



**AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
BY TELECONFERENCE
WEDNESDAY, FEBRUARY 10, 2021 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

- 1) [130 North Ocean Breeze](#)

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

- A. [HRPB Project Number 20-001000277: Consideration of a Certificate of Appropriateness for the construction of a new ± 619 square foot accessory building for the single-family residence at 418 North Ocean Breeze; PCN 38-43-44-21-15-104-0050. The subject property is located in the Single-Family Residential Zoning District \(SF-R\) and is a contributing resource within the Old Lucerne Local Historic District.](#)**

NEW BUSINESS:

- A. Presentation on flood adaptation in the City's historic districts: City staff will present base flood elevation requirements, adaptation strategies for existing historic structures, considerations for additions and new construction, and project examples.**
- B. [HRPB Project Number\(s\) 21-00100014, 21-01500002, and 21-01600001: A Certificate of Appropriateness for the conversion of an existing ± 404 garage into additional living space for the single-family residence, a historic waiver for the minimum required rear setback, and a variance from base flood elevation requirements of the Florida Building Code for the property located at 130 North Ocean Breeze; PCN #38-43-44-21-15-030-0080. The subject](#)**

[property is located within the Multi-Family Residential \(MF-20\) Zoning District and is a contributing resource to the Old Lucerne Local Historic District.](#)

PLANNING ISSUES:

A. Historic Resources Preservation Board (HRPB) Training: City staff will present a variety of topics including historic preservation in the United States, Lake Worth Beach's historic preservation program, the Certificate of Appropriateness approval process, and the HRPB's power and duties.

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.

Legal Notice No. 37994

PLEASE TAKE NOTICE that due to the Novel Coronavirus Disease 2019 (COVID-19) emergency, the City of Lake Worth Beach's Historic Resources Preservation Board (HRPB) will conduct a virtual meeting on **February 10, 2021 at 6:00 pm** or soon thereafter to consider the following:

HRPB#21-00100014, 21-01500002, and 21-01600001: A Certificate of Appropriateness for the conversion of the existing ± 404 garage into additional living space for the single-family residence, a Historic Waiver for the minimum required rear setback, and a Variance from base flood elevation requirements of the Florida Building Code, pursuant to but not limited to Sections 23.2-7, 23.3-10, and Section 23.5-4 of the Land Development Regulations. The subject property is located within the Multi-Family Residential (MF-20) Zoning District and is a contributing resource to the Old Lucerne Local Historic District. PCN #38-43-44-21-15-030-0090.

Public comment will be accommodated through the web portal: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, please leave a message at 561-586-1687 or email pzoning@lakeworthbeachfl.gov. Written responses or comments can be sent to the Department for Community Sustainability PZHP Division, 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record.

Affected parties, as defined in Section 23.1-12 of the Lake Worth Beach Code of Ordinances, who are interested in participation must notify the City of their status at least five (5) days before the hearing. Failure to follow the process will be considered a waiver of the right to participate as affected party in the hearing, but does not preclude the party from making public comment. Affected parties shall submit the evidence they wish the Board to consider a minimum of one (1) full business day prior to the date of the meeting. The affected party or applicant shall have the right to one (1) continuance provided the request is to address neighborhood concerns or new evidence, to hire legal counsel or a professional services consultant, or the applicant or affected party is unable to be represented at the hearing. For additional information, please 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
January 28, 2021



CONTINUANCE MEMORANDUM

MEMORANDUM DATE: February 3, 2021

AGENDA DATE: February 10, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **418 North Ocean Breeze**

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

TITLE: HRPB Project Number 20-001000277: Consideration of a Certificate of Appropriateness for the construction of a new ± 619 square foot accessory building for the single-family residence at **418 North Ocean Breeze**; PCN 38-43-44-21-15-104-0050. The subject property is located in the Single-Family Residential Zoning District (SF-R) and is a contributing resource within the Old Lucerne Local Historic District.

PROJECT HISTORY:

At the January 21, 2021 Historic Resources Preservation Board Meeting, the Board made a motion (5-0) to continue the Certificate of Appropriateness request to the February 10, 2021 regular meeting. The Board requested additional drawings to illustrate the scale, height, and visibility of the proposed accessory structure in relation to the existing historic structure on the parcel.

On January 28, 2021, Staff received a submittal by the project manager, Scott Ehrenberg of Berg Design. The submitted materials include:

Sheet H-1: Section Drawings; Alternate Façade Configurations

Sheet H-2: Sight Line Elevation Drawing

Survey: Sight Line Survey

Photos: Photo Survey from North Ocean Breeze

These items have been included in this report as **Attachment F – Additional Materials**.



JANUARY 21, 2021 – STAFF REPORT

MEMORANDUM DATE: January 6, 2020

AGENDA DATE: January 13, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **418 North Ocean Breeze**

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

TITLE: **HRPB Project Number 20-001000277:** Consideration of a Certificate of Appropriateness for the construction of a new ± 619 square foot accessory building for the single-family residence at **418 North Ocean Breeze**; PCN 38-43-44-21-15-104-0050. The subject property is located in the Single-Family Residential Zoning District (SF-R) and is a contributing resource within the Old Lucerne Local Historic District.



MEMORANDUM DATE: February 3, 2021

AGENDA DATE: February 10, 2021

TO: Chair and Members of the Historic Resources Preservation Board

RE: **418 North Ocean Breeze**

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

TITLE: **HRPB Project Number 20-001000277:** Consideration of a Certificate of Appropriateness for the construction of a new ± 619 square foot accessory building for the single-family residence at **418 North Ocean Breeze**; PCN 38-43-44-21-15-104-0050. The subject property is located in the Single-Family Residential Zoning District (SF-R) and is a contributing resource within the Old Lucerne Local Historic District.

OWNER: Hilka Horvat and Kristina Horvat
418 North Ocean Breeze
Lake Worth Beach, FL 33460

PROJECT MANAGER: Scott Ehrenberg
Berg Design

PROPERTY DEVELOPMENT HISTORY:

The structure was constructed c. 1938 in a Frame Minimal Traditional architectural style. The original architectural drawings are located within the City's property files and are included in this report as **Attachment A**. The plans illustrate a building of wood frame construction, with wood lap siding, metal shingle roofing, as well as casement and sash windows. The structure's character-defining features include an integral porch under the main gable roof, one-car front-facing garage, decorative wood shutters, and a triplet of 8-light casement windows on the front porch. Current photos of the structure are included as **Attachment B**.

City permit records indicate the structure had alterations over time, including a rear residential addition in 1954, siding replacement, electrical upgrades, and shed installation.

PROJECT DESCRIPTION:

The property owners, Hilka Horvat and Kristina Horvat, are requesting approval for a new ± 619 square foot accessory structure on the east side of the property. The subject property is a 50' x 135' (6,750

square foot) platted lot of record located on the east side of North Ocean Breeze, between 4th and 5th Avenue North. The property is located in the Single-Family Residential (SF-R) Zoning District and retains a Future Land Use (FLU) designation of Single Family Residential (SFR).

The application will require the following approval:

1. **Certificate of Appropriateness (COA)** for the construction of a new ± 619 square foot accessory building that contains an open living space, bedroom, and kitchenette.

STAFF RECOMMENDATION:

Staff recommends approval with conditions, listed on page 9.

PROPERTY DESCRIPTION:

Owner	Hilka Horvat and Kristina Horvat
General Location	East side of North Ocean Breeze, between 4 th and 5 th Avenue North
PCN	38-43-44-21-15-104-0050
Zoning	Single-Family Residential (SF-R)
Existing Land Use	Single Family Residence
Future Land Use Designation	Single Family Residential (SFR)

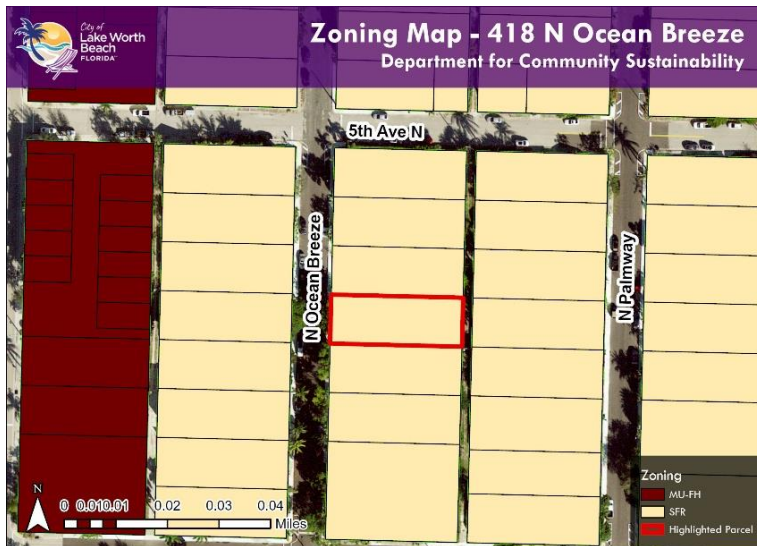


SITE ANALYSIS:

Surrounding Properties

The site is surrounded by similar structures with similar zoning and FLU designations. Therefore, the proposed accessory building is compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

- NORTH:** Immediately north of the subject site is 424 North Ocean Breeze, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R.
- SOUTH:** Immediately north of the subject site is 414 North Ocean Breeze, a single-family residence with an accessory structure. This area contains a FLU designation of SFR and a Zoning designation of SF-R.
- EAST:** East of the subject site across the rear alley is 419 North Palmway, a single-family residence with an accessory structure. This area contains a FLU designation of SFR and a Zoning designation of SF-R.
- WEST:** West of the subject site across North Ocean Breeze is 419 North Ocean Breeze, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R.



LAND DEVELOPMENT CODE REQUIREMENTS:

Land Development Code Requirements		
Code References	23.3-7 (SF-R); Florida Building Code	
	Required	Proposed
Lot Area	5,000 square feet	6,750 square feet
Lot Width	50'-0"	50'-0"
Building Height – Accessory Structure	24'-0" (2 stories)	17'-9"
Setback - Side	North: 5'-0" (10% of lot width) South: 5'-0" (10% of lot width)	North: 10'-0" South: 17'-6"
Setback - Rear	5'-0" (for accessory structures)	5'-0"

Impermeable Surface Total ⁽¹⁾	55.0% total (3,712.5 square feet)	50.11% (3,383 square feet)
Maximum Building Coverage ⁽¹⁾	35.0% maximum (2,362.5 square feet)	33.40% (2,254.8 square feet)
Accessory Structure Limitation	40% of the principal structure area or 1,000 square feet, whichever is less (Principal Structure: 1,556 square feet)	39.76% (618.8 square feet)
Base Flood Elevation	9'-0" NAVD (Zone AE) (BFE 8'-0" + 12" Freeboard)	10'-0" NAVD

(1)- Medium lot (lots 5,000 square feet to 7,499 square feet)

The proposed accessory building is consistent with all site data requirements in the City's Zoning Code. The application, as proposed, complies with all impermeable surface requirements, building coverage allotments, and required building setbacks. The proposed site plan and architectural plans are included in this report as **Attachment C**. Site features include a new driveway with vehicular access from the alley, pool, as well as pool decking and walkways.

Use Analysis

The Applicant is proposing to construct a new rear accessory structure. The floor plan of the accessory structure contains an open living space, bedroom, and kitchenette. According to the Applicant, the accessory building will be used by family members that occupy the existing residence. The subject property is zoned Single Family Residential (SF-R) and is subject to the requirements of LDR Section 23.3-7.

The Single-Family Residential category is intended primarily to permit development of single-family structures at a maximum of 7 dwelling units per acre. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. However, the SF-R Zoning District does allow customary accessory buildings which are defined in LDR Section 23.1-12 as:

"A building, structure, or use on the same lot with, and of a nature customarily incidental and subordinate to, the principal building, structure, or use. Examples would include detached garages or tool sheds. Accessory buildings shall count toward overall floor area ratio (FAR) and lot coverage. Such buildings must maintain the same setback or greater from public streets as the principal structure and may not be constructed between any principal structure and a public street right-of-way."

Accessory structures are customarily incidental and subordinate to the principal building or use. Examples of accessory structures include but are not limited to a detached garage, tool shed, pool house (cabana), and guesthouse. Based on Staff's analysis, the proposed accessory structure is allowed in the Single-Family (SF-R) Zoning District. Its use as a guesthouse or additional living space is incidental and subordinate to the proposed single-family structure. Staff has included the following conditions of approval to prevent the accessory building from being utilized as an additional dwelling unit on the single-family property:

- *The rear accessory structure shall not be utilized as an accessory dwelling unit (ADU), as ADUs are not allowed in the Single-Family Residential Zoning District.*
- *The accessory structure shall not have kitchen facilities as defined in the City's Land Development Regulations. Future alterations that would lead to the conversion of the structure to an accessory dwelling unit (ADU) shall be prohibited. The accessory structure shall function as an extension of and subordinate to the single-family use.*
- *The rear accessory structure shall not be granted an additional meter from the Public Utilities Department and shall not be issued a rental license from the Business License Department.*

Consistency with the Comprehensive Plan

The subject is located in the Single Family Residential Future Land Use (FLU) designation. Per Policy 1.1.1.2 in the City's Comprehensive, the FLU designation allows for a maximum density of 7 dwelling units per acre. The purpose for the Single-Family Residential designation is to permit the development of single-family structures designed for occupancy by one family or household. As the proposed accessory building will be utilized by the family or household living in the single-family residence, therefore it is consistent with the intent of the Single-Family Residential designation.

The proposed single-family structure is consistent with the following objective of the Comprehensive Plan:

Objective 3.2.4: To encourage architectural design that complements the City's appearance and considers the objectives of all facilities and services provided by the City.

The proposed development will utilize a Minimal Traditional design that complements the City's appearance and is compatible with the existing residence on the lot.

HISTORIC PRESERVATION ANALYSIS:

All new construction within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district.

Staff Analysis: The proposed accessory building has taken design cues from the existing single-family residence on the property. A rectangular floor plan is proposed with an integral corner screened porch and a side gable roof with a cross gable above the feature window on the west elevation. Cementitious lap siding is proposed to replicate the lap siding utilized on the existing structure and a metal roof with a mill finish will be installed to match the roof on the single-family residence. Single-hung windows with decorative light-patterns and historically appropriate trim and sill details and sliding glass doors are also proposed.

As proposed, the design is generally compatible with the Frame Minimal Traditional architectural style of the existing residence. However, Staff has remaining concerns about the feature window on the west elevation, the accessory building's roof design and overall height, and door design.

A broad fanlight window is proposed on the west elevation above a pair of 2/2 single-hung windows. Fanlight windows are atypical for this architectural style and period. Staff has added a condition of approval that the fanlight window be changed to a 4-light transom that is more compatible with the Minimal Traditional architectural style.

Within the City's historic districts, accessory structures must be secondary and subordinate to the historic building and shall not overwhelm the original building. The proposed accessory building is higher than the existing residence and could be visible from the street although located to the rear of the property. Staff has added conditions of approval that the height of the accessory structure be lower than or equal to the height of the primary structure. This can be achieved by lowering the overall height and matching the roof pitch of the existing residence.

The elevation drawings also show a single French door as the entry door from the screen porch, however the Applicant has selected a steel raised panel door with decorative leaded glass inserts. Staff recommends that the Applicant utilize a style of entry door found in the Minimal Traditional section of the City's Historic Preservation Design Guidelines. These doors include French doors or recessed panel doors with varying light sizes and panel configurations. The proposed doors use highly ornate leaded glass inserts that were not utilized on economical frame residential structures in South Florida. The Applicant's proposed door is included in this report as **Attachment D**. The Minimal Traditional style section of the City's Historic Preservation Design Guidelines is included as **Attachment E**.

Section 23.5-4(k)(3) – Review/Decision

- A. In approving or denying applications for certificates of appropriateness for new construction and additions (as applicable), the city shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:
- (1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district. **Staff Analysis: The height of the proposed accessory building is not secondary and subordinate to the existing residence on the lot. The resulting design is not compatible with the historic structure and the project has been conditioned so the height of the accessory structure is lower than or equal to the height of the residence.**
 - (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district. **Staff Analysis: The width and height of the front elevation of the proposed accessory building is not in scale with historic properties. The overall height and atypical roof pitch have resulted in a front façade with incompatible proportions.**
 - (3) The openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows

and doors in a building shall be visually compatible with buildings within the district. **Staff Analysis: The proposed windows and doors create a pattern that largely avoids large expanses of blank façade. Staff has added conditions of approval to ensure the fanlight on the west elevation is replaced with a compatible 4-light transom and that the doors are consistent with the Minimal Traditional architectural style.**

- (4) The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape. **Staff Analysis: This requirement has been met, the front façade has a compatible relationship of solids to voids that is in harmony with the existing residence and other historic structures in the neighborhood.**
- (5) The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district. **Staff Analysis: The proposed accessory building adheres to setback requirements within the current zoning code.**
- (6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district. **Staff Analysis: The proposed accessory building is located on the east side of the property (rear). However, a side-loaded integral screened porch is proposed with is visually compatible with the Minimal Traditional architectural style.**
- (7) The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district. **Staff Analysis: Cementitious lap siding is proposed to replicate the lap siding utilized on the existing structure. A metal roof with a mill finish will be installed to match the roof on the single-family residence. Single-hung windows with decorative light-patterns and historically appropriate trim and sill details are proposed.**
- (8) The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the Northeast Lucerne Local Historic District. **Staff Analysis: Although gable roof design with minimal overhangs are consistent with the Minimal Traditional architectural style, an atypical 9/12 pitch was chosen to accommodate a lofted storage space. The pitch of the existing residence would ensure visual compatibility on the property.**
- (9) Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to insure visual compatibility of the building to the buildings and places to which it is visually related. **Staff Analysis: New fences and landscaping are not proposed in this application. At permitting, the City's Horticulturalist will determine if the property meets the minimum requirements of LDR Section 23.6-1, Landscape Regulations.**
- (10) The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related. **Staff Analysis: A rectangular floor plan is proposed with a side-loaded integral screened porch, gable roof with a cross gable above a feature window on the west**

elevation. The size and mass in relation to its architectural features are generally compatible, with the exceptions of the roof design and overall height.

- (11) A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional. **Staff Analysis: It is atypical for a one-story accessory building to be visible from the street when located behind an existing residence. If the height of the accessory structure is lower than or equal to the height of the primary structure, visual compatibility with the streetscape on North Ocean Breeze will be achieved. Staff has proposed a condition of approval requiring the height of the proposed accessory structure be less than or equal to the height of the existing primary structure.**
- (12) The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history. **Staff Analysis: The design of the structure displays architectural features and materials that are consistent with Minimal Traditional architecture style. The proposed accessory building has taken design cues from the existing residence which ensures visual compatibility on the property.**
- (13) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:
- (a) Retain and repair, where possible, historic mechanical systems in their original location, where possible. **Staff Analysis: This requirement is not applicable to the new accessory building.**
 - (b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades. **Staff Analysis: At permitting, Staff will the plans for compliance with this requirement.**
 - (c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features. **Staff Analysis: At permitting, Staff will the plans for compliance with this requirement.**
- (14) The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures. **Staff Analysis: The proposed new construction project is consistent with all site data requirements in the City's Zoning Code. Site features include a new driveway with vehicular access from the alley, pool, as well as pool decking and walkways.**

PUBLIC COMMENT:

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

CONCLUSION:

The proposed accessory building is designed in a historically compatible manner which generally compliments the existing structure and adheres to the recommendations provided within the City's Historic Preservation Design Guidelines **as conditioned**. Staff recommends approval with conditions for the request for a Certificate of Appropriateness for the construction of the new accessory building.

Conditions of Approval:

1. The windows and doors shall be wood, wood-clad, aluminum, vinyl, or fiberglass, subject to Staff review at permitting.
2. The windows shall be recessed in the walls of the addition to the same depth as they are on the existing historic structure.
3. All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass must have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
4. All window divided light patterns shall be created utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grids between the glass" shall not be used. Please ensure that the proposed vinyl window can accommodate an exterior raised muntin profile.
5. The door may utilize clear glass, frosted, obscure glass, or glass with a clear Low-E coating (that has a minimum 70% VLT). Tinted, highly reflective, grey, colored, etched, or leaded glass shall not be used.
6. If a panel design is proposed for the new doors, it shall utilize recessed panels.
7. The metal roof shall utilize a mill finish to match the roof of the existing residence.
8. The cementitious siding shall utilize a profile, design, trim, and sill details that are compatible with the existing residence, subject to Staff review at permitting.
9. The fanlight window on the west façade shall be altered to a four-light transom, subject to Staff review at permitting.
10. The height of the accessory structure be lower than or equal to the height of the primary structure.
11. The new rear driveway shall be setback a minimum of 1' from the side property line.
12. The accessory structure shall not be utilized as an accessory dwelling unit (ADU), as ADUs are not allowed in the Single-Family Residential Zoning District.
13. The accessory structure shall not have kitchen facilities as defined in the City's Land Development Regulations. Future alterations that would lead to the conversion of the structure to an accessory dwelling unit (ADU) shall be prohibited. The accessory structure shall function as an extension of and subordinate to the single-family use.
14. A kitchen is defined in LDR Sec. 23.1-12 as a "Facility within a dwelling unit inclusive of all of the following; cooling and food preparation appliances, cold storage, plumbing and ventilation. A microwave, sink, and refrigerator shall not constitute a kitchen."
15. The accessory structure shall not be granted an additional utility meter from the Public Utilities Department and shall not be issued a rental license from the Lake Worth Beach Business License Division.

POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 20-001000277, with staff recommended conditions for a Certificate of Appropriateness for a new ± 619 square foot accessory building for the single-family residence at **418 North Ocean Breeze**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 20-001000277, with staff recommended conditions for a Certificate of Appropriateness for a new ± 619 square foot accessory building for the single-family residence at **418 North Ocean Breeze**, because the Applicant has not established by competent substantial evidence that the application complies with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

ATTACHMENTS:

- A. Property File Documentation
- B. Current Photos
- C. Proposed Architectural Plans
- D. Applicant's Proposed Doors
- E. Historic Preservation Design Guidelines: Minimal Traditional
- F. Additional Materials Requested by the HRPB at the January 21, 2021 Meeting



MEMORANDUM DATE: February 3, 2020

AGENDA DATE: February 10, 2020

TO: Chair and Members of the Historic Resources Preservation Board

RE: **130 North Ocean Breeze**

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

TITLE: **HRPB Project Number(s) 21-00100014, 21-01500002, and 21-01600001:** A Certificate of Appropriateness for the conversion of an existing ± 404 garage into additional living space for the single-family residence, a historic waiver for the minimum required rear setback, and a variance from base flood elevation requirements of the Florida Building Code for the property located at 130 North Ocean Breeze; PCN #38-43-44-21-15-030-0080. The subject property is located within the Multi-Family Residential (MF-20) Zoning District and is a contributing resource to the Old Lucerne Local Historic District.

OWNER: Rolanda Epstein
130 North Ocean Breeze
Lake Worth Beach, FL 33460

ARCHITECT: Geoffrey Harris
GBH Architecture

PROPERTY DEVELOPMENT HISTORY

Per documentation within the City's property files, the single-family structure at 130 North Ocean Breeze was constructed in a Wood Frame Vernacular architectural style c. 1925. A property appraiser's cards from 1943 and 1956, included as **Attachment A**, indicate that the structure was designed with a concrete pier foundation, wood lap siding exterior walls, a gable roof, and wood windows and doors. A detached Mission Revival rear garage fronting 2nd Avenue North was also constructed in the early 1920's. According to the property appraiser cards, the garage was designed to accommodate 2 vehicles and featured a concrete slab foundation, stucco exterior walls, a flat roof, and wood doors. City permit records indicate the primary structure has had alterations over time including roof replacement, a rear screen room addition in 1982, window replacement, shutter and awning installation, electrical upgrades, and a new driveway adjacent to the garage. Photos of the existing property are included as **Attachment B**.

PROJECT DESCRIPTION

The property owner, Rolanda Epstein, is requesting approval for the conversion of the existing ± 404 garage into additional living space for the single-family residence. The subject property is a 50' x 135' (6,750 square foot) platted lot of record located on the southeast corner of North Ocean Breeze and 2nd

Avenue North, in Lake Worth Beach. The subject property is located within the Multi-Family Residential (MF-20) Zoning District and retains a Future Land Use (FLU) designation of Downtown Mixed Use (DMU).

The application will require the following approvals:

1. **Certificate of Appropriateness (COA)** for the exterior alterations to the garage
2. **Variance from Base Flood Elevation (VAR)** from the Florida Building Code
3. **Historic Waiver (HW)** from the minimum required rear setback

STAFF RECOMMENDATION

Staff recommends approval with conditions, listed on page 12, for the Certificate of Appropriateness for exterior alterations to the garage, variance from base flood elevation requirements within the Florida Building Code, and historic waiver for the minimum required setback.

PROPERTY DESCRIPTION

Owner	Rolanda Epstein
General Location	Southeast corner of North Ocean Breeze and 2 nd Avenue North
PCN	38-43-44-21-15-030-0080
Zoning	Multi-Family Residential (MF-20)
Existing Land Use	Single Family Residence
Future Land Use Designation	Downtown Mixed Use (DMU)



SITE ANALYSIS

Surrounding Properties

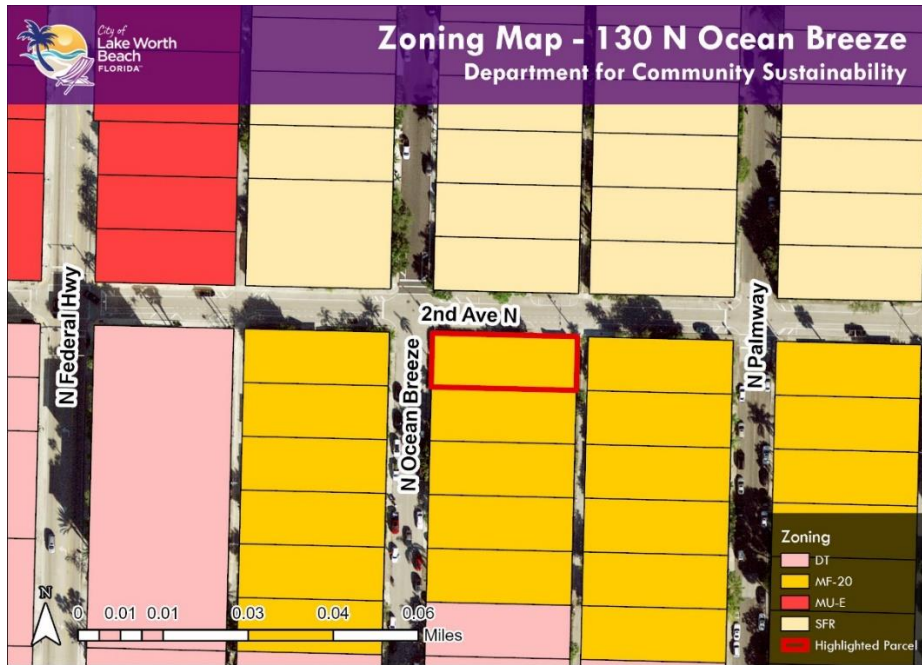
The site is surrounded by similar structures with similar Zoning and FLU designations, and thus, are found to be compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

NORTH: North of the subject site across 2nd Avenue North is 214 2nd Avenue North, a single-family residence. This area contains a FLU designation of SFR and a Zoning designation of SF-R. The structure at 214 2nd Avenue North is a non-contributing resource to the Old Lucerne Local Historic District.

SOUTH: Immediately south of the subject site is 128 North Ocean Breeze, a single-family residence. This area contains a FLU designation of DMU and a Zoning designation of MF-20. The structure at 128 North Ocean Breeze is a contributing resource to the Old Lucerne Local Historic District.

EAST: East of the subject site across the rear alley is 209 2nd Avenue North, a single-family residence. This area contains a FLU designation of DMU and a Zoning designation of MF-20. The structure at 209 2nd Avenue North is a contributing resource within the Old Lucerne Local Historic District.

WEST: West of the subject site across North Ocean Breeze is 131 North Ocean Breeze, a single-family residence. This area contains a FLU designation of DMU and a Zoning designation of MF-20. The structure at 131 North Ocean Breeze is a non-contributing resource to the Old Lucerne Local Historic District.



LAND DEVELOPMENT CODE REQUIREMENTS

Land Development Code Requirements		
Code References	23.3-10 (MF-20); Florida Building Code	
	Required	Existing/Proposed
Lot Area	5,000 square feet	6,750 square feet
Lot Width	50'-0"	50'-0"
Building Height	30'-0" (2 stories)	9'-6" (1 story)
Setback - Front	20'-0"	111'-4"
Setback - Side	North: 5'-0" (10% of lot width) South: 5'-0" (10% of lot width)	North: 9'-4" South: 20'-7"
Setback - Rear	5"-0" (for accessory structures)	3'-7"
Impermeable Surface Total ⁽¹⁾	60.0% total	36.0% (2,442 sq. ft.)
Maximum Building Coverage ⁽¹⁾	40.0% maximum	28.0% (1,048 sq. ft.)
Floor Area Ratio ⁽¹⁾	0.55 maximum	0.28 (1,048 sq. ft.)
Base Flood Elevation	9'-0" NAVD (Zone AE) (BFE 8'-0" + 12" Freeboard)	7.9' NAVD

(1)- Medium lot (lots 5,000 square feet to 7,499 square feet)

The applicant is requesting approval for the conversion of the existing ± 404 garage into additional living space. Site improvements include a new walkway and ramp connecting the converted garage to the single-family residence. The proposed architectural plans are provided as **Attachment C**. As outlined in the site data table, the existing garage is in conflict with the minimum required 5-foot rear setback provided within Section 23.3-10 of the Lake Worth Beach Land Development Regulations. The applicant has requested relief from this code limitation by applying for a historic waiver. The historic waiver request is analyzed in the Historic Preservation Analysis.

The proposal does not comply with the 9-foot NAVD base flood elevation requirement established within the Florida Building Code. The applicant has applied for a variance from the base flood elevation requirements of the Florida Building Code per Sec. 23.7-7 of the Lake Worth Beach Land Development Regulations. The variance request is analyzed in the section below.

Variance from Base Flood Elevation of the Florida Building Code

The applicant is requesting a variance from Florida Building Code 1201.3, Flood Hazard Areas:

In flood hazard areas, if all proposed work, including repairs, work required because of a change of occupancy, and alterations, constitutes substantial improvement, then the building shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.

Exception: If the program that designated the building as historic determines that it will continue to be an historic building after the proposed work is completed, then the proposed work is not considered to be substantial improvement. For the purposes of this exception, an historic building is:

1. *Individually listed in the National Register of Historic Places; or*
2. *A contributing resource within a National Register of Historic Places listed district; or*
3. ***Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or***
4. *Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.*

The applicant is proposing to convert the existing garage into additional living space for the existing single-family residence. As a result, the structure will be required to comply with current base flood elevation (BFE) requirements for habitable living spaces. The existing finished floor elevation of the garage is 7.5', the elevation certificate is included as **Attachment D**. The applicant is proposing a new topping slab to level the existing floor except for the area that will remain as storage. The new topping slab will raise the finished floor elevation to 7.9'. The existing Federal Emergency Management Agency (FEMA) Flood Map

indicates the property is located in Zone AE, which requires an 8'-0" elevation for finished floors for habitable living spaces. The Florida Building Code also requires finished floors be constructed an additional 12" above the base flood elevation. Therefore, the required elevation for the addition is 9'-0" NAVD, which is 1.1' above the proposed finished floor elevation.

Because the subject property is a contributing resource to the Old Lucerne Local Historic District, which was designated by municipal ordinance, the proposed garage conversion is eligible for an exception from the Florida Building Code to allow substantial improvements and/or alterations that do not meet the current flood-resistant construction requirements. Although this proposal meets the criteria for an exemption within the Florida Building Code, the City of Lake Worth Beach Land Development Regulations require that applicants seeking to utilize this exemption apply for a formal variance from the Historic Resources Preservation Board.

Pursuant to City of Lake Worth Beach LDR Section 23.7-7, Variances and Appeals:

d) Historic buildings. A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 11 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

Staff Analysis: As a contributing resource to the Old Lucerne Local Historic District, the existing garage located at 130 North Ocean Breeze is eligible for the exception to the flood resistant construction requirements of the Florida Building Code. It is staff's analysis that the proposed conversion will not preclude the continuation of the structure's contributing designation, as the proposed French doors, single-window, and shuttering system are compatible with the existing Mission Revival historic resource. For a more in-depth visual compatibility analysis, refer to the Historic Preservation Analysis.

Pursuant to City of Lake Worth Beach LDR Section 23.7-7(g)(2), variances to flood-resistant construction requirements have specific variance criteria. Provided below are the variance criteria and Staff's responses. The applicant has also responded to these criterion, provided as **Attachment E**.

Variance criteria per LDR Section 23.7-7(g)(2):

- A. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

Staff Analysis: Staff contends that complying with the strict interpretation of the Florida Building Code could result in a disruption to the structure's historic appearance. Raising the finish floor

elevation of the existing garage an additional 1.1' would likely require the structure to be elevated or require the existing roofline to be raised. As proposed, the conversion will maintain the garage appearance by preserving the garage doors fronting 2nd Avenue North. If the structure were raised, the appearance of its historic use as a garage would not be maintained. Alternatively, raising the roof would alter the historic height and massing proportions that characterize the historic resource.

- B. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

Staff Analysis: It is staff's analysis that allowing the existing garage to remain below the required base flood elevation will not increase flood heights, cause additional threats to public safety, public expense, or create a nuisance.

- C. The variance is the minimum necessary, considering the flood hazard, to afford relief;

Staff Analysis: The variance is the minimum necessary to allow the garage to be converted into additional living space while maintaining enough headroom within the space. The proposed design allows the structure to retain its contributing designation as it complies with design and material guidelines found within the City's Historic Preservation Ordinance, the Lake Worth Beach Historic Preservation Design Guidelines, and the Secretary of Interior Standards for Rehabilitation.

HISTORIC PRESERVATION ANALYSIS

Certificate of Appropriateness

All additions and exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below. The applicant's justification statement is included as **Attachment F**.

Section 23.5-4(K)(1) *General guidelines for granting certificates of appropriateness*

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:
 - A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

Staff Analysis: The proposed work will convert the existing ± 404 square foot garage into additional living space. Two (2) existing window openings on the south façade will be replaced with a pair of repurposed French doors and a single-hung window that will be protected by wood storm shutters. The application also includes the installation of a new walkway and ramp between the converted garage and single-family residence.

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

Staff Analysis: The proposed garage conversion will maintain the existing garage doors fronting 2nd Avenue North. One garage bay will remain in use for storage and the second garage bay will have an interior wall constructed to accommodate a new closet in the interior living space. The exterior alterations are limited to the south façade that will have a pair of repurposed French doors and a single-hung window that will be protected by wood storm shutters. The garage conversion will not have a direct visual effect on the surrounding properties within the district. It is staff's analysis the proposal will not adversely affect the existing contributing resource or neighboring structures within the district.

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

Staff Analysis: The proposed window, doors, and shuttering system are compatible with the existing Mission Revival garage structure.

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

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

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

Staff Analysis: The plans are feasible and could be carried out in a reasonable timeframe.

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

Staff Analysis: The proposed exterior alterations in compliance with the City of Lake Worth Beach Design Guidelines. French doors, single-hung windows, and wood shuttering systems are compatible with the Mission Revival structure.

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

Staff Analysis: The applicant is requesting to remove two (2) existing window openings on the south façade. The openings no longer contain windows and appear to have been partially enclosed. The window openings will be replaced with repurposed French doors

and a single-hung window to accommodate the conversion of the structure into habitable space. The exterior alterations are located on the least visible façade of the structure (south) and are designed in a visually compatible manner which is appropriate for the existing structure.

Section 23.5-4(K)(2) *Additional guidelines for alterations and additions.*

2. In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall also consider the following additional guidelines: *Landmark and contributing structures*:

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

Staff Analysis: The existing garage will be converted into additional living space. The existing garage doors will remain which allows the structure to maintain the appearance of its original use.

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

Staff Analysis: Two (2) existing window openings on the south façade. The openings no longer contain windows and appear to have been partially enclosed. New visually compatible openings with repurposed French doors and a single-hung window are proposed which will replace the compromised existing window openings.

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

Staff Analysis: Although not readily visible from North Ocean Breeze or 2nd Avenue North, the proposed exterior alterations to the south façade are visually compatible with the neighboring properties.

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

- (1) The work to be performed will conform to the original door and window openings of the structure; and

Staff Analysis: The applicant is proposing new openings sizes on the south façade to accommodate the adaptive re-use of the garage. The proposed window and

door sizes are appropriately sized and compatible with the Mission Revival structure.

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

Staff Analysis: Not applicable, the applicant did not request to replace the windows and doors with less expensive materials.

- (3) That the replacement windows and doors match the old in design, color, texture and, where possible, materials where the property is significant for its architectural design or construction.

Staff Analysis: The repurposed French doors and single-hung window are compatible with the existing historic resource.

- (4) If the applicant avails himself of this paragraph the materials used must appear to be as historically accurate as possible and in keeping with the architectural style of the structure.

Staff Analysis: Not applicable, the applicant is not requesting to be availed of this paragraph.

Historic Preservation Design Guidelines Analysis

Per the Historic Preservation Design Guidelines, the six historic districts in Lake Worth Beach boast a total of 10 primary historic architectural styles. Chapter 5; Architectural Styles, illustrates and describes the elements that define each style. In addition to defining the physical characteristics of each primary style, a narrative is provided that chronicles the history and context of each style. The Mission Revival architectural style section is included as **Attachment G**.

Staff Analysis: The project proposes to install repurposed French doors and a single-hung window that will be protected by wood storm shutters. As outlined in the Historic Preservation Design Guidelines, one-over-one hung windows and glazed doors with decorative light-patterns are common and compatible in the City's Mission Revival structures. Chapter 4, character-defining features, discusses shuttering systems for historic structures. The proposed wood storm shutters are compatible for the garage's 1920s period of construction.

Historic Waivers from Sec. 23.3-7(SF-R); Rear Setback

As illustrated in the Land Development Code Requirements analysis, the existing garage has a legal non-conforming rear setback of 3'-7", whereas 5'-0" is required. Pursuant to LDR Section 23.5-3(d), *Non-conforming buildings and structures*:

1. Nonconforming buildings and structures may be enlarged, expanded or extended subject to these LDRs, including minimum site area and dimensions of the district in which the building or structure is located. No such building or structure, however, shall be enlarged or altered in any way so as to increase its nonconformity. Such building or structure, or portion thereof, may be altered to decrease its nonconformity, except as hereafter provided.
2. Should the structure or building be deteriorated or destroyed to an extent of more than fifty (50) percent of the assessed value of the structure or building as determined by the building official, it shall not be reconstructed except in conformity with the provisions of these LDRs.
3. **Should the structure or building be deteriorated or destroyed to an extent of less than fifty (50) percent but more than thirty-three (33) percent of its assessed value as determined by the building official, it may be restored only upon issuance of a variance pursuant to section 23.2-26 for the particular building or structure nonconformity. A variance shall not supersede a condemnation order of the building official and such variance shall not obviate the necessity of obtaining other needed waivers or variances from the city.**
4. Should such building or structure be moved to a new site, or to a new location on the same lot or site, it shall conform to the current land development regulations relevant at the time of the relocation.

As noted above in criteria three, deterioration or destruction of a non-conforming structure beyond 33% of its assessed value requires compliance with current LDR requirements. According to the project architect, the conversion and rehabilitation cost of the project will exceed 33% of the assessed value of the building.

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

2. *Waiver or modification of certain land development regulations. In addition, the HRPB may waive or modify certain land development regulation requirements. Waiver or modification may occur concurrently with issuance of a certificate of appropriateness or upon initial designation of a landmark or of a historic district. **Waivers may include setbacks, lot width, area requirements, height limitations, open space requirements, vehicular parking and circulation requirements, design compatibility requirements and similar development regulations. No waiver shall be permitted for permitted land uses, density or environmental and health standards.***

Pursuant to City of Lake Worth Beach LDR Sec. 23.5-4(r)(2), the HRPB may grant historic waivers if the request meets the criterion listed in the section below. Staff has listed each criterion and provided responses for the rear setback historic waiver request. Due to the building's contributing status to the Old

Lucerne Local Historic District, the application is eligible for relief from the land development requirements of Sec. 23.3-7, should the Board determine that the criterion is sufficiently met. The applicant has provided a Justification Statement for the requests and has provided responses for each request. The applicant's justification statement is included as **Attachment H**.

In accordance with City of Lake Worth Beach LDR Sec. 23.5-4(r)(2), Before granting a waiver or modification, the HRPB must find that:

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

Staff Analysis: Due to the historic nature of the parcel's development overtime, the existing garage currently encroaches on the rear setback. Inconsistencies with current setback requirements are common in the surrounding historic districts due to different development standards and practices in place over the course of the city's development. The proposed conversion will not further the deficiency as it will take place within the existing footprint.

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

Staff Analysis: The project proposes to convert the garage into additional living space while maintaining the exterior appearance of the garage. It is staff's analysis that the project permits adaptive re-use of the structure while maintaining its historic appearance.

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

Staff Analysis: Maintaining the garage in its current location will not be detrimental to public health, safety, or welfare.

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

Staff Analysis: The applicant contends in the Justification Statement that the historic waiver is the minimum adjustment necessary to allow the proposed reasonable use of the existing building as habitable living space and maintains its historic attributes.

PUBLIC COMMENT

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

CONCLUSION

The proposed exterior alterations are not visible from a public street and are designed in a historically compatible manner which compliments the Mission Revival structure and adheres to the recommendations provided within the City's Historic Preservation Design Guidelines. Staff recommends approval with conditions for the request for a Certificate of Appropriateness for exterior alterations. In addition, staff recommends approval for the variance from base flood elevation requirements from the

Florida Building Code and for the historic waiver as the contributing structure meets the eligibility requirements contributing resource for these requests and the proposed exterior alterations would not preclude the continuation of the structure’s contributing designation.

Conditions of Approval:

Certificate of Appropriateness

COA#21-0010014

1. The windows and doors shall be wood, wood-clad, aluminum, or fiberglass, subject to staff review at permitting.
2. The windows shall be recessed in the walls to the same depth as they are on the existing historic structure and shall utilize a historically compatible trim and sill detail.
3. All divided light patterns shall be created utilizing exterior raised applied muntins. External flat muntins or “grills between the glass” shall not be permitted.
4. All glazing shall be clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
5. The shuttering shall be constructed out of wood or a woo-look material, subject to staff review at permitting.

Variance from Florida Building Code (Base Flood Elevation)

HRPB#21-01500002

1. The variance from base flood elevation shall be project specific, and shall only apply to the scope of work approved under this application. Any future additions, alterations, or substantial improvements that may trigger additional FEMA floodplain management requirements, as determined by the City’s Floodplain Administrator, shall be reviewed under a separate application.
2. The variance shall be recorded in the office of the Palm Beach County Clerk of the Court so that it appears in the chain of title for the affected parcel of land.

Historic Waiver (Rear Setback)

HRPB#20-01600001

1. The historic waiver to allow the existing structure to maintain the legal non-conforming 3’-7” rear setback shall be project specific, and shall only apply to the scope of work approved under this application. Should any structures on the parcel be destroyed, moved, or demolished, any future development for the parcel shall adhere to the current City of Lake Worth Beach Land Development Regulations.

POTENTIAL MOTION

I MOVE TO **APPROVE** HRPB Project Number(s) 21-00100014, 21-01500002, and 21-01600001, with staff recommended conditions for a Certificate of Appropriateness for the conversion of the existing ± 404 garage into additional living space for the single-family residence, a historic waiver for the minimum required rear setback, and a variance from base flood elevation requirements of the Florida Building Code for the property located at **130 North Ocean Breeze**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number(s) 21-00100014, 21-01500002, and 21-01600001, with staff recommended conditions for a Certificate of Appropriateness for the conversion of the existing ± 404 garage into additional living space for the single-family residence, a historic waiver for the minimum required rear setback, and a variance from base flood elevation requirements of the Florida Building Code for the property located at **130 North Ocean Breeze**, 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 Regulation and Historic Preservation requirements.

ATTACHMENTS

- A. Property File Documentation
- B. Current Photos
- C. Proposed Architectural Plans
- D. Elevation Certificate
- E. Applicant’s Variance Justification Statement
- F. Applicant’s COA Justification Statement
- G. LWB HP Design Guidelines Section: Mission Revival
- H. Applicant’s Historic Waiver Justification Statement