the City's property files, a property card from 1944 (included as **Attachment B**) describes the structure as being of wood frame construction with stucco exterior walls, wood windows, and a flat roof. The property card also indicates that a rear attached structure was constructed with concrete block exterior walls, wood windows, and a flat roof. The original uses are listed as stores, apartments, and offices. City permit records indicate the structure has had alterations over time, including permits for façade alterations and interior renovations associated with changes in use. Overall, the structure retains a low degree of historic integrity of location, setting, materials and design.

REQUEST:

The Applicant has submitted a request for a mural installation on the west elevation, facing South H Street. A general project description, a justification statement, a rendering of the proposed murals, paint color samples, as well as resumes and work samples from the mural artist, David Arranhado, has been submitted. These items have been included in this report as **Attachments C** and **D**.

The Applicant is also requesting a Conditional Use Permit to allow the use of a bar, as a component of Café Hermanas; a Mexican inspired restaurant at the subject property. The interior floor plan of the new restaurant and bar have been included as **Attachment F**.

ANALYSIS: MURAL INSTALLATION

Zoning

Staff has reviewed the documentation and materials provided and has outlined the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) concerning mural installation.

Per LDR Section 23.1-12, a mural is defined as, *“Any picture or graphic design painted on or otherwise applied to the exterior of a building or structure, or to a window.”*

LDR Section 23.5-1(e)13 provides standards and requirements for mural installation within the City. With regards to placement and location of murals, generally:

- *Murals shall be permitted in commercial and industrial districts.*
- *Murals shall not be permitted on the fronts of buildings or structures facing Lake Worth Road, Lake Avenue, Lucerne Avenue, Dixie Highway and Federal Highway, except as may be approved by the appropriate Board.*
- *Murals may co-exist with all types of on premises signs. If printed commercial messages are included in a mural, the entire mural shall be considered part of the overall allowable signage permitted by code.*

The Code regulations also require that the design of the mural must meet the requirements of Section 23.2-31(I), which defines community appearance standards and review criteria. The criteria are listed below, and include Staff’s response to each criterion. The Applicant has also provided a justification statement, included as **Attachment D**.

Lake Worth Beach Code of Ordinances, Land Development Regulations Section 23.2-31(I); Community Appearance criteria:

- 1) The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

Staff response: The murals appear to portray good taste and design, contributing to the artistic aesthetics of the City. According to the Applicant, the mural will be designed and executed by acclaimed Portuguese artist David Arranhado. It will be a tropical-themed mural that will add beauty to the City.

- 2) The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

Staff response: The murals do not appear to be of inferior quality and are subject to the mural removal agreement, which requires the applicant to continuously maintain the murals for the duration of their existence.

- 3) The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein.

Staff response: The mural will be located within the Old Town Local Historic District, which is comprised of a mix of commercial, residential, and public uses. The proposed mural appears to be in harmony with the surrounding properties in the general vicinity.

- 4) The proposed structure or project is in compliance with this section and 23.2-29, as applicable.

Staff response: Not applicable. Section 23.2-29 refers to the conditional use permit process, and this request for a mural installation does not require a conditional use permit.

Historic Preservation

It is the analysis of Staff that the project as proposed is generally compatible with the review criteria set forth in the City's Land Development Regulations, Historic Preservation Ordinance, Section 23.5-4.

Historic commercial structures often utilized murals on the side and rear elevations in downtown commercial core areas in order to advertise products or to add artistic beauty and interest within the downtown. Murals on the front of structures in historic commercial downtowns are atypical. The primary facades of these structures were typically reserved for signage and were not ornamented with murals so that the architectural details on the storefront facades could be readily visible. The proposed mural will be installed on the west (side) elevation, fronting South H Street. It is Staff's analysis that the mural location is appropriate for the Old Town Local Historic District.

Comprehensive Plan

The proposed mural is compatible with the following portions of the City of Lake Worth Beach's Comprehensive Plan:

Policy 1.1.1.7: The Downtown Mixed Use land use category is intended to provide for the establishment and expansion of a broad range of office, retail and commercial uses, including higher intensity commercial, and some residential within the traditional down-town core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed Use category because they would be detrimental to the shopping or office functions of the area.

Policy 1.1.2.9: The Downtown Mixed Use land use designation is intended for mapping of areas considered to be the traditional downtown core. The area is primarily bounded on the north by 2nd Avenue North, the east by Golfview Road, the south by 1st Avenue South, and the west by H Street. This concentrated downtown core demonstrates a reasonably good potential for intensive use by office and

retail establishments and shall provide for the vertical or horizontal mixing of land uses within a single site in order to allow development and redevelopment in specific geographic areas of the City that take maximum advantage of existing utility systems and services; and promotes compact development, safe and pedestrian-friendly streets, and provides transportation choices.

ANALYSIS: CONDITIONAL USE

Surrounding Properties

North: To the north of subject property, across from Lake Avenue, is the City of Lake Worth Beach City Hall. The parcel is zoned Public (P) and has a future land use designation of Public.

South: To the south of the subject property, across from the alley, is multi-family structures. Similar to the subject property, the parcel is zoned Downtown (DT) and has a future land use designation of Downtown Mixed Use.

East: To the east of the subject property, is a mixed-use structure with a restaurant (Couco Pazzo) and residential units. Similar to the subject property, the parcel is zoned Downtown (DT) and has a future land use designation of Downtown Mixed Use.

West: To the west of the subject property, across from South H Street, is a commercial office structure. Similar to the subject property, the parcel is zoned Downtown (DT) and has a future land use designation of Downtown Mixed Use.

Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest

The Applicant has also provided a justification statement, included as **Attachment D**. The project is in compliance with the general findings relating to harmony with the LDRs and protection of public interest, as follows:

1. 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.

Staff Response: The subject site is a suitable location in which to locate a restaurant and bar. The site is located within the Downtown zoning district and has a future land use of Downtown Mixed Use, a broad range of office, retail and commercial uses, including higher intensity commercial. According to the Applicant, Cafe Hermanas at 921 Lake Avenue will be a Mexican inspired restaurant in the Downtown District of City Lake Worth Beach. The space has been used in the same capacity, as a seating food service establishment. The area has several food service establishments already so we will be adding to the already diverse restaurant mix keeping “in harmony” with the area.

Meets Criterion.

2. The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

Staff Response: The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Current Use/Name of Development
North	Public	Public (P)	City of Lake Worth Beach City Hall
South	Downtown Mixed Use	Downtown (DT)	Multi-Family Residential
East	Downtown Mixed Use	Downtown (DT)	Mixed-Use (Restaurant and Residential)
West	Downtown Mixed Use	Downtown (DT)	Commercial Offices

The subject property is located on the southeast corner of Lake Avenue and South H Street. The site is surrounded by a mix of commercial, residential, and public uses, located within the Downtown (DT) and Public (P) zoning districts. The proposed restaurant and bar use will be in harmony with the commercial nature of the surrounding area. The Applicant stated that in the immediate area there are several other dining options that make it a dining area destination.

Meets Criterion.

3. The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the Property for some use permitted by right or some other conditional use permitted on the Property.

Staff Response: A medium intensity (building size less than 7,500 square feet) restaurant is a use subject to an administrative use permit review, which is a staff level review and approval process. The proposed restaurant with a bar is a conditional use permit review, which is a Board level review and approval process. The conditional use request to allow a restaurant and bar at this location will not negatively impact the public benefit or cause harm. The area surrounding the subject site is urban and residential in nature. The proposed use as a restaurant and bar is in an ideal location in which to develop this use, as the urban nature of the development furthers the City’s objectives for the area. The uses and subsequent development of the site will enhance the area by providing a dining establishment within walking distance of the downtown, and is compatible with the existing developments surrounding the site. According to the Applicant, the structure has been used as a restaurant for the past several decades, and the new use will not affect the public benefit in any harmful way.

Meets Criterion.

4. 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.

Staff Response: The Conditional Use request to allow a restaurant and bar on this site will not result in a more intensive development in advance of the Future Land Use Element of the City’s Comprehensive Plan. The development of this site will enhance the area and further the objectives of the City.

Meets Criterion.

Section 23.2-29(e): Specific standards for all conditional uses

1. 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.

Staff Response: The Applicant contends that the business that previously occupied the space is of the same nature of the proposed new use, and as a result, traffic volumes will not be significantly impacted.

Meets criterion.

2. 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.

Staff Response: According to the Applicant, as the Downtown Lake Worth Beach area is already a restaurant destination traffic volumes will not be significantly impacted on local streets.

Meets criterion.

3. The proposed conditional use will not produce significant air pollution emissions, to a level compatible with that which would result from a development permitted by right.

Staff Response: The Applicant stated that the restaurant location will comply with local, state and federal regulations and will not produce any significant pollution emissions.

Meets Criterion.

4. 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.

Staff Response: The proposed restaurant and bar use on the site will not result in a higher net public cost or earlier incursion of public cost than would result from a development permitted by right.

Meets Criterion.

5. 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.

Staff Response: The Applicant is proposing to utilize the existing infrastructure since the previous use was a restaurant. No adverse impact to infrastructure or public utilities is anticipated to occur as a result of this request.

Meets Criterion.

6. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services.

Staff Response: The request for a Conditional Use approval for a restaurant and bar use will not place a demand on municipal police or fire protection services beyond capacity.

Meets Criterion.

7. The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by

right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.

Staff Response: According to the Applicant, as an establishment whose primary purpose will be food service, there will not be any noise levels generated above the permitted decibel level as set forth by the City.

Meets Criterion.

8. The proposed conditional use will not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3, Exterior lighting.

Staff Response: No exterior changes are proposed therefore, additional exterior lighting or glare will not be generated.

Meets Criterion.

Public Comment

At the time of publication of the agenda, Staff has received no written public comment.

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

Mural Installation

If the Board chooses to approve the application, Staff suggests the following conditions:

- 1) Previously unpainted masonry building materials (i.e. unpainted brick, coral stone, Oolitic limestone, etc.) and windows shall not be painted.
- 2) This approval does not include any physical alterations to building exteriors aside from paint application.
- 3) Prior to the mural being installed, the applicants shall apply for a City of Lake Worth Beach building permit.
- 4) Unless a time extension is granted in accordance with Code, this application shall expire one year from Historic Resources Preservation Board Approval.
- 5) Prior to the completion of the proposed murals, a Mural Removal Agreement shall be entered between the applicant and the City of Lake Worth Beach for each mural. This removal agreement shall be recorded with The Clerk and Comptroller of Palm Beach County.
- 6) Staff *recommends* that the mural terminate before it reaches the decorative parapet.
- 7) Staff *recommends* that the mural extend the full length of the west elevation.
- 8) Staff *recommends* that the mural's focal point (tree) be repositioned to ensure a window opening does not obscure it.

POTENTIAL MOTIONS:

I MOVE TO **APPROVE** HRPB Project Number 19-00000011: Consideration of a request for mural installation for the contributing structure located at **921 Lake Avenue**, with the conditions as

recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Beach Land Development Regulations Sections 23.5-1(e)13, 23.2-31(l) and 23.5-4.

I MOVE TO **DENY** HRPB Project Number 19-00000011: Consideration of a request for mural installation for the contributing structure located at **921 Lake Avenue**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulations Sections 23.5-1(e)13, 23.2-31(l) and 23.5-4.

Conditional Use Permit

Should the Board choose to approve the application, Staff suggests the following conditions:

- 1) The Applicant shall apply for a City of Lake Worth Beach Business License to legally operate the restaurant and bar.

POTENTIAL MOTIONS:

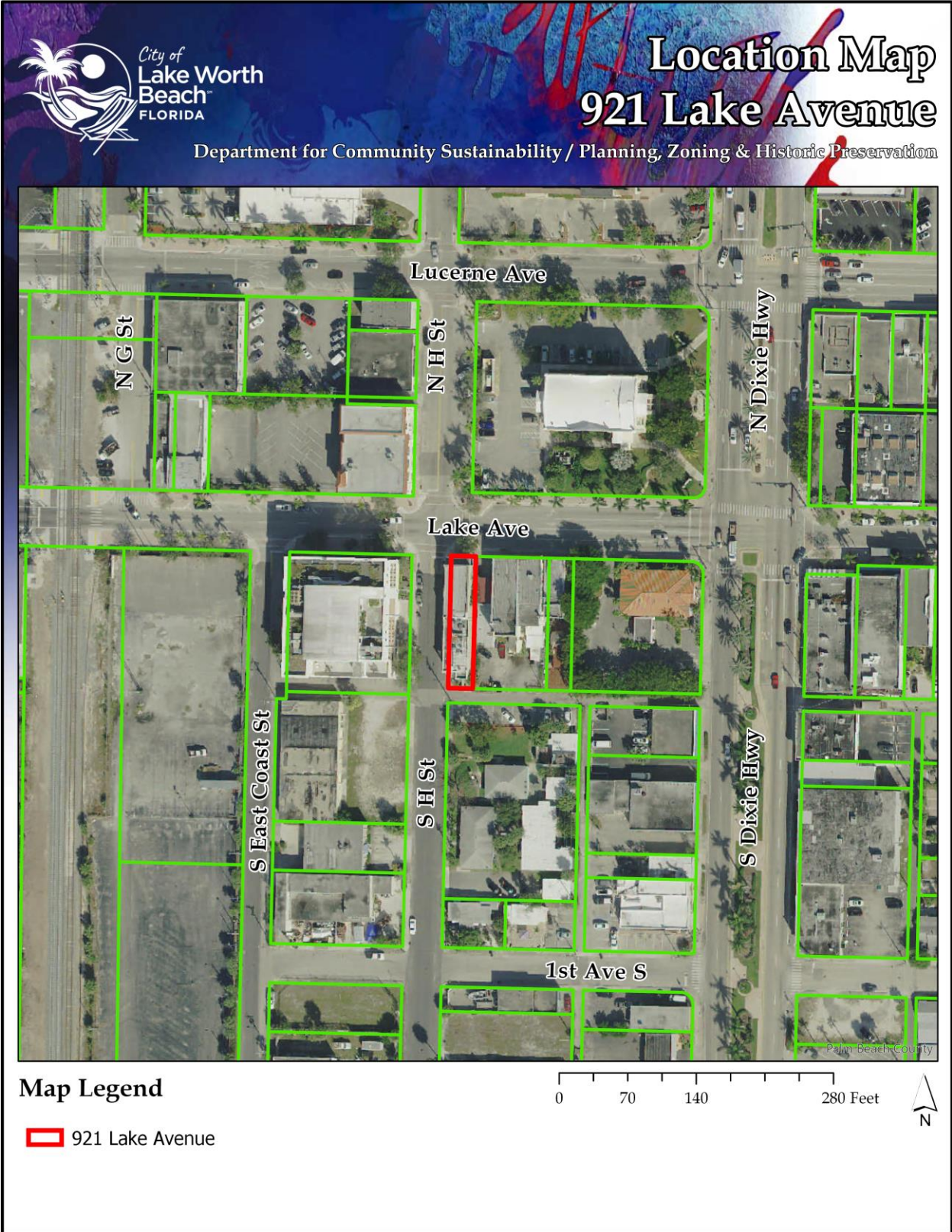
I MOVE TO **APPROVE** HRPB Project Number 19-00500008: Consideration of a request for a Conditional Use Permit to allow the use of a restaurant and bar for the contributing structure located at **921 Lake Avenue**, with the conditions as recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Beach Land Development Regulations Sections 23.2-29(d), 23.2-29(e) and 23.5-4.

I MOVE TO **DENY** HRPB Project Number 19-00500008: Consideration of a request for a Conditional Use Permit to allow the use of a restaurant and bar for the contributing structure located at **921 Lake Avenue**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulations Sections 23.2-29(d), 23.2-29(e) and 23.5-4.

ATTACHMENTS:

- A. Location Map – 921 Lake Avenue
- B. Property File Documentation
- C. Mural Application
- D. Applicant Justification Statement
- E. Current Photos
- F. Proposed Floor Plan

ATTACHMENT A





MEMORANDUM DATE: January 1, 2020

AGENDA DATE: January 8, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **920 South Lakeside Drive**

FROM: Jordan Hodges, Senior Preservation Coordinator
Abraham Fogel, Preservation Planner
Department for Community Sustainability

TITLE: **HRPB Project Number 19-00100275:** Consideration of a Certificate of Appropriateness (COA) for the Demolition of the existing contributing single-family structure, an Economic Hardship Request, and a Certificate of Appropriateness for the construction of a new ± 7,435 square foot single-family structure at **920 South Lakeside Drive**; PCN# 38-43-44-27-01-033-0040. The subject property is a contributing resource to the South Palm Park Local Historic District.

Owner:	Brendan and Lisa Lynch 920 S. Lakeside Drive Lake Worth Beach, FL 33460	Agent:	Wes Blackman, AICP CWB Associates 241 Columbia Drive Lake Worth Beach, FL 33460
---------------	---	---------------	--

BACKGROUND:

The single-family structure located at 920 South Lakeside Drive was designed in May of 1946 by prominent Lake Worth architect Edgar S. Wortman. A Mr. and Mrs. Charles Warner commissioned the property, and it was designed in a sprawling Masonry Vernacular style with influences of Palm Beach Regency architecture. The structure has frontage on South Lakeside Drive to the west and frontage on the intercostal waterway to the east. The original architectural drawings are located within the City's property files and are included in this report in **Attachment B**. The architectural drawings for the structure illustrate an expansive single-story residence with an "L" shaped plan of masonry construction with a smooth stucco exterior finish, flat white concrete tile hip roof, a small projecting front porch, and a utility wing containing a two-car garage. With a \$19,000 building permit valuation, the structure was an impressive residence for its time, featuring a formal entrance hall, a master bedroom with an en-suite bathroom, formal dining room, and a rear terrace overlooking the intercostal. City permit records indicate the structure has had alterations over time, including permits for window replacement, various electric and plumbing improvements, and two additions to the structure occurring in 2004. In March of 2019, staff administratively issued a Certificate of Appropriateness for roof replacement with a flat concrete tile. Site improvements include the installation of an in ground swimming pool in 2006 and retaining wall installation in 2017. The structure retains a moderate to high degree of historic integrity of location, setting, materials, and design. Current Photos of the structure are provided in this report as **Attachment C**.

REQUEST:

The Applicant is requesting to demolish the existing contributing resource due to extensive and ongoing complications with mold and air quality at the property. The Applicant has submitted a justification statement for their request and exhibits illustrating the basis for an Economic Hardship request, which outlines in detail the Applicant's attempts at mold remediation for the property. Should the Board approve the request for demolition; the Applicants have also submitted plans for the construction of a new ± 7,435 square foot single-family structure on the parcel.

ANALYSIS:**Demolition**

The contributing single-family structure retains a moderate to high degree of historic integrity of location, setting, materials, and design. The building is structurally sound and contributes to the overall character and concentration of architecturally significant structures in the district.

The City of Lake Worth Land Development Regulation Section 23.5-4(k)4 contains the decision-making criteria for the demolition of historic structures, and states that "*No certificate of appropriateness for demolition of a landmark or contributing property shall be issued by the HRPB unless the applicant has demonstrated that no other feasible alternative to demolition can be found.*" Staff has reviewed the decision-making criteria for granting Certificates of Appropriateness for demolition, and have included Staff's responses in **Attachment D**. The Applicant has also submitted responses to these criterion, proved as **Attachment E**.

Based on the decision-making criteria, it is the analysis of Staff that the existing contributing resource should not be considered for demolition under regular circumstances. The building was designed by an important local architect, is structurally sound, retains a moderate to high degree of its character defining features, and contributes to the historic integrity of the South Palm Park Local Historic District. The Applicant maintains that the structure is uninhabitable and that continuing phases of remediation would result in an ongoing economic hardship, and that the results of future remediation cannot be guaranteed to fully correct the existing problems.

Staff recommends that the Board carefully review the Economic Hardship request for the demolition request to determine the structure's viability and to determine if the Applicant has demonstrated that no other feasible alternative to demolition can be found.

Economic Hardship Request

According to the City of Lake Worth Beach, Land Development Regulations, Section, 23.5-4(l)(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 Justification Statement and documentation provided for the Economic Hardship Request has been included in this report as **Attachment F**. In addition, the Applicant has submitted exhibits documenting their efforts to remediate the issues at the property. These exhibits have been included as **Attachment G**.

City of Lake Worth Land Development Regulation Section 23.5-4(L), *Supplemental standards to determine if unreasonable economic hardship exists*, has been included in this staff report as **Attachment H**.

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

- 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.

Staff Response: Per the Applicant's Justification Statement, the owner knew that the property was in a historic district at the time of purchase.

- 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.

Staff Response: The Applicant paid approximately \$1.1 million for the property in September of 2009. Per the Applicant, there was no relationship between the seller and the current owner outside of the purchase of the property. The Applicant states that there were no terms of financing between the seller and buyer.

- 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.

Staff Response: The Applicants own the property and it is utilized as their primary residence. The property is homesteaded.

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

Staff Response: Based on early estimations and design, the Applicant is assessing the total project cost at \$1.3 million.

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

Staff Response: In 2018, 920 S Lakeside Drive was assessed at \$809,882. In 2019, the property assessed at \$825,270.

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

Staff Response: The Applicant states that \$12,198 was paid in property taxes in 2018, and \$11,076 was paid in 2019.

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

Staff Response: The Applicant states that there were no annual debt services or mortgage payments for the previous two years.

- 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.

Staff Response: Not applicable, item E indicates the most recent assessments of the property's value.

- 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.

Staff Response: Not applicable. The Applicant does not intend on selling the property.

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

Staff Response: Staff directs attention to this report's **Attachment G**, which provides the existing environmental analysis of the property.

- 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.

Staff Response: Not provided by the Applicant. The structural soundness of the structures 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.

Staff Response: Staff directs attention to this report's **Attachment G**.

(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.

Staff Response: The Applicant states, "A letter is being prepared by a licensed real estate professional. It will estimate the value of the property "as is", the impact of latent defects (mold), the value of the property as three buildable and vacant waterfront lots, and the value of the three lots as one parcel and then that value including the proposed new construction."

(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.

Staff Response: The Applicant states, "...In addition to previous sums already paid, that means this project would have a cost of approximately \$323,000 and neither the owner of the mold remediation company or the mold inspection company could not guarantee this would resolve the situation". **See Attachment F**.

(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.

Staff Response: Not provided by the Applicant.

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

Staff Response: Not provided by the Applicant.

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.

Staff Response: Not provided by the Applicant.

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

Staff Response: Please refer to **Attachment F** (Applicant’s Justification Statement) and **Attachment G** (Economic Hardship Request Exhibits)

Alternative remedies per LDR Section 23.5-4(I)(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.

Staff Response: Staff defers to the Board to determine if there are alternative remedies that will not result in unreasonable economic hardship and will have the least adverse effect on the contributing resource.

Issuance of certificate per LDR Section 23.5-4(I)(8):

If, after full consideration of all other possible relief, the HRPB determines that unreasonable economic hardship shall result unless the specific relief requested is granted, the HRPB shall promptly grant the certificate of appropriateness for such relief.

New Construction

Should the request for demolition be approved, the Applicant has submitted plans for the construction of a new ± 7,435 square foot single-family residence to be construction on the lot. The Applicant has provided proposed architectural plans for the building, including a site plan, floor plan, landscape plan, and building elevations. The proposed building is designed in a contemporary architectural style with elements of Anglo-Caribbean architecture. The architectural plans for new construction can be found in this report as **Attachment I**.

The Applicant currently owns three abutting fifty-foot wide parcels (ADD 1: Lots 4, 5, and 6 of Block 33). The existing structure at 920 S Lakeside Drive currently occupies two of those lots (Lots 4 and 5). The Applicant is in the process of joining the three lots together for the new construction proposal, creating a parcel with 150 linear feet on frontage along S Lakeside Drive.

The building is proposed to be building of masonry construction with a stucco finish. Character-defining features of the structure include an expansive hip roof system with Bermuda-style flat tiles, bracketed overhanging eaves, large casement windows with horizontal lights, a projecting covered entryway, and a three-car forward facing garage. Site features include a large circular driveway, concrete walkways, and extensive landscaping. The Applicant is proposing to utilize the existing rear pool and spa from the current structure.

The property is zoned Single-Family Residential (SFR) and is subject to the provisions of LDR Section 23.3-7.

<u>Dimension</u>	<u>Required by Code</u>	<u>Existing or Proposed</u>
Lot size	5,000 sq. ft.	Approx. 33,000 sq. ft.
Lot width	50'-0"	150'-0" (three platted lots of record)
Lot depth	n/a	Approx. 220 linear feet
Front setback	50'-0"	50'-0"
Side setback	10% of lot width (min. of 10 ft. for lots over 100 ft. in width)	10'-0" (South side setback) 34'-4" (North side setback)
Rear setback	10% of lot depth for primary structures	93'-6"
Height (SFR zoning)	30' for primary structure	21'-8" Average Max. Height
F.A.R. ¹ for a Small Lot	0.45 max. (14,852.7sq. ft.)	0.23 = (7,435 sq. ft.)
Max. Building Coverage ² for a Large Lot	30% max. (9,901 sq. ft.)	22.5% = (7,435sq. ft.)
Impermeable surface for a Large Lot	50% max. (66,012 sq. ft.)	35% = (11,560 sq. ft.)

ANALYSIS:

New Construction:

Zoning and Comprehensive Plan Consistency

The proposed new construction project is consistent with all site data requirements in the City's Zoning Code and Comprehensive Plan. The application as proposed meets the minimum off-street parking requirements and is in compliance with all impermeable surface requirements.

A landscape plan is included in **Attachment I**. The landscaping for the property will need to be evaluated to ensure it meets the minimum requirements of Section 23.6-1, Landscape Regulations. Final review and approval will take place during the building permit review process.

¹ *Floor area ratio:* A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building's exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

² *Building lot coverage:* The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

Historic Preservation

New construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k) of the City's historic preservation regulations. This criterion is provided in **Attachment J** and include Staff's response to each criterion. The Applicant has also provided responses to these criterions, provided as **Attachment K**. The criteria deal primarily with massing, scale, materials, and design compatibility with the surrounding historic district.

After reviewing the decision making criteria, it is the analysis of Staff that the new construction project as proposed is minimally compatible with the regulations set forth in the historic preservation ordinance and the City of Lake Worth Beach Historic Preservation Design Guidelines portions on new construction and site plan considerations.

The proposed design of the structure is typical of large contemporary residential structures on expansive lots. The proposal has a broad and staggered front façade with multiple projecting bays and recessed alcoves. The front façade utilizes regular window placement and generally avoids large expanses of blank façade. The proposal also utilizes compatible building materials, such as a stucco exterior, divided light casement windows, and a concrete tile roof. The project's design also incorporates some elements of traditional detailing, such as large bracketed overhangs and operable colonial-style shutters.

Staff does have remaining concerns regarding the overall massing, the complexity of the roofline, the forward facing three-bay garage, and the monumental entry porch. The building as designed, as evident in the streetscape elevation, is generally taller and wider than neighboring single-story structures. The project architect, at Staff's recommendation, did substantially lower the height of the roof, but Staff maintains that the complexity of the roofline is atypical for the district. The roofline highlights the individual massing components of the structure and results in a series of cascading hipped roofs, which is atypical for surrounding historic buildings.

The front facing three-bay garage is also uncommon amongst neighboring historic structures and the district as a whole. The design does utilize appropriate single-vehicle wide recessed panel garage doors, but their prominence on the front façade of the building is uncommon for the district, with the garage taking up nearly a third of the structure's primary façade. Staff recommends that the garage entrance be relocated to the north façade of the structure. The existing placement of the building leaves approximately thirty-four feet from the structure to the north property line which would allow ample space for vehicle entry into a north-facing garage. In addition, Staff recommends that the proposed circular driveway be consolidated into a single driveway with vehicular entry from the north side of the property. The project architect has adjusted the proposed driveway to conform to front yard impermeable surface requirements as seen on the current site plan. Please note that the landscape plan utilizes the first rendition of the driveway's design, and will need to be revised.

The proposed design also utilizes a projecting monumental entryway porch with large square columns under a separate roofline. This design is atypical for surrounding historic properties and is not compatible with prevalent architectural styles within the neighborhood. Staff recommends that the Applicant explore altering the roofline of the two projecting bays on either side of the porch to have forward facing gable roofs and incorporating a low slope shed roof over the entryway connecting the two projecting bays.

Public Comment

At the time of publication of the agenda, Staff has received no written public comment.

COMPREHENSIVE PLAN CONSISTENCY:

The project, as proposed, is consistent with the following Comprehensive Plan goals and objectives concerning future land use and housing:

Goal 1.3 To preserve and enhance the City’s community character as a quality residential and business center within the Palm Beach County urban area. (Objective 1.3.4)

Goal 3.1 To achieve a supply of housing that offers a range of residential unit styles and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of housing units. (Objective 3.1.1)

CONSEQUENT ACTION:

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

RECOMMENDATION:

Staff recommends that the Board carefully review the Economic Hardship request for the proposed demolition to determine the structure’s viability and to determine if the Applicant has demonstrated that retaining the existing structure would result in an undue economic hardship. Staff recommends that the Board continue the proposal for new construction to facilitate a redesign addressing Staff’s comments.

If the Board chooses to approve the application, Staff suggests the following conditions:

1. Should the Board approve the request for demolition, Staff shall be allowed on-site at a predetermined time to photo document the existing structure for City records.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 19-00100275: : Consideration of a Certificate of Appropriateness (COA) for the Demolition of the existing contributing single-family structure, an Economic Hardship Request, and the Construction of a new ± 7,435 square foot single-family structure at **920 South Lakeside Drive**, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Land Development Regulations, Section 23.5-4.

I MOVE TO **DENY** HRPB Project Number 19-00100275: Consideration of a Certificate of Appropriateness (COA) for the Demolition of the existing contributing single-family structure, an Economic Hardship Request, and the Construction of a new ± 7,435 square foot single-family structure at **920 South Lakeside Drive**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Land Development Regulations Section 23.5-4.

ATTACHMENTS:

- A. Location Map – 920 S Lakeside Drive
- B. Property File Documentation
- C. Current Photos
- D. Decision Criteria – Demolition – Staff’s Responses
- E. Decision Criteria – Demolition – Applicant’s Responses
- F. Applicant’s Justification Statement for Economic Hardship
- G. Economic Hardship Application Exhibits
- H. City of Lake Worth Land Development Regulation Section 23.5-4(L), *Supplemental standards to determine if unreasonable economic hardship exists*
- I. Proposed Architectural Plans
- J. Decision Criteria – New Construction – Staff’s Responses
- K. Decision Criteria – New Construction – Applicant’s Responses

ATTACHMENT A – LOCATION MAP

